



COUNCIL WORK SESSION

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

MINUTES

NOVEMBER 5, 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	Michael Osborne, Finance Director
	Justin Gericke, City Attorney	Emma Sagor, City Manager
	Dan Harris, Events & Emergency Management Coordinator	Scott Stauffer, City Recorder
	Katherine Hopkins, Human Resources Director	Laura Weigel, Planning Manager
	Vera Kolias, Senior Planner	

Mayor Batey called the meeting to order at 4:02 p.m., noted that it was election day, and that there was time to drop off ballots before the boxes closed.

1. Neighborhood Hubs Phase III – Discussion

Sagor explained the premise behind the discussion and how Councilor Anderson, as a Council policy lane leader, would be leading the discussion. **Councilor Anderson** launched the conversation noting what should be kept in mind when thinking and talking about the third phase of the hubs project.

Councilor Stavenjord arrived at the meeting at 4:10 p.m.

The group discussed ideas for marketing and promoting hubs that included informing community members about how their properties could be developed, facilitating conversations between community members and developers, and utilizing already available and collected data to guide community conversations in open houses. The group also discussed what community engagement staff had already conducted and using those previous connections to identify which hubs have three-to-four community members who want to advocate for moving development forward.

The group talked about and agreed to extend the use of construction excise tax (CET) funding beyond the urban renewal area (URA) for storefront improvements and to find ways to fund placemaking in the right-of-way (ROW).

The group discussed accessory commercial uses (ACUs), how including them could positively affect neighborhoods, and what the city's code currently allowed via temporary use permits. Instead of having staff move forward with a formal ACU proposal, the group agreed the best thing to try was stretching the existing home occupancy code.

The group discussed the feasibility of corridor development between hubs particularly around King Road and 32nd Avenue, noting the need to be intentional with plans for growth, while addressing concerns around displacement, higher density, and gentrification. Staff agreed to return with a high-level assessment of the scope of required work, the associated pros and cons, and how these plans could impact the community.

Councilor Anderson emphasized the need to integrate housing affordability and supply into the hub development strategy to attract business to the hubs. The group

discussed the ongoing review of the code through the Housing Production Strategy (HPS) and considered how tools like land banking and land trusts could align with the hubs project. It was noted that Council would have upcoming meetings to explore these tools further. Additionally, due to current staff capacity, a comprehensive market analysis—necessary for assessing citywide density increases—would not be feasible at this time.

2. Houseless Services Update – Report (removed from the agenda)

3. Winter Events Preview and Events Update – Report

Harris reported on upcoming winter events and noted some exciting new changes to both the Umbrella Parade and Winter Solstice events which included collaborating with Bike Milwaukie to arrange a ride to the parade and bike decoration and a partnering with the North Clackamas Parks and Recreation District (NCPRD) to provide shuttle service across McLoughlin Boulevard for those with mobility issues. The group commented on the city’s Arts Committee led event, Bing in the New Year.

Harris shared how community members interested in hosting events could apply for grants through the Milwaukie Community Events fund and noted business that have already taken advantage of the program.

Harris provided an update on Milwaukie Fest 2025 noting community partners, dates, and events. **Mayor Batey** noted other ideas for organization partnerships with the Milwaukie Parks Foundation and North Clackamas Watershed Council (NCWC).

Sagor shared an update on Bing in the New Year and the group discussed funding for the Arts Committee.

4. Adjourn

Mayor Batey announced that after the meeting 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.

Mayor Batey adjourned the meeting at 5:46 p.m.

Respectfully submitted,



Nicole Madigan, Deputy City Recorder