



AGENDA

**MOLALLA CITY COUNCIL MEETING
August 25, 2021
7:00 PM
Molalla Adult Center
315 Kennel Ave, Molalla, OR 97038**

Mayor Scott Keyser

*Council President Leota Childress
Councilor Elizabeth Klein
Councilor Terry Shankle*

*Councilor Jody Newland
Councilor Crystal Robles
Councilor Steve Deller*

REGULAR COUNCIL MEETING begins at 7:00pm: Open to the Public and open to Public Comment or Testimony. Please fill out a comment card and submit it to the City Recorder, prior to the beginning of the meeting.

The On-Demand replay of the Molalla City Council Meetings are available on Facebook at “Molalla City Council Meetings – LIVE” and “Molalla City Council Meetings” on YouTube.

- 1. CALL TO ORDER AND FLAG SALUTE**
- 2. ROLL CALL**
- 3. PRESENTATIONS, PROCLAMATIONS, CEREMONIES**
 - A. Molalla Area Community Center – Ms. Cecily Rose
 - B. Library Board Appointment – Robert Thompson.....**Pg. 3**
- 4. PUBLIC COMMENT**
(Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Council does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Council.)
- 5. APPROVAL OF THE AGENDA**
- 6. CONSENT AGENDA**
 - A. Meeting Minutes – August 11, 2021.....**Pg. 4**
 - B. Resolution No. 2021-24: Establishing a Parks Community Program Committee (CPC).....**Pg. 7**
- 7. PUBLIC HEARINGS**
- 8. ORDINANCES AND RESOLUTIONS**
 - A. Ordinance No. 2021-10: (Second Reading) Amending Molalla Municipal Code Section 17-2.3.090 Dwellings in Commercial and Industrial Zones.....**Pg. 9**
 - B. Resolution No. 2021 – 23: Establishing a Beautification and Culture CPC and Dissolving the Culture and Art and Economic Development CPC’s.....**Pg. 18**
- 9. GENERAL BUSINESS**
 - A. American Rescue Plan Act (ARPA) Presentation (Huff).....**Pg. 20**
 - B. Proposed FTE (staffing) Increase (Huff).....**Pg. 23**

10. REPORTS

- A. City Manager and Staff
- B. City Councilors
- C. Mayor

11. ADJOURN



City of Molalla
Application for Appointment to Citizen
Committee/Board/Commission/Council

Date: 7/27/21

How long have you resided in the City: 9 YRS

Committee/Board/Commission/Council position of interest: Library Board

Name: Robert Thompson

Address: 109 Ridings Ave, Molalla

State/Province: OR Zip/Postal Code: 97038

Home Phone: 503-729-9477 Work Phone: 503-729-9477

*E-Mail: robtrealty@gmail.com

Current or Previous Community Affiliations or Activities:

Budget Committee, Economic Dev. Committee

Why would you like to serve on this Committee/Board/Commission/Council and give any other background you might have in this area.

Interested in keeping libraries alive, vital, and in the public's radar.

If applying for re-appointment to this Committee/Board/Commission/Council/Task Force, please indicate what has been the key accomplishment of the group during your service.

If you could make any improvement to the Commission/Board/Committee/Task Force, what would it be?

*Signature: [Handwritten Signature]

117 Molalla Ave/PO Box 248 Molalla Oregon 97038
Ph: 503.829.6855 Fax: 503.829.3676 www.cityofmolalla.com

REV: 02/14/2019 Citizen Application - City Recorder

Email back to: cityrecorder@cityofmolalla.com



Minutes of the Molalla City Council Meeting

Molalla Adult Community Center
315 Kennel Ave., Molalla, OR 97038
August 11, 2021

CALL TO ORDER

The Molalla City Council Meeting of August 11, 2021 was called to order by Mayor Scott Keyser at 7:00pm.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Leota Childress, Councilor Elizabeth Klein, Councilor Terry Shankle, Councilor Jody Newland, Councilor Crystal Robles, Councilor Steve Deller.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Planning Director; Christie Teets, City Recorder.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

A. Parks Community Program Committee (CPC) Applicants

Parks CPC applicants were Betty Martin, Doug Eaglebear, Nicole Jung, Rick Deaton, LyndaAnn Kransberger, Ronda Lee, Rae Botsford, Emily Garland, and Tina Teel. Each applicant had a chance to speak to Council about their interest in the Parks CPC.

By a raise of hand vote, Council selected LyndaAnn Kransberger, Ronda Lee, Nicole Jung, Tina Teel and Doug Eaglebear. Council thanked all applicants and encouraged them to stay involved.

Planning Director Corthell let community members know that there will be another opportunity to volunteer coming soon through the Beautification & Culture CPC.

PUBLIC COMMENT

Lynne Harrington, Molalla resident, has a letter from the City about Land Use changes and has questions about it. Planning Director Corthell explained that this item had been removed from the agenda for this meeting, as City staff needs more time to work on it. Ms. Harrington also shared her concerns about CHTC being allowed to be in business again.

Patricia Torsen, Molalla resident, feels that the citizens should not have a sewer rate increase while the City is purchasing new equipment for Public Works. City Manager Huff explained that the sewer rate increase was announced in December, that would take into effect in July 2021. Mr. Huff also explained that the new street sweeper purchase came from ARPA funds, and was not paid for out of the general fund.

Danny Rauda, Molalla resident, submitted a letter to Council regarding dogs running loose. He would like to know how this problem can be resolved.

APPROVAL OF THE AGENDA

The agenda was approved as presented.

CONSENT AGENDA

- A. Meeting Minutes – July 28, 2021
- B. Resolution No. 2021-22: Transferring Jurisdictional Authority of a Section of S. Ona Way to the City of Molalla
- C. 2018-2023 Capital Improvement Plan
- D. Shops WWTP Waterline Contract Award

A motion was made by Councilor Newland to approve the Consent Agenda, seconded by Councilor Robles. Vote passed 6-0, with Mayor Keyser, Council President Chilress, Councilor Klein, Councilor Shankle, Councilor Newland and Councilor Robles voiting Aye. Councilor Deller abstained from voting.

PUBLIC HEARINGS

- A. Ordinance No. 2021-10: Amending Molalla Municipal Code Section 17-2.3.090 Dwellings in Commercial and Industrial Zones

Staff Report was presented by Planning Director Corthell. Mr. Corthell shared that at the present time, Molalla Municipal Code allows multifamily development in Commercial zones, but does not require a commercial element except in the C1 zone along Hwy 211. There is currently a shortage of Commercial land within the Urban Growth Boundary, and unregulated development of exclusively residential use on existing Commercial lands exacerbates that shortage.

Mayor Keyser opened the Public Hearing at 7:46pm. Two audience members were present to speak on Ordinance No. 2021-10.

Zach Pelz, AKS Engineering, opposes the passing of Ordinance No. 2021-10. Mr. Pelz and AKS Engineering feel that there is a higher need for multifamily homes in Molalla than Commercial use areas.

Doug Eaglebear, Molalla resident, is in favor of passing Ordinance No. 2021-10. Mr. Eaglebear feels that a mixed use of multifamily and commercial use areas offers Molalla more flexibility. He stated that having the extra commercial space would help provide more opportunity, revenue, and employment.

Mayor Keyser closed the Public Hearing at 7:54pm.

[For the complete video account of the Public Hearing for Ordinance No. 2021-10, please go to YouTube “Molalla City Council Meetings -August 11, 2021” minutes 43:01 – 54:20](#)

ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2021-10: Amending Molalla Municipal Code Section 17-2.3.090 Dwellings in Commercial and Industrial Zones

Mayor Keyser made a motion to table this Ordinance so that he and Council could review the email provided by Mr. Pelz with AKS Engineering.

City Manager Huff explained to Council that the ratio of Residential Land Use vs. Commercial Land Use for the town of Molalla began changing after the fall of the timber industry. He also explained the need for Commercial Land Use in Molalla, as it will provide jobs and other opportunities. He requested that if Council table this Ordinance, that Council tell Staff specifically what they would like to discuss at the next meeting, so Staff is fully prepared.

Councilor Newland asked what the drawback would be to tabling the Ordinance. Mr. Corthell explained that once the Ordinance was noticed, applications began to come in. This means that the City would lose commercial land to residential building.

Mayor Keyser reminded Council that a motion to table had been made. There was no second, therefore the motion died.

A motion was made by Councilor Klein for the First Reading of Ordinance No. 2021-10 by title only, seconded by Councilor Newland. Ordinance passage failed with a 5-1-1 vote as follows: Voting Aye – Councilor Robles, Councilor Newland, Councilor Shankle, Council President Childress, Councilor Klein. Voting Nay – Mayor Keyser. Abstaining: Councilor Deller. The Second Reading of Ordinance No. 2021-10 will take place at the August 25, 2021 meeting.

[For the complete video account of the Ordinance No. 2021-10, please go to YouTube “Molalla City Council Meetings – August 11, 2021” minutes 54:20 – 1:12:58](#)

GENERAL BUSINESS

- A. American Rescue Plan Act – Introduction

Mr. Huff gave a brief introduction to Council regarding the American Rescue Plan Act. This is one-time money that comes from the Federal government that is designed to help cities recover from the pandemic. Mr. Huff explained that a spreadsheet with needs/costs will be presented at the next meeting.

B. Adult Center/Molalla Civic Center – Discussion (Huff)

Mr. Huff stated that the City has been notified by the Molalla Adult Community Center, that they will be moving their resources to the Foothills Community Church Molalla Campus. Mr. Huff stated to Council and the community that rumors about the City asking the Adult Center to leave the building are untrue. The City did not ask the Adult Center to move, the Adult Center informed the City of its new location.

STAFF, MAYOR, AND COUNCIL REPORTS

- Planning Director Corthell shared the monthly Planning Department report. This report is available on the City website, under Supporting Documents of this meeting.
- City Recorder Teets had nothing to report.
- City Manager Huff had nothing to report.

- Councilor Deller announced that an MRSD Board Meeting will take place on August 12, 2021.
- Councilor Robles shared that MYS is in desperate need of Soccer Coaches. If someone has interest, please contact Molalla Youth Sports.
- Councilor Newland joined the Wildfire Preparedness Group with Clackamas County.
- Councilor Shankle had nothing to report.
- Council President Childress had nothing to report.
- Councilor Klein thanked community members for doing their part in conserving water. She also announced that she will not be available to attend the meeting on August 25, 2021.
- Mayor Keyser encouraged people to stay cool and keep hydrated during the upcoming heat wave. He also notified people that Governor Brown has reinstated masks for indoors, however the city of Molalla would not be policing people.

[For the complete video account of the City Council Meeting, please go to YouTube “Molalla City Council Meetings -August 11, 2021”](#)

ADJOURN

Mayor Keyser adjourned the meeting at 8:32pm.

Scott Keyser, Mayor

Date

ATTEST:

Christie Teets, City Recorder

City of Molalla

City Council Meeting



Agenda Category: Consent Agenda

Subject: RESOLUTION 2021-24 Creating the Parks CPC.

Recommendation: Adopt.

Date of Meeting to be Presented: 8/25/2021

Fiscal Impact: N/A

Background:

The Council has reviewed and discussed the need for a Parks CPC at multiple meetings, and has selected membership from an applicant pool on 8/11/21. This resolution creates the Parks CPC ratifying the Council's consensus.

SUBMITTED BY: Mac Corthell, Planning Director
APPROVED BY: Dan Huff, City Manager



RESOLUTION NO. 2021-24

**A RESOLUTION OF THE CITY OF MOLALLA, OREGON
ESTABLISHING A PARKS COMMUNITY PROGRAM COMMITTEE.**

WHEREAS, Molalla Municipal Code (MMC) 2.17 establishes Community Program Committees (CPC's) as the structure for appointed citizen committees in Molalla; and

WHEREAS, The City's Parks are of great interest to the Molalla Community; and

WHEREAS, CPC's are purposed to provide community input and advice on specialized matters; and

WHEREAS, The City Council has reviewed the need for a Parks CPC at multiple public meetings.

Now, Therefore, the City of Molalla Resolves as follows:

Section 1. The Parks Community Program Committee is hereby established under the provisions of MMC 2.17.

Section 3. Effective Date. This resolution becomes effective upon approval by the City Council and Signature by the Mayor.

Signed this 25th day of AUGUST 2021.

Scott Keyser, Mayor

ATTEST:

Christie DeSantis, City Recorder

City of Molalla

City Council Meeting



Agenda Category: Public Hearings/Ordinances

Subject: Ordinance 2021-10, a development code amendment that modifies Molalla Municipal Code (MMC) 17-2.3.090 Dwellings in Commercial and Industrial Zones, to ensure that residential uses developed in Commercial Zones contain commercial components.

Date of Meeting to be Presented: 7/7/21 – PC Review & Recommendation, 8/11/21 – CC Public Hearing, 1st reading, possible 2nd reading.

Fiscal Impact: N/A

Background: At the present time, Molalla Municipal Code allows multifamily development in Commercial zones, but does not require a commercial element except in the C1 zone along Highway 211.

There is currently a shortage of Commercial land within the Urban Growth Boundary, and unregulated development of exclusively residential use on existing Commercial lands exasperates that shortage.

The City's Comprehensive Plan encourages mixed-use development in the Commercial zones, and though it offers several options of how to encourage mixed development, most of those will require significant research, discussion, and process prior to implementation.

Staff is requesting the Council to enact this ordinance in order to eliminate exclusively residential development within the Commercial zones. Staff and the Planning Commission intend to further evolve the topic of mixed use in the Commercial zones and provide a recommendation based on that in the near future. The proposed amendment is intended to be a building block upon which to build more expansive mixed use code provisions.

Exhibits:

1. Proposed Amendment
2. Findings of Fact



ORDINANCE NUMBER 2021-10

AN ORDINANCE OF THE CITY OF MOLALLA, OREGON AMENDING MOLALLA MUNICIPAL CODE SECTION 17-2.3.090 DWELLINGS IN COMMERCIAL AND INDUSTRIAL ZONES

WHEREAS, The City of Molalla Comprehensive Plan (The Comp Plan) designates Commercial Zones in order to encourage commercial development in the designated areas; and

WHEREAS, The Comp Plan calls for “optimum utilization of the land [in the Commercial zones] to provide retail and service business to the community”; and

WHEREAS, The Comp Plan was adopted in 2014 and provided 20 year population growth estimates that have already been substantially exceeded; and

WHEREAS, The Comp Plan already identified the need to designate more commercial land even with an under-projected population growth estimate; and

WHEREAS, The need to designate more commercial land has been exasperated by population increases exceeding projections; and

WHEREAS, The need to designate more commercial land is further exasperated by exclusively residential development in the Commercial zones; and

WHEREAS, This ordinance would alleviate exclusively residential development in Commercial zones thus reducing the potential deficit of commercial lands; and was properly noticed to DLCD on May 17, 2021 – 37 days prior to the public hearing on June 23, 2021; and

WHEREAS, This ordinance was properly and timely noticed to DLCD, Molalla Pioneer, the City’s Website, and all property owners within the Commercial zones; and

WHEREAS, Planning Commission review and recommendation of this ordinance was completed on July 7, 2021.

Now, Therefore, the City of Molalla does ordain as follows:

Section 1. Molalla Municipal Code Section 17-2.3.090 is hereby amended consistent with Exhibit 1, which is incorporated herein and adopted by reference.

Section 2. The findings related to this amendment, attached as Exhibit 2, are incorporated herein and adopted by reference.

Section 3. Effective Date. Due to emergent need, this ordinance becomes effective immediately upon signature by the Mayor.

The First Reading of this ordinance was held on August 11, 2021 with vote of 5 Ayes, 1 Nay vote, and 1 abstaining.

The Second Reading of this ordinance was held on August 25, 2021 and was adopted by a vote of ____ Aye and _____ Nay votes;

This ordinance was made available to the public at least 5 days prior to the first reading.

This ordinance is hereby adopted this 25th day of August 2021.

Scott Keyser, Mayor

ATTEST:

Christie Teets, City Recorder

EXHIBIT 1 – PROPOSED AMENDMENT

Proposed Language – Purple

Existing Language – Black

Proposed Removals – ~~Strikethrough~~

17-2.3.090 Dwellings in Commercial and Industrial Zones

- A. **Purpose.** *This section provides standards for residential uses in the C-1, C-2 and M-1, M-2 zones.*
- B. **Applicability.** *This section applies to dwellings in the C-1, C-2 and M-1, M-2 zones.*
- C. **Standards.** *Residential uses in the C-1, C-2 and M-1, M-2 zones shall conform to all of the following standards:*
1. *New residential uses shall not be located in a ground building floor space in the C-1 and C-2 zones along Highway 211.*
 2. *Single-family dwellings lawfully existing as of November 10, 2017 may continue as permitted uses; and in the event of involuntary damage or destruction due to fire or other event beyond the owner's control, such single-family use may be rebuilt and reestablished pursuant to Section 17-2.030 and applicable building codes. (Ord. 2017-08 §1)*

EXHIBIT 2 – FINDINGS OF FACT

MMC 17-4.6.020 Procedure. Except for corrections, amendments to Development Code Text are Legislative (Type IV).

Staff Response: The proposed ordinance is an amendment to Development Code Text and as such follows a Legislative Type IV planning process.

MMC 17-4.1.050(C) Type IV (Legislative Decisions) Procedure.

Proposed Finding: The proposed ordinance was properly and timely noticed in accordance with all applicable laws and regulations.

- 1. The planning official shall notify in writing the Oregon Department of Land Conservation and Development (DLCD) of legislative amendments at least 35 days before the first public hearing.***

Staff Response: The proposed ordinance was properly and timely noticed to DLCD on 7/6/21, 36 days prior to the 8/11/21 public hearing.

- 2. At least 20 days, but not more than 40 days, before the date of the first hearing on an ordinance that proposes to amend the comprehensive plan or any element thereof, or to adopt an ordinance for any zone change, a notice shall be prepared in conformance with ORS 227.175 and mailed to:***
 - a. Each owner whose property would be directly affected by the proposal (e.g., rezoning or a change from one Comprehensive Plan land use designation to another), see ORS 227.186 for instructions;***
 - b. Any affected governmental agency;***
 - c. Any person who requests notice in writing; and***
 - d. For a zone change affecting a manufactured dwelling park, all mailing addresses within the park, in accordance with ORS 227.175.***

Staff Response: Notice compliant with ORS 227.175 was properly and timely provided to all relevant parties on 7/12/21, 30 days prior to the first public hearing on 8/11/21.

- 3. At least 10 days before the scheduled City Council public hearing date, public notice shall be published in a newspaper of general circulation in the city and the City's website.***

Staff Response: This proposed ordinance was appropriately and timely noticed in the paper and online on 7/21/21, and 7/12/21 respectively; more than 10 days prior to the City Council Public Hearing date of 8/11/21.

MMC 17-4.6.030 Amendments to Code; Criteria

Planning Commission review and recommendation, and City Council approval, of an ordinance amending the Zoning Map, Development Code, or Comprehensive Plan shall be based on all of the following criteria:

- A. *If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;***

Proposed Finding: The proposal does not involve an amendment to the Comprehensive Plan.

This criterion is not applicable.

- B. *The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);***

Proposed Finding: Based on the Comprehensive Plan Sections below, this proposal is consistent with the Comprehensive Plan's intent to preserve scarce commercial land for commercial uses and encourage mixed use as an alternative to exclusively residential development on commercial lands.

Scarcity of Commercial Lands

The Comprehensive Plan has identified a deficit of buildable commercial land that has only been exasperated by greater than expected population growth since the plan was adopted. This proposal helps ensure that deficit is not further exasperated by purely residential use on commercial land:

1. In 2009 the City conducted an Employment Land Needs analysis that was incorporated in the current comprehensive plan as a background document. *List of Background Documents, #B, Pg. 3.*
2. That analysis showed a buildable commercial land supply of 52 acres (in 2009), with a need for 148 buildable commercial acres by 2030, a deficit of 96 acres.
3. This deficit has steadily grown as population estimates (and thus buildable commercial land needs) have exceeded projections. At the time of the 2009 analysis, the population projection was approximately 10,500 by 2034, the City has nearly eclipsed that population estimate as of 2021, more than a decade early.

Preservation of Commercial Lands for Commercial uses

The Comprehensive Plan provides several policies that counsel toward preserving Commercial land for Commercial use. This proposal helps ensure Commercial use on Commercial land.

Goal 9 Economic Development

1. Molalla set an employment policy target of 1.6 jobs per housing unit. *Economic Opportunities Analysis and Employment Land Needs, Pg. 30.* The most recent data (2019) indicates Molalla has 1.3 jobs per housing unit. This means an additional 0.3 jobs per housing unit (988 jobs) are needed to meet this goal without adding any housing. Allowing for exclusively residential development on commercial lands will take Molalla further from the goal of 1.6 jobs/housing unit than we already are by decreasing the quantity of employment lands and increasing the quantity of housing units.
2. Ensure Molalla’s planning area contains adequate amounts of industrial and commercial lands for projected growth. *Economic Development Policies, #4, Pg. 32.*
3. The City of Molalla shall encourage commercial and industrial development. More jobs can be created causing less reliance on the automobile for travel away from the City. *Economic Development Policies, #11, Pg. 32.*
4. The city shall establish and maintain an inventory of industrial and commercial land of a quantity and quality to attract industry to the City of Molalla. *Economic Development Policies, #13, Pg. 32.*
5. The City’s existing Commercial Zoning designations under the Comprehensive Plan do not include a residential element. *Commercial Development, Pg. 37.*
 - “Central Commercial (C-1): Central Commercial (C-1) areas are designated to provide principle shopping, business and transportation to the community and its trade area. This district allows for a broad range of uses in keeping with Molalla’s historic commercial area.”
 - “General Commercial (C-2): General Commercial (C-2) areas are designated to provide those types of retail, wholesale, transportation and service uses which, because of traffic, size and other requirements, depend upon particular locations to serve the needs of the community and its trade area.”
6. “The Molalla planning area shall contain adequate suitable sites for commercial use. Sufficient vacant commercial lands with a diversity of sizes, types, and service levels for future commercial uses shall be designated on the comprehensive plan/zoning map.” *Commercial Development Policies, #1, Pg. 38.*
7. The City shall assure efficient development of land consistent and compatible with the community's needs and resources. *Commercial Development Policies, #6, Pg. 38.*
8. Provide for additional land needed for commercial expansion to serve the projected population growth and to ensure choice in the market place while also encouraging private revitalization of existing commercial structures. *Commercial Development Policies, #11, Pg. 38.*
9. Encourage a rate of commercial development consistent with serving the needs of residents of the City and adjacent rural and agricultural lands. *Commercial Development Policies, #12, Pg. 38.*

Encouragement of Mixed Use Residential/Commercial Development

Goal 10 Housing

1. Specific locations for each type of housing shall be consistent with the comprehensive plan and development code. *Housing Policies, #6, Pg. 46.*
2. In order to meet the range of housing types and densities identified in OAR 660-024(a), Mixed-Use residential development is encouraged with the following potential implementing measures: "Mixed-Use (Commercial and Residential) developments can take many forms, including retail space on the ground floor with office space above, rental apartments above ground floor retail space, and structures combining offices and hotels or hotels and private residential units." *Residential zoning and Implementation, Pg. 49.*

This criterion is met.

C. *The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code;*

Finding: This proposal is in the public interest with regard to community conditions in that there is a deficit of commercial land in Molalla and this proposal preserves that land for commercial purposes while simultaneously providing an option to include residential housing on that land as mixed use.

1. Molalla set an employment policy target of 1.6 jobs per housing unit. *Economic Opportunities Analysis and Employment Land Needs, Pg. 30.* The most recent data (2019) indicates Molalla has 1.3 jobs per housing unit. This means an additional 0.3 jobs per housing unit (988 jobs) are needed to meet this goal without adding any housing. Allowing for exclusively residential development on commercial lands will take Molalla further from the goal of 1.6 jobs/housing unit than we already are by decreasing the quantity of employment lands and increasing the quantity of housing units.

This proposal corrects a mistake or inconsistency in the Development Code by eliminating exclusively residential development from the Commercial zones thus preserving commercial lands for commercial use, encouraging mixed use development, and helping to correct the ratio of housing units to jobs which is currently skewed in favor of housing units.

Additionally, the comprehensive plan does not contemplate residential use of any type in the commercial zones without a zoning overlay or a mixed-use element.

This criterion is met.

D. The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance

Finding: This proposal does not significantly affect the Transportation Planning Rule in OAR 660-012-0060 based on Paragraph 9 of the Rule:

(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

(a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;

(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and

(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

This criterion is met.

City of Molalla

City Council Meeting



Agenda Category: Resolution

Subject: RESOLUTION 2021-23 Creating the Beautification & Culture CPC, and dissolving the ED Steering CPC and Arts & Culture CPC

Recommendation: Adopt.

Date of Meeting to be Presented: 8/25/2021

Fiscal Impact: Reduced staff costs associated with administering 1 CPC instead of 2 CPC's

Background:

The Arts & Culture CPC started in approximately January of 2020. Since then, it has seen participation drop to only 1 or 2 members and meetings have ceased altogether.

The ED Steering CPC started in approximately November of 2020 with a mission to guide economic development efforts in the City in accordance with the 2030 Community Vision.

Through facilitation of these two CPC's staff has identified an inexorably intertwined mission that warrants merger of the two committees. Additionally, volunteer burnout is a significant concern for the 'doers' in any community, merging these two CPC's allows the community to better protect against burnout for our most valuable asset in Community Development, the people. Finally, the merger will carry a reduced administrative burden by replacing two committees with one.

The newly formed B&C CPC will perform a mission to support Arts, Culture, and general Beautification in the City of Molalla, effectively merging the missions of the Arts & Culture and ED Steering CPC's.

SUBMITTED BY: Mac Corthell, Planning Director
APPROVED BY: Dan Huff, City Manager



RESOLUTION NO. 2021-23

**A RESOLUTION OF THE CITY OF MOLALLA, OREGON
ESTABLISHING A BEAUTIFICATION AND CULTURE CPC AND DISSOLVING
THE ARTS & CULTURE AND ECONOMIC DEVELOPMENT CPC'S.**

WHEREAS, Molalla Municipal Code (MMC) 2.17 establishes Community Program Committees (CPC's) as the structure for appointed citizen committees in Molalla; and

WHEREAS, The City Council has already established an Arts & Culture, and an Economic Development Steering CPC; and

WHEREAS, The membership of the Arts & Culture and Economic Development CPC's has diminished to the point of warranting only a single CPC in this role; and

WHEREAS, The missions of the Arts & Culture and Economic Development CPC's has proven to be so intertwined as to warrant merger.

Now, Therefore, the City of Molalla Resolves as follows:

Section 1. The Beautification & Culture Community Program Committee is hereby established under the provisions of MMC 2.17.

Section 2. The Arts & Culture and Economic Development Community Program Committees are hereby dissolved.

Section 3. Effective Date. This resolution becomes effective upon approval by the City Council and Signature by the Mayor.

Signed this 25th day of AUGUST 2021.

Scott Keyser, Mayor

ATTEST:

Christie DeSantis, City Recorder

City of Molalla

City Council



Agenda Category: General Business

Subject: ARPA (American Rescue Plan Act) Funding Options

Recommendation: Direction/Motion

Date of Meeting to be Presented: August 25, 2021

Fiscal Impact: \$1,028,368.50 in Restricted Revenue

Background:

Included with this memo is a spreadsheet identifying potential uses for the City of Molalla's allotment of ARPA (American Rescue Plan Act) funding. This funding is pass-through funding from the Federal Government and is provided in Phase I and Phase II allotments. The attached spreadsheet identifies funding opportunities for our Phase I allotment.

There are five (5) funding categories:

1. Support public health expenditures
2. Address negative economic impacts caused by the public health emergency
3. Replace lost public sector revenue
4. Provide premium pay for essential workers
5. Invest in water, sewer, and broadband infrastructure

Phase II funding will be available once our Phase I funding is expended.

Staff requests specific direction from Council regarding how to proceed.

Recommended Motion: "Move to approve projects as presented."

SUBMITTED BY: Dan Huff, City Manager

APPROVED BY: Dan Huff, City Manager

2021 ARPA FUNDING		
First Phase \$1,028,368.50		
Project	Cost	
Supporting the Public Health Response		
Bang The Table - Molalla Current	\$20,000.00	
Fuel Cells - Emergency back-up for Police, Public Works to be located at the PW Shop	\$30,000.00	2-3 cells
Reader Board - Located at City Hall	\$100,000.00	Rough estimate
Molalla Civic Center HVAC Replacement	\$100,000.00	Current CDBG Grant Info
Serving the Hardest-Hit Communities and Families		
Molalla Civic Center - Facility Improvements	Design \$100,000	Parking Lot (ADA) and IT Preliminary Cost Estimate \$1.004M
Investing in Water and Sewer Infrastructure		
Street Sweeper	\$277,364.00	Purchase
Police Facility - Storm Drainage/Demolition Only	\$112,000.00	Preliminary Cost Estimate
Molalla Forest Road Park -Water,Sanitary Sewer & Storm drainage	\$300,000.00	Design under way
Molalla Civic Center - Sanitary Sewer	\$65,000.00	Based on bid + design

2021 ARPA FUNDING		
Second Phase \$1,028,368.50		
Project	Cost	
Supporting the Public Health Response		
Emergency Management Plan Update - Consultant		Estimate \$75,000
Addressing the Negative Impact Caused by Public Health Emergency		
Speeding the recovery of the tourism,travel & hospitatlity sectors		
Serving the Hardest-Hit Communities and Families		
Body Cam's		Cost Pending
Addressing educational disparities - Library Van (Book Mobile)	\$200,000.00	
Ivor Davies Cameras		Cost Pending
Additional Funding		
ARPA -This is Specific to Molalla Forest Road Park - Funded	\$500,000.00	
No Restrictions - Playground Improvements	\$148,000.00	

City of Molalla

City Council Meeting



Agenda Category: General Business

Subject: Proposed FTE (staffing) additions

Recommendation: Motion to approve additions

Date of Meeting to be Presented: August 25, 2021

Fiscal Impact: Approximately \$180,000 within three (3) Departments

Background:

As Council is aware, the workload for our Staff has been increasing incrementally over the past few years. We have always taken the conservative and sustainability approach to staffing levels and that process has worked in the City's favor. However, we are in a position where we have a shared position and a part time position that cannot keep up with the current workload. We are proposing that we add .5 FTE within three (3) separate departments within City Hall to accommodate the increased level of duties that are mounting.

Finance and Planning share a support staff position. We propose adding .5 FTE to each department to create two full-time equivalents in each department. The Police Department has a part time (.5) FTE that would be increased to a full-time position. Each of these position adjustments amount to an increase of 1.5 FTE to the City Staff total.

Following a general discussion by the City Manager the Finance Director, Planning Director and the Police Chief will be available to address Council's detailed department specific questions.

SUBMITTED BY: Dan Huff, City Manager

APPROVED BY: Dan Huff, City Manager