



COUNCIL REGULAR SESSION

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

2373rd Meeting

MINUTES

JANUARY 17, 2023

Council Present: Councilors Adam Khosroabadi, Robert Massey, Rebecca Stavenjord, and Council President Desi Nicodemus, and Mayor Lisa Batey

Staff Present: Joseph Briglio, Community Development Director
 Kelly Brooks, Assistant City Manager
 Mandy Byrd, Development Project Manager
 Justin Gericke, City Attorney
 Ann Ober, City Manager

Scott Stauffer, City Recorder
 Kelli Tucker, Accounting & Contracts Specialist
 Laura Weigel, Planning Manager

Mayor Batey called the meeting to order at 6:01 p.m.

1. CALL TO ORDER

A. Pledge of Allegiance.

B. Native Lands Acknowledgment.

2. ANNOUNCEMENTS

Mayor Batey announced upcoming activities, including the volunteer of the year award nomination process, the Ledding Library Heritage Lecture Series, Lunar New Year celebrations, a habitat enhancement event, and a city manager open door session.

3. PROCLAMATIONS AND AWARDS

A. Milwaukie High School (MHS) Outstanding Student Achievement – Award

Kim Kellogg, MHS Principal, introduced Ja'bar'e Dent-Nelson, the outstanding student for January 2023 and Council congratulated them on their academic and extra-curricular activities. **Kellogg** provided a brief update on ongoing events and activities at MHS.

4. SPECIAL REPORTS

A. None Scheduled.

5. COMMUNITY COMMENTS

Mayor Batey reviewed the comment procedures. There was no follow-up report from the January 3 comments and no audience member wished to address Council.

6. CONSENT AGENDA

It was moved by Councilor Nicodemus and seconded by Councilor Khosroabadi to approve the Consent Agenda as presented.

A. City Council Meeting Minutes:

1. December 13, 2022, study session, and
2. December 20, 2022, regular session.

B. Resolution 3-2023: A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, authorizing execution of a contract with Umpqua Bank for card payment services.

- C. **Resolution 4-2023: A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, authorizing a contract with Convergent Technologies for security and access control systems.**
- D. **Resolution 5-2023: A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, authorizing a contract with Northwest Office Interiors (NWOI) for furniture supply and install.**
- E. **Approval of an Oregon Liquor Control Commission (OLCC) application for Cha Cha Cha Mexican Taqueria, 11008 SE Main Street – Change of Owner.**

Motion passed with the following vote: Councilors Khosroabadi, Massey, Nicodemus, and Stavenjord and Mayor Batey voting “aye.” [5:0]

7. BUSINESS ITEMS

A. Preliminary Housing Capacity Analysis (HCA) Review – Report

Weigel introduced ECONorthwest consultant Beth Goodman and provided a brief overview of the ongoing work of the Housing Capacity Technical Committee (HCTC).

Goodman reviewed the city’s housing affordability work, the policy questions the HCA addressed, and where the HCTC was in the project timeline. **Goodman** presented and discussed data showing Milwaukie’s current mix of housing types. The group remarked on the number of new housing units to be built in the coming years.

Goodman discussed Milwaukie housing data, including demographic information and median home sale and rental prices, which reflected increases in the cost of living. **Councilor Nicodemus** commended the report for noting the historic and existing racist housing policies in Clackamas County. **Councilor Khosroabadi** and **Goodman** commented on the home sale price data which showed that Milwaukie was more affordable than other cities but not affordable for low-income individuals.

Briglio commented that the HCA’s new building permit data did not include other housing projects in the works that had been reported by staff in other reports.

Goodman presented housing affordability data for Milwaukie and other cities, including household income levels. **Councilor Khosroabadi** expressed frustration with the lack of affordable housing in Milwaukie. **Goodman** discussed household cost burdens for renters, homeowners, and people experiencing houselessness. **Councilor Nicodemus** and **Goodman** noted that houselessness data may be under reported.

Goodman presented data on Milwaukie residents’ ability to pay for housing by race, ethnicity, age, and for those with disabilities. **Mayor Batey** and **Goodman** remarked on what percentage of older residents own versus rent their home.

Goodman provided an overview of Milwaukie’s vacant and buildable land capacity and potential for middle housing infill developments and reported that the city had residential sites that could be redeveloped to higher density units. The group remarked on the average size of lots suitable for higher residential density and how the HCA’s analysis narrowed down the number of re-developable sites.

Goodman discussed the HCA’s forecast for how many new housing units Milwaukie could see in the next 20 years, reporting that the city could see between 600 and 1,640 units. **Mayor Batey** and **Weigel** remarked on what neighborhoods of SE Portland were used to predict Milwaukie’s growth.

Goodman discussed the potential for new mixed-use housing in Milwaukie, reporting that the HCA forecasted a capacity of between 2,900 and 3,900 new units. **Mayor Batey** and **Weigel** noted recent code changes meant to increase housing density.

Goodman reported that the HCA concluded there was capacity for housing growth in Milwaukie, reviewed the results of an online Engage Milwaukie survey, and noted feedback on the HCA from the city's Equity Steering Committee (ESC).

Mayor Batey and **Weigel** commented on the make-up of the HCTC.

The group discussed the use of the term Black, Indigenous, and People of Color (BIPOC) versus each of those groups individually in the HCA and other reports. They noted the challenges of collecting enough data on specific groups to be able to call them out in a report and Council's goal to be mindful of the groups people identify with.

Mayor Batey asked if proposed legislation could impact the HCA and **Goodman** remarked on potential changes to state housing production requirements. **Mayor Batey** observed that the HCA did not reference the city's tree code or the potential for some vacant land being used as parks. **Councilor Nicodemus** remarked on financial and cultural issues that could impact the city's overall housing affordability over the next six years. The group commented on proposed housing legislation that could impact affordability and what the city could do to keep housing affordable.

Ober and **Briglio** noted that the housing discussion would continue with the HPS report at the February 7 regular session and suggested that Milwaukie's housing data was like other cities across the country. **Mayor Batey** suggested additional outreach was needed to engage more residents around housing issues.

Mayor Batey and **Briglio** remarked on whether state law allowed the city to enact inclusionary zoning laws and **Councilor Khosroabadi** noted what percent of new multi-unit housing projects were required to be affordable.

Mayor Batey recessed the meeting at 7:59 p.m. and reconvened at 8:06 p.m.

B. New City Hall Guaranteed Maximum Price (GMP) – Update

Brooks provided an overview of the new city hall project and noted which internal improvement elements had been cut from the project scope. **Councilor Nicodemus** and **Brooks** remarked on the city's ability to sell naming rights to fund the project.

Brooks summarized and clarified the new city hall project costs and funding sources.

Councilor Stavenjord and **Mayor Batey** suggested staff contact the Portland Winter Light Festival for input on how to do an internal light wall at the new city hall, which was an element likely to be cut from the project due to funding. **Brooks** reported that a request for proposals (RFP) for public art in the new city hall had been posted and noted next steps in the project.

C. Council President Election – Motion

Mayor Batey explained the role of the Council President.

It was moved by Councilor Khosroabadi and seconded by Councilor Massey to appoint Councilor Nicodemus to serve as Council President. Motion passed with the following vote: Councilors Khosroabadi, Massey, Nicodemus, and Stavenjord and Mayor Batey voting "aye." [5:0]

Council President Nicodemus remarked on being the city's first Black person to serve as Council President.

8. PUBLIC HEARING

A. None Scheduled.

9. COUNCIL REPORTS

A. Legislative and Regional Issues – Discussion

Mayor Batey and **Councilor Stavenjord** discussed a request for Council to submit a letter to the Clackamas Board of County Commissioners (BCC) in support of the county purchasing a hotel near Interstate-205 for houseless transitional services. **Mayor Batey** reported that the city had submitted a request for a housing grant to support Northwest Housing Alternative's services in Milwaukie. It was Council consensus to send a Council letter to the BCC supporting the hotel purchase.

The group discussed Council's participation in the League of Oregon Cities (LOC) Cities Day at the Capitol, the beginning of the state legislative session, and noted that Stauffer would be taking the lead on legislative tracking.

The group acknowledged that Brooks had accepted a position in the office of incoming Oregon Governor Tina Kotek and would be leaving employment with the city. **Mayor Batey** and **Ober** thanked Brooks for serving Milwaukie.

10. ADJOURNMENT

Mayor Batey announced that after the meeting Council would hold a reception for departing employee Brooks at the Beer Store Milwaukie, 10610 SE Main Street.

It was moved by Councilor Khosroabadi and seconded by Council President Nicodemus to adjourn the Regular Session. Motion passed with the following vote: Councilors Khosroabadi, Massey, Nicodemus, and Stavenjord and Mayor Batey voting "aye." [5:0]

Mayor Batey adjourned the meeting at 8:38 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder