

**CITY OF MILWAUKIE
CITY COUNCIL MEETING
MAY 2, 1989**

The one thousand five hundred and seventy-fifth meeting of the Milwaukie City Council was called to order at 7:00 p.m. in the Council Chambers with the following Councilmembers present:

Roger Hall,
Mayor

William Fitzgerald
Craig Lomnicki

Also present:

Dan Bartlett,
City Manager
Bill Monahan
City Attorney
Sandra Miller,
Assistant to the
City Manager
Jerri Widner,
Finance Director

Bill Adams,
Community Dev. Dir.
Dick Bailey,
Public Works Director
Pat DuVal,
Executive Secretary

AUDIENCE PARTICIPATION

Apprenticeship Month Proclamation

Mayor Hall read a proclamation naming May as Apprenticeship Month.

Jim Backenstos, 3626 SE Harrison, said that the time was appropriate to inspect Johnson Creek Blvd. for pollution in the vicinity of Precision Castparts. He also suggested involving the City of Portland. Regarding the Riverfront Public meeting, Backenstos discussed the tax increment financing aspect of the project. Mayor Hall said the scenarios discussed were ten or twelve years. Backenstos then asked if there would be a public vote, and Hall replied that it would be on the ballot in November. Backenstos commented on Dogwood Lodge and asked the amount of money spent on the project to date. Councilmember Fitzgerald said funds had been taken out of the budget. Backenstos was concerned that after the building was razed, the grounds be maintained and kept in the form of a city garden or park. He expressed his concern that there was censorship printed on the agenda. He also expressed concern regarding the City Manager residency request.

PUBLIC HEARING

Consideration or Recommended Revenue Changes - Ordinance and Resolution

The public hearing was called to order at 7:15 p.m. Jerri Widner, Finance Director, explained that in accordance with City Council goals, the staff with the aid of a consultant had analyzed City revenues and new revenue sources. She explained that the ordinance changed the language in the municipal code and the ordinance set the fees being suggested by staff and the consultant.

Council questions: None.

Public Testimony: **Bill Hupp**, 2626 SE Washington, suggested the Council consider this item when all members were present. **Mayor Hall** said this had been discussed in work session, and Council had considered this item as a group.

Council Discussion: **Councilmember Lomnicki** was concerned that under the proposed fee schedule for business licenses, larger companies with more employees would be paying less taxes than those companies which were smaller. **Widner** pointed out that few businesses had more than 51 employees. She said they had been seeking simplification of the process while maintaining revenues.

It was moved by **Councilmember Fitzgerald** and seconded by **Councilmember Lomnicki** to read the ordinance for the first time by title only. **Motion passed 3 - 0**. The ordinance was read for the first time by title only. The second reading of the ordinance will be at the May 16, 1989 meeting.

It was moved by **Councilmember Fitzgerald** and seconded by **Councilmember Lomnicki** to adopt the resolution. **Motion passed 3 - 0**.

Resolution No. 5-1989

A resolution of the City of Milwaukie, Oregon, setting fees for services.

A. Discussion of Dogwood Lodge

Sandra Miller, Assistant to the City Manager, presented the staff report requesting allocation of \$4,000 for the demolition of Dogwood Lodge with the land to be preserved for future park use. Miller reviewed the background of Dogwood Lodge, Ardenwald Neighborhood, and the attempts to rehabilitate the structure. The most recent action was the evaluation of the facility by **Ray Bartel**, architect. Bartel's report indicated it would cost approximately \$64,000 to renovate the building for an expected life of ten to fifteen years. He indicated a new structure could be built for \$80,000 to \$95,000 with a 30 to 50 year life. The Parks and Recreation Commission recommended the building be removed and the land preserved for future park usage. The commission recommended razing Dogwood Lodge because it provided an attractive nuisance. Miller said that based upon the review and discussion with **Don Graf** and **Roger Haas**, staff recommended that the Ardenwald neighborhood and City staff work together to determine the future of the land.

Roger Haas expressed his appreciation for the Council's interest in parks and Dogwood Lodge in particular. He requested that funds be put aside and an agenda be prepared for the development of the land for a future park.

Don Graf reviewed the history of the Ardenwald Community Club and its importance to the neighborhood. The community club was first discussed in May, 1945, and the building was dedicated in 1953. He said he supported the architect report and the staff recommendation to raze the building. Graf said that if the City Council and staff were to pursue a Community Development Block Grant, the Ardenwald neighborhood would be assured of Council's continued awareness of the need for a park and community facility in the area.

Councilmember Fitzgerald asked if there could be a stipulation made that the property always remain a park facility. **Graf** replied that the neighborhood association would be agreeable to that. **Councilmember Fitzgerald** asked that if the building could be renovated for \$20,000, would the neighborhood want to see the building used for another 10-12 years. He said he felt the estimates by the architect were inflated, and for this reason, he was not comfortable with razing the building.

Mayor Hall said it was probably not the building that was needed, but the land for park use or another community use structure. He directed City staff to begin a timeframe for property development. He said he was in favor of immediately beginning the process for a new facility.

Councilmember Fitzgerald said if he were assured another structure would be built, he would be more supportive of the razing of the building.

Jim Backenstos said he agreed with Councilmember Fitzgerald that the estimates of the architect were high. He suggested that parts of the building could be sold as salvage.

City Manager Bartlett said that an estimate from an architect appointed by the County to evaluate the community center at the time of application for CDBG funds were similar to the figures arrived at by Bartel.

Councilmember Lomnicki said he did not feel an adequate effort had been made by the City to attract volunteers for a renovation project. **Councilmember Fitzgerald** said if he could be assured of a program to develop the property, then he would be agreeable to the razing of the facility.

Miller pointed out that the \$4,000 estimate included all facets of razing the structure including demolition and removal of all of the debris. **Councilmember Lomnicki** said that he, too, was concerned that an attempt be made to develop the land as a park.

Miller said at the time the Council accepted the property then Mayor Kinsella had attempted to develop a volunteer project. **Mayor Hall** suggested that service clubs be approached to develop structures such as the A-frame built at North Clackamas Park rather than attempting to renovate an entire structure. **Miller** pointed out that the staff recommendation was to immediately begin neighborhood discussions.

Dan Bartlett suggested that Council direct staff to immediately begin a master plan for the property and develop a neighborhood park with a structure that would serve the community. He said that the architect's report would suggest that the building is a liability to the City because of the roof trusses.

Mayor Hall moved to allocate an amount not to exceed \$4,000 to demolish Dogwood Lodge unless these materials might be used by neighbors and to direct staff to immediately engage in a master planning process for the site. **Councilmember Lomnicki** seconded the motion. **Councilmember Fitzgerald** said he would not be in favor of this action until a master plan were implemented. **Councilmember Lomnicki** said he wants the property preserved for the use of the community. **City Attorney Monohan** suggested this stipulation could be written into the deed. **Mayor Hall** said that as long as the building was there, focus would not be on planning of the land. **Councilmember Fitzgerald** asked how long it would take to implement the plan, and **Bartlett** replied that the plan would probably be ready by

fall. **Councilmember Lomnicki** amended the motion by asking that a deed restriction be placed upon the property stipulating that it remain a park area. **Councilmember Fitzgerald** seconded the amendment to the motion. **The amendment to the motion passed 3 - 0.**

The motion to allocate an amount not to exceed \$4000 for the demotion of Dogwood Lodge, to stipulate in the deed that the land remain for park use, and to direct staff to immediately begin a master plan involving neighborhood residents passed 3 - 0.

B. Review Final Order and Conditions for Annie Ross House

Bill Adams, Community Development Director, presented the staff report in which staff requested Council approval of the revised Final Order and Conditions for the Annie Ross House (CSO-85-02). It was moved by **Councilmember Lomnicki** and seconded by **Councilmember Fitzgerald** to approve the revisions. **Motion passed 3 - 0.**

C. Report on Blue Ribbon Committee on Public Services

John Littlehales, Milwaukie Representative to the Committee, reported on the comments made by the committee chairman Rich Ares to the Clackamas County Board of Commissioners. The Blue Ribbon Committee was created October, 1988 in response to concerns expressed by the North Clackamas Chamber of Commerce and the Sunnyside 205 Association. The group had been directed to evaluate mechanisms for provision of public services in the area. A core group of the committee would continue working on the issue over the next two years to develop a proposal for the 1991 legislature. Littlehales said it was the suggestion of the committee that no elected officials and appointed administrators be involved in the process.

Littlehales urged that the City continue its participation in the Blue Ribbon process. **Councilmember Lomnicki** agreed with the concept, but was concerned with language in the report regarding jurisdictional ineptness. **Mayor Hall** explained that some of the problems experienced by businesses in North Clackamas County were the result of a lack of a long-range direction. He cited such examples as park space and availability of service. **Councilmember Lomnicki** was concerned that another layer of government would be created by political motives of participants.

Mayor Hall spoke regarding the Timothy Lake process instituted two years ago in which provision of urban services was addressed. Many of the expectations evolving from these conferences were not realistic, and issues were more long-term than initially perceived. Many of the participants were from smaller cities and not involved in service delivery. **Mayor Hall** said the group would not provide services as does Metro, but facilitate service delivery in North Clackamas County. **Councilmember Lomnicki** said he would like more information before endorsing the committee report.

Littlehales said that the list prepared by the Blue Ribbon Committee had not yet been fully prioritized. He said the needs were present, and it was necessary for jurisdictions to begin working together. **Mayor Hall** agreed that basic service levels had to be identified.

It was moved by **Councilmember Lomnicki** and seconded by **Councilmember Fitzgerald** to endorse the continuation of the Blue Ribbon Committee and John Littlehales as the City representative. **Motion passed 3 - 0.**

D. City Manager Residency

Dan Bartlett, City Manager, said that a majority were required to be present to vote on this item. He explained that he had been unsuccessful in finding a home inside the Milwaukie city limits which met the criteria he was seeking. **Bartlett** said he had found a home contiguous to the city limits which overlooked North Clackamas Park and would be willing to annex to the City at a future date.

Councilmember Fitzgerald abstained because of financial interest in the authorization of this residency request. The item will be continued at the May 16 meeting.

E. Consideration of Cooperative Library Network Transition Planning Group - Resolution

Sandra Miller, Assistant to the City Manager, asked City Council to adopt a resolution supporting a transition planning group. She said it is important that the City of Milwaukie participate and appoint a member to the Committee who is knowledgeable on the subject.

It was moved by **Councilmember Lomnicki** and seconded by **Councilmember Fitzgerald** to adopt the resolution and appoint Sandra Miller as a member representing the City of Milwaukie. **Motion passed 3 - 0.** It was moved by **Councilmember Lomnicki** and seconded by **Councilmember Fitzgerald** to appoint City Manager Bartlett as alternate. **Motion passed 3 - 0.**

Resolution No. 6-1989:

A resolution of the City of Milwaukie, Oregon, expressing statement of intent regarding future direction of Cooperative Library Network of Clackamas County.

F. Commission Appointments

It was moved by **Councilmember Fitzgerald** and seconded by **Councilmember Lomnicki** to appoint Terry Nelson and David Graf to the Civil Service Commission. **Motion failed 2-1.**

G. Other Items

1. **Councilmember Lomnicki** discussed the Southeast Park Planning Commission which he had attended regarding regional parks and their potential funding. The major issues discussed were city participation and how much control would be desired. A draft plan would be developed after all constituent groups were contacted. **Mayor Hall** suggested that Council have a work session on the topic before decisions were made for the City.
2. **Dan Bartlett** asked that Council approve the signing of the letters to Senator Packwood regarding log exportation and to Commissioner Lindberg regarding the Bellrose Line. Council agreed.

3. A revised draft of Council goals was presented for consideration.
4. Dan Bartlett gave Council draft agendas for the next four meetings.

CONSENT AGENDA

It was moved by **Councilmember Lomnicki** and seconded by **Councilmember Fitzgerald** to adopt the consent agenda which consisted of the minutes of the April 18, 1989 meeting. **Motion passed 3-0.**

INFORMATION

Mayor Hall announced there would be an executive session immediately following the regular session to discuss employment of public officials.

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Patricia A. Suel
Executive Secretary