

Regular Session

RS

Milwaukie City Council

COUNCIL REGULAR SESSION

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

2423rd Meeting**REVISED AGENDA**

APRIL 1, 2025

(Agenda Revised March 28, 2025)

Council will hold this meeting in-person and by video conference. The public may come to City Hall, join the Zoom webinar, or watch on the [city's YouTube channel](#) or Comcast Cable channel 30 in city limits. For Zoom login visit <https://www.milwaukieoregon.gov/citycouncil/city-council-regular-session-4>.
Written comments may be delivered to City Hall or emailed to ocr@milwaukieoregon.gov.

Note: agenda item times are estimates and are subject to change.

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1. **CALL TO ORDER** (6:30 p.m.)
 - A. **Pledge of Allegiance**
 - B. **Native Lands Acknowledgment**

2. **ANNOUNCEMENTS** (6:32 p.m.) 1

3. **PROCLAMATIONS AND AWARDS**
 - A. **Child Abuse Prevention Month – Proclamation** (6:35 p.m.) 4
Presenters: Tony Cereghino, Police Captain, and
Laura Sisulak, Children's Center

 - B. **National Poetry Month – Proclamation** (6:50 p.m.) 5
Presenters: Tom Hogan, Milwaukie Poetry Series, and
Brent Husher, Library Director

 - C. **National Library Week – Proclamation** (7:00 p.m.) 6
Presenter: Bren Husher, Library Director

 - D. **Vietnam War Remembrance Day – Proclamation** (7:05 p.m.) 7
Presenters: Scott Stauffer, City Recorder, and
Representatives of American Legion Post 180 and the
Susannah Lee Barlow Chapter Daughters of the American Revolution

4. **SPECIAL REPORTS**
 - A. **None Scheduled.**

5. **COMMUNITY COMMENTS** (7:10 p.m.)

To speak to Council, please submit a comment card to staff. Comments must be limited to city business topics that are not on the agenda. A topic may not be discussed if the topic record has been closed. All remarks should be directed at the whole Council. The presiding officer may refuse to recognize speakers, limit the time permitted for comments, and ask groups to select a spokesperson. **Comments may also be submitted in writing before the meeting, by mail, e-mail (to ocr@milwaukieoregon.gov), or in person to city staff.**

6. **CONSENT AGENDA** (7:15 p.m.)
 Consent items are not discussed during the meeting; they are approved in one motion and any Council member may remove an item for separate consideration.
- A. **Approval of Council Meeting Minutes of:** **20**
 - 1. February 11, 2025, study session,
 - 2. February 18, 2025, work session,
 - 3. February 18, 2025, regular session,
 - 4. ~~March 4, 2025, work session, and~~
 - 5. ~~March 4, 2025, regular session.~~ (removed from the agenda)
 - B. **Authorization of a Dump Truck Purchase – Resolution** **30**
 - C. **Authorization of a Tax Exemption Renewal – Resolution** **33**
 - D. **Approval of an OLCC Application for B-Side Records & Vintage, 10801 SE Main Street – New License** **42**
7. **BUSINESS ITEMS**
- A. **None Scheduled.**
8. **PUBLIC HEARINGS**
- A. **None Scheduled.**
9. **COUNCIL REPORTS**
- A. **Legislative and Regional Issues – Discussion** (7:20 p.m.)
 Staff: Scott Stauffer, City Recorder
10. **ADJOURNMENT** (7:45 p.m.)

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at ocr@milwaukieoregon.gov or phone at 503-786-7502. To request Spanish language translation services email espanol@milwaukieoregon.gov at least 48 hours before the meeting. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the [city's YouTube channel](#) and Comcast Channel 30 in city limits.

Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a ocr@milwaukieoregon.gov o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el [canal de YouTube de la ciudad](#) y el Canal 30 de Comcast dentro de los límites de la ciudad.

Executive Sessions

The City Council may meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660(2); all discussions are confidential; news media representatives may attend but may not disclose any information discussed. Final decisions and actions may not be taken in executive sessions.



RS Agenda Item

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Announcements



OREGON PURPLE UP! FOR MILITARY KIDS

MONTH OF THE MILITARY CHILD

**WEAR PURPLE on:
THURSDAY APRIL 10, 2025**



PURPLE UP! DAY 2024

Purple symbolizes all branches of the military. Purple UP! acts as a visible way to show support and thank military youth for their strength and sacrifices.

SHOW YOUR SUPPORT - SHARE PHOTOS

- **TAG @ORNG.CHILDANDYOUTHPROGRAM ON FACEBOOK**
- **EMAIL PHOTOS TO NG.OR.ORARNG.LIST.CYP@ARMY.MIL**
- **USE #ORPURPLEUP TO SHARE PICTURES**

MILITARY KIDS SERVE TOO





RS Agenda Item

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Proclamations & Awards

PROCLAMATION

WHEREAS child abuse is a tragedy that impacts the well-being of all, and

WHEREAS child abuse prevention programs require strong community partnerships, and

WHEREAS child abuse prevention requires a public commitment to create safe and nurturing environments for parents and guardians to raise their children, and

WHEREAS this community recognizes that children are our most valuable and vulnerable resources and are key to our prosperity and quality of life, and

WHEREAS by providing a healthy environment for our children, free of violence, abuse and neglect, we can help ensure that Milwaukie's children will grow to their full potential.

NOW, THEREFORE, I, Lisa Batey, Mayor of the City of Milwaukie, a municipal corporation in the County of Clackamas, in the State of Oregon, do hereby proclaim **APRIL 2025** to be **CHILD ABUSE PREVENTION MONTH** in Milwaukie and call upon all residents of this community to work to prevent child abuse.

IN WITNESS, WHEREOF, and with the consent of the City Council of the City of Milwaukie, I have hereunto set my hand on this 1st day of April 2025.

Lisa M. Batey, Mayor

ATTEST:

Scott S. Stauffer, City Recorder

PROCLAMATION

WHEREAS the Academy of American Poets established the month of April as National Poetry Month in 1996; and

WHEREAS the Milwaukie Poetry Series has made poetry more accessible to our community since 2007; and

WHEREAS National Poetry Month seeks to highlight the extraordinary legacy and ongoing achievement of American poets; introduce Americans to the pleasures and benefits of reading poetry; bring poets and poetry to the public in immediate and innovative ways; make poetry an important part of our children's education; and

WHEREAS poetry enhances and enriches the lives of all Americans; and

WHEREAS poetry, as an essential part of the arts and humanities, affects every aspect of life in America today, including education, the economy, and community pride and development; and

WHEREAS poetry has produced some of the nation's leading creative artists and has inspired other artists in fields such as music, theatre, film, dance, and the visual arts; and

NOW, THEREFORE, I, Lisa Batey, Mayor of the City of Milwaukie, a municipal corporation in the County of Clackamas, in the State of Oregon, do hereby proclaim April 1 through April 30 as **NATIONAL POETRY MONTH** and I call upon public officials, educators, librarians, and all the people of Milwaukie to observe this month, to celebrate the cultural riches our community has to offer, and to recognize the important role poetry in creating and sustaining this great nation with appropriate ceremonies, activities, and programs.

IN WITNESS, WHEREOF, and with the consent of the City Council of the City of Milwaukie, I have hereunto set my hand on this 1st day of April 2025.

Lisa M. Batey, Mayor

ATTEST:

Scott S. Stauffer, City Recorder

PROCLAMATION

WHEREAS libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new ideas and be drawn to new possibilities; and

WHEREAS libraries nurture young minds through storytimes, programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime; and

WHEREAS libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning dedicated while librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all; and

WHEREAS libraries provide free and fair access to books, tools, and programming, ensuring all individuals—regardless of background—have the support they need to learn, connect, and thrive; as well as protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression; and

WHEREAS libraries partner with schools, businesses, and organizations, connecting the dots to maximize resources, increasing efficiency, and expanding access to essential services, strengthening the entire community; Libraries also empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success; and

WHEREAS libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week under the theme **“Drawn to the Library.”**

NOW, THEREFORE, I, Lisa M. Batey, Mayor of the City of Milwaukie, a municipal corporation in the County of Clackamas, in the State of Oregon, do hereby proclaim **APRIL 6th to 12th, 2025**, to be **NATIONAL LIBRARY WEEK** in Milwaukie, and I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the **library draws us together as a community.**

Lisa M. Batey, Mayor

ATTEST:

Scott S. Stauffer, City Recorder

PROCLAMATION

WHEREAS the People of Milwaukie and the United States wish to honor the service and sacrifice of American military personnel and their families who served during the Vietnam War, and

WHEREAS the United States and the State of Oregon have proclaimed Welcome Home Vietnam Veterans Day at the end of March each year to coincide with the anniversary of the last day of combat operations in Vietnam, and

WHEREAS to better serve our veteran neighbors the Milwaukie Police Department, Milwaukie American Legion Post 180 and veteran service organizations in the greater Milwaukie community established the Corporal Diffie Fund to provide immediate interim support to veterans in need while other services are sought, and

WHEREAS the City of Milwaukie and its community partners American Legion Post 180 and the Susannah Lee Barlow Chapter, Daughters of the American Revolution (DAR) are committed to honoring Vietnam veterans and their families and will mark the 50th anniversary of the end of the war with an event at the Vietnam Veterans Memorial at Scott Park at 1:00 p.m. on Saturday April 5, 2025, and

WHEREAS it is right to reflect on the service and sacrifice made by all who served Our Nation in the Vietnam and Southeast Asia theater during the Vietnam War.

NOW, THEREFORE, I, Lisa M. Batey, Mayor of the City of Milwaukie, a municipal corporation in the County of Clackamas, in the State of Oregon, do hereby proclaim **MARCH 29, 2025**, to be **VIETNAM WAR REMEMBRANCE DAY** in the City of Milwaukie, and do encourage all community members to visit the Vietnam Veterans Memorial at Scott Park and attend the April 5, 2025, commemoration event.

IN WITNESS, WHEREOF, and with the consent of the City Council of the City of Milwaukie, I have hereunto set my hand on this 21st day of March 2023.

Lisa M. Batey, Mayor

ATTEST:

Scott S. Stauffer, City Recorder





RS Agenda Item

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Community Comments

From: dcnmarla@aol.com
To: [OCR](#)
Subject: Thank you for Milwaukie City Council Special Statement
Date: Tuesday, March 25, 2025 12:58:39 PM

This Message originated outside your organization.

Hello!

I would like to thank the Milwaukie City Council for the special statement to the Milwaukie Community that was published in the March, 2025 Milwaukie Pilot. I am grateful for the courage it took to speak out on behalf of our community. Although I live in unincorporated Clackamas County and outside of the Milwaukie City Limits (barely), I am so proud of you guys and so very grateful for your promise: ***Milwaukie will not be swayed by chaos or fear. We see you, we support you, and we will continue to stand up for justice, inclusion and dignity for all.***

Thank you.

Sincerely,

Marla McGarry-Lawrence
503.803.0028

From: [Wilma Lewis](#)
To: [OCR](#)
Subject: City Council special statement
Date: Tuesday, March 25, 2025 5:06:52 PM

This Message originated outside your organization.

I want to congratulate the members of the City Council for their statement in the Milwaukie Pilot March 2025 issue. It gives me hope for the future. A heart felt thank you to each person from this 88 year old who marched and worked in the women's movement years ago. Wilma Lewis
Sent from my iPad

From: [Lisa Batey](#)
To: [OCR](#)
Subject: FW: Thank you
Date: Friday, March 28, 2025 1:04:29 PM

Nicole/Scott – another for the record.

From: Hana Sant <hanasofia.sant@gmail.com>
Sent: Friday, March 28, 2025 12:19 PM
To: Adam Khosroabadi <KhosroabadiA@milwaukieoregon.gov>; Robert Massey <MasseyR@milwaukieoregon.gov>; William Anderson <AndersonW@milwaukieoregon.gov>; Rebecca Stavenjord <StavenjordR@milwaukieoregon.gov>; Lisa Batey <BateyL@milwaukieoregon.gov>
Subject: Thank you

This Message originated outside your organization.

Hello Milwaukie City Council,

I wanted to email and send a heartfelt thank you for the special statement you published in the most recent Milwaukie Pilot. This little community brings me a lot of joy, and I am proud to live somewhere with a city council willing to stand up for the more vulnerable among us at times like these. I was very encouraged to see your statement and it only reaffirms how glad I am to live here. My husband and I bought a home in Lewelling last summer, after living here previously from 2016-2019. We were so impressed in those three years with the direction the community was headed and the amount of civic engagement we saw from our fellow community members, it was a big reason why we decided to return here for good to raise our family. I am currently 6 months pregnant, but once the dust settles a bit and we figure out new routines in our growing family, I really look forward to finding ways to deepen my engagement with the good work being done by you and others in this community.

Thank you for all you do, I hope you have a lovely weekend.
Hana Sant

From: [Ronelle Coburn](#)
To: [OCR](#)
Subject: City Council Meeting Packet Submission
Date: Friday, March 28, 2025 2:48:33 PM
Attachments: [City Council Testimony-4-1-25.pdf](#)

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Hello!

Attached is a PDF for Public Testimony at City Council Meeting next Tuesday, April 1, 2025.

Also, important question please: if I want to show slides for testimony, can I do it in-person and/or if attending via zoom?

Does either one of these make it easier to manage for whoever is running the tech aspects of the meeting? If in-person, how do I need to show up with digital files to make this work? I have MacBook Pro otherwise, but have no idea if there is a bluetooth connection or hard wired? Would a thumbnail drive work best? Please advise.

Thank you for your help!

Ronelle Coburn

Street Infrastructure Concerns on Unimproved Road
9111 SE 29th Ave | Cottage Cluster (7 units w/no off-street parking)

Test case for middle housing/added density on streets without paved ROW.
Street Overview & Condition Images on Page 4 and beyond

1. Parkway Issues

1a. **Heavier usage...INFRASTRUCTURE?** Can current (variously) graveled ROWs handle increased use?

1b. **Who** maintains for heavier usage? Equity issues?

There is no code requirement for residents to gravel the ROW. Those who pay to gravel get cars from new middle housing developments and those who don't get mud swamps and/or no cars? "Good citizens" get "punished"?

And developers profit from adjacent homeowners who maintain ROW?

1c. **Graveled areas with 3-4 inches of grass & soil/mud on top** to North & South on this block.

These areas get *damaged* in rainy season, esp with heavy vehicles like delivery vans/trucks. Ruts from 6-12 inches deep from delivery vans pulling onto them to stop temporarily or travel by oncoming vehicles. Un/der-graveled parkways will turn into swamps during the winter with heavier use. Mud could be dragged out into the paved traffic lanes and wash down slope? (drain impacts?)

Example: My ROW was like this 9 years ago and quickly became a literal stinking mud swamp when we started parking on it in February 2016. I had to have it excavated & re-rocked with ¼ crushed gravel to make it functional (\$3K). Over time the rock has packed down and the adobe soil floated up and started re-coating the top which created mud and puddling by early 2024. Had to add more rock early this year to get us up out of the mud again (\$480). Went with larger ¾ crushed hoping it will sit better on top of existing rock base and not compress down as easily (i.e. last longer).

Under-graveled ROWs: WHO gravels them so they can handle being used?

Our Streets Division is responsible for up to 2 ft of gravelling from edge of paved traffic lanes. This is to remedy rock "wash out."

Do we need low berms to stop ROW rock from both being dragged onto pavement by cars and from being "washed out" onto paved traffic areas?

Greenway Safety issue: with heavier use more gravel will be dragged onto paved area of street. Gravel could present a hazard for bicyclists?

Should permitting be changed to NOT leave it up to developer choice whether to do a FILOC on our unimproved streets? Instead, city requires FILOC for this type of development on unimproved street and uses funds first to make needed basic street improvements, install signage, etc? (not put it into general funds for other projects)

2. Mail Delivery Issues

- 2a. Higher number of cars on-street will equal **blocked mailboxes** & stopped delivery.
Currently no code that prohibits blockage of mailboxes. So no ability to call for ticket/tow.
Engineering seems to think that post office is required to deliver even if boxes blocked regularly.

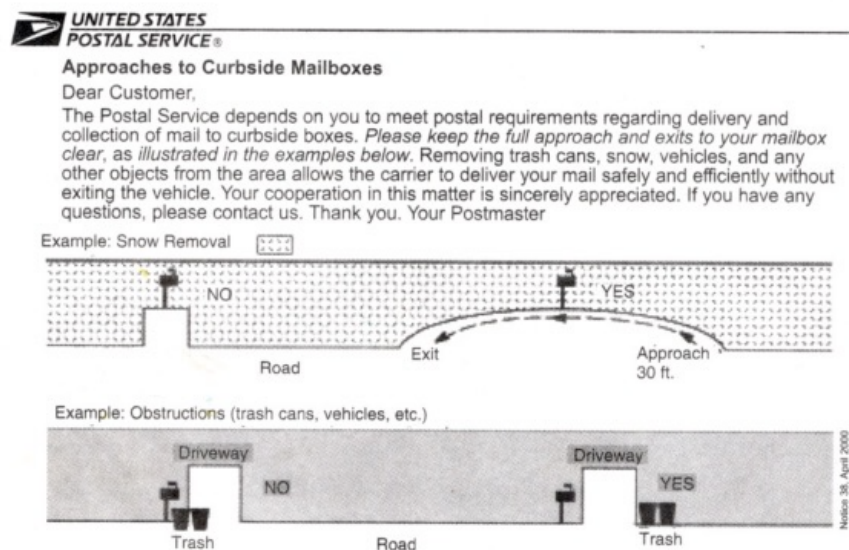
Everything I've found online points to the contrary due to efficiency & safety issues for postal carriers. Postal service manual goes so far as to state that drive-up delivery "carriers must have access to the mailbox without leaving the vehicle unless authorized to dismount." (I tried to call USPS to ask more questions, but system said they couldn't take call and hung up every time for days.)

- 2b. Parking signage to keep mailbox approaches clear according to USPS requirements?
(See below under 3. Blocked walkways for more re signage)

Post Office Requirements for Drive-Up Delivery

<https://about.usps.com/postal-bulletin/2007/html/pb22206/mailboxkit.4.5.html>

Customers must place mailboxes on motorized city, rural, and contract delivery service routes so a carrier can safely and conveniently serve them without leaving his or her vehicle. The mailboxes must be on the right-hand side of the road in the carrier's travel direction in all cases where traffic conditions make it dangerous for the carrier to drive to the left to reach the mailboxes, or where doing so would constitute a violation of traffic laws and regulations. *Postal Operations Manual* (POM) 632.6 specifies postal regulations regarding locations for apartment houses and other multiple unit dwellings. On new rural and contract delivery service routes, all mailboxes must be on the right-hand side of the road in the direction of the route line of travel. Mailbox placement must conform with state laws and highway regulations. City motorized, rural, and highway contract box delivery route carriers are subject to the same traffic laws and regulations as other motorists. Customers must remove obstructions, including vehicles, trash cans, and snow, that impede safe and efficient delivery. Except when a mailbox is temporarily blocked, carriers must have access to the mailbox without leaving the vehicle unless authorized to dismount.



3. Current resident walkways to front doors from street

Blocked access for both residents and deliveries.

Currently no code that prohibits blockage of walkways to front doors, even when there is no other access from street to front door. (can't just "walk across the lawn" at my particular house due to slope between street and house)

What happens when residents literally cannot get to their own front doors? Or when the USPS stops delivering mail? Currently city will not provide signage and residents are prohibited from putting up signage to keep walkways open or to meet USPS requirements for mail delivery.

From code office: "We do have code restrictions regarding residents putting up "No Parking" signs. Not only can signs not be placed in the public right-of-way, but they can not imitate traffic control devices (meaning they cannot mimic or be confused with City of Milwaukie signage). Please see the attached highlighted code section for reference." (MMP 14.12.020)

Title 14. Signs

Chapter 14.12. SIGNS PROHIBITED OR EXEMPTED

§ 14.12.020. PROHIBITED SIGNS.

B. Signs installed within the right-of-way except as permitted by Subsections 14.12.010.C and 14.20.040.A

Q. Signs that imitate traffic control devices and are located in places where they are likely to be confused with a traffic control device, and any sign obscuring the view of a traffic control device.

Subsection 14.12.010.C (Exempted Signs)

Signs placed in the right-of-way by the City, jurisdiction responsible for the right-of-way, or transportation district operating within the right-of-way.

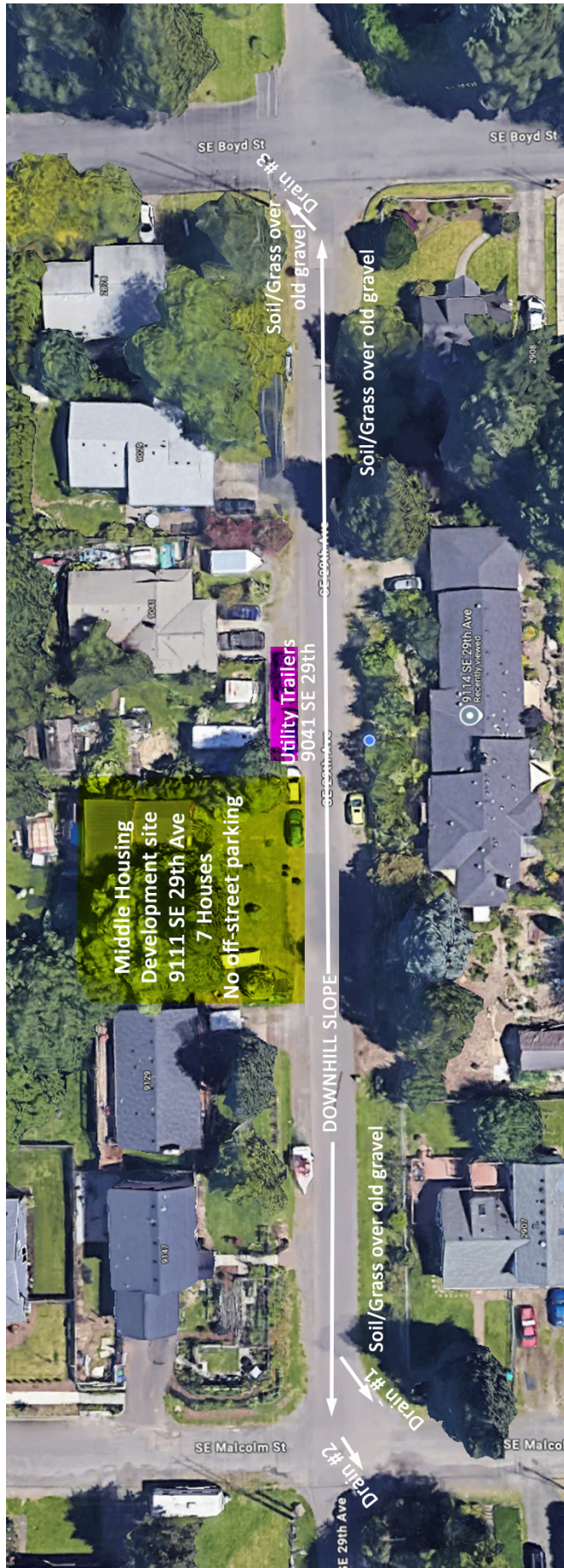
SITE SPECIFIC ISSUE

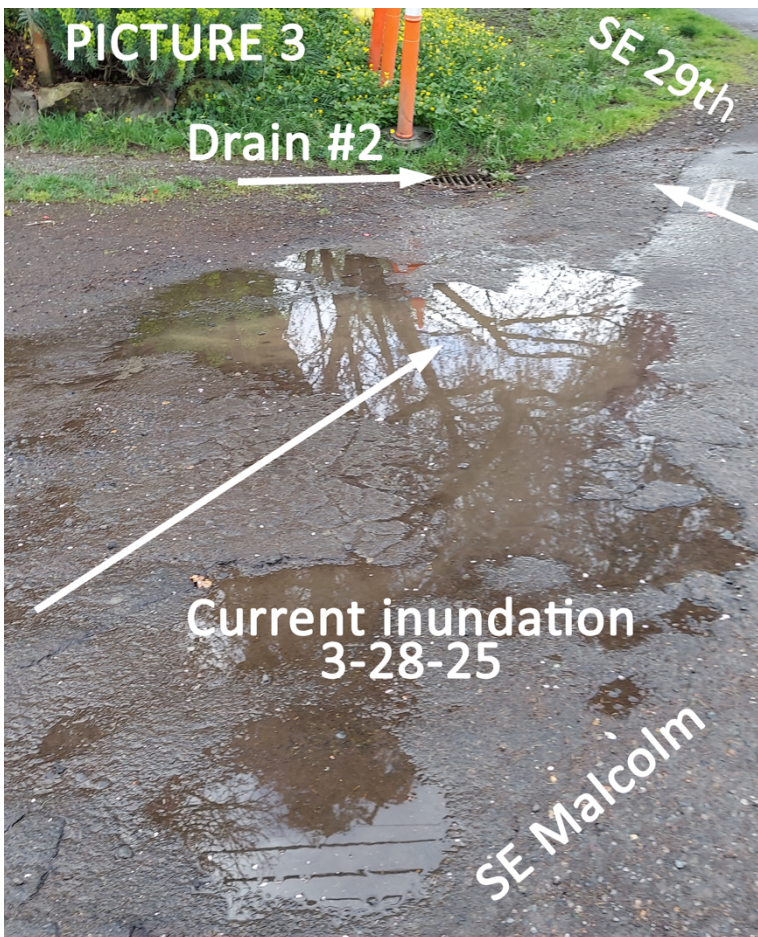
4. Utility trailers parked on-street at 9041 SE 29th Ave (currently no prohibitive code)

4a. **Greenway Safety issue** with sightlines for higher street parking/traffic from multiplex development

4b. Private use taking up needed public facilities

TSP ISSUE | *Change code to prohibit?*









RS Agenda Item

6

Consent Agenda

COUNCIL STUDY SESSION

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

MINUTES

February 11, 2025

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

Staff Present: Dan Harris, Events and Emergency
Management Coordinator

Nicole Madigan, Deputy City Recorder
Emma Sagor, City Manager

Mayor Batey called the meeting to order at 5:19 p.m. Council President Anderson and Councilor Massey joined the meeting via zoom, Councilor Stavenjord was absent.

1. Events Review and Update – Discussion

Harris provided a recap of recent winter events starting with the Umbrella parade, noting 2024's successes and challenges. The group discussed the sound system failure that occurred which led to the purchase of a new, more weather-resistant PA system, noted speaker spacing was adjusted to improve volume without feedback, and ideas that had been considered around having a professional company operate sound for the event.

Harris noted the Portland Power Pep Band returned for a second year and was well received, and that staff had successfully secured external power access for the tree, as access to historic city hall would no longer be available.

Mayor Batey shared that Pfriem Brewery's new location in historic city hall would have a soft opening the week of March 31, with a grand opening expected in April. **Councilor Massey** suggested a blowhorn as a good backup solution for audio issues at events.

Harris and **Mayor Batey** commented on the biking as transportation to the Solstice event and **Harris** noted that while the new temporary parking for bicycles was not heavily used, it was an affordable addition and would continue to be a part of all city sponsored events. **Harris** shared about the newest addition to the 2024 event – a sponsorship from Sauna Glo, who provided wood-fired saunas. Feedback was mixed, but it offered a great example of how events can highlight local businesses.

Harris reviewed past challenges with pedestrian crossings on McLoughlin during Solstice and 2024 improvements, including a shuttle partnership with North Clackamas Parks and Recreation District (NCPRD) for those with mobility impairments and Milwaukie Police Department (MPD) presence to support safe traffic. The group discussed event vendors, current cost-effective operations, and the future pedestrian underpass planned as part of the Kellogg Dam removal project.

Harris provided an update on the Milwaukie Community Events Fund (MCEF), including applications received and awarded. The group discussed city advertising and Neighborhood District Association (NDA) funds.

Harris shared the schedule for the three-day Milwaukie Fest, July 11–13, and highlighted partnerships with organizations, businesses, and community members. Harris reviewed sponsorship levels and noted that TriMet and Beer Store Milwaukie had already committed at the major sponsor level. With a goal of \$15,000+, **Harris** encouraged Council to help identify additional sponsors. **Harris** expressed appreciation for the growing enthusiasm and collaboration across departments and partners.

Harris and **Mayor Batey** discussed incorporating Bay Park activities and better coordination across downtown zones. They confirmed that planning for Pride and Juneteenth was underway with community organizers, and that the city's events team continues to provide support.

2. Houseless Services Update – Report

Sagor asked Council to receive the update while considering whether they'd prefer to continue receiving updates quarterly or shift to a different cadence or format.

Sagor reviewed the cooling center pilot program at Ledding Library, funded through Clackamas County's City-Led Initiative grants. The funding allowed the city to extend library hours during extreme heat events, with the center activated eight times in 2024 and an average of nine attendees per night. **Sagor** described how the space was staffed and noted that building modifications, such as gating off parts of the library, could increase flexibility and allow for volunteer support. **Mayor Batey**, who had volunteered, shared that the setup worked well but the space sometimes became overly cold.

Sagor highlighted the work of the city's behavioral health and outreach staff: Glenn Suchanek, the city's behavioral health specialist, and Don Holden, who served as the county-funded houseless liaison through LoveOne. **Sagor** noted that LoveOne was in the process of hiring a second liaison to backfill Holden's previous position. **Sagor** shared a breakdown of Suchanek's interactions between March 2024 and February 2025 and praised the critical role both staff play in community support. **Sagor** noted Holden and Suchanek participated in the 2024 Point in Time Count and shared that LoveOne conducted a significant trash cleanup at Kronberg Park at no cost to the city. Code Enforcement was finalizing an intergovernmental agreement (IGA) with Metro to support future cleanup needs.

In response to a question from **Council President Anderson** about an individual camping downtown, **Sagor** and **Husher** described the city's process, which prioritizes outreach and connection to services over enforcement.

Sagor reviewed the Ledding Library's role as a key outreach space and community hub for vulnerable populations, noting Weekly Tuesday outreach events hosted by MPD and community partners which served 78 clients, how library staff assisted with resource referrals and distribution of water and snacks, and the county's mobile probation and parole unit, which visits the library monthly, served 113 individuals, with 11 entering housing or completing treatment. **Sagor** and **Husher** described the Rent Well Labs program, a partnership with Clackamas County Social Services. In response to a question from **Councilor Khosroabadi** about helping a community member struggling to find housing, **Sagor** and **Husher** confirmed that Holden would be the appropriate point of contact.

Sagor thanked Mayor Batey for spotting on Clackamas County's agenda the approval for funding for an overnight warming shelter at St. John the Evangelist Episcopal Church. **Sagor** noted that the shelter would be operated by LoveOne and was expected to open in 2026 following building improvements.

Council expressed interest in adjusting the cadence and asked things be brought back based on need. **Sagor** noted that a spring update would be scheduled to focus on the stabilization center and HEART program, and summarized that future updates may shift to semi-annual check-ins or focus on timely topics.

3. Council Reports

Mayor Batey noted a recent appointment to serve as one of two Clackamas County mayors, alongside Lake Oswego Mayor Buck, in Metro’s regional discussion on rebooting the Supportive Housing Services (SHS) measure, with biweekly meetings starting February 24. There was hope that the group would pursue recurring funding for needs like cooling and warming centers, reducing reliance on IGAs.

Council President Anderson voiced concern over a potential 25% SHS funding cut and emphasized the importance of building ballot measure support with the Portland Metro Chamber. **Anderson** reported on recent Clackamas County Coordinating Committee (C4) discussions around Clackamas County’s legislative transportation priorities—the I-205 Corridor Widening and Sunrise Corridor projects—and political opposition and debates around which projects should be prioritized. **Batey** and **Anderson** discussed uncertainties around funding sources for these efforts.

Councilor Massey provided a detailed report from the Regional Water Providers Consortium, noted an upcoming survey about water taste sent to 600 consumers, and confusion about members of the Consortium meeting Milwaukie’s new leadership, which staff clarified may have referred to the city’s climate manager. **Massey** reviewed a range of proposed state legislation being tracked by the water caucus and noted that Milwaukie staff should coordinate to track relevant bills. **Mayor Batey** added that Water Environment Services (WES) was also monitoring PFAS-related legislation.

Mayor Batey shared there was no update on the electric fencing letter included in Council’s packet but would follow up next Tuesday. **Batey** shared highlights from a recent meeting with a local nonprofit, Bee-lieve Educational Foundation, which promotes honeybee-related education. While their focus on honeybees may not align with Bee City priorities, the scholarship program for veterans training as beekeepers was noted as a highlight, and information was offered to interested Councilors.

4. Adjourn

Mayor Batey adjourned the meeting at 6:56 p.m.

Respectfully submitted,

Nicole Madigan, Deputy City Recorder

COUNCIL WORK SESSION

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

MINUTES

FEBRUARY 18, 2025

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

Staff Present: Joseph Briglio, Assistant City Manager
Mandy Byrd, Development Project Coordinator
Justin Gericke, City Attorney
Vera Koliass, Senior Planner
Michael Osborne, Finance Director
Peter Passarelli, Public Works Director
Emma Sagor, City Manager
Scott Stauffer, City Recorder
Laura Weigel, Planning Manager

Mayor Batey called the meeting to order at 4:01 p.m.

1. Solid Waste Franchise System – Discussion

Osborne provided a summary of previous discussions regarding the city's solid waste franchise agreements, including the original adoption in 2015 and a review of franchise terms, composting programs, customer service, recycling rates, and construction dropboxes. **Osborne** noted the current franchise model is a rolling 10-year agreement that renews each January unless Council takes formal action to terminate the system and clarified that three haulers currently operate in Milwaukie, down from five a decade ago.

Councilor Khosroabadi arrived at 4:20 p.m.

Sagor outlined key provisions in the Milwaukie Municipal Code related to the franchise system, including the requirement for a public hearing and formal notice to terminate the rolling agreement structure. It was emphasized that if Council were to pursue termination, the current haulers would retain their franchises for 10 years from the date of termination notice.

The group discussed how the 10-year termination clock would allow Council to explore future franchise models and develop a new code framework, while acknowledging that changes could not apply to current haulers.

It was Council consensus to schedule a public hearing in fall 2025 to consider terminating the rolling franchise model, and to provide documentation for future Councils outlining the rationale for this potential change.

The group addressed concerns about the future of request for proposals (RFP) in light of industry consolidation. While acknowledging that the pool of future applicants may be limited, Council supported providing future Councils with a regular renegotiation process. This would improve transparency, preserve leverage, and ensure accountability to the public. Council expressed interest in exploring the city's leverage under the current system and potential policy tools to ensure fair rates and service levels.

The group also discussed the cost and value of food waste composting and bulky waste days, noting prior assumptions about minimal rate impacts, which later proved to be underestimated. Council expressed interest in evaluating the cost breakdown for composting services and requested that the city's rate consultant include a detailed analysis in the 2026 fiscal year (FY26) rate review and asked that staff conduct community outreach and education around composting and bulky waste collection.

The group discussed customer service concerns, including the appropriate point of contact for complaints and feedback while noting the importance of clear and centralized communication channel for residents. David Huber with Waste Management (WM) confirmed WM's commitment to responsiveness and highlighted new technology tools for submitting service requests online.

The group discussed recycling rates and diversion rates at different facilities for construction dropboxes. Council emphasized the need to understand cost impacts, how those costs would be distributed, and how transparency could be improved. They also asked staff to explore possible updates to franchise terms, while noting current limitations due to the rolling agreement.

Sagor summarized that staff would bring back additional data on regional practices, cost comparisons, and potential updates to the city's solid waste franchise system.

2. Neighborhood Hubs Phase III – Update

Kolias explained staff's plans for a three-tiered approach to continuing the Neighborhood Hubs planning work in Phase 3, which would build on previous phases and past Council direction. Tier 1 included lower-effort tasks such as reviewing the city's home occupation code to support small-scale, home-based businesses and increase neighborhood commercial activity while taking steps to avoid gentrification and displacement. **Kolias** also proposed temporary use permit outreach and improvements, promotion of allowed uses under current zoning, and expanded business improvement and placemaking grants.

Kolias presented Tier 2, which focused on targeted outreach to property owners, infrastructure investments, and grant programs to activate the already rezoned neighborhood hubs. **Kolias** addressed walkability, zoning history, and market potential for 32nd and Olsen, noted physical constraints of the 32nd Avenue corridor, and the potential for development along the Central King Road Hub Corridor. **Kolias** stated that market studies would occur prior to corridor planning, with a focus on public engagement.

Kolias introduced Tier 3, a citywide analysis of high-density residential (RHD) zoning, which was a required element of the Housing Production Strategy (HPS). The group discussed barriers to development under the existing code and the potential need for tools such as density bonuses, partial lot aggregation, or zoning boundary changes to improve redevelopment feasibility.

Weigel clarified that, although the tiers were structured by level of effort, staff proposed beginning with the Tier 3 RHD study due to state requirements, followed by scoping the identified corridor hubs, and that marketing outreach and other smaller tasks could begin and run concurrently with the RHD study. The group discussed the proposed approach to the work plan and how the timeline lays out.

The group reviewed the broader Planning Department work plan, noting that some previously prioritized efforts, such as the Parks and Institutional Zone and the Willamette Greenway, had been deprioritized to focus on HPS-related requirements. Additional discussion covered pending tasks such as the proposed reduction of system development charges (SDCs) and planning fees under the HPS, the Town Center Plan, a potential land banking strategy for affordable housing, and the Urban Growth Management Area (UGMA) which included potential future conversations with the county.

During the group discussion, Council members expressed differing views on the urgency of corridor planning, some emphasizing near-term community needs and others recommending a longer-term approach.

Dave Aschenbrenner, of Hector Campbell Neighborhood, expressed concerns about the scope of work along King Road and the perceived negative effects of recent changes, as well as historic housing inventories not being prioritized.

The group discussed the appropriate timeline for the market analysis and public outreach for 32nd Avenue and King Road corridors.

It was Council consensus to begin the RHD zoning study in 2025, delay scoping the market analysis for 32nd Avenue and King Road until 2026 and proceed with efforts to activate existing hubs this year.

3. Adjourn

Mayor Batey adjourned the meeting at 6:19 p.m.

Respectfully submitted,

Nicole Madigan, Deputy City Recorder

COUNCIL REGULAR SESSION

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

MINUTES

FEBRUARY 18, 2025

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

Staff Present: Joseph Briglio, Assistant City Manager
Justin Gericke, City Attorney
Vera Koliias, Senior Planner
Emma Sagor, City Manager

Gabriela Santoyo Gutierrez, Equity & Inclusion
Coordinator
Scott Stauffer, City Recorder
Laura Weigel, Planning Manager

Mayor Batey called the meeting to order at 6:32 p.m.

1. CALL TO ORDER

A. Pledge of Allegiance.

B. Native Lands Acknowledgment.

2. ANNOUNCEMENTS

Mayor Batey announced upcoming activities, including the annual board and committee (BC) recruitment process, a naloxone training, a Kellogg Creek restoration project, a business open door session, a Johnson Creek watershed clean-up event, and a grand opening event at three neighborhood parks. **Councilor Stavenjord** announced local efforts to participate in a national economic blackout day on February 28.

Mayor Batey read a loving community themed haiku poem.

3. PROCLAMATIONS AND AWARDS

A. Celebrating Black Excellence Month – Proclamation

Santoyo Gutierrez and **Jay Jones**, Executive Director of the North Clackamas County Chamber of Commerce, remarked on celebrating Black excellence and **Mayor Batey** proclaimed February to be Celebrating Black Excellence Month in Milwaukie.

4. SPECIAL REPORTS

A. None Scheduled.

5. COMMUNITY COMMENTS

Mayor Batey reviewed the comment procedures and **Sagor** reported there was no follow-up from the February 4 comments.

Steve Bennett, Milwaukie Historical Society president, remarked on the importance of conducting an inventory of historical assets in Milwaukie and encouraged Council to direct planning department staff to make such an inventory a priority. **Bennett** reported on work the historical society had done to prepare for a historical asset inventory.

Gene Monaco, unincorporated Clackamas County resident, discussed stormwater and right-of-way (ROW) infrastructure the city is requiring be built on property Monaco owns in unincorporated Clackamas County to develop the property and annex into the city.

Rod Smith, Milwaukie resident, remarked on the decorum of elected officials in public meetings, noting recent remarks by State Representative Mark Gamba about voters, and asked Council to speak with Representative Gamba about the remarks.

6. CONSENT AGENDA

Councilor Khosroabadi noted two minor corrections to the January 21 work session minutes. **Stauffer** confirmed the changes would be made.

It was moved by Councilor Massey and seconded by Council President Anderson to approve the Consent Agenda as presented.

A. City Council Meeting Minutes:

- 1. January 21, 2025, work session, and**
- 2. January 21, 2025, regular session.**

~~B. A motion adopting the 2025 Council Committee Assignments.~~ (removed from the agenda)

C. Resolution 11-2025: A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, authorizing an amendment to the contract with BMS Technologies for utility billing printing and mailing services.

D. Resolution 12-2025: A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, reinstating a grant agreement with Justice & Security Strategies Inc. for a body-worn camera policy and implementation program.

E. Resolution 13-2025: A resolution of the City Council of the City of Milwaukie, Oregon, authorizing a financing contract with the State of Oregon for the development of a per- and polyfluoroalkyl substances (PFAS) feasibility study.

F. Resolution 14-2025: A resolution of the City Council of the City of Milwaukie, Oregon, removing and appointing members of the Public Safety Advisory Committee (PSAC).

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

Mayor Batey, Sagor, and Stauffer commented on the removal of Council Committee Assignments noting that the assignments would be updated with a couple minor changes and brought back on the March 4, 2025, regular session consent agenda.

7. BUSINESS ITEMS

A. None Scheduled.

8. PUBLIC HEARING

A. Senate Bill (SB) 1537 Code Amendments Adoption – Ordinance

Call to Order: **Mayor Batey** called the public hearing on the proposed SB1537 code amendments adoption, to order at 7:12 p.m.

Purpose: **Mayor Batey** announced that the purpose of the hearing was to receive a staff update, take public comment, and deliberate on the proposed code amendments.

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

Staff Presentation: **Kolias** provided an overview of the proposed code changes related to residential development variances mandated by the state through the adopted SB1517, explaining how the variances would apply in Milwaukie related to maximum density of housing units. Previous Council discussions that resulted in feedback were noted.

Kolias reported that no correspondence had been received for the Council hearing and reviewed Council's decision-making options.

Council Questions to Staff: Council had no questions for staff.

Audience Testimony: It was noted that no audience member wished to speak to Council.

Close Public Comment: **It was moved by Councilor Massey and seconded by Council President Anderson to close the public comment part of the SB1537 code amendments adoption 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 7:25 p.m.

Council Decision: **It was moved by Councilor Massey and seconded by Council President Anderson for the first and second readings by title only and adoption of the ordinance amending the Milwaukie Municipal Code (MMC) Title 19 Zoning Ordinance for the purpose of removing the prohibition on variances to maximum density (Primary File #ZA-2024-002). 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.

Stauffer polled the Council with Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]

Ordinance 2249:

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING THE MILWAUKIE MUNICIPAL CODE (MMC) TITLE 19 ZONING ORDINANCE FOR THE PURPOSE OF REMOVING THE PROHIBITION ON VARIANCES TO MAXIMUM DENSITY (PRIMARY FILE #ZA-2024-002).

Councilor Khosroabadi and **Mayor Batey** remarked that parts of SB1517 felt like state overreach that hindered the city's housing work.

Mayor Batey noted that the Beaverton City Council ran public hearings differently and asked if Milwaukie could adopt some of the more efficient parts of the Beaverton script.

B. Sparrow Site Surplus Property Declaration – Resolution

Call to Order: **Mayor Batey** called the public hearing on the proposed surplus property declaration, to order at 7:30 p.m.

Purpose: **Mayor Batey** announced that the purpose of the hearing was to receive a staff update, take public comment, and deliberate on declaring the Sparrow Site to be surplus.

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

Staff Presentation: **Byrd** provided an overview of the Sparrow Site development project and goals and noted next steps in developing the site.

Correspondence: Staff reported that no correspondence had been received.

Audience Testimony: No audience member wished to speak to Council.

Close Public Comment: It was moved by Councilor Massey and seconded by Council President Anderson to close the public comment part of the Sparrow Site surplus property declaration 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 7:34 p.m.

Council Decision: It was moved by Councilor Massey and seconded by Council President Anderson to approve the resolution declaring two (2) Sparrow Site lots surplus and authorizing the city manager to sell, transfer, or lease the properties for development. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

Ordinance 15-2025:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, DECLARING THE TWO (2) SPARROW SITE LOTS SURPLUS AND AUTHORIZING THE CITY MANAGER TO SELL, TRANSFER, OR LEASE THE PROPERTIES FOR DEVELOPMENT.

9. COUNCIL REPORTS

A. Legislative and Regional Issues – Discussion

Stauffer provided an update on state legislation Council and staff were tracking during the 2025 session of the state legislature and the group discussed the tracked bills and noted if Council letters in support or opposition had been sent.

Stauffer announced an upcoming Vietnam War Remembrance event at Scott Park.

Council Reports

Councilor Stavenjord provided a brief update on Housing Authority of Clackamas County scattered sites work.

Councilor Massey expressed appreciation for neighborly snow shoveling that had occurred during the recent snowstorm.

Mayor Batey noted the possibility that the North Clackamas Parks and Recreation District (NCPRD) would raise its system development charge (SDC) rate.

Sagor encouraged the public to visit local businesses who had seen fewer customers during the snowstorm and Mayor Batey reported that new businesses had been invited to report to Council at upcoming meetings.

10. ADJOURNMENT

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

Mayor Batey adjourned the meeting at 7:58 p.m.

Respectfully submitted,

Scott Stauffer, City Recorder

COUNCIL STAFF REPORT

To: Mayor and City Council
Emma Sagor, City Manager

Date Written: Mar. 6, 2025

Reviewed: Michael Osborne Finance Director, and
Kelli Tucker, Accounting & Contracts Specialist

From: Peter Passarelli, Public Works Director

Subject: Vehicle Purchase: Five-Yard Dump Truck/Snowplow/Sand Spreader

ACTION REQUESTED

Council is asked to authorize the city manager to approve the purchase of a replacement five-yard dump truck with snow accessories in the amount of \$298,988.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

1994: A 1995 GMC “Topkick” five-yard dump truck was purchased by the city.

[June 4, 2024](#): Council adopted the biennial budget for fiscal years 2025-2026, which included funding to replace one five-yard dump truck.

ANALYSIS

The city currently owns a 1995 GMC five-yard dump truck and a 2023 Freightliner 108SD five-yard dump truck, both used by all divisions of the public works department for transport of materials to job sites, hauling heavy excavation equipment and steel plates, and snow and ice mitigation during adverse weather events.

The 1995 GMC truck is equipped with a Caterpillar 3116 diesel engine, but as an older vehicle, it lacks the catalytic reduction technologies that reduce nitrogen oxide emissions (NOX) and particulate matter, and it exceeds current emission standards. The truck/plow/sander combo is aging and can experience unexpected failures at inopportune times, which can impact the city’s ability to effectively manage a weather event. Staff plan to surplus the 1995 GMC truck and then auction it for sale.

Staff have identified a new Freightliner 108SD five-yard dump truck will be most ideal to replace the soon-to-be surplus vehicle, and it can be purchased through State of Oregon Department of Administrative Services’ (DAS’) price agreement #PO-10700-00004663, with Premier Truck Group in the amount of \$298,988. This procurement method is compliant with section 10.040 of the city’s Public Contracting Rules (PCRs).

Further research by staff indicates that there are not currently any commercially available electric vehicle (EV) dump trucks that meet the payload and chassis strength requirements to facilitate snow removal.

Since the new vehicle’s purchase amount exceeds \$250,000, the city will publish a public notice of intent to purchase off a price agreement in accordance with Oregon Revised Statute (ORS) 279A.215(2)(a-d).

BUDGET IMPACT

The total purchase price for the new five-yard dump truck exceeds the budgeted amount of \$252,000 (as budgeted and shared by the Transportation, Water, Wastewater, and Stormwater Funds). The cost difference of \$46,988 will be covered by deferring the purchase of the budgeted flatbed trailer replacement until the next biennium budget.

WORKLOAD IMPACT

By replacing the current truck with the new Freightliner 108SD dump truck, the city will improve snow removal performance during critical weather events where breakdowns or equipment failure can result in injury or property damage to city residents.

CLIMATE IMPACT

A [2013 assessment published in the Journal of Geophysical Research: Atmospheres](#) concluded that after carbon dioxide, black carbon is the second most impactful pollutant in the atmosphere in terms of its global warming impacts in the near-term, and that diesel exhaust is one of the predominant sources of black carbon emissions. The current five-yard dump truck does not meet current Federal Tier IV diesel emissions standards. Tier IV standards require a diesel particulate filter to reduce particulate matter, closed crankcase ventilation to recirculate blow-by gases back into the engine instead of venting to the atmosphere, and selective catalytic reduction to convert NOx to nitrogen, water, and CO₂, which drastically reduces NOx emissions. The Freightliner 108SD dump truck meets these standards and will result in a reduction in air pollutants. Fuel savings will result in lower transportation emissions, the second largest emissions sector in Milwaukie according to the 2016 community greenhouse gas inventory. The Freightliner 108SD truck fully complies with all federal Environmental Protection Agency (EPA) emissions standards for the 2023 model year.

EQUITY IMPACT

Not applicable.

COORDINATION, CONCURRENCE, OR DISSENT

Fleet staff provided research findings during the evaluation process and determined that the proposed truck was in line with the needs of the city. This same equipment is being selected and used by several other municipalities in the Portland metro area.

STAFF RECOMMENDATION

Staff recommend that Council authorize the city manager to approve the purchase of a new Freightliner 108SD five-yard dump truck in the amount of \$298,988.

ALTERNATIVES

Council could decide to defer the purchase of the truck.

ATTACHMENTS

1. Resolution

COUNCIL RESOLUTION No.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AUTHORIZING THE PURCHASE OF A FIVE-YARD DUMP TRUCK WITH SNOW ACCESSORIES.

WHEREAS hauling material and equipment is required in the day-to-day operation of all the city’s public works’ divisions, and

WHEREAS mitigating ice and snow impact on public roads is required during weather events, and

WHEREAS one of the city’s current five-yard dump trucks is 30 years old, outdated, does not meet current diesel emission standards, and has been budgeted for replacement in the current biennial budget, and

WHEREAS in accordance with section 10.040 of the city’s Public Contracting Rules (PCRs), the city may purchase goods and services through established price agreements without following a subsequent competitive procurement, and

WHEREAS staff identified the need to purchase a Freightliner 108SD five-yard dump truck through State of Oregon Department of Administrative Services’ (DAS’) price agreement #PO-10700-00004663 with Premier Truck Group in the amount of \$298,988.

Now, Therefore, be it Resolved by the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, that the city manager is authorized to approve the purchase of a Freightliner 108SD five-yard dump truck with Premier Truck Group in the amount of \$298,988.

Introduced and adopted by the City Council on April 1, 2025.

This resolution is effective immediately.

Lisa Batey, Mayor

ATTEST:

APPROVED AS TO FORM:

Scott S. Stauffer, City Recorder

Justin D. Gericke, City Attorney

COUNCIL STAFF REPORT

To: Mayor and City Council
Emma Sago, City Manager

Date Written: Mar. 17, 2025

Reviewed: Michael Osborne, Finance Director

From: Joseph Briglio, Assistant City Manager

Subject: **Annual Renewal of Northwest Housing Alternatives Property Tax Exemption**

ACTION REQUESTED

Council is asked to adopt a resolution approving the renewal of the nonprofit low-income housing property tax exemption for Tax Year (TY) 2025-2026 for Northwest Housing Alternatives' (NHA) 28-unit affordable housing development at WALSH Commons, which serves families with incomes under 60% of the area median family (MFI) income.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[December 12, 2017](#): City staff and NHA gave a presentation on the state's nonprofit low-income housing property tax exemption program, and NHA's request to utilize the program for its 28-unit low-income housing development (Walsh Commons). Council was unanimous in its support and directed staff to work with the North Clackamas School District (NCS D) to pursue the program for NHA. When the combined rate of the city and other taxing districts make up at least 51% of the total rate of taxation, the property is eligible for the exemption. For NHA's property, the combined tax levy rate for the city and NCS D was approximately 60% of the total property tax rate.

[January 11, 2018](#); [January 25, 2018](#); and [February 8 2018](#): The NCS D Board held study sessions to discuss NHA's property tax exemption request. Council submitted a letter of support to the NCS D board prior to the January 25 meeting. The NCS D Board brought up concerns raised by Clackamas Fire District #1 (CFD1) who had submitted a letter noting that while they were not opposed to NHA's request, worried about the impact to their revenue stream if additional requests were approved for other properties in the future. Following the February 8 discussion, the NCS D Board adopted Resolution R17/18-66 (Attachment 1) approving NHA's property tax exemption at the same meeting.

[February 20, 2018](#); [February 5, 2019](#); [March 3, 2020](#); [March 2, 2021](#); [March 1, 2022](#); [March 7, 2023](#); [March 5, 2024](#): Council passed resolutions to grant NHA an exemption from property taxes under [Oregon Revised Statute \(ORS\) 307.540-548](#) for Walsh Commons.

ANALYSIS

[ORS 307.540-548](#) permits local jurisdictions to grant property tax exemptions to nonprofit low-income developments that serve residents with incomes at or below 60% MFI. NHA's exemption request was approved under the "local option" found in [ORS 307.543\(2\)](#), which provides an exemption from all local property taxes (including those imposed by school and special service districts). Approval of the local option required that the NCS D board adopt a resolution approving the exemption, which occurred on February 8, 2018 (Attachment 1).

[ORS 307.545](#) requires NHA to submit an annual renewal request to the city by March 1 of the assessment year for which the exemption is requested. NHA is not required to seek annual approval from NCSD to extend the exemption. NHA has completed the required application form (Attachment 2) and staff has reviewed, determined the application meets all requirements of [ORS 307.545](#), and has prepared a resolution for approval of NHA's property tax exemption request (Attachment 3).

BUDGET IMPACTS

The estimated assessed value of NHA's 28-unit development is \$1.4 million. Approval of a nonprofit low-income property tax exemption would see the city forego property tax revenue of approximately \$6,600.

WORKLOAD IMPACTS

The community development department has adequate staffing to support this nonprofit low-income housing tax exemption renewal request.

CLIMATE IMPACT

None.

COORDINATION, CONCURRENCE, OR DISSENT

City staff and Council worked with NCSD and NHA in 2018 to adopt an NCSD resolution approving NHA's request.

STAFF RECOMMENDATION

Staff recommend that Council adopt a resolution approving the nonprofit low-income housing property tax exemption renewal request for NHA.

ALTERNATIVES

Council can elect to deny the exemption request from NHA, which would result in total property tax liability for NHA in FY 2025.

ATTACHMENTS

1. NCSD Board Resolution Approving Exemption
2. NHA's 2025 Renewal Form for Nonprofit Low-Income Housing Property Tax Exemption
3. Resolution approving NHA's Nonprofit Low-Income Housing Property Tax Exemption

NORTH CLACKAMAS SCHOOL DISTRICT NO. 12

RESOLUTION R17/18-66

A RESOLUTION OF THE BOARD OF DIRECTORS OF NORTH CLACKAMAS SCHOOL DISTRICT NO. 12, CLACKAMAS COUNTY, OREGON AUTHORIZING AN EXEMPTION FROM PROPERTY TAXES UNDER OREGON REVISED STATUTES FOR NORTHWEST HOUSING ALTERNATIVE CAMPUS REDEVELOPMENT APARTMENTS, AN AFFORDABLE APARTMENT DEVELOPMENT, TO BE OWNED AND OPERATED BY NORTHWEST HOUSING ALTERNATIVES, INC.

WHEREAS, affordable housing provides permanent stable housing options for low-income families; and

WHEREAS, affordable housing provides school age children experiencing homelessness with transitional housing, through eviction prevention and rapid re-housing services; and

WHEREAS, stable housing reduces student mobility, improves school effectiveness, addresses attendance challenges and inhibits malnutrition; and

WHEREAS, Northwest Housing Alternatives (NHA), a not-for-profit organization, plans to break ground for the NHA Campus Redevelopment Apartments, an affordable housing development located on S.E. Willard Street in Milwaukie, Oregon; and

WHEREAS, a property tax exemption is essential to the development of the NHA Campus Redevelopment as affordable housing; and

WHEREAS, NHA, will direct 100% of the tax savings to the tenants located at S.E. Willard Street in Milwaukie, Oregon; and

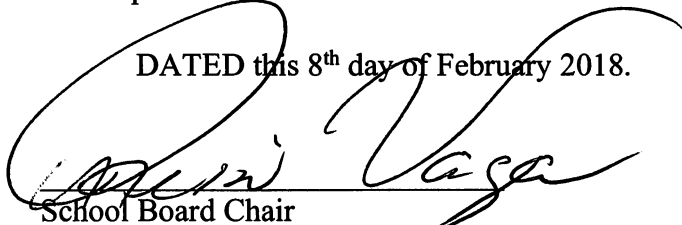
WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the District wishes to exercise the options set forth in those sections; and

WHEREAS, NHA has requested a property tax exemption for its Campus Redevelopment Apartments, located in Milwaukie, Oregon pursuant to ORS 307.543(2);

NOW, THEREFORE, BE IT RESOLVED THAT, the applicant, NHA, and its affordable housing development, Campus Redevelopment, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548 and that this resolution remain in effect unless and until termination occurs pursuant to ORS 307.548.

DATED this 8th day of February 2018.



School Board Chair



District Superintendent / Clerk



COMMUNITY DEVELOPMENT

10501 SE Main Street
Milwaukie OR 97222

PHONE: 503-786-7600
FAX: 503-774-8236
E-MAIL: briglioj@milwaukieoregon.gov

Low Income Housing Property Tax Exemption Certification Form

Please complete all sections by **February 28, 2024** by notarized, hard copy to the email contact listed above. Any applications received after this date will not be accepted or eligible for exemption.

Please choose one: Original Application Renewal Application

Section A: General Information	Page 2
Section B: Property Considered for Exemption	Page 3
Section C: Eligible Property Checklist	Page 4
Section D: Description of Project Benefit	Page 4
Section E: Declarations	Page 5

Section A: GENERAL INFORMATION

Applicant/Sponsor Name: Northwest Housing Alternatives		SSN/Tax ID: [REDACTED]
Address: 2316 SE Willard St.	City/State: Milwaukie, OR	Zip: 97222
Project Contact: Zachary Schroeder	Phone: (415)610-4507	Fax:
E-mail: schroeder@nwhousing.org	Additional Contact (as needed): schroeder@nwhousing.org	
Property Owner (if other than Applicant/Sponsor)		
Entity Name:	Signatory Name & Title:	
Address:	City/State:	Zip:
Contact Person:	Phone:	Fax:
Email:	Additional Contact (as needed):	

Briefly describe your organization's charitable purpose:
Northwest Housing Alternatives, founded in 1982, is Oregon's leading and most successful non-profit developer and owner of affordable housing. Prior to the redevelopment of our campus in 2018-2019, we operated our staff offices, transitional housing, and the Annie Ross House emergency shelter on this site for over 30 years.
Now that the redevelopment is complete, we have reopened Annie Ross Housing and the offices, and have opened Walsh Commons, which comprises 28 units of permanently affordable housing for low and very-low income Oregonians.
To date, the site has always received a tax exemption. This application is specifically regarding the 28 units of permanent affordable housing at Walsh Commons.

Section B: PROPERTY CONSIDERED FOR EXEMPTION

Property Tax Account #	Taxlot Account #	Address	Record Owner	Total Units	Total Low Income Units	Total SF	Total SF (Res. Use)	Total SF (Low Income Res. Use)*
00027580	11E36BC05000	2316 SE Willard St. Milwaukie, OR 97222	Northwest Housing Alternatives	28	28	48,084	29,851	29,851
						(Total Housing footprint)	Interior SF	Interior SF

*Areas that are occupied by or used for providing housing for low-income tenants are eligible for exemption. This includes hallways, bathrooms, laundry rooms, on-site manager units, community rooms, etc.

Section C: ELIGIBLE PROPERTY CHECKLIST

1. Do you own the property in question?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
2. If you do not own the property, do you have a leasehold interest in the property? <ul style="list-style-type: none"> If yes, describe your interest and include a statement describing how you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants rather than the owner or corporation from whom you lease: 	<input type="checkbox"/> YES	<input type="checkbox"/> NO
3. If you lease the property identified in the application, please explain to what extent your lease agreement coincides with the timeframe of the qualifying tax year:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
4. If your organization is not the property owner, but has an ownership interest in the property, describe your interest in the property. NOTE: Your nonprofit organization must be responsible for day-to-day operations to be eligible for exemption in this program:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
5. Are you applying for an exemption for vacant land being held for the development of low-income housing for residents with incomes of less than 60% MFI? <ul style="list-style-type: none"> If yes, provide the below information for each piece of land being held: <ul style="list-style-type: none"> i. When did you originally purchase the land? The holding period may not exceed six years: ii. Describe in detail your plans for this property including the income levels served by the development, number of units and unit types, available amenities, and your estimated time frame for completion of this plan: 	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
6. Is all or a portion of the property being used for charitable purpose? <ul style="list-style-type: none"> If a portion, approximately what percentage of the property? 	<input checked="" type="checkbox"/> ALL	<input type="checkbox"/> PORTION
7. Will any property on the list be purchased prior to July 1, 2021? <ul style="list-style-type: none"> If yes, please list: 	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

Section D: DESCRIPTION OF PROJECT BENEFIT

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce rents that your very low income residential tenants pay on the property? YES NO
If yes, by approximately how much? **\$127/Unit/Month**
- 2. Provide greater services to your very low income residential tenants? YES NO
If yes, please explain: **NHA provides robust Resident Services program to assist tenants in finding assistance and creating a sense of community**
- 3. Provide any other benefit to your very low income residential tenants? YES NO
If yes, please explain:

Section E: DELCARATIONS

Please read carefully and sign before a notary.

- 1. I declare that my organization has been granted an exemption from income taxes under 26 U.S.C. Section 501(c)(3) or (4) as amended before December 1, 1984, and submit proof of that status with this application.
- 2. I have attached documentation as proof of the owner relationship to the name of the applicant.
- 3. I am aware that the income-qualifying tenants must meet the income guidelines in accordance with 42 U.S.S. Section 1437 (a) (b)(2) as amended.
- 4. I am aware of all requirements for tax exemption imposed by ORS 307.540-407.548 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987), and implemented by the City of Milwaukie
- 5. The above described property or properties qualify or will qualify upon completion of any improvement or construction and subsequent occupancy for property tax exemption within 30 days of the March 1 application or the date of approval.
- 6. All the information in this application is true to the best of my belief and knowledge and is for all purposes of determining eligibility for the tax exemption program authorized by the City of Milwaukie.

Northwest Housing Alternatives, Inc.

For: Organization's Name

[Handwritten Signature]

By: Organization's Chief Executive Officer (signature)

Ray Hackworth

Organization's Chief Executive Officer (print)

*State of Oregon
County of Clackamas*

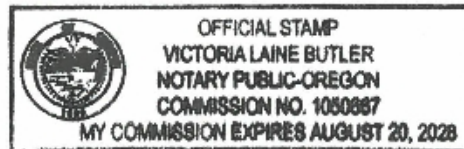
SUBSCRIBED AND SWORN before me this 20th day of February, 2025

Victoria Laine Butler

Notary Public for Oregon (signature)

Victoria Laine Butler

Notary Public for Oregon (print or type name)



My Commission Expires: August 20, 2028

Internal Revenue Service
District Director

P O BOX 486
LOS ANGELES, CA 900530486

AUG 24 1988

Date:

NORTHWEST HOUSING ALTERNATIVES INC
2316 SOUTH EAST WILLARD STREET
MILWAUKIE, OR 97222

Department of the Treasury

Employer Identification Number:

Case Number:
958131104

Contact Person:
TERRY IZUMI

Contact Telephone Number:
(213) 894-4170

Our Letter Dated:
Dec.17, 1985

Caveat Applies:
no

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization which is not a private foundation until the expiration of your advance ruling period.

Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Internal Revenue Code, because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi). Your exempt status under section 501(c)(3) of the code is still in effect.

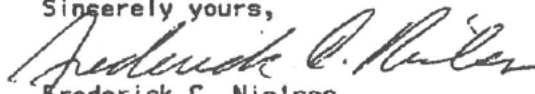
Grantors and contributors may rely on this determination until the Internal Revenue Service publishes a notice to the contrary. However, a grantor or a contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 509(a)(1) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(1) organization.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If the heading of this letter indicates that a caveat applies, the caveat below or on the enclosure is an integral part of this letter.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,


Frederick C. Nielsen
District Director

Letter 1050(CG)

RS39



COUNCIL RESOLUTION No.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR A 28-UNIT LOW-INCOME HOUSING DEVELOPMENT OWNED AND OPERATED BY NORTHWEST HOUSING ALTERNATIVES, INC.

WHEREAS in response to rapidly rising residential rents and a lack of affordable housing options for low-income families, the City Council declared a housing emergency in Milwaukie on April 19, 2016, and continues to explore opportunities to provide affordable housing across a range of different income spectrums, and

WHEREAS Oregon Revised Statute (ORS) 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by nonprofit corporations and occupied by low-income persons, and the city wishes to adopt the policy set forth in those sections, and

WHEREAS Northwest Housing Alternatives (NHA), a nonprofit organization, has constructed a 28-unit development, known as Walsh Commons, for households with incomes at or below 60% of the area median income for 60 years at 2316 SE Willard Street as part of its campus redevelopment, and

WHEREAS the city and North Clackamas School District (NCSD) property tax levies jointly comprise more than 51 % of the total combined rate of taxation for NHA' s Walsh Commons development, and

WHEREAS on February 8, 2018, the NCSD Board of Directors adopted Resolution R17/18-66 and the city adopted Resolution 12-2018, approving a property tax exemption for NHA's development, with an annual renewal until it is terminated, and

WHEREAS NHA has submitted an annual renewal certification request for property tax exemption that has been determined by the city to meet the requirements of ORS 307.545.

Now, Therefore, be it Resolved as follows:

Section 1: The City of Milwaukie adopts the provisions of ORS 307.540 to 307.548.

Section 2: NHA qualifies for a property tax exemption for Walsh Commons, its 28-unit development at 2316 SE Willard St.

Section 3: The finance director is directed to request the Clackamas County Assessor to exempt the development from taxation by all taxing jurisdictions, commencing on the first day of the tax assessment year beginning July 1, 2024.

Section 4: This resolution is to remain in effect until terminated.

Section 5: This resolution is effective upon adoption.

Introduced and adopted by the City Council on **March 5, 2024**.

Lisa M. Batey, Mayor

ATTEST:

APPROVED AS TO FORM:

Scott S. Stauffer, City Recorder

Justin D. Gericke, City Attorney



MILWAUKIE POLICE DEPARTMENT

Memorandum

To: Mayor Batey and Milwaukie City Council
From: Ryan Burdick, Police Chief *RB*
Through: Emma Sagor, City Manager
Date: March 19, 2025
Re: OLCC Application – B-Side Records & Vintage

Action requested:

It is respectfully requested the council approve the OLCC application for B-Side Records & Vintage located at 10801 SE Main St. Milwaukie, 97222.

We have conducted a background check and find no reason to deny the request for the liquor license.