



## COUNCIL REGULAR SESSION

City Hall Council Chambers, 10501 SE Main Street  
& Zoom Video Conference ([www.milwaukieoregon.gov](http://www.milwaukieoregon.gov))

2406<sup>th</sup> Meeting

## MINUTES

JULY 16, 2024

**Council Present:** Councilors Will Anderson, Adam Khosroabadi, Rebecca Stavenjord, and Council President Robert Massey, and Mayor Lisa Batey

**Staff Present:** Joseph Briglio, Acting Assistant City Manager  
Ryan Burdick, Chief of Police  
Justin Gericke, City Attorney  
Adam Heroux, Associate Planner  
Vera Kolias, Senior Planner

Nicole Madigan, Deputy City Recorder  
Michael Osborne, Finance Director  
Emma Sagor, Acting City Manager  
Laura Weigel, Planning Manager

**Mayor Batey** called the meeting to order at 6:01 p.m.

### 1. CALL TO ORDER

**A. Pledge of Allegiance.**

**B. Native Lands Acknowledgment.**

### 2. ANNOUNCEMENTS

**Mayor Batey** announced upcoming activities, including the Porchfest concerts and library events including a drumming concert, a juggling show, and a puppet show.

**Mayor Batey** read a haiku poem about Porchfest.

### 3. PROCLAMATIONS AND AWARDS

**A. None Scheduled.**

### 4. SPECIAL REPORTS

#### **A. Milwaukie Community Center – Update**

Center Advisory Board (CAB) members **Wilda Parks** and **Riley Clark-Long**, and Center Manager **Marty Hanley** provided a history of the center and updates on activities and projects at the Center, including CAB goals and membership changes, Meals on Wheels and social services, and facility improvement projects.

**Councilor Stavenjord, Hanley, and Parks** remarked on the Center's current and possible inter-generational programming. They noted the use of the Center's *Connections* newsletter to advertise the Center's programs and activities. They clarified that United States citizenship was not required to participate in Center activities.

**Councilor Khosroabadi and Mayor Batey** appreciated the Center's work and programs. **Batey and Parks** noted the recent unveiling of a new community mural at the Center.

#### **B. Support for Oregon Nurses Association (ONA) – Resolution**

**Councilors Anderson and Khosroabadi** explained that the resolution was meant to show support for ONA nurses who had gone on strike at Providence Milwaukie Hospital.

**Mayor Batey** noted that Providence Milwaukie Hospital had submitted a letter to Council regarding the strike and proposed resolution. **Councilor Anderson** noted a revision to the fourth paragraph and **Councilor Khosroabadi** encouraged the hospital to do better.

**Mayor Batey, Sagor, and Gericke** remarked on the use of footnotes in proclamations and resolutions and the length of such documents.

All Council members expressed support for the nurses and for adopting a statement and/or resolution regarding the strike. The group discussed how to proceed with the resolution, and it was the Council consensus to withdraw the resolution for further revisions and to bring it back at the August 6 regular session.

## **5. COMMUNITY COMMENTS**

**Mayor Batey** reviewed the public comment procedures. **Sagor** reported that there was no follow-up report from the July 9 community comments and that staff would follow-up to the written comments received for the July 16 meeting.

**Josh Brown**, with Waste Connections which operates Hoodview Disposal & Recycling, remarked on the solid waste rate review process and offered to answer Council questions.

**Dave Huber**, with Waste Management (WM), reviewed the services WM provides and discussed the solid waste rate review process and offered to answer Council questions.

## **6. CONSENT AGENDA**

**Councilor Khosroabadi** proposed a correction to the July 11, 2024, study session and **Mayor Batey** suggested the minutes be removed from the agenda for further review.

It was moved by **Council President Massey** and seconded by **Councilor Anderson** to approve the Consent Agenda except item 6. A. 3.

### **A. City Council Meeting Minutes:**

1. June 4, 2024, work session,
2. June 4, 2024, regular session,
3. ~~June 11, 2024, study session,~~ (removed from the agenda)
4. June 18, 2024, work session, and
5. June 18, 2024, regular session.

**B. Resolution 39-2024: A resolution of the City Council of the City of Milwaukie, Oregon, adopting the Council Communication Agreement.**

**C. ~~A resolution updating Council committee assignments.~~** (removed from the agenda)

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

**Mayor Batey** announced that Council would proceed to item 8. A.

## **8. PUBLIC HEARING**

### **A. Neighborhood Hubs Adoption – Ordinance, continued**

**Call to Order: Mayor Batey** called the public hearing on the proposed neighborhood hubs code adoption, to order at 6:59 p.m.

**Purpose: Mayor Batey** announced that the purpose of the hearing was to receive a staff update and continue the Council deliberation on the proposed code amendments.

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

Staff Presentation: **Kolias** reviewed the proposed code amendments and discussed how the hubs project had developed and takeaways from the previous Council hearing on neighborhood hubs. **Kolias** and **Weigel** presented amendments to the code change package including conditional uses for drinking establishments and hub locations.

**Mayor Batey** noted Council would take additional public comment on the hubs.

**Councilor Stavenjord** remarked on the code amendments for drinking establishments and supported the proposal to deal with such establishments on a case-by-case basis.

**Councilor Khosroabadi** supported dealing with drinking establishments case-by-case and clarified with **Kolias** that drinking establishments were not the same as restaurants. **Mayor Batey** and **Kolias** noted how a bar was different than a restaurant.

**Councilor Anderson** and **Kolias** commented on what zoning action needed to happen at the Milwaukie Floral site for it to become housing, noting that the previously proposed rezone had been withdrawn because the property owner did not support the change.

**Mayor Batey** and **Kolias** remarked on the location of the proposed hubs and plans for an economic development tool kit to support the growth of business in the hubs.

**It was moved by Councilor Khosroabadi and seconded by Councilor Stavenjord to reopen the public testimony portion of the hearing. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]**

**Mayor Batey** reviewed the comment procedures.

#### Audience Testimony

**Lisa Gunion-Rinker**, Ardenwald-Johnson Creek Neighborhood District Association (NDA), remarked on the proposal for drinking establishments in hubs and reported that the NDA would like to set operational hours for such businesses. **Gunion-Rinker** and **Kolias** commented on zoning around an historic church in the Ardenwald neighborhood.

**Camden McKone**, Lewelling NDA, on behalf of the chairs of the Hector Campbell, Historic Milwaukie, and Lake Road NDAs expressed support for the hubs code and moving to the hubs project Phase III as soon as possible.

**Maitri Dirmeyer**, Lewelling NDA, supported the hubs code and noted the Lewelling neighborhood did not have a hubs area but could have a hub pop-up developed through the project’s Phase III.

**Lorreina Guyett** and **Morgan Buck**, unincorporated Clackamas County residents, supported the neighborhood hubs code adoption.

**Stephan Lashbrook**, Lewelling NDA, expressed support for the hubs code adoption.

Staff Response to Testimony: **Kolias** noted that the proposed code amendments would increase the opportunities for business pop-up uses. **Weigel** reported that allowing drinking establishment hours had been a popular idea at community outreach events.

Council Questions to Staff: **Mayor Batey** and **Kolias** remarked on whether a former church building in Ardenwald was on the city’s historic structure inventory and whether that designation would have an impact on the code changes. **Heroux** reported that the property may have been removed from the inventory at the request of the property owner.

It was moved by Councilor Khosroabadi and seconded by Council President Massey to close the public testimony portion of the hearing. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

Mayor Batey closed the public comment part of the hearing at 7:55 p.m.

Council Discussion

Councilors Stavenjord, Khosroabadi, and Anderson, and Council President Massey, discussed the benefits of hubs and expressed support for the hubs code and refining the program as it is implemented in Phase III. Anderson was disappointed the Milwaukie Floral site had been removed from the hubs code and remarked on focusing on placemaking in the hubs project Phase III.

Mayor Batey supported the hubs code package and expressed opposition to allowing drinking establishments in neighborhood hubs. Councilor Khosroabadi commented on the permitted business uses under the revised zones in the hubs code. Councilor Anderson supported flexible zoning and encouraging development in hub areas.

It was moved by Councilor Khosroabadi and seconded by Council President Massey for the first and second readings by title only and adoption of the ordinance amending the Milwaukie Comprehensive Plan Commercial Land Use Designations, Municipal Code (MMC) Title 11 Miscellaneous Permits, Title 19 Zoning Ordinance, Title 14 Signs, and the Zoning Map for the purpose of implementing Neighborhood Hubs (Primary File #ZA-2024-001). Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord voting “aye” and Mayor Batey voting “no.” [4:1]

Sagor read the ordinance one time by title only.

Mayor Batey noted that as the vote was not unanimous the second reading and roll call vote would be held at the August 6 Council regular session.

The group discussed when staff should bring the Neighborhood Hubs Phase III to Council for discussion, noting Council’s goal setting work in 2025, staff workload challenges, and community interest in developing hubs. There was Council consensus and staff support, to bring hubs Phase III to a Council agenda in fall 2024.

Mayor Batey recessed the meeting at 8:22 p.m. and reconvened at 8:35 p.m.

**7. BUSINESS ITEMS**

**A. Annexation of 9304 SE 55<sup>th</sup> Avenue (A-2024-001) – Ordinance**

Kolias reported that the requested annexation had been triggered by the need to connect the property to the city’s sewer system. Councilor Khosroabadi asked if the property would be billed for city stormwater service if it had a stormwater facility onsite and Sagor noted that staff would follow-up on the question.

It was moved by Councilor Khosroabadi and seconded by Council President Massey for the first and second readings by title only and adoption of the ordinance annexing a tract of land identified as Tax Lot 12E30AC02200 and located at 9304 SE 55<sup>th</sup> Avenue into the city limits of the City of Milwaukie (File #A-2024-011). Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

**Sagor** read the ordinance two times by title only.

**Madigan** polled the Council with Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

**Ordinance 2244:**

**AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, ANNEXING A TRACT OF LAND IDENTIFIED AS TAX LOT 12E30AC02200 AND LOCATED AT 9304 SE 55<sup>th</sup> AVENUE INTO THE CITY LIMITS OF THE CITY OF MILWAUKIE (FILE #A-2024-001).**

## **B. Houseless Services – Report**

**Sagor** and **Councilor Stavenjord** provided updates on the city’s housing and behavioral health services, including services provided by the Milwaukie Police Department (MPD) behavioral health coordinator and community organizations at the Ledding Library, a rental assistance program, and grant applications submitted to the county to fund support services. The group remarked on services provided by the Clackamas Service Center (CSC) and how the public could access those services.

**Councilor Khosroabadi** and **Sagor** remarked on whether the city’s construction excise tax (CET) funds could be used for support services and whether the city could work with Central City Concern or other organizations. They noted the financial impact of staff overtime costs to provide support services. **Mayor Batey** noted Metro was looking at putting together a supportive housing services (SHS) bond measure that could support the city’s support services. **Councilor Stavenjord** explained how Clackamas County had sought to fund SHS through cities.

**Sagor** provided updates on plans to open a county-run stabilization center in Milwaukie, the city’s coordination with Providence Milwaukie Hospital to improve service delivery, and the opening of a warming shelter in downtown Milwaukie. The group noted upcoming Clackamas Board of County Commissioners meetings where SHS funding requests support would be decided.

## **9. COUNCIL REPORTS**

**Councilor Stavenjord** and **Mayor Batey** reported on the Clackamas County Coordinating Committee’s (C4) legislative agenda and a request for the city to sign a joint values letter. The group discussed the letter, Milwaukie’s position on Interstate-205 tolling and transportation projects in the county, and it was Council consensus that the city would sign the C4 values letter.

**Councilor Stavenjord** asked if Council wanted to discuss the city’s youth engagement program at an upcoming meeting. It was Council consensus to discuss youth engagement at an upcoming work session.

**Council President Massey** reported on recent work done by the North Clackamas Watershed Council (NCWC) and the city’s Park and Recreation Board (PARB).

**Councilor Anderson** remarked on an invitation for Council to attend an upcoming Street Trust fundraiser dinner and a public comment on the safety of pedestrian crossings on McLoughlin Boulevard/Hwy 99E. **Mayor Batey** suggested Anderson discuss Hwy 99E with city staff before reaching out to the Oregon Department of Transportation (ODOT).

**Councilors Anderson and Stavenjord** and **Sagor** noted that Council would discuss Council's committee assignments at an upcoming meeting and whether Anderson could attend Transportation System Plan Advisory Committee (TSPAC) meetings.

**Mayor Batey** and **Councilor Stavenjord** remarked on the county's plan to acquire a North Clackamas Parks and Recreation District (NCPRD) property in unincorporated Clackamas County to use as a recovery center. The group discussed the county's recovery center proposal and the city's role in the location of a recovery center outside city limits. It was Council consensus to invite the county to report on the recovery center at a future meeting.

## **10. ADJOURNMENT**

**It was moved by Council President Massey and seconded by Councilor Khosroabadi 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 9:58 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Scott Stauffer, City Recorder