



Work Session

WS

Milwaukie City Council



**MILWAUKIE CITY COUNCIL
WORK SESSION**

City Hall Conference Room
10722 SE Main Street
www.milwaukieoregon.gov

**AGENDA
SEPTEMBER 6, 2016**

A light dinner will be served.

Page #

- 1. 4:00 p.m. Library Construction Manager Update**
Staff: Katie Newell, Library Director
- 2. 4:30 p.m. Update on Triangle Site Food Cart Pod Waiver Requests** **1**
Staff: Alma Flores, Community Development Director
- 3. 4:45 p.m. County Wastewater System Rights and Responsibilities**
Presenter: Karin Power, City Councilor
- 4. 5:45 p.m. Adjourn**

Meeting Information

- The time listed for each item is approximate; the actual time each item is considered may change due to the length of time devoted to the previous item. The Council may vote in Work Session on non-legislative issues.
- Executive Sessions: The Milwaukie City Council may meet in executive session immediately following adjournment pursuant to ORS 192.660(2).
 - All Executive Session discussions are confidential and those present may disclose nothing.
 - Representatives of the news media are allowed to attend Executive Sessions as provided by ORS 192.660(3) but must not disclose any information discussed.
 - Executive Sessions may not be held for the purpose of taking final actions or making final decisions.
 - Executive Sessions are closed to the public.
- For assistance/service per the Americans with Disabilities Act (ADA), please dial TDD 503-786-7555
During meetings the Council asks that all pagers and cell phones be set on silent mode or turned off.



MILWAUKIE CITY COUNCIL
STAFF REPORT

Agenda Item: **WS 2.**
Meeting Date: **September 6, 2016**

To: Mayor and City Council
Through: Bill Monahan, City Manager
Subject: **Update on Triangle Site Food Cart Pod and Request for System Development Charge, Permit Fee, and Service Connection Cost Waiver**
From: Alma Flores, Community Development Director
Date: August 23, 2016

ACTION REQUESTED

Listen to an update on the Food Cart Pod at 11301 SE 21st Street and consider approval of a waiver of the System Development Charges (SDC) of \$1,788, permit fee of \$150, and service connection costs of \$2,800 totaling \$4,738 related to the installation of a 3/4 inch meter and 1 inch water line at the site.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

August 2, 2016: Council accepted a contract with Richard Johnson of Johnson Group to manage the City's Food Cart Pod.

June 23, 2016: Council received an update on the status of the food cart pod during the June 23, 2016 study session.

September 22, 2015: In addition to an online survey, a public forum was held to discuss food carts on publicly-owned land and whether or not the city should introduce a food cart pod to the publicly owned "Triangle site" as an interim use (prior to any development that may occur on the site).

BACKGROUND

During the past seven years, City staff has received a number of inquiries about locating food carts in Milwaukie, specifically downtown.

Based on the positive results from the September 2015 public outreach effort, staff issued a Request for Qualifications seeking letters of interest from qualified parties to develop and manage a food cart pod on the Triangle site. Two responses were received. The Johnson Group, from Portland, who recently developed and manages the *Piknik Park* food cart pod in Sellwood was selected to develop and manage the Triangle site food cart pod.

Since that time, staff has been working through logistics and infrastructure issues regarding development of food cart pod on the site and through the transaction of the site acquisition with TriMet. Concurrently, staff submitted a 2016 Metro District Transformation Grant seeking funds to purchase aesthetic elements for the food cart pod, such as seating, decorative planters, and trash and recycling receptacles. Staff was notified May 2016 that the city would receive \$10,000 for implementation of the project.

Water, sewer, and electrical connections were not brought to the site as previously required at the time of construction of the Milwaukie/Main Max Station. While these connections would be required for any future development of the site, they are not typically infrastructure improvements that would be required for an interim use such as a food cart pod. Based on project proposals and contract negotiations, installation of these connections were not costs that The Johnson Group expected to incur as part of this public/private partnership. To minimize construction costs and permit and SDC fees at this time, the food cart pod only requires water hook-up at the site. The Johnson Group will pay for the directional bore for installation of the water line as well as install a Reduced Pressure Back Flow system and plans to hire a wastewater disposal service to properly empty and dispose of all wastewater generated by the food carts. The Johnson Group is also hiring an electrical contractor to install electricity to the site.

This request for a SDC and permit fee waiver for the construction and installation of a 3/4 inch meter and 1 inch water line to this site is a one-time request due to the nature of the public/private partnership and the interim use.

CONCURRENCE

Community Development Director, Public Works Director, City Attorney, and the City Manager concur.

FISCAL IMPACTS

The Community Development budget includes a line item for fee waivers related to economic development for the next bi-annual budget cycle that could absorb the cost incurred by the City as a result of a waiver of SDC fees for this interim project.

WORK LOAD IMPACTS

Public Works will manage the subcontractor to complete the water line installation.

ALTERNATIVES

None.

ATTACHMENTS

None.