



COUNCIL REGULAR SESSION

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

2381st Meeting

MINUTES

MAY 16, 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 Peter Passarelli, Public Works Director
Justin Gericke, City Attorney Scott Stauffer, City Recorder
Ann Ober, City Manager Laura Weigel, Planning Manager

Mayor Batey called the meeting to order at 6:10 p.m.

1. CALL TO ORDER

A. Pledge of Allegiance.

B. Native Lands Acknowledgment.

2. ANNOUNCEMENTS

Mayor Batey announced an upcoming city manager open door session, a Milwaukie Pioneer Cemetery clean-up event, and annual plant and book sales. **Council President Nicodemus** announced a Juneteenth event and **Stauffer** noted that ballots for the May 16 election were due by 8 p.m. **Ober** and **Batey** provided details on Pride events.

3. PROCLAMATIONS AND AWARDS

A. Outstanding Milwaukie High School (MHS) Student – Awards

Kim Kellogg, MHS Principal, introduced Elizabeth Oakes and Jonathan Mendoza and Council congratulated them on their academic and extra-curricular activities.

B. Dogwood Day – Proclamation

Stauffer, **Greg Hemer**, Milwaukie Historical Society, and **Phyllis Hines**, Susannah Lee Barlow Chapter Daughter of the American Revolution, introduced the proclamation, remarked on the importance of celebrating the city's incorporation day known as Dogwood Day, and announced the winners of the annual #milwaukiedogwood Instagram photo contest. The historical society presented a happy birthday video to the city. **Mayor Batey** proclaimed May 21, 2023, to be Dogwood Day.

C. Historic Preservation Month – Proclamation

Mayor Batey, **Hemer**, and architectural historian **Leesa Gratreack** introduced the proclamation, noted ongoing preservation projects and programs, and remarked on the importance of preserving historic structures. **Mayor Batey** proclaimed May to be Historic Preservation Month.

D. Armed Forces Week – Proclamation

Councilors Massey and Khosroabadi introduced the proclamation and remarked on the importance of recognizing those who served in the armed forces. **Stauffer** noted the city's work with American Legion Post 180 and the Corporate Diffie Fund for Veterans. **Mayor Batey** proclaimed May 13-20, 2023, to be Armed Forces Week.

E. Public Works Week – Proclamation

Passarelli introduced the proclamation and remarked on the importance of public works. **Mayor Batey** proclaimed May 21-27, 2023, to be Public Works Week.

4. SPECIAL REPORTS

A. None Scheduled.

5. COMMUNITY COMMENTS

Mayor Batey reviewed the public comment procedures, and it was noted that no audience member wished to address Council.

6. CONSENT AGENDA

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

A. City Council Meeting Minutes:

1. April 11, 2023, study session,
2. April 18, 2023, work session, and
3. April 18, 2023, regular session.

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

Mayor Batey recessed the meeting at 7:35 p.m. and reconvened at 7:45 p.m.

7. BUSINESS ITEMS

A. Housing Production Strategies (HPS) – Discussion

Briglio, Weigel, and Beth Goodman with ECONorthwest reviewed the HPS and Housing Capacity Analysis (HCA) process. **Goodman** discussed changes to the HPS since the last Council report, how the HPS builds on the Milwaukie Housing Affordability Strategy (MHAS), and ways the city could fund and implement HPS actions.

Councilor Khosroabadi, Goodman, and Briglio commented on the legality of implementing a vacant second home tax.

Councilor Massey asked about the city’s ability to navigate required and optional HPS strategies. **Goodman, Weigel, Briglio, and Ober** commented on the limits of city staffing capacity, suggested the HPS was an aspirational document to be implemented over time, and noted the housing work Milwaukie had already done. The group commented on how the city partners with the state to implement housing goals.

Councilor Khosroabadi hoped the city could make progress on HPS goals in the next two to six years. **Briglio, Goodman, and Ober** noted state involvement in the HPS.

Mayor Batey and **Goodman** noted the HPS was not proposing the creation of a new urban renewal district and the group commented on whether the city should implement a transient lodging tax.

Mayor Batey discussed median family income (MFI) data in the HPS. **Goodman** and **Briglio** explained that the 120% MFI incentive was based on the city’s construction excise tax (CET) policies.

Mayor Batey suggested the demographic data in the HPS should call out ethnic groups. **Ober**, **Mayor Batey**, and **Councilor Stavenjord** remarked on how Council's support for changes to the HPS should be noted and how HPS adjacent policy discussions should be conducted. **Briglio** and **Goodman** noted where the demographic data in the HPS had come from. **Council President Nicodemus** asked for time to consider the demographic questions raised by Mayor Batey.

Mayor Batey suggested the HPS needed further definition of generational groups and asked about the HPS' density recommendations. **Goodman** noted that the HPS referred to density information in the HCA. **Weigel** noted that the HCA was moving on a tight timeline for approval through the Planning Commission.

Council President Nicodemus proposed, and Council agreed, to cancel the scheduled executive session that was to follow the regular session.

It was noted that Council would finish HPS questions before moving to HCA questions.

The group commented on when the city would revisit the population density analysis and what it would cost to revisit it now.

Mayor Batey asked about using CET funds to backfill system development charge (SDC) funds for accessory dwelling units (ADUs) and housing. **Ober** and **Weigel** explained it could be possible with a policy or code change.

Councilor Stavenjord and **Briglio** noted the proposed policy discussions listed as actions in the HPS were options the city could pursue and were not required. The group discussed how to word policy actions to be clearer.

Mayor Batey asked about language in the HCA related to permitted ADUs, suggesting that the document was not clear on what time periods it was referring to. **Weigel**, **Councilor Stavenjord**, and **Goodman** explained how the HCA used data from different time periods.

Mayor Batey asked what a single attached unit was and **Goodman** and **Weigel** explained those are town houses and were different from duplexes or triplexes.

The group discussed whether the city should focus on home ownership as a policy goal.

Weigel noted the HPS would be back for Council consideration on June 6.

8. PUBLIC HEARING

A. None Scheduled.

9. COUNCIL REPORTS

A. Legislative and Regional Issues – Discussion

Stauffer provided an update on legislation the city had been tracking and the group discussed the status of bills.

Ober noted the need for Council to send a letter regarding the Regional Transportation Plan (RTP) to request the prioritization of city projects. The group noted the city's Capital Improvement Plan (CIP) list would be used for the letter and there was Council consensus for the mayor to sign the RTP letter.

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 9:31 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder