

MILWAUKIE  
CITY COUNCIL MEETING  
January 20, 1983  
7 p.m.

COUNCIL CHAMBERS

WORK SESSION

A work session of the Milwaukie City Council was held on January 20, 1983 with the following members present:

Mayor Joy Burgess                      Don Graf  
Ron Kinsella                              Roger Hall  
Michael Richmond

Also present:

Hugh Brown, City Manager  
Topaz Faulkner, Comm. Services Director  
Steve Hall, Public Works Director  
Dick Bailey, Fire Chief  
Ron Schanaker, Police Chief  
Laurie Perkin, Secretary

Sumner Sharpe from Cogan and Associates has submitted memo dated January 20, 1983 summarizing previous study by Cogan and Associates and listing conclusions. It was determined from the previous study (May, 1982) that annexation of a relatively small area adjacent to the city's eastern boundary may be feasible. It was recommended also that the city explore alternative means of addressing its fiscal problems including improving governmental efficiency, revitalizing the central business district, redeveloping existing industrial areas, and developing the riverfront. Included in the memo are a list of the following events which have occurred since the previous study and which may affect the desirability/feasibility of annexation:

1. Information for the 1982 tax year could result in increased fiscal feasibility of annexation.
2. The anticipated tax burden to property owners who would be included in the new proposed City of Clackamas could affect their desire to incorporate.
3. Opponents of a special service district formed to finance needed road and storm drainage improvements in the Highway 224 industrial area have signed a petition requesting a vote on the district. Failure of the service district to be approved could enhance the city's position as a potential provider of services.

The available options from this most recent study were:

- 1) Undertake extensive annexation, 2) Pursue limited annexation only, 3) Explore alternative approaches to economic revitalization; achieve community consensus regarding Milwaukie's future.

There was extended discussion on areas of possible annexation, opportunities within the city to increase revenues, development of industrial areas and the waterfront, formation of LIDs and increasing the tax base. Should the city choose extensive annexation, Sharpe said, it would involve formally opposing the Clackamas incorporation, which would include testifying before the Boundary

Commission and a significant change in government structure.

There was discussion on the city assuming control of Wichita Water District and initiating formal contracts with other jurisdictions for the provision of services.

Sharpe said whichever way the city decides to go, time is essential because of the Clackamas incorporation movement which will be on the ballot in May of 1984.

The following topics were discussed:

- Provision of sewer service
- Provision of Fire and Police Service
- Possible advantages to annexed areas
- Private financing for the riverfront

Mayor Burgess asked how Cogan and Associates could help with an annexation effort. Sharpe said assistance could be provided in designing boundaries, addressing political questions, managing a campaign, and identifying revenue sources.

There was discussion on how much an annexation study would cost. Sharpe said that the PSU study being done in Washington County would cost approximately \$30,000 but that a study for Milwaukie would be considerably less since it is a smaller area. He said that help might be obtained from the county as well as Clackamas Community College which would further cut the cost.

There was discussion on the cost of annexation of area # 1 which would be East to Linwood Avenue, North to Johnson Creek Blvd., and South to Railroad Avenue. It has been estimated that the cost of services for the first year would amount to approximately \$500,000.

There was discussion on the cost of streets and street lights. Public Works Director said that the streets would be funded by the gas tax and that the street lights would be funded by an increase in the PGE franchise.

The meeting was adjourned at 9:20

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Mayor Joy Burgess

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Laurie Perkin, Secretary