



COUNCIL REGULAR SESSION

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

2418th Meeting

MINUTES

JANUARY 21, 2025

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

Staff Present: Joseph Briglio, Assistant City Manager
Mandy Byrd, Development Project Coordinator
Katie Gavares, Climate & Natural Resources Manager

Justin Gericke, City Attorney
Emma Sagor, City Manager Scott Stauffer,
City Recorder
Courtney Wilson, Urban Forester

Mayor Batey called the meeting to order at 6:34 p.m.

1. CALL TO ORDER

A. Pledge of Allegiance.

B. Native Lands Acknowledgment.

2. ANNOUNCEMENTS

Mayor Batey announced upcoming activities, including the city's 2024 volunteer of the year award nomination process, a city manager open door session, a Christmas tree installation event at Spring Park, a Lunar New Year event, and the city's annual board and committee (BC) recruitment process.

Mayor Batey read a Milwaukie Bay Park themed haiku poem.

3. PROCLAMATIONS AND AWARDS

A. None Scheduled.

4. SPECIAL REPORTS

A. None Scheduled.

5. COMMUNITY COMMENTS

Mayor Batey reviewed the comment procedures. **Sagor** noted there was no follow-up from the January 7 comments. No audience member wished to address Council.

Sagor reported on correspondence received from a business owner requesting the city pause approving the contract under consent agenda item 6. C. and other comments received regarding agenda item 7 C. about the Harrison and Main site.

6. CONSENT AGENDA

Councilor Anderson removed item 6. A. 3. from the consent agenda and asked staff to review a section of the minutes related to Council's open container discussion. The group noted the minutes would be reviewed and brought back at a future meeting.

It was moved by Councilor Anderson and seconded by Councilor Massey to approve the Consent Agenda as amended.

A. City Council Meeting Minutes:

1. December 10, 2024, study session,
2. December 17, 2024, work session, and
3. ~~December 17, 2024, regular session.~~ (removed from the agenda)

B. ~~A resolution authorizing a cell phone tower lease agreement.~~ (removed from the agenda)

C. Resolution 5-2025: A resolution of the City Council of the City of Milwaukie, Oregon, authorizing a contract with R.A. Roth Construction and Sons, Inc. for the Downtown Curbs and Storm Improvements Project (CIP-2021-T58).

D. Resolution 6-2025: A resolution of the City Council of the City of Milwaukie, Oregon, authorizing a first amendment to the intergovernmental agreement with Clackamas County for fiber optic connection services.

E. An Oregon Liquor and Cannabis Commission (OLCC) application for Good Measure PDX, LLC, 10999 SE Main Street – limited on-premises sales.

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

7. BUSINESS ITEMS**A. Council President Election – Motion**

Mayor Batey and **Councilor Massey** explained when a council president is elected after the seating of newly elected councilors, and the role the council president plays.

Councilor Massey nominated Councilor Khosroabadi to serve as council president and **Councilor Anderson** expressed support for Khosroabadi.

Councilor Stavenjord did not wish to serve as council president.

Councilor Khosroabadi declined to serve as council president and nominated Councilor Anderson to serve as council president.

It was moved by **Councilor Khosroabadi** and seconded by **Councilor Massey** to nominate **Councilor Anderson** to serve as council president. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

Council President Anderson expressed appreciation for the vote of support and for Councilor Khosroabadi.

B. Tree Code Amendments Adoption – Ordinance

Mayor Batey and **Wilson** noted this was a continued presentation of proposed changes to the Milwaukie Municipal Code (MMC) Tree Code. **Wilson** reviewed the specific code changes, including where the Tree Board is included in the code and how tree permits are issued and enforced.

It was moved by **Council President Anderson** and seconded by **Councilor Massey** for the first and second readings by title only and adoption of the ordinance amending Municipal Code (MMC) Chapter 2.10 Boards, Commissions, and Committees Generally and Chapter 16.32 Tree Code for the purpose of improving readability and code enforcement. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

Sagor read the ordinance two times by title only.

Stauffer polled the Council with **Councilors Anderson, Khosroabadi, Massey, and Stavenjord** and **Mayor Batey** voting “aye.” [5:0]

Ordinance 2247:

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING MUNICIPAL CODE (MMC) CHAPTER 2.10 BOARDS, COMMISSIONS, AND COMMITTEES GENERALLY AND CHAPTER 16.32 TREE CODE FOR THE PURPOSE OF IMPROVING READABILITY AND CODE ENFORCEMENT.

Councilor Massey remarked on the number of previous Council discussions on the proposed tree codes that had gone into the ordinance adoption action.

C. Harrison and Main Site Priorities – Discussion

Briglio and **Byrd** reviewed the history of the site as a parking lot comprised of two properties, one owned by the city, the other by Metro. **Mayor Batey** and **Byrd** noted that the intergovernmental agreement (IGA) between the city and Metro for the site’s management had been amended over the years.

Byrd and **Briglio** discussed challenges of developing the site, Metro’s Transit Oriented Development (TOD) and previously adopted development goals and asked for Council feedback on the city’s goals for the site.

Mayor Batey observed that audience members wished to speak to Council about the site and noted that public comments would be taken after Council asked staff questions.

Councilor Khosroabadi, Byrd, and Briglio discussed Metro’s interest in commercial and housing development on the site. **Sagor** commented on whether Metro would be interested in a development that would allow the Milwaukie Farmers Market to remain on the site. **Councilor Stavenjord** and **Sagor** remarked on the applicability of the Rockwood Market project in Portland to the Harrison and Main Site.

Councilor Massey and **Briglio** confirmed that the city-owned lot was on the east side of the site and that it was possible for the properties to be developed separately.

Council President Anderson asked what level of area median income (AMI) level housing could be built on the site. **Briglio** and **Sagor** suggested staff would need to speak to developers to confirm what AMI housing would be possible.

Councilor Stavenjord noted TODs had to be built by private partners and asked if the properties on their own were big enough to develop and if Metro would be willing to sell their property to the city. **Briglio** thought dividing the site might make it harder but not impossible to develop and reported that Metro had asked if the city was interested in selling its property to Metro. The group remarked on whether Metro was interested in developing or selling their property.

Council President Anderson asked about plans to relocate the Farmers Market and **Mayor Batey** noted that representatives of the Farmers Market would be speaking.

Councilor Massey expressed support for the site continuing to be home to the market, providing public parking, and being an event space. The group remarked on how a request for proposals (RFP) process could encourage creative design ideas.

Dave Aschenbrenner, Celebrate Milwaukie, Inc. (CMI) Board member, explained that CMI ran the Milwaukie Farmers Market and commented on previous plans for the site, the need for parking and event space in downtown, and the construction of new housing in downtown. **Aschenbrenner** suggested the city buy the Metro half of the site to keep it as a parking lot or build a structure with parking, the market, commercial space and housing.

Brendan Eiswerth, CMI Board member, commented on the site's development history, the benefits of the market for the community and small businesses, and proposed that the site be protected as a town square. **Eiswerth** suggested that the South Downtown (SoDo) festival street plaza built on Main Street did not meet the market's needs.

Council President Anderson asked about the proposals to use the lot for parking and an open-air market. **Briglio** and **Mayor Batey** discussed the city's intentions for developing SoDo for the market and challenges about using it for the market. **Briglio** noted that Metro seemed to be open to an open-air market structure.

Councilor Khosroabadi expressed support for events continuing to be held on the site and for the concepts Councilor Massey and Aschenbrenner had proposed.

Councilor Stavenjord expressed support for the market and community events and asked staff to work with Metro to identify what the development constraints on the site were. **Sagor** and **Stavenjord** agreed that Council wanted to preserve community space.

Councilor Massey believed the site presented a great opportunity and agreed with Eiswerth that the city shouldn't do away with a space that brings community together.

Council President Anderson remarked on the importance of the market and expressed concern that the city and Metro not develop the lots with different goals.

Mayor Batey observed that the conversation had changed since 2016 when only one Council member believed parking was important for the site. **Batey** believed that with the arrival of new businesses in downtown, the parking issue would become real and supported the ideas proposed around parking and community space.

Sagor summarized that Council's priorities for the site were event/market space and preserving parking. **Councilor Stavenjord** discussed how a creative structure design could include event space and parking. **Council President Anderson** did not believe parking needed to be preserved and suggested the city's climate action and affordable housing were bigger priorities. **Mayor Batey** commented on the need for parking for community members who live further away from downtown. **Councilor Massey** agreed that community space, market space, and parking were the priorities.

Councilor Khosroabadi thought a housing developer might include parking and **Mayor Batey** observed that such housing would not be for event space. **Khosroabadi** agreed with the challenges of biking to the site for families and people who live outside Milwaukie and agreed with the prioritization of community/market space and parking.

Mayor Batey suggested another goal for the site could be a river view restaurant.

Sagor summarized that Council unanimously believed preserving community event space was a priority, with the Council majority in favor of preserving parking. **Sagor** and **Briglio** noted next steps for staff to reach out to Metro and come back to Council. **Briglio** observed that Council was still interested in the partnership with Metro on the site. **Mayor Batey** and **Briglio** commented on the increase in housing in downtown

Milwaukie since the 2016 site goals had been set. **Councilor Massey** encouraged staff to communicate the city's interest in creative structure design to Metro.

8. PUBLIC HEARING

A. None Scheduled.

9. COUNCIL REPORTS

A. Legislative Priorities and Lobbying – Discussion

Briglio reviewed Council's legislative priorities as reported to the League of Oregon Cities (LOC) in 2024 and suggested that the Kellogg Creek Dam removal project be added to the list. **Sagor** remarked on the availability of funding to hire a lobbyist. **Briglio** reported that the North Clackamas Watersheds Council (NCWC), the lead agency on the dam removal project, did not believe the city needed to invest in lobbyist services for the project now.

Mayor Batey commented on the development of a one-page handout with the city's legislative priorities to distribute during the LOC's Cities Day at the Capitol on January 28. The group discussed plans to meet with legislators during Cities Day and what priorities to list on the handout, noted topics included energy affordability, recreational immunity, behavioral health, and Milwaukie Bay Park (MBP). They discussed how much to ask the state for the park project. It was Council consensus to make MBP the focus of the one-page handout with a list of priorities too.

Stauffer and **Mayor Batey** reviewed the plan to track bills and draft Council policy letters during the 2025 session of the state legislature. Council provided noted bills for staff to track.

Council President Anderson suggested that utilities be added to the Cities Day handout and the group noted deadlines for drafting and finalizing the handout.

Council Reports

Councilor Khosroabadi remarked on plans to write a Council letter to Portland General Electric (PGE) asking for their plans to slow down the annual rate increases. Council noted recent political moves to ask PGE the same questions.

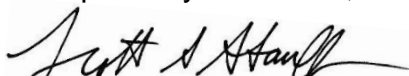
Councilor Khosroabadi discussed plans to write a Council letter to the federal Department of Veterans Affairs addressing gaps in mental health services for veterans and supporting Oregon House Bill (HB) 2537 that would provide a state response to the issue.

10. ADJOURNMENT

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

Mayor Batey adjourned the meeting at 8:52 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder

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