

CITY COUNCIL MEETING
February 24, 1975
7 p. m.

COUNCIL CHAMBERS

Work Session

A work session of the Council of the City of Milwaukie, Oregon, was held on the 24th day of February, 1975. The following councilpersons were present:

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| Mervin Englund | Jerry N. Hutchison |
| Charles E. Swan | Mayor Bill E. Hupp |
| Joy Burgess | |

Also present:

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| Harold L. Schilling, City Manager | Myer Avedovech, City Attorney |
| J. Wayne Daigle, Dir. of P. W. | |

DEFERRED ASSESSMENTS

The discussion focused principally on the sewer L. I. D. There was discussion of policy questions that would enable staff to move forward with development of program and an ordinance, as follows: (1) Are we talking about low income individuals generally or the elderly or low income elderly? The consensus was to focus on low income without regard to age. (2) Would the program constitute a grant or would it constitute a future lien against the property? The consensus was it would be a lien. (3) Would there be interest applied to the deferred assessment amount that would become a future part of the lien, or would there be no interest? The consensus was for reasonable interest. (4) Would the deferment apply to rentals as well as owner-occupied homes? The consensus was that the deferment would apply only to owner-occupied single-family dwellings.

There was discussion of the city's housing and community development block grant application and how it related to deferred assessments generally. There was discussion of the assessments in question, such as sewer L. I. D. and street and storm sewer bond issue vote now pending, as well as funding for the cost of on-site work in connecting to the sewer system. Staff was directed to develop alternative criteria for establishing what is a low-income individual or family; to devise and administer a survey in connection with the hookup notices for the sewer L. I. D., to seek to determine what population of people we are talking about in terms of low income--how many people would qualify for the program, to work toward estimates of what funds would have to be committed to keep the program going; and in connection with street improvements and drainage structures, the staff was asked to obtain copies of programs being considered in other communities, such as the Forest Grove street user fee ordinance, and the Bellingham Washington drainage assessment ordinance. Staff was directed to place on the March 3 agenda the establishment of a sewer assessment equalization board to deal with extraordinary cases. There was agreement that when the additional data is available there will have to be another work session on the subject.

SEWER ASSESSMENT FORMULA

There was discussion of the history, rationale and equity of the adopted formula. The staff was directed to come back with a legal opinion as to whether or not the existing ordinance setting forth the formula could be changed at this point, considering that the local improvement district process had been predicated on the formula now existing in the ordinance.

STREET NUMBERING

There was consensus on the following: (1) standardized house numbers are not palatable to Council, but the ordinance should require that house numbers be clearly visible from the adjacent fronting street; (2) there was unanimous agreement that the street numbering and

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name change program earlier developed in the city should proceed at the earliest possible time in the interests of public health, safety and general welfare of the community. Council requested that data previously developed and made available to a former Council be presented at the Council meeting March 3. It is the intention of the Council to review the data and proceed with setting of necessary public hearings and ordinance development forthwith.

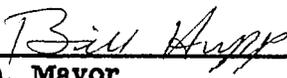
STREET AND STORM SEWER BOND ISSUE

Council asked that the street and storm sewer bond issue question concerning the per thousand limitation be set for consideration on the March 3 agenda.

COUNCIL POLICIES

There was discussion concerning Council policies with some suggested policies presented by the Council. Council agreed that written suggestions for policies should be made available to all members, and that the matter of policies will be taken up at a later meeting.

The meeting adjourned at 10:20 p. m.



Bill Hupp, Mayor

ATTEST:



Harold L. Schilling, Secretary pro