



## COUNCIL WORK SESSION

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

## MINUTES

AUGUST 15, 2023

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

<b>Staff Present:</b>	Emma Sagor, Assistant City Manager	Ann Ober, City Manager
	Justin Gericke, City Attorney	Peter Passarelli, Public Works Director
	Dan Harris, Events & Emergency Management Coordinator	Scott Stauffer, City Recorder

**Mayor Batey** called the meeting to order at 4:00 p.m.

### 1. Natural Hazard Mitigation Plan (NHMP) Update #2 – Discussion

**Harris** explained what public engagement work had occurred since the last NHMP Council discussion and noted issues previously raised that staff was working to address. **Harris** presented a timeline of the next steps for the updated NHMP adoption.

The group discussed the plan survey results, school seismic reinforcement projects, emergency supplies, and **Mayor Batey** received clarification on how information was presented in the NHMP.

### 2. Water System Development Charges (SDCs) – Discussion

**Passarelli** introduced John Ghilarducci and Zech Hazel of the FCS Group. **Ghilarducci** explained what SDCs were, how they were collected, what they could be used for, how changes were calculated, and presented the current fiscal year (FY) 2024 SDC fees.

**Hazel** explained the calculation process for the maximum allowable SDCs. **Hazel**, **Mayor Batey**, and **Ghilarducci** discussed how calculations were made to decide which projects were eligible to be funded by the SDCs. **Hazel** presented the projected costs and reimbursement calculations for existing facilities, and the total projected calculations of SDCs by meter size.

**Ghilarducci** addressed concerns on how rising SDCs affect affordable housing and provided an option for a reduced SDC based on development size. **Ghilarducci** provided a comparison of regional SDC rates and presented the next steps that would be taken if Council decide to adopt the presented SDC schedule.

**Councilor Stavenjord**, **Ghilarducci**, and **Passarelli** discussed how projects were presented in the SDC project list. The group discussed how the formula for future growth was decided, how SDCs are determined for multifamily residential developments, how SDCs may affect affordable housing, whether SDCs could be waived for affordable housing, and how appropriate meter size is selected.

The group commented on how to move forward with the proposed next steps for adopting the new SDC rates.

**Mayor Batey**, **Ghilarducci**, and **Passarelli** discussed the use of federal infrastructure funds for water improvements and whether the city should use those funds instead of the city's SDCs.

It was the Council consensus to move forward with the proposed next steps for adopting the new SDC rates.

**State Housing Policy – Discussion (added to agenda)**

**Ober** informed Council that the city was working with the governor's office and other cities to provide a clearer understanding of how housing development was occurring within cities in the region by organizing a tour for state staff to see the housing development process in person.

**Mayor Batey** and **Ober** agreed that they had heard concerns regarding the governor's housing advisors being primarily developers and noted the importance of getting everyone to the same table to better understand the whole picture.

**3. Adjourn**

**Mayor Batey** adjourned the meeting at 5:21 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Nicole Madigan", is written over a horizontal line.

Nicole Madigan, Deputy City Recorder