



City of Molalla
City Council - Regular Meeting
Minutes – May 28, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Meeting of May 28, 2025 was called to order by Mayor Scott Keyser at 7:04 pm.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Eric Vermillion, Councilor Leota Childress, Councilor Terry Shankle, Councilor Doug Gilmer, and Councilor Martin Bartholomew.

Absent: Councilor RaeLynn Botsford.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; Christie Teets, City Recorder; Associate Planner, Jamie Viveiros; and Seth Kelly, Water Quality Superintendent.

APPROVAL OF AGENDA

Approved as presented.

CONSENT AGENDA

- A. City Council Meeting Minutes - May 14, 2025
- B. Clackamas County Department of Transportation and Development Solid Waste Update

ACTION:

Council President Vermillion moved to approve the Consent Agenda as presented; Councilor Childress seconded. Motion passed 6-0

AYES: Gilmer, Shankle, Childress, Vermillion, Bartholomew, Keyser

NAYS: None.

ABSENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

A. Updates on Oregon Association of Water Utilities (OAWU), Wastewater Treatment Plant, and Water Treatment Plant

Water Quality Superintendent Kelly shared the City was recently recognized by the Oregon Association of Water Utilities (OAWU) with a plaque commemorating 40 years of membership. Additionally, the City hosted a training session with Wes Tech Engineering; staff received hands-on classroom training, earning Continuing Education Units (CEUs) required for certification renewal.

Mr. Kelly reported on facility operations and improvements at the Water Treatment Plant, crews completed biannual filter maintenance and hosted Clackamas Community College's Water Environmental Technologies program students, with plans for future internships. At the Wastewater Treatment Plant, major upgrades continue following the 2022 aeration basin decommissioning, including conversion to clean effluent storage and construction of new UV disinfection bays, drum filters, and dewatering equipment. The Sequencing Batch Reactor foundation work is on schedule with complex concrete pours completed, and the new equalization basin will manage peak flows more efficiently than the previous system. Biosolids removal is scheduled for summer completion, with remaining phases dependent on future funding.

Assistant City Manager Corthell praised Mr. Kelly for building a premier Wastewater Operations Program that has gained statewide recognition. He noted that training programs and schools now choose Molalla over larger cities for hands-on instruction.

B. Antfarm Youth Services

Executive Directors Nunpa and Kim Wheeler shared a comprehensive update on Anfarm's community work in Molalla and transitioning leadership to Mrs. Wheeler. Kim updated regarding youth programming and noted growing outreach with Latino families through English classes, food distribution, etc. Nunpa emphasized the importance of embedded crisis support and a safe and trusted space for youth and families. They reported success in workforce development, including a \$1.5 million fuels reduction project. The directors also provided an update on the Clackamas County grant.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

A. Ordinance No. 2025-04: Amending Molalla Municipal Code, Section 17-3.6.030 Public Use Areas

Mayor Keyser opened the Public Hearing for Ordinance No. 2025-04 at 07:55pm; no present Council Members acknowledged actual or potential conflicts of interest.

Associate Planner Viveiros presented amendments to Municipal Code Section 17-3.6.030 regarding Public Use Areas to align with current Comprehensive Plan and Parks Recreation Trail System Plan policies. Following Department of Land Conservation and Development's (DLCD) 35-day notice period and required Public Notice, staff incorporated DLCD feedback through several revisions. Key changes include maintaining parkland dedication requirements for residential subdivisions and multifamily developments, removing unclear discretionary language, exempting middle housing land divisions, clarifying density calculations, specifying duplexes count as one dwelling unit, and establishing minimum parkland standards including sidewalk installation and access requirements. The Fee-in-Lieu and Calculation sections remain unchanged, and confirmed the amendment implements Comprehensive Plan Policies and serves public interest by correcting inconsistencies with the seven acres per 1000 residents standard and requiring developers to provide parkland or pay fees as mandated by the updated comprehensive plan.

Assistant City Manager Corthell emphasized that the recent code changes were made to bring the City's development ordinance into compliance with state statutes (ORS 92.031); and shared changes were largely driven by about 27 new statutes introduced by DLCD. Without incorporating these updates, the City would be vulnerable to legal challenges, particularly at the Land Use Board of Appeals (LUBA), where noncompliant ordinances would very likely be overturned.

(For a complete account of the discussion, please refer to the YouTube video recording from minutes: 01:58:10 to 02:06:15)

With no Public Comment received, Mayor Keyser closed the Public Hearing on Ordinance 2025-04 at 8:00 p.m

ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2025-04: Amending Molalla Municipal Code, Section 17-3.6.030 Public Use Areas

Staff had no further comments or information to provide regarding Ordinance No. 2025-04.

ACTION:

Councilor Childress made a motion to conduct the First Reading of Ordinance No. 2025-04, Amending Molalla Municipal Code, Section 17-3.6.030 Public Use Areas; Council President Vermillion seconded. Motion passed 6-0

AYES: Bartholomew, Vermillion, Childress, Shankle, Gilmer, Keyser

NAYS: None.

ABSENTIONS: None.

ACTION:

Council President Vermillion moved to hold the Second Reading and Adoption of Ordinance No. 2025-04, Amending Molalla Municipal Code, Section 17-3.6.030 Public Use Areas; Councilor Shankle seconded. Motion passed 6-0

AYES: Gilmer, Shankle, Childress, Vermillion, Bartholomew, Keyser

NAYS: None.

ABSENTIONS: None.

GENERAL BUSINESS

A. Molalla Sanitary Rate Adjustment

Molalla Sanitary owner, Pam Bloom and CFO, Will Mathias of Molalla Sanitary Service presented a request for a 15% rate increase, primarily due to a significant rise in disposal costs at their Woodburn facility, which makes up 34% of their

overall expenses. The disposal rate is set to increase nearly 30% in two phases—July 1, 2025, and January 1, 2026—resulting in projected annual disposal costs rising from \$67,000 in 2022 to over \$850,000 by 2026. With extensive research into account, despite the increase, the proposed rates will remain among the lowest in the region. The company emphasized efforts to control costs and maintain affordable service while absorbing inflation, labor, and equipment costs. Mayor and Councilor's expressed sincere appreciation to Molalla Sanitary Service, highlighting the company's long-standing and valued partnership with the City. Councilor Childress shared the service goes beyond basic collection, it reflects a true collaboration. Specifically praised their support in the City's Annual Spring Cleanup event, noting its continued growth and record-breaking turnout wouldn't be possible without Molalla Sanitary.

(For a complete account of the discussion, please refer to the YouTube video recording from minutes 02:08:44 to 2:20:21)

ACTION:

Mayor Keyser made a motion to approve Molalla Sanitary 15% rate increase; Councilor Childress seconded. Motion passed 6-0.

AYES: Gilmer, Shankle, Childress, Vermillion, Bartholomew, Keyser

NAYS: None.

ABSENTIONS: None.

STAFF COMMUNICATION

- **Associate Planner Viveiros:** No Report
- **Water Quality Superintendent Kelly:** Invited anyone to tour the Plant now that it is fully operational.
- **City Recorder Teets:** No Report
- **Assistant City Manager Corthell:** Reported the Wastewater Treatment Plant remains on schedule, and the Water Intake Project is entering its second design phase with pre-design engineering nearly complete. At Bohlander Field, most improvements are finished including ADA parking upgrades and security bollards, with only lighting and landscaping remaining. Clark Park has a new gazebo and fully accessible ADA path, while Chief Yelkus Park is progressing with signage ready for installation and the play structure expected mid-June.
- **City Manager Huff:** Report highlighted recent improvements to Bohlander Field, emphasizing the design work was entirely the initiative of City staff, particularly Mr. Corthell, his team, and Lieutenant Call. He praised the safety-focused design that can be adapted for different events and commended his staff for their abilities. Mr. Huff went on to recognize MCC as a key community partner, recalling the Pickleball Courts originated during a simple meeting. He credited MCC's involvement as essential to making the new pavilion possible, sharing it would not have been built at this time without them. He expressed gratitude for the dedicated community partners, such as Molalla Sanitary and Molalla Communications (MCC), emphasizing Molalla is fortunate to have partnerships and organizations who genuinely care about improving this City.

COUNCIL COMMUNICATION

- **Councilor Bartholomew:** No Report
- **Councilor Gilmer:** No Report
- **Councilor Shankle:** No Report
- **Councilor Childress:** Vendor registration for Celebrate Molalla has opened; 31 vendors already registered. National Night Out is the next community event on the calendar.
- **Council President Vermillion:** Reported that the last Krispy Kreme fundraiser collected over \$600 for the Parks CPC. He also commended the Antfarm Fundraiser event that was recently held.
- **Mayor Keyser:** Shared back in 2022 or 2023, the State Legislature program called PILOT, which essentially defers taxes on the increase in property value for developments like Bear Creek Apartments. The deferral cost Molalla \$25,000 in tax revenue that should have gone to services—police, fire, and schools. Unfortunately, the Clackamas County Commission directed those funds elsewhere. Mayor indicated Molalla taxpayers are now supporting services in other jurisdictions—like Lake Oswego and West Linn—while Molalla receives just a fraction. The impact lasts 40 years. Mayor will be asking Council to direct staff to consult with the City attorney and explore possible recourse to stop and recover funds. *(For full discussion details and comments from City Manager and Assistant City Manager please refer to recording minutes 02:34:22-02:44:41)*

Mayor Keyser also met with Red Cross, CCVOAD, Colton Fire, and others to discuss forming a certified volunteer emergency response group for rural South Clackamas County. This group would be independent of fire/police and trained in traffic flagging, shelter setup, and livestock evacuation. A board is in place, and the goal is to serve areas from Estacada to Canby.

ADJOURN

Mayor Keyser adjourned the City Council meeting at 8:45pm.

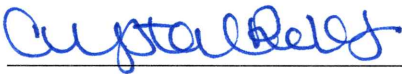
For the complete video account of the City Council Meeting, please go to [YouTube](#)

[“Molalla City Council Meetings – May 28, 2025”](#)



Scott Keyser, Mayor

PREPARED BY:



Crystal Robles, Records Specialist

ATTEST:



Christie Teets, CMC, City Recorder

Meeting Attachments:

- Spring Clean-Up Comparisons
- Antfarm Handout

SPRING CLEAN-UP 2024

ITEM	VENDOR	PRICE
SUPPLIES		
Work Gloves 12pk - SM	Amazon	16.75
Work Gloves 12pk - MED	Amazon	16.75
Work Gloves 12pk - LG	Amazon	15.95
TOTAL		49.45
MEALS		
Water Bottles	Safeway	18.18
Donuts	Las Delicias Bakery	44.85
Pizza	Bear Creek Pizza	68.3
TOTAL		131.33
MAIL INSERTS		
2263 Flyer Inserts	Freedom Mailing Services Inc	35.79
2270 Flyer Inserts Printin g	Upper Case Printing	74.91
TOTAL		110.7
CLINKSCALES PORTABLE TOILETS		
1 PORTAPOTTY		
TOTAL		

MOLALLA SANITARY SERVICES

Refuse Tonnage	04/19: 13.18	04/20: 33.48	46.66
Refuse Yards	04/19: 220	04/20: 570	790
Molalla Sanitary Manpower hours			104

COUNTRY SIDE CLEAN UP SCRAP

Scrap Metal	22,000-24,000 lbs	
Auto Tires		130

VOLUNTEER HOURS

FRIDAY VOLUNTEERS	28.5
SATURDAY VOLUNTEERS	42.5

VOLUNTEER HOURS TOTAL**71**

VEHICLES FRIDAY

209

VEHICLES SATURDAY

421

VEHICLE TOTAL**630**

SPRING CLEAN-UP 2025 COSTS AND STATISTICS

ITEM	VENDOR	PRICE
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SUPPLIES

No new work supplies were purchased

TOTAL

0

MEALS

Water Bottles	Safeway	13.38
Donuts	Las Delicias Bakery	14.95
Breakfast pastries	Safeway	29.18
Pizza and soda - 2days	Bear Creek Pizza	234.3

TOTAL

291.81

MAIL INSERTS

2215 inserts and printing	Freedom Mailing Services Inc	79.74
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TOTAL

79.74

CLINKSCALES PORTABLE TOILETS

1 PORTAPOTTY - cost not provided

TOTAL

MOLALLA SANITARY SERVICES

Refuse Tonnage - total both days	54
Refuse Yards - total both days	960
Manpower hours not provided	

COUNTRY SIDE CLEAN UP SCRAP

Scrap Metal in pounds	39,760
Auto Tires	50
Non Ferrous Metals in pounds	250
Manpower hours not provided	

DONATIONS RECEIVED FOR PARKS

\$30

VOLUNTEER HOURS

FRIDAY VOLUNTEERS	42
SATURDAY VOLUNTEERS	45

VOLUNTEER HOURS TOTAL

87

PAID STAFF

Public Works	8
Admin	18

PAID STAFF TOTAL HOURS

26

VEHICLES FRIDAY

405

VEHICLES SATURDAY

566

VEHICLE TOTAL

971