



COUNCIL WORK SESSION

City Hall Council Chambers, 10722 SE Main Street, and
Zoom Video Conference, www.milwaukieoregon.gov

MINUTES

JANUARY 4, 2022

Council Present: Councilors Lisa Batey, Angel Falconer, Desi Nicodemus, Council President Kathy Hyzy, and Mayor Mark Gamba

Staff Present: Joseph Briglio, Community Development Director
Kelly Brooks, Assistant City Manager
Justin Gericke, City Attorney
Adam Moore, Parks Development Coordinator
Ann Ober, City Manager

Peter Passarelli, Public Works Director
Scott Stauffer, City Recorder
Natalie Rogers, Climate and Natural
Resources Manager

Mayor Mark Gamba called the meeting to order at 4:00 p.m.

1. Park Projects Update – Report

Passarelli introduced **Moore** who had started working for the city in fall 2021. **Moore** introduced himself and provided an update on the work to develop Balfour, Bowman-Brae, and Scott parks, explaining that project funding would mostly come from the federal American Rescue Plan Act (ARPA) as distributed by the state, and reviewing project timelines. **Ober** remarked on staff efforts to verify a deadline related to the city's use of funding from the Oregon Coronavirus State Fiscal Recovery Fund (CSFRF).

Councilor Batey and **Moore** commented on steps the Planning Commission would need to take related to updating the park master plans for the project.

Moore discussed the project community engagement goals, noting how staff would use an equity lens to focus outreach and engagement efforts. **Council President Hyzy** appreciated that the project would have an equity focus.

Moore presented and remarked on the request for qualifications (RFQ) process undertaken to select an engagement, design, and development consultant for the project. **Ober** expressed appreciation for **Moore's** work on the RFQ process.

Moore reported that the RFQ panel had selected GreenWorks to be the project consultant and noted next steps including grant agreement work and Council actions.

Mayor Gamba and **Moore** remarked on how quickly the city would need to move to complete the projects and **Council President Hyzy** thanked **Moore** for leading the project. **Moore** appreciated the opportunity to work on the parks project.

It was noted that Councilor Batey left the meeting at 4:27 p.m. due to technical issues and rejoined the meeting at 4:30 p.m.

Councilor Batey asked if any of the parks would be renamed as part of the project. **Moore** reported that staff had researched the history of the current park names and two of the parks – Balfour and Bowman-Brae – were likely named after adjacent streets and Scott Park was named after a pioneer-era resident of Milwaukie whose family had donated the land for the park. **Ober** noted that there had been conversations about renaming Balfour Park. **Councilor Batey** agreed that renaming Balfour and Bowman-Brae parks should be considered.

2. New City Hall Design – Discussion

Brooks provided an update on the move to a new city hall building in 2023, noting that previous Council discussions had concluded that chambers would be on the third floor of the new building and there would be a tenant on the ground floor. **Councilor Batey** was fine with chambers being on the third floor if there was adequate public access to it while the rest of the building was secured. **Ober** added that staff would work to make sure conference rooms would be included in the new city hall.

Council President Hyzy and **Mayor Gamba** suggested the city needed to reconsider activating the ground floor of the new city hall for commercial use given the number of empty store fronts in downtown. **Ober** observed that urban renewal funding may be available to support tenant improvements at the new city hall. **Councilors Falconer and Batey** wanted the ground floor to be activated and were concerned about using urban renewal funds to support a tenant that would compete with existing businesses.

Batey wondered about the possibility of activating the new city hall's parking area.

Brooks summarized that Council was concerned that a new city hall tenant would compete with other downtown businesses and that urban renewal funding should not be used to support improvements at a publicly owned building. **Ober** noted that the city would pay taxes on property that received urban renewal funding. **Brooks** added that use of the outdoor space at the new city hall would be added to the project scope.

Brooks reported that Advantis Credit Union would lease the new city hall building until the end of 2022 and discussed the plans for making improvements in the building. **Mayor Gamba, Brooks,** and **Ober** agreed that using a construction manager/general contract (CM/CG) model was a good approach for the new city hall project.

Brooks remarked on laying out the new city hall in a way that responds to staff needs during a pandemic. **Ober** thanked Stauffer for looking into public meeting space layouts and noted the project budget was small. **Council President Hyzy** hoped the city would try to include space in the new city hall for childcare during public meetings.

Councilor Batey asked why the city was concerned about the project moving quickly and **Ober** expressed concern about the impacts of inflation on project costs. **Brooks** added that the city would lose rent income when Advantis moved and should quickly occupy the new city hall so the current city hall could be used by someone else. **Brooks** also commented on the institutional pressure to finally move after years of discussion.

City Manager Updates – Report (added to the agenda)

Stauffer announced that the January 8, 2022, Council retreat would be rescheduled and discussed plans for Council's January 11 study session trip to the Confederated Tribes of the Grand Ronde's (CTGR's) Chachalu Museum. The group discussed whether the trip to Grand Ronde should be rescheduled due to increasing COVID-19 cases. It was Council consensus to reschedule the study session trip to later in 2022.

Stauffer reported that the city and North Clackamas Parks and Recreation District (NCPRD) had been in conversation with CTGR regarding a Tribal proposal to install First Fish Heron sculptures at Milwaukie Bay Park, an art concept that would be presented to the public at the January 19 Arts Committee meeting. **Ober** added that a CTGR member would be doing a heron themed mural in downtown that had received funding from Council's budget. **Stauffer** noted the art presentation would be recorded and staff would check-in with Council about the proposal after the presentation.

City Council Budget – Discussion (added to the agenda)

Stauffer, Ober, and Brooks reviewed Council's budget and requested feedback on the Council budget proposal for the 2023-2024 biennium. They asked if Council supported the staff recommendation to move the art mural funds to the city manager's budget.

The group noted which budget line paid for Council meals and **Mayor Gamba** expressed support for moving the mural funds to the city manager's budget.

Mayor Gamba and **Councilor Batey** supported adding a dedicated line item in the Council budget for the previously discussed lobbyist fees. **Ober** remarked on the creation and future uses of a lobbyist support line item.

Ober summarized that Council supported the recommendation to move the mural funds and proposed a Council budget as outlined by staff.

3. Adjourn

Mayor Gamba adjourned the meeting at 5:12 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder

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