



COUNCIL WORK SESSION

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

MINUTES

MARCH 1, 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	Nicole Madigan, Deputy City Recorder
Kelly Brooks, Assistant City Manager	Ann Ober, City Manager
Justin Gericke, City Attorney	Scott Stauffer, City Recorder
Jordan Imlah, Communications Program Manager (via Zoom)	Jason Wachs, Community Engagement Coordinator
	Laura Weigel, Planning Manager

Mayor Gamba called the meeting to order at 4:01 p.m.

1. Milwaukie Station Food Cart Pod – Annual Update

Briglio introduced Richard Johnson with the Johnson Group who manages the pod and reported that the city helped install a canopy at the pod and had signed a new three-year lease with the Johnson Group. **Johnson** provided an update on pod operations and reporting on the increased use of the pod's restrooms by houseless individuals.

Johnson explained that the pod would be installing a new sewer line to comply with a ruling by the Oregon Department of Environmental Quality (DEQ). **Councilor Batey** and **Johnson** noted that the sewer line would connect to the main line in 21st Avenue.

Johnson noted possible infrastructure additions that may be added at the pod in 2022, including a sink, permanent restrooms, canopy heaters, and signage.

Councilor Batey, Briglio, and Johnson noted that commercial users like the food cart pod were required to use the city's franchised hauler, Waste Management.

The group remarked on the city's downtown wayfinding signage and the challenges of getting the Oregon Department of Transportation (ODOT) to add signs on Hwy 99E.

Mayor Gamba, Johnson, and Councilor Batey discussed the use of the pod's restrooms by transit riders and houseless people and noted previous plans to build permanent facilities at the pod site. **Councilor Falconer** and **Johnson** remarked on when canopy heaters may be installed.

Council President Hyzy was glad to see the pod get used more recently by the community. The group noted that the ice cream cart's return for 2022 was uncertain.

Councilor Falconer remarked on the use of the pod's restrooms by houseless individuals and the importance of restrooms for shelter facilities.

Mayor Gamba and **Johnson** remarked on the pod's hopeful plans for 2022.

2. 2021 Volunteer of the Year Award Selection – Discussion

Wachs provided program information for the Volunteer of the Year Award – including how long the program had been running and how recent winners had not been properly thanked due to the pandemic. **Wachs** presented the 2021 award nominees, went over criteria for choosing a winner and addressed how the winner is thanked and honored.

Councilor Batey and **Wachs** discussed the 2021 nominees and noted there had been a lack of volunteer activities due to the pandemic. **Councilor Hyzy** expressed appreciation for the time the volunteers give to the community.

Council conducted two rounds of voting to select the recipient of the 2021 Volunteer of the Year Award. **Stauffer** announced the first round of results: Zac Perry, Neil Hankerson, and Susanna Pai all received one vote, and Brandi and Tom Johnson received two votes. **Stauffer** announced the second round of results: Brandi and Tom Johnson received three votes, and Zac Perry and Neil Hankerson each received one vote. Brandi and Tom Johnson were announced as the 2021 Volunteers of the Year.

Wachs discussed next steps for the winners and program.

3. Housing Capacity Technical Committee (HCTC) Formation – Discussion

Weigel explained what the Housing Capacity Technical Committee (HCTC) would do in connection with a Housing Capacity Analysis (HCA) and Housing Production Strategy (HPS). **Weigel** explained how the state require an assessment of current and future demand for housing and how the city would use the HCA to compare identified needs for the community’s 20-year supply of buildable residential land. As Milwaukie does not have a lot of residential land to develop, the city needs to utilize infill development which will require the completion of a Buildable Lands Inventory (BLI). If the HCA and BLI demonstrate the city does not have an adequate supply to meet the anticipated housing need, the state requires a HPS to be completed.

Weigel noted the city had adopted the Milwaukie Housing Affordability Strategy (MHAS) and had done a lot of the work on achieving that strategy’s goals. **Weigel** explained how staff would produce an HPS with help from a technical committee, the HCTC, which would include one member of Council and representatives of several city committees.

Councilor Batey and **Weigel** discussed if experts from Metro and the Department of Land Conservation and Development (DLCD) would serve on the HCTC and **Weigel** shared information regarding the city’s HCTC consultant, ECONorthwest.

Weigel advised that a draft of the HCA would be available in October, a draft of the HPS should be available in March 2023, and the project completed by June 2023.

Weigel asked which Council member would like to participate on the HCTC and the group discussed how rent data would be recorded and how accurate such data is.

Mayor Gamba requested that the HCTC keep in mind climate change and in-migration issues. **Weigel** reported that Metro also hoped to address those issues.

Council discussed which Council member would serve on the HCTC and it was Council consensus that Councilor Falconer would serve as Council liaison to the HCTC and Councilor Nicodemus would serve as alternate.

Milwaukie Station Food Cart Pod – Discussion

The group discussed the timing of the installation of running water and restroom facilities at the pod, noting the construction of a new sewer line at the site. The group discussed the possibility of a restroom trailer that would connect to water and sewer but would not be a permanent structure to keep from impeding on future development at the food cart pod site. **Ober** reminded the group of costs and staff limitations associated with maintaining restroom facilities and that Council would need to decide if restrooms at the pod would be a priority over other projects.

The group discussed TriMet's involvement in the food cart pod and **Ober** and **Briglio** stated they would check in with Johnson and Trimet to follow-up on the pod restrooms.

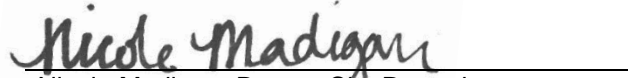
4. Adjourn

Mayor Gamba adjourned the meeting at 5:07 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder



Nicole Madigan, Deputy City Recorder

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