



COUNCIL SPECIAL JOINT SESSION WITH THE NORTH CLACKAMAS SCHOOL DISTRICT BOARD

MINUTES

City Hall Council Chambers, 10501 SE Main Street
& Zoom Video Conference (www.milwaukieoregon.gov)

FEBRUARY 8, 2024

Council Present: Councilors Adam Khosroabadi, Rebecca Stavenjord, and Mayor Lisa Batey

Council Absent: Council President Robert Massey

NCSO Board Present: Directors Mitzi Bauer, April Dobson Paul Kemp, Tory McVay, Glenn Wachter,
and Vice Chair Kathy Wai

NCSO Board Absent: Chair Jena Benologa

Staff Present: Ann Ober, City Manager
Joseph Briglio, Community Development Director
Emma Sagor, Assistant City Manager
Scott Stauffer, City Recorder

Mayor Batey called the meeting to order at 6:02 p.m.

1. Call to Order

2. Introductions

Council, North Clackamas School District (NCSO) Board members, Ober, and NCSO Superintendent Shay James introduced themselves.

3. City Overview – Report

Ober provided an overview of the city’s organizational structure, the Milwaukie Community Vision, Council goals, strategic plan, and thanked NCSO staff for working with the city.

5. North Clackamas School District (NCSO) Overview – Report

James provided an overview of the district’s organizational structure, service area, strategic plan, vision and mission, and programming.

5. Ardenwald Elementary School – Presentation

Patricia Ahrens, NCSO Executive Director of Elementary Programs, introduced Ardenwald Principal Rosina Hardy. **Hardy** introduced Ardenwald teachers Amy Miller-Knight, Bethany Miller, Sarah Powers, and Assistant Principal Colleen Sackos.

Hardy provided an overview of Ardenwald’s mission, student body and staff demographics, academic and engagement growth areas, and values.

Sackos reported on Ardenwald’s attendance rates, noting an improvement since last year, and explained how staff worked with families to get students to come to school.

Powers presented literacy and learning data for Ardenwald and explained how that data informed the school’s approach to teaching. **Miller-Knight** and **Messina** discussed how they structure and collaborate on teaching plans to best educate students.

Powers provided a report from Ardenwald’s Parent Teacher Organization (PTO) on the family and community engagement activities held at the school.

Hardy commented on academic and engagement opportunities to build on Ardenwald’s success to date.

Director Dobson remarked on the importance of setting high expectations for all students and commended Ardenwald staff for creating a welcoming environment.

Director Wachter asked about the lower rate of engagement and how the district could support Ardenwald address those scores. **Hardy** and **Powers** remarked on the negative impacts of COVID-19 on community engagement and attendance and how the school was working to better reach families.

Mayor Batey and **Hardy** clarified that PLC stood for Professional Learning Community, which referred to the development of the school’s staff. **Batey**, **Sackos**, and **Messina** remarked on the impact of the pandemic on students’ ability to consistently attend school.

Mayor Batey and **Powers** commented on the positive effect of community members reading to students and noted volunteer reading opportunities.

Director McVay appreciated Ardenwald staff’s reference to students as scholars.

Director Kemp, **Powers**, and **Hardy** commented on what factors influenced community members and families ability to engage at school.

Councilor Khosroabadi remarked on the number of NCS D students from low-income homes and asked how the city could help advocate for services for those students.

Vice Chair Wai appreciated the work of Ardenwald’s staff, remarked on the importance of continuing to find ways to be a welcoming community, and noted Councilor Stavenjord’s work building community at Ardenwald.

Director Bauer appreciated the work and planning of Ardenwald staff.

Councilor Stavenjord remarked on the sense of community around Ardenwald and asked about how the city could support the school’s programs. **Hardy**, **Messina**, and **Miller-Knight** suggested the school could use more after-school care resources. **Mayor Batey** noted Council was working on a letter of support for childcare resources and the group noted there was a big need and waitlist for after-school care.

6. Low-Income Housing Tax Exemption Program – Proposal

Sagor provided an overview of the existing low-home property tax exemption process the city and district had used, explained how the exemption helped to address a recognized housing need, and presented a proposal to streamline the process to allow it to renew without the city or district approving it annually.

Briglio reported on the financial impact of the program, noting the cost to the city and district, and confirmed that the property tax exemption was only for the parts of a low-income property with housing on it. **Sagor** noted that the financial impact did not involve bond funding. **McVay** and **Briglio** clarified the total impact of the exemption to the district.

Briglio highlighted pending development projects that may benefit from the exemption and positively impact Milwaukie’s affordable housing supply. **Mayor Batey**, **Briglio**, and **Sagor** commented on how the tax exemption impacted owners versus renters of an exempted property. **Briglio** suggested that because of the built-out nature of Milwaukie’s land there were few developments planned for the city.

Councilor Stavenjord wondered if there were opportunities for the city to partner with private entities to purchase properties for housing. The group noted that the tax

abatement would be good for 10 years if the property met the program requirements, that government-owned properties were already tax exempt, and that exempted developments could potentially bring other sources of revenue to the city and district.

Director Bauer and **Briglio** noted that for-profit developers could also partner with local government and non-profit groups to build low-income housing.

Director Kemp and **Vice Chair Wai** remarked on the benefits of being a welcoming community and engaging with low-income families.

Mayor Batey thanked staff for meeting with other taxing districts who would be impacted by the program and **Sagor** reported that no taxing district opposed the proposed program.

Sagor summarized that with Council and NCSB Board consent, staff would prepare a joint agreement for both governing bodies to consider adopting to authorize the program.

Councilor Khosroabadi supported the program and the partnership with NCSB.

Director McVay encouraged staff to think through all the details of the agreement. **Briglio** noted that the program would be revisited annually.

7. NCSB Student and Family Support Services – Report

Ivonne Dibblee, NCSB Assistant Superintendent of Education, introduced NCSB Director of Student and Family Services Jennifer Kiltow, NCSB Associate Director of Student and Family Services Barnaby Gloger, and NCSB Homeless Liaison Jalaam Roberson. **Kiltow** and **Gloger** provided an overview of the district’s approach to providing support services, including a McKinney-Vento team that works with homeless children.

Roberson discussed the barriers that houseless families deal with daily, basic rights of homeless students, and what the district was doing to support homeless students.

Dibblee thanked district staff and community partners for their work to support students and families, noting the work done at the Wichita Center.

Director McVay and **Roberson** noted the importance of the Wichita Center in allowing the district to provide community resources.

Director Bauer thanked staff for their work and expressed frustration with North Clackamas Parks and Recreation District (NCPRD) Board’s decision to terminate the lease for the service providers at the Wichita Center.

The group commented on the importance of the services provided at the Wichita Center.

Director Kemp and **Mayor Batey** reported hearing that NCPRD was in talks to sell the center back to NCSB and encouraged the public to contact the NCPRD Board regarding the lease.

Vice Chair Wai appreciated Roberson’s work and asked about students’ experience in school and what else they need. **Roberson** suggested the NCSB Board should continue to support the programs and growing the number of partnerships with agencies that provide shelter and resources.

Director Dobson remarked on a personal experience with houseless students and the need for social support services like those provided at the Wichita Center. **Roberson** expressed dissatisfaction with the NCPRD Board’s decision regarding the center’s lease.

Councilor Stavenjord thanked NCSB staff for their support services work and commented on an opportunity for the city and NCSB Board to work together on an

application to the county for additional support services funding. **Stavenjord** agreed with **Director Dobson** and asked how the city and school district could work together regarding the Wichita Center situation. **Cindy Detchon**, NCSD Assistant Superintendent, provided an update on discussions between NCSD and NCPRD regarding the possibility of NCSD purchasing the Wichita Center and noted the lack of other facilities that would be able to meet the district's needs for the center.

Director Bauer noted mutually beneficial intergovernmental agreements (IGAs) the county had made for similar projects and hoped NCPRD would offer a similar deal for the Wichita Center.

The group commented on next steps for NCSD and NCPRD staff in resolving the Wichita Center lease and possible sale.

Councilor Khosroabadi and **Detchon** reviewed how the Clackamas Board of County Commissioners (BCC) who served as the NCPRD Board had informed NCSD of their decision to terminate the Wichita Center lease. The 2018 land exchange of properties that had resulted in NCPRD owning the Wichita Center was noted.

8. Adjourn

It was moved by Councilor Khosroabadi and seconded by Vice Chair Wai to adjourn the meeting. Motion passed with the following vote: Councilors Khosroabadi and Stavenjord, Mayor Batey, and Directors Bauer, Dobson, Kemp, McVay, and Wachter, and Vice Chair Wai voting "aye." [9:0]

Mayor Batey adjourned the meeting at 8:26 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder