



## COUNCIL REGULAR SESSION

City Hall Council Chambers, 10722 SE Main Street  
& Zoom Video Conference ([www.milwaukieoregon.gov](http://www.milwaukieoregon.gov))

2374<sup>th</sup> Meeting

## MINUTES

FEBRUARY 7, 2023

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

**Staff Present:** Joseph Briglio, Community Development Director  
Justin Gericke, City Attorney  
Peter Passarelli, Public Works Director  
Ann Ober, City Manager

Natalie Rogers, Climate & Natural Resources Manager  
Scott Stauffer, City Recorder  
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 annual board and committee recruitment process, the volunteer of the year award nomination process, a work party at Minthorn Springs, and a city manager open door session. **Councilor Stavenjord** noted the start of the Portland Winter Light Festival that included sites in Clackamas County.

### 3. PROCLAMATIONS AND AWARDS

**A. Celebrating Black Excellence Month – Proclamation**

**Council President Nicodemus** remarked on the importance of Black history and recognizing Black excellence. **Mayor Batey** proclaimed February 2023 to be Black Excellence Month in Milwaukie.

### 4. SPECIAL REPORTS

**A. Safe Routes to Schools (SRTS) Update – Report**

**Nick d’Alonzo** and **Philip Stose**, Milwaukie residents, reported on the community effort to seek Oregon Department of Transportation (ODOT) grant funding to support pedestrian and bicycle safety projects around Seth Lewelling Elementary School and in the Lewelling neighborhood. They noted the anticipated role of the city to accept the funds and manage the construction of the project if funds are awarded by the state.

**Mayor Batey** thanked the neighborhood for their work and noted the timing of such projects aligned with the upcoming Transportation System Plan (TSP) update. The group remarked on how the Lewelling SRTS project had started and Council thanked the neighborhood for their work.

### 5. COMMUNITY COMMENTS

**Mayor Batey** reviewed the comment procedures and **Ober** reported there was no follow-up from the January 17 comments. No audience member wished to address Council.

## 6. CONSENT AGENDA

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

### A. City Council Meeting Minutes:

1. January 3, 2023, Work Session, and
2. January 3, 2023, Regular Session.

B. Resolution 6-2023: A resolution of the City Council of the City of Milwaukie, Oregon, making appointments to the Transportation System Plan Advisory Committee (TSPAC).

C. Resolution 7-2023: A resolution of the City Council of the City of Milwaukie, Oregon, authorizing a memorandum of understanding between the city and Dave's Killer Bread for the provision of \$110,000 to fund the installation of electric vehicle chargers at city facilities.

D. Resolution 8-2023: A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, establishing the guaranteed maximum price for the new city hall improvements.

E. Approval of an Oregon Liquor License Commission (OLLC) application for Oak Union Brewing, 1887 SE Milport Road, Unit 310 – wholesale outlet.

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

## 7. BUSINESS ITEMS

### A. Electric Vehicle (EV) Strategy and City EV Infrastructure – Discussion

**Rogers** and **Passarelli** provided an overview of the city's electrification strategy, Climate Action Plan (CAP) greenhouse gas (GHG) goals, climate legislation advocacy work, and approach to encouraging the construction of EV infrastructure and charging stations. The group noted cost and installation differences between the three EV station levels.

**Rogers** and **Passarelli** discussed the electrification of the city's vehicle fleet, and Portland General Electric's (PGE's) work to install public EV charging stations. The group noted the issue with gas vehicles intentionally parked at EV charging stations and how EV charging station owners can address the problem.

**Rogers** and **Passarelli** noted incentives offered by PGE to encourage residents and businesses to install and use EV stations. They explained that the city had received funding from Dave's Killer Bread to install additional EV charging stations as part of an Oregon Department of Environmental Quality (DEQ) incident mitigation agreement. The group commented on how the Dave's Killer Bread funding had been linked to the city's EV project and where the charging stations would be located.

The group commented on the revenue the city could see from charging stations and where future charging stations could and should be built.

### B. Preliminary Housing Production Strategy (HPS) – Discussion

**Weigel** introduced the HPS and introduced **Beth Goodman**, housing consultant with ECONorthwest. **Goodman** provided an overview of the HPS, where the city was in the overall HPS project, reviewed the state requirements for the HPS, and reviewed the project stakeholder outreach.

**Goodman** noted the city's existing affordable housing strategies, the criteria used to identify additional strategies, and presented and discussed actions called for in the HPS, including developing a land banking strategy. **Mayor Batey**, **Goodman**, and **Briglio** commented on the city's role in developing affordable housing land trust partnerships.

**Goodman** presented the proposed/recommended HPS action to reduce system development charges (SDCs) and **Ober** and **Briglio** noted how the city had adjusted SDCs for affordable housing projects to-date. **Mayor Batey** was skeptical about the proposal to change the SDC rate for housing priced at 80% of area median income (AMI). The group remarked on the impact of SDCs on affordable housing developments.

**Goodman** presented the proposed HPS action to adopt a multiple-unit property tax exemption (MUPTTE). The group discussed how a MUPTTE would be implemented and noted concerns about such tax exemptions from other taxing districts. The group noted the Milwaukie Municipal Code (MMC) already had exemptions for certain housing types to build additional floors based.

**Goodman** presented the proposed HPS action regarding high-density residential (HDR) zone changes. **Mayor Batey** remarked on recent HDR changes, how encouraging larger developments could lead to more small housing units and suggested that the city could revisit HDR zones through the neighborhood hubs project.

**Goodman** presented the proposed HPS action to permit different sized housing projects. The group noted that the city had considered taking such actions but had not adopted any affordable action housing code changes. They noted affordable housing funding and long-term administrative concerns about such changes.

**Goodman** presented the proposed HPS action to adopt inclusionary zoning (IZ). **Mayor Batey** and **Goodman** remarked on whether the state legislature would act on IZ in the 2023 session. The group commented on the impact of IZ on communities where it had been adopted and how IZ is tracked in other cities.

**Goodman** presented the proposed HPS action to develop services to prevent houselessness. **Ober** and **Briglio** noted the importance of partnering with the county to expand such housing services and the group remarked on the likelihood that the state may provide funding for cities to develop housing support services.

**Goodman** presented the proposed HPS actions to establish a revolving loan fund for homeownership assistance. The group noted there were community partners the city could work with to promote homeownership and the city could seek Community Development Block Grant (CDBG) funds to support such work.

**Goodman** presented the proposed HPS action to use urban renewal to support new housing infrastructure. **Ober** and **Mayor Batey** noted the Milwaukie Redevelopment Commission (MRC) had budgeted funds for such work.

**Goodman** presented the proposed HPS actions to continue to use the Construction Excise Tax (CET) fund to support housing work. The group commented on how(?) the CET is used.

**Goodman** discussed recommended future actions in the HPS, including initiating rental assistance programs, pre-approving and allowing accessory dwelling units (ADUs) and tiny homes, preserving manufactured homes, and relocation assistance. The group remarked on whether the city had already started a relocation assistance program.

The group discussed which HPS actions the city could pursue and how to best word the HPS recommendations to give the city the best chance at successfully achieving them.

**Goodman** asked for Council feedback on what had been included or left out of the HPS. **Mayor Batey** asked for more information about the MUPT, and **Ober** noted that several recommendations would require follow-up from staff at future meetings.

**Goodman** reviewed next steps in the HPS process, and the group noted when the HPS may be scheduled for adoption by Council. **Briglio** commended Weigel's work on the HPS, and **Councilor Khosroabadi** observed that the HPS was an encouraging document that showed the work the city had been doing.

**Mayor Batey** noted an audience member wished to address Council regarding the HPS.

**Camden McKone**, Milwaukie resident, supported the HPS recommendations to increase density and give developers more options and incentives to build affordable housing.

## **8. PUBLIC HEARING**

### **A. None Scheduled.**

**Mayor Batey** recessed the meeting at 8:48 p.m. and reconvened at 8:58 p.m.

## **9. COUNCIL REPORTS**

### **B. Council Communication Agreement and Committee Assignments – Discussion** (moved up the agenda)

**Mayor Batey** introduced the agreement and Council had no comments and made no changes to the agreement. **Stauffer** noted the agreement would be placed on the February 21 regular session consent agenda for approval.

The group discussed and finalized Council's committee assignments. **Stauffer** noted the assignments matrix would be on the February 21 regular session consent agenda.

### **A. Legislative and Regional Issues – Discussion** (moved down the agenda)

**Stauffer** reported on bills pending before the Oregon State Legislature that Council and staff were watching. The group discussed the bill tracking process that Council and staff would follow during the legislative session and noted the status of various bills.

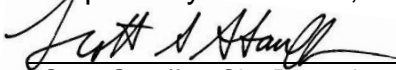
The group discussed outfit color coordination for the 2023 Council photos and Council members' attendance at recent regional policy events and meetings.

## **10. ADJOURNMENT**

It was moved by **Council President Nicodemus** and seconded by **Councilor Khosroabadi** 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 9:37 p.m.

Respectfully submitted,

  
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Scott Stauffer, City Recorder