



COUNCIL STUDY SESSION

Ledding Library, 10660 SE 21st Ave
& Zoom Video Conference (www.milwaukieoregon.gov)

MINUTES

February 14, 2023

Council Present: Councilors Adam Khosroabadi, Robert Massey, and Rebecca Stavenjord, Council President
Desi Nicodemus, and Mayor Lisa Batey

Staff Present: Brett Kelter, Senior Planner
Toby LaFrance, Finance Director
Nicole Madigan, Deputy City Recorder
Adam Moore, Parks Develop Coordinator

Ann Ober, City Manager
Peter Passarelli, Public Works Director
Laura Weigel, Planning Manager

Mayor Batey called the meeting to order at 5:17 p.m.

1. Downtown Design Review – Discussion

Weigel and **Kelter** thanked the Design and Landmarks Committee (DLC) for their work. **Kelter** noted that the adoption for the Downtown Design Review would come before Council at the March 21 regular session, provided a timeline of the project, and introduced Elizabeth Decker of JET Planning. **Kelter** presented the differences between development and design standards as part of the building code and downtown design guidelines. **Kelter**, **Decker**, and **Weigel** provided an overview and clarification of the current review process, the identified issues with the current code, what had been determined as possible solutions, a new list of design elements, highlighted key changes, and noted code cleanup adjustments.

The group discussed the current process and proposed changes that included concerns in connecting with the neighborhood district association. They also discussed the differences in the proposed map of floor area ratios and the Planning Commission's public art recommendations.

Mayor Batey requested staff find and replace the word "shall".

2. Parks Update – Discussion

Passarelli introduced Zech Hazel and John Ghilarducci with the FCS Group who would present on the preferred system development charge (SDC) methodology.

Passarelli reminded Council of previous parks discussions and shared that the recommendations included in the current presentation were a result of those previous conversations with Council.

Passarelli presented services and funding source information for the Milwaukie Community Center. **Mayor Batey** and **Passarelli** discussed the amount subsidized for center services by the North Clackamas Parks and Recreation District (NCPRD) and what those funds covered. **Passarelli** noted that the amount subsidized by NCPRD is paid from district wide property taxes and the city would need to either work with Clackamas County or NCPRD to find ways to fund services to non-Milwaukie residents or not provide those services to non-Milwaukie residents. **Mayor Batey** shared surprise that NCPRD had not expressed interest in keeping the center.

Passarelli presented additional expenses for staffing and maintenance for managing the park portion of North Clackamas Park. **Mayor Batey** and **Passarelli** discussed the

role of the proposed operations and service supervisor for North Clackamas Park. The group discussed the services the center provides for the community, staffing needs for the center, and what is included in the North Clackamas Park property.

Passarelli presented comparison projected budgets that included the cost of operating North Clackamas Park and the Milwaukie Center and noted that capital improvement was not included in the budget as it was funded separately. The group discussed the services included in the budget, levy costs to residents, how and when Milwaukie could refer a levy to voters for changes, the previous proposal to NCPRD, and how to cut costs.

Passarelli explained how FCS made their determination for SDC rates. **Mayor Batey**, **Passarelli**, and **Ober** discussed the identified costs presented in the staff report for future projects.

Ghilarducci provided a brief explanation on what SDCs are, what they can be used for, how they are calculated, and what Milwaukie's current SDCs are compared to NCPRD's other zones. **Mayor Batey** asked how NCPRD's SDCs were significantly higher. **Ghilarducci** believed that the SDCs were calculated from an analysis done before 2010 and were based on future projects and projected development growth. **Passarelli** added that the proposed interim SDC rates for the city would be put in place if the city left the district until a new master plan for future projects could be created with community engagement.

Hazel began to present the proposed calculated SDC fee options that were created from data that NCPRD and city staff provided and **Passarelli** added that during the calculation process, staff reviewed previously used growth projections. **Hazel** presented how calculations were made based on resident growth and how parks were measured.

Hazel presented additional calculations for the proposed SDC fee option. The group discussed city staff reviewing previously used growth projections, why Scott Park was included on the infill park project list, and why the parks were divided into lists that did and did not add acreage as the city currently owns its parks. **Hazel** included calculations for an aquatic center and skate park as an added option.

Ghilarducci presented the four calculated SDC options in a list of comparable cities and zones for review. The group discussed options for phasing in a SDC maximum, that calculations could change based on which projects the community would want to include in a master plan remembering that the presented calculations were based on NCPRD's capital improvement plan (CIP), that managing North Clackamas Park was a large portion of the cost, how NCPRD could have used Milwaukie's SDCs but Milwaukie City Council reversed a decision to turn over the city's SDCs, where NCPRD is at in their SDC and levy process, development growth in the city versus outside the city, and what the next steps would be.

Ober asked Council for guidance regarding next steps for staff. The group discussed waiting for NCPRD to raise their SDC rates and refer their levy, working on a partnership with NCPRD to continue services at North Clackamas Park, the city's options for leaving the district, services at the Milwaukie Center, NCPRD's plan to dissolve the zones, the risk of waiting and not referring the parks levy ballot measure to voters in May, 2023, reviewing different combinations of services to lower the SDC cost, the difference and connection between adopting new SDCs and referring a levy to the voters, and comparing Milwaukie's size and services to similarly sized neighboring cities.

Ober noted that Council's conversations reflected a desire for Council to have decision making authority over parks and stated for that to be the case the city would have to take control of its parks. The group discussed the connection between setting parks as a Council goal and referring a park levy to the voters, concerns about community engagement and outreach around increasing the cost of the parks levy and cost burdening residents with more fees, who should be financially responsible to provide services at the center, and ideas for beginning community engagement.

Ober summarized that for moving forward Council would need to make parks a Council goal, that staff would return to discuss engagement strategies and the roles that staff, and Council would take, and that Council was welcomed and encouraged to begin negotiation conversations for a partnership with the county for providing services and that staff would play a supporting role in those conversations.

The group discussed the need for an action plan if they were going to refer a park levy on the November ballot and how Council and the city would handle possible outcomes from a NCPRD November ballot. They discussed the funding reasons why staff pushed for a May ballot and the possibility of confusing residents with conflicting voter publications in November and weighing the risk of a failed May ballot because of limited time for community engagement.

The group discussed the reasons for keeping parks a goal even if Council decided to remain with NCPRD, canceling the recreation planning March 16 town hall, and bringing a goals resolution to an upcoming regular session meeting, and the parks timeline.

2. Adjourn

Mayor Batey adjourned the meeting at 8:30 p.m.

Respectfully submitted,



Nicole Madigan, Deputy City Recorder

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