



COUNCIL REGULAR SESSION

City Hall Council Chambers, 10501 SE Main Street
& Zoom Video Conference (www.milwaukieoregon.gov)

2402nd Meeting

MINUTES

MAY 7, 2024

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

<p>Staff Present: Joseph Briglio, Acting Assistant City Manager Tony Cereghino, Police Captain Justin Gericke, City Attorney Millie the Goose, City Mascot Adam Heroux, Associate Planner Vera Kolas, Senior Planner Brandi Leos, Human Resources Director</p>	<p>Nicole Madigan, Deputy City Recorder Emma Sagor, Acting City Manager Scott Stauffer, City Recorder Jason Wachs, Community Engagement Coordinator Laura Weigel, Planning Manager</p>
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Mayor Batey called the meeting to order at 6:03 p.m.

1. CALL TO ORDER

A. Pledge of Allegiance.

B. Native Lands Acknowledgment.

2. ANNOUNCEMENTS

Mayor Batey announced upcoming activities including neighborhood district association (NDA) elections, the Friends of the Ledding Library (FOLL) annual plant sale, an open house at Minthorn Springs, the Corporal Diffie Veterans Fund (CDVF) pancake fundraiser, a bioblitz event at Kellogg Creek, and the Kellogg Creek Water Recovery Facilities' 50th anniversary celebration.

Mayor Batey read a haiku about Minthorn Springs wildlife.

3. PROCLAMATIONS AND AWARDS

A. 2023 Volunteer of the Year Presentation – Award

Wachs and **Mayor Batey** introduced Volunteer of the Year Samantha Swindler. Council congratulated Swindler and **Swindler** remarked on the importance of volunteering.

B. Mental Health Awareness Month - Proclamation

Cereghino introduced the National Alliance on Mental Illness (NAMI) Clackamas executive director Dave Hunt. **Hunt** commented on mental health issues and the center's work. **Mayor Batey** proclaimed May to be Mental Health Awareness Month in Milwaukie.

C. National Law Enforcement Week – Proclamation

Cereghino commented on sacrifices made by law enforcement professionals and **Mayor Batey** proclaimed May 12-18, 2024, to be National Law Enforcement Week in Milwaukie.

D. Public Service Recognition Week – Proclamation

Mayor Batey commented on the importance of public service and proclaimed May 5-11, 2024, to be Public Service Recognition Week in Milwaukie.

4. SPECIAL REPORTS

A. Hillside Park and Scattered Sites Relocation – Update

Briglio introduced **Adam Brown**, Clackamas County Health, Housing, and Human Services (H3S), and **Devin Ellin**, Housing Authority of Clackamas County (HACC).

Brown provided an update on the county’s work to reposition and expand public housing facilities across the county. **Ellin** reported on the Hillside Park redevelopment project, noting upcoming construction and the phased approach to relocate current residents.

Councilor Abma and **Ellin** noted that phase 1 of the Hillside project was scheduled to be complete in 2026 and phase 2 would begin soon.

Mayor Batey and **Ellin** noted how many people would live onsite during the Hillside construction and how a housing voucher works. **Brown** and **Ellin** remarked on the challenges of relocating families and noted the county’s work to support the residents.

Councilor Khosroabadi and **Ellin** remarked on the impact of moving on children, noting that HACC tries to relocate students within the same school district. **Brown** suggested county staff would check with moved families to confirm schooling had been addressed.

Councilor Stavenjord asked about HACC’s partnership with the North Clackamas School District (NCSD). **Brown** noted county staff would follow-up on the NCSD partnership and **Stavenjord** offered to help connect the county and school district.

Councilor Stavenjord and **Ellin** discussed the county’s housing waitlist and whether housing vouchers were adjusted to match the household size.

Councilor Abma thanked the county staff and Councilor Stavenjord for their work on housing and **Ellin** thanked the city for working on affordable housing. **Mayor Batey** noted the housing advocacy work of former Council members.

Mayor Batey and **Ellin** discussed the county’s process for supporting Hillside residents to become property owners. They noted the timeline for some residents to be relocated.

Councilor Khosroabadi, **Ellin**, and **Brown** remarked on whether Hillside residents had experienced discrimination and the county’s work to place families in housing.

Councilor Stavenjord and **Brown** remarked on the number of scattered housing sites in and near Milwaukie and how the city can remain involved in the scattered sites discussion.

Mayor Batey and **Brown** noted the status of the county’s new behavioral health clinics.

5. COMMUNITY COMMENTS

Mayor Batey reviewed the comment procedures. **Sagor** reported on staff responses to comments submitted since the last regular session, including questions about broadband internet, downtown residential parking, and a proposed proclamation addressing the Israeli-Palestinian conflict. No audience member wished to speak to Council.

6. CONSENT AGENDA

It was moved by Councilor Khosroabadi and seconded by Councilor Abma to approve the Consent Agenda as revised.

~~A. City Council Meeting Minutes:~~ (removed from the agenda)

- ~~1. April 2, 2024, work session, and~~
- ~~2. April 2, 2024, regular session.~~

- B. **Resolution 17-2024:** A resolution of the City Council of the City of Milwaukie, Oregon, making an appointment to the Transportation System Plan Advisory Committee (TSPAC).
- C. **Resolution 18-2024:** A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, authorizing the city manager to execute a contract amendment for municipal court judge services.
- D. **Resolution 19-2024:** A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, approving the award of a contract for construction of 2024 grind and pave project to Eagle Elsner Inc.

Motion passed with the following vote: Councilors Abma, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

7. BUSINESS ITEMS

A. Youth Board and Committee (BC) Member Appointments – Resolution

Madigan provided an overview of the youth BC member program history and recruitment and explained that Council was asked to adopt a resolution making new youth BC member appointments.

Councilor Stavenjord welcomed the youth nominees who were present, including Stella Stastny, Avree Hayes, and Harper Paramchuk. **Stastny, Hayes, and Paramchuk** introduced themselves and Council and Millie welcomed the new youth BC appointees.

It was moved by Councilor Stavenjord and seconded by Council President Massey to approve the resolution making youth board and committee member appointments. Motion passed with the following vote: Councilors Abma, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

Resolution 20-2024:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, MAKING YOUTH BOARD AND COMMITTEE MEMBER APPOINTMENTS.

B. City Manager Recruitment Materials – Motion

Leos and Heather Gantz, senior manager with Raftelis, presented the recruitment materials for the city manager position. The group reviewed the materials and discussed how to word the Charter requirement that the city manager live in city limits. It was Council consensus to leave the residency requirement as presented.

It was moved by Councilor Khosroabadi and seconded by Councilor Stavenjord to approve the city manager recruitment materials. Motion passed with the following vote: Councilors Abma, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

Mayor Batey recessed the meeting at 7:56 p.m. and reconvened at 8:06 p.m.

8. PUBLIC HEARING

A. Neighborhood Hubs Adoption – Ordinance

Call to Order: Mayor Batey called the public hearing on the proposed neighborhood hubs code adoption, to order at 8:06 p.m.

Purpose: Mayor Batey announced that the purpose of the hearing was to hear the staff report and take public comment on the proposed code amendments.

Conflict of Interest: No Council member declared a conflict of interest.

Staff Presentation: **Kolias** and **Heroux** provided an overview of the proposed neighborhood hubs code, noting how the code had been created, the community engagement work done by staff, the inclusion of hubs in the Comprehensive Plan, and reporting that the changes had received support from the neighborhoods. They reviewed what the hubs code would do to support the development of hubs, the placemaking criteria that would be used to define the hubs and noted the identified hub locations.

Mayor Batey and **Heroux** noted the potential impacts of the North Clackamas School District (NCS D) activating the Hector Campbell School site on potential hub activity.

Kolias presented and explained the proposed hubs code changes, including rezoned areas on 42nd Avenue, 22nd Avenue, Harmony Road, 32nd Avenue, Lake Road, and Monroe Street. The public notices, comments received, Planning Commission recommendation, and Council options were noted.

Correspondence: Staff reported that an email from Zack and Jacquie Foss, Milwaukie residents, had been received.

Council Questions to Staff:

Councilor Khosroabadi asked for clarification about building heights in hub areas and **Kolias** explained that permitted office uses would be allowed on lots of the right size.

Mayor Batey and **Kolias** discussed how the proposed code defined “temporary”, whether marijuana retailers, bars, certain repair shops, and manufacturing businesses could be in a hub, and why a location at 37th Avenue and Monroe Street had been called out in the code. They also noted what type of signs would be allowed in the hub areas and when the hubs code would take effect once adopted.

Audience Testimony:

Douglas Leitz, Milwaukie Floral owner, spoke from a neutral position and remarked on how the zone change could impact the Milwaukie Floral property, and suggested more time was needed for business owners to assess the effects of the proposed code.

Loretta Sharpe, Milwaukie resident, opposed the proposed hubs code citing concern about increased traffic and a tall apartment building being built on 32nd Avenue.

Staff Response to Testimony: **Kolias** clarified that if hub zone changes were made, that zoning could be changed again later through a rezone process and that a new apartment building would need a conditional use approval from the Planning Commission.

Council Questions to Staff: **Councilors Abma and Stavenjord** and **Kolias** clarified the rezoning process steps and that pre-existing non-conforming uses, such as Milwaukie Floral, could continue to operate on rezoned properties or if the property were sold.

Mayor Batey suggested Council was leaning toward continuing the hearing to give the public more time to consider the proposed code changes. **Council President Massey** supported continuing the hearing and suggested there were issues for Council to note for staff to bring back at the continued hearing.

Close Public Comment: **It was moved by Councilor Khosroabadi and seconded by Council President Massey to close the public testimony part of the neighborhood hubs code adoption hearing. Motion passed with the following vote: Councilors Abma, Khosroabadi, Massey, Stavenjord, and Mayor Batey voting “aye.” [5:0]**

Mayor Batey closed the public comment part of the hearing at 9:08 p.m.

Council Decision: **Mayor Batey** noted that it was Council consensus to continue the hearing a date to be determined by staff.

The group discussed issues for staff to provide responses to at the next hearing, including the types of commercial and mixed-use zone uses that would be allowed in a hub, how specific the code could be in not allowing certain commercial uses, what commercial uses are considered administrative service use.

Councilor Stavenjord suggested Council wanted the hubs code to help ensure that the right scale of commercial activity is developed in the hub areas, observing that the city probably couldn't dictate the types of offices that would be allowed.

Weigel reported that staff would take Council's feedback into consideration and revisit the proposed hub zoning changes. The group discussed the process steps that would need to be redone, and the time those steps take, if the Council directed that other zone changes were to be made that go beyond what had been proposed. It was Council consensus that staff would only look at changes to the proposed code and zone changes.

Sagor summarized that Council should continue the hearing to July 16 and staff would work to respond to Council's noted issues. **Mayor Batey** agreed with Sagor and observed that the city could be set up for land use conflicts in the new code without having reasonable commercial hours of operation limitations in the new code. **Council President Massey, Koliass, and Weigel** noted that revisiting hours of operation would not expand the code changes beyond the proposed changes.

Council remarked on how much commercial activity and the kind of activities the city wanted to encourage in the hub areas.

Councilor Stavenjord and **Council President Massey** suggested staff had enough feedback and the group discussed the process to continue the hearing.

It was moved by Councilor Abma and seconded by Councilor Khosroabadi to continue the hearing on the Neighborhood Hubs Adoption (File #ZA-2024-001) to a date certain of July 16, 2024. Motion passed with the following vote: Councilors Abma, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]

9. COUNCIL REPORTS

None.

10. ADJOURNMENT

Mayor Batey announced that Council would meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660 (2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

It was moved by Council President Massey and seconded by Councilor Abma to adjourn the Regular Session. Motion passed with the following vote: Councilors Abma, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]

Mayor Batey adjourned the meeting at 9:56 p.m.

Respectfully submitted,



 Scott Stauffer, City Recorder

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