



COUNCIL REGULAR SESSION

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

2426th Meeting

MINUTES

MAY 20, 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 Bryd, Development Project Manager
Justin Gericke, City Attorney
Brett Kelter, Senior Planner
Nicole Madigan, Deputy City Recorder

Michael Osborne, Finance Director
Peter Passarelli, Public Works Director
Emma Sagor, City Manager
Laura Weigel, Planning Manager

Mayor Batey called the meeting to order at 6:39 p.m.

1. CALL TO ORDER

A. Pledge of Allegiance.

B. Native Lands Acknowledgment.

2. ANNOUNCEMENTS

Mayor Batey announced upcoming activities, including a city manager open door session, a marimba band concert, the June First Friday event, the Linwood Neighborhood yard sale, the annual Bulky Waste pick-up days, and a Juneteenth celebration.

Mayor Batey read a Haiku poem about no borders.

3. PROCLAMATIONS AND AWARDS

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

Kim Kellogg, MHS Principal, introduced Hana Trotter-Viterbo and Millie Gardner and Council congratulated them on their academic and extracurricular achievements.

B. Dogwood Day – Proclamation

Madigan, Steve Bennett with the Milwaukie Historical Society, and **Nancy McCrary** with the Susannah Lee Barlow Chapter of the Daughters of the American Revolution (DAR), commented on celebrating Milwaukie's civic birthday the Pacific Dogwood tree. **Mayor Batey** proclaimed May 21 to be Dogwood Day!

C. Historic Preservation Month – Proclamation

Mayor Batey and **Bennett** remarked on preserving historic structures and completing a new historic homes inventory. **Batey** proclaimed May to be Historic Preservation Month.

D. Memorial Day – Proclamation

Councilors Khosroabadi and **Massey** commented on the sacrifices made by those who served in the armed services. **Mayor Batey** proclaimed May 26 to be Memorial Day.

E. Public Works Week – Proclamation

Passarelli introduced the proclamation and commented on the important work done by public works staff. **Mayor Batey** proclaimed May 18 to 24 to be Public Works Week.

F. Asian American Pacific Islander (AAPI) Heritage Month – Proclamation

Councilor Khosroabadi and artist **Emily Lau** remarked on the contributions of AAPI community members. **Mayor Batey** proclaimed May to be AAPI Heritage Month.

4. SPECIAL REPORTS

A. None Scheduled.

5. COMMUNITY COMMENTS

Mayor Batey reviewed the comment procedures. **Sagor** provided updates on comments made at the May 6 meeting, reporting on work related to the middle housing development on Harrison Street and Linwood neighborhood resident concerns about a proposal to build a picnic shelter at Furnberg Park. **Sagor** noted that a Council meeting in July would focus on middle housing projects.

Sarah Soderberg, Don Wiley, Steve Tallman, and Linda Loken, Milwaukie residents, expressed concern about the proposed picnic shelter at Furnberg Park, encouraged the city to improve existing park infrastructure instead, and asked Council to withdraw its support for the picnic shelter proposal.

Heather Buchanan, Milwaukie resident, thanked city staff for working with the neighbors around the middle housing development on Harrison Street, and reviewed concerns about how the development project had proceeded.

Martha Germany, Milwaukie resident, remarked on the wetlands located in Furnberg Park and encouraged the city to upgrade the existing infrastructure instead of building a picnic shelter. **Mayor Batey** noted that the Milwaukie Parks Foundation was working to raise money to replace playground equipment in the city's parks.

6. CONSENT AGENDA

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

A. City Council Meeting Minutes:

1. April 1, 2025, work session,
2. April 1, 2025, regular session, and
3. April 8, 2025, study session.

B. Resolution 24-2025: A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, approving the award of a contract for construction for the 2025 Slurry Seal project to VSS International.

C. An Oregon Liquor and Cannabis Commission (OLCC) Application for Giving Café & Bistro, 2037 SE Jefferson Street – Change of Ownership.

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

7. BUSINESS ITEMS

A. Harrison & Main Lot and Metro – Discussion

Briglio provided an overview of previous attempts to develop the parking lot at the intersection of Harrison and Main. **Mayor Batey** observed that the staff report did not include the 2007 effort to develop the site. **Briglio** reviewed Council discussions about the city's goals for the site, including desired amenities and structures, and constraints.

Erin Kehe, Metro Urban Policy and Development Manager, discussed Metro's Transit Oriented Development (TOD) program goals and success in creating housing and

commercial spaces, and Metro's interest for the Harrison and Main Lot. **Briglio** asked for Council feedback on the site development goals as presented.

Councilor Massey suggested it would be hard to achieve all the goals and not lose event and parking space and encouraged Metro to consider building a land bridge over McLoughlin Boulevard to Milwaukie Bay Park from the lot.

Councilor Stavenjord and **Kehe** remarked on the financial resources, primarily the real market value of the property, availability to develop the site and how the site could be used to support new businesses while not losing the community gathering space.

Mayor Batey and **Kehe** commented on whether the site could use current or future Metro supportive housing services (SHS) bond funding. **Batey** expressed support for developing the city's Sparrow Site before the Harrison and Main Lot. **Briglio** and **Kehe** noted that developing the site was years away from happening.

Councilor Khosroabadi asked if Metro had developed other TOD sites with similar use as a community space. **Kehe** cited similar projects in East Portland and Beaverton and both supported including housing while preserving space for community space.

Mayor Batey noted Council would take public comment on the issue.

Council President Anderson, **Kehe**, and Metro Principal Development Project Manager **Patrick McLaughlin** noted Metro projects that included "tuck-under" or stacked podium parking and funding opportunities to support developing the lot. They remarked on what level of area median income (AMI) housing might be built on the Harrison and Main Lot.

Council President Anderson, **Briglio**, and **Kehe** commented on the likely development timeline for the site, suggesting it could be two-to-three years.

Councilor Stavenjord and **Kehe** remarked on how development construction could impact downtown Milwaukie.

Briglio, **Sagor**, and **Kehe** thanked Council for the feedback and noted staff would be back for future discussions about the project.

David Aschenbrenner, Celebrate Milwaukie, Inc. (CMI) Board Member, asked about the size of Metro's TOD projects in East Portland and Beaverton and hoped there would be a lot of community engagement about the project, noting community concerns and the Farmer Market's desire to remain at the Harrison and Main site. **Mayor Batey** believed the Beaverton site was several blocks in size.

Estelle Morely, Milwaukie First Friday Event organizer, noted other business development opportunity sites in downtown Milwaukie and remarked on the importance of community gathering space and providing parking and charging for vehicles and other forms of transportation.

Mayor Batey and **Sagor** reviewed the proposed next steps, noting staff would likely bring the project back to Council toward the end of the calendar year. **Council President Anderson** asked that the city focus on developing a land banking strategy.

Mayor Batey recessed the meeting at 9:02 p.m. and reconvened at 9:10 p.m.

8. PUBLIC HEARING

A. Natural Resource Code Update – Ordinance

Call to Order: **Mayor Batey** called the public hearing on the proposed natural resource code adoption, to order at 9:10 p.m.

Purpose: **Mayor Batey** announced that the purpose of the hearing was to receive a staff update and deliberate on the proposed code amendments.

Conflict of Interest: No Council member declared a conflict of interest.

Staff Presentation: **Kelver** provided an overview of the intent of the natural resource code's water quality resource (WQR) and habitat conservation area (HCA) statewide regulations. **Mayor Batey** and **Kelver** remarked on whether human created waterways would fall under the natural resource code protections.

Kelver discussed the goals of the natural resource code, including integration of the natural resource and tree codes, state law updates, and amending various resource maps. **Kelver** reviewed the proposed changes, including streamlined WQR standards. **Mayor Batey** and **Kelver** remarked on how much WQR land in Milwaukie was considered Class A, or "good", and therefore not developable.

Kelver continued to review proposed code changes, including residential cluster exemptions and impervious disturbances, verifications of HCA boundaries, and updating natural resource zoning maps. The approval criteria and decision-making options for Council to consider were reviewed.

Correspondence Received: Staff noted correspondence submitted during the Planning Commission's review of the proposed code changes, as well as responses to public notices received by staff.

Audience Testimony: No audience member wished to speak to Council.

Questions from Council to Staff: **Mayor Batey** and **Kelver** commented on why the footprint for impervious disturbances near waterways had been reduced to three feet due to the size of concrete pads for park benches. They also discussed the need for the code to better address public property. **Weigel** suggested bringing additional code changes to address public property to Council later.

Councilor Massey, Weigel, and Mayor Batey remarked on whether three feet was enough space for four-legged park benches. **Kelver** and **Weigel** noted staff could look at whether a larger space would be needed for benches. The group discussed continuing the hearing to a future meeting.

Close Public Comment: **It was moved by Councilor Massey and seconded by Council President Anderson to close the public comment part of the natural resource code update hearing. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]**

Mayor Batey closed the public comment part of the hearing at 9:42 p.m.

Council Decision: **It was moved by Councilor Massey and seconded by Council President Anderson to continue the hearing to a future date to be determined. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]**

9. COUNCIL REPORTS

A. Semi-Annual Council Budget Review and Food Purchasing Policy – Discussion

Sagor and **Osborne** discussed the current balances of Council's budget line items and provided general guidelines on spending public funds. The group discussed whether Council education and training funds could be use for non-Council members to attend trainings or for sending informational mailers. They noted differences between political mailers and informational flyers, as well as between non-city sponsored events and

official city events. **Sagor** summarized that city funds could not be spent on political activities and should focus on education.

Sagor asked for feedback on whether to continue ordering a monthly Council meal and **Council President Anderson** introduced a proposal to draft a food purchasing policy that would not allow the purchase of meat with city funds.

The group discussed the proposal to adopt a no meat food purchasing policy to support the city's climate action goals. **Osborne** and **Sagor** remarked on the administrative challenges of enforcing a no meat policy. **Mayor Batey** and **Council President Anderson** supported the policy, **Councilors Massey, Khosroabadi, and Stavenjord** had concerns with adopting a no meat purchasing policy. **Mayor Batey** summarized that Council did not support a no meat purchasing policy.

The group discussed whether to continue holding a monthly Council meal with city-purchased food and it was Council consensus to no longer purchase food, but Council would continue to meet for a monthly meal.

B. Legislative and Regional Issues – Discussion

The group reviewed Council legislative letters sent recently and discussed the status of bills in the state legislature that the city had been tracking.

Council Reports

Mayor Batey reported sending a letter to the Clackamas Board of County Commissioners (BCC) regarding the possible purchase of the former Bob's Red Mill store site, announced the opening of a new art gallery on Main Street, thanked Council for their participation in the annual board and committee (BC) interview process, and noted that the League of Oregon Cities (LOC) conference would be held in Portland this year.

Councilor Massey introduced a proposed Council letter to the BCC, which serves as the North Clackamas Parks and Recreation District (NCPRD) Board, regarding proposed staff cuts at the Milwaukie Community Center. The group discussed the letter and there was Council consensus to send the letter to the BCC.

Council President Anderson reported that a Clackamas County Coordinating Committee (C4) letter would list the city's railroad project as the second prioritized project.

10. ADJOURNMENT

It was moved by **Councilor Massey** and seconded by **Council President Anderson** 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 10:42 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder

This page intentionally left blank.