



City of Molalla  
**Joint Session of the Molalla City Council and Planning Commission**  
Minutes – November 20, 2024  
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

**CALL TO ORDER**

The Molalla City Council Meeting of November 20, 2024 was called to order by Mayor Scott Keyser at 6:30pm.

**COUNCIL ATTENDANCE**

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Leota Childress, Councilor Terry Shankle, Councilor Eric Vermillion, Councilor RaeLynn Botsford, and Councilor Darci Lightner.

**PLANNING COMMISSION ATTENDANCE**

Planning Chair Doug Eaglebear, Planning Commissioner Clint Ancell, Planning Commissioner Martin Ornelas, Planning Commissioner David Potts, and Planning Commissioner Brady Rickey

Absent: Planning Commissioner Connie Sharp

**STAFF IN ATTENDANCE**

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; Christie Teets, City Recorder; Dan Zinder, Senior Planner; and Jessica Wirth, Community Development Technician.

**Guest Speakers:**

Alli Langley and Colin McArthur representatives with Cameron McCarthy group.

**GENERAL BUSINESS**

A. Molalla Parks and Recreation Plan Update (City Staff/Cameron McCarthy Group)

Colin McArthur and Ali Langley presented a long-term plan for Molalla's parks, recreation, and trail system, developed over a year with input from the community. Key findings highlight the need for more parks, improved maintenance, multi-generational facilities, and better access in underserved areas, particularly in the west. The plan recommends enhancing current parks, expanding the system, and increasing funding through development fees. A 20-year funding strategy was outlined, with high-priority projects for the next five years, including new park development and trail improvements, to meet the needs of the growing population; while residents expressed strong support for additional amenities such as children's playgrounds, nature-based play areas, multi-use fields, and sports facilities, with particular focus on serving underserved groups like teens and seniors.

Several key priorities for parks and facilities were discussed, including the goal of increasing parkland to seven acres per thousand residents, updating the development code for parkland dedication, and enhancing park staff resources.

A few park highlights were Long Park, high-priority projects include replacing the playground, improving the Gazebo with an ADA ramp, better lighting, and restoring power for events. There was a suggestion to move the playground updates to medium priority, given that some improvements had already been made recently. At Strawberry Park, the installation of a water fountain was confirmed, and the addition of a shade structure was made a high priority. The need for bike racks was debated. Clark Park priorities included replacing the playground, resurfacing the sports fields, and adding drainage. There was significant discussion about adding lighting to the parking lots. The idea of adding an amphitheater for community events was a considerable point of interest, but concerns regarding weather were raised.

Fox Park key priorities include acquiring land from the school district, replacing the toddler play equipment, and upgrading the restroom to a vandal-resistant model. The discussion rose on the cost of Portland L-style bathrooms, prompting the research of other durable options. The estimated cost for all proposed projects over the next 20 years is approximately \$14 million, with \$6 million allocated to high-priority projects. The discussion highlighted the challenge of funding park projects, noting that unlike many cities, the community lacks a dedicated revenue source for parks, relying primarily on the general fund. In other Cities, a park fee paid by residents is typically used to fund park

improvements and maintenance. Next Steps include draft recommendations and priorities will continue to be refined based on feedback, with further discussions scheduled for specific park improvements.

#### B. Pavement Condition Index and Resurfacing Program Update

Assistant City Manager Corthell discussed the City's Street Maintenance Fund and potential budget scenarios. The current investment of \$300,000 per year for street surfacing is projected to lead to a decline in the Pavement Condition Index (PCI) by four points, from the current level of 63 (PCI), not including development. Five potential budget scenarios were presented: the first scenario, a do it all, would take CPI from 63 to 85 which is street gold standard. The second scenario is the current standard. The third budget scenario involves maintaining the current PCI level, which would require a \$2.5 million investment over five years. Increasing the PCI to 70 would need a \$5.5 million investment; and the fifth scenario, achieving a PCI of 75, would require a \$9.5 million investment. Mr. Corthell highlighted street maintenance funding is largely dependent on sources like state gas taxes, vehicle registration fees, and franchise fees, totaling about \$1.275 million. The challenge of increasing funding for street repairs was discussed, with options such as a discussion regarding Street Fee being a potential solution. Mr. Corthell significantly noted that development could provide some improvement to the PCI, but it would not be a significant solution without additional funding sources. Question and concern raised by Councilor Botsford lead to Mr. Corthell sharing rapid deterioration of roads, despite frequent repairs, are mainly due to issues with a road's substructure, material choices, and cost. A compromised subbase leads to potholes regardless of the surface material. He reminded all a full rebuild, addressing the substructure, would last longer but are incredibly costly.

Council President Newland remarked the current CPI is impressive considering current road conditions. City Manager Dan Huff added it is in appreciation of the creative approach of Molalla's Planning Department. However, there's concern about running out of resources for future repairs.

#### C. Christmas Carol Signage

Councilor Childress reported the Christmas Caroling Event on December 14<sup>th</sup> at 6pm, originated from the community's desire for more local activities, as highlighted in the Vision Plan. The event has since grown through word of mouth. This year, the organizers plan to use yard signs at Fox Park to promote the event and have requested up to \$160 for the signage, a total of 4 to 5 signs. The signs will be reusable, utilizing a local business to create them.

#### ACTION:

Councilor Botsford made a motion to approve \$160.00 for Christmas Carol's in the Park advertising; Councilor Shankle seconded. Motion passed 7-0.

AYES: Lightner, Botsford, Newland, Childress, Shankle, Vermillion, Keyser

NAYS: None.

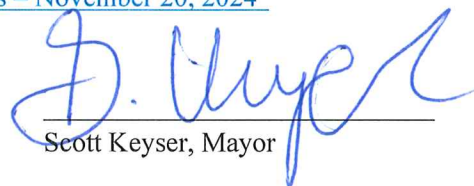
ABSENTIONS: None.

#### ADJOURN

Mayor Keyser adjourned the City Council meeting at 8:54pm.


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

["Molalla City Council Meetings – November 20, 2024"](#)



Scott Keyser, Mayor

PREPARED BY:



Crystal Robles, Records Specialist

ATTEST:



Christie Teets, CMC, City Recorder