

**CITY OF MILWAUKIE  
CITY COUNCIL MEETING  
MARCH 2, 1999**

The one thousand eight hundredth and tenth meeting of the Milwaukie City Council was called to order by Mayor Tomei at 6:00 p.m. in the Milwaukie Public Safety Building. The following Councilors were present:

Rob Kappa  
Mary King

Larry Lancaster  
Jeff Marshall

Staff present:

Dan Bartlett,  
City Manager  
Charlene Richards,  
Assistant City Manager  
Martha Bennett,  
Assistant City Manager  
Jim Coleman,  
City Attorney

Kelly Somers,  
Fleet/Facilities Manager  
Paul Roeger,  
Civil Engineer  
Jim Brink,  
Public Works Director

**PROCLAMATIONS, COMMENDATIONS, SPECIAL REPORTS, AND AWARDS**

**Recognize Kay Pagh for Twenty Years Service with the North Clackamas Chamber of Commerce**

**Mayor Tomei** read a proclamation honoring Kay Pagh for twenty years of service to the community and the North Clackamas Chamber of Commerce.

**CONSENT AGENDA**

**It was moved by Councilor Kappa and seconded by Councilor King to adopt the consent agenda that consisted of:**

- 1. City Council Minutes of February 16, 1999; and**
- 2. Advertise for Bids on FY 2000 Capital Projects.**

**Motion passed unanimously.**

**AUDIENCE PARTICIPATION**

**Ed Zumwalt**, 10888 SE 29<sup>th</sup> Avenue, spoke as an individual regarding the newsletter and Council discussion at the March 1, 1999, work session. It has been one year since the March "healing forum", but there were still some problems. When the Council voted 4 - 1 last July to support the South/North Light Rail alignment, a majority of voters felt disenfranchised. He felt the newsletter was critical in providing information to help reduce distrust that has developed between the City and its residents over the past thirty years. Every communication effort the City Council makes is important, and *The Pilot* is the

vehicle to share nuts and bolts information whether the Neighborhood District Associations (NDA) have anything to say or not. He suggested *The Pilot* be the forum for letters to the editor that the *Clackamas Review* has dropped. People call him regularly about the Historic Milwaukie NDA as a result of reading articles in the City newsletter. He urged the City Council not to reduce the number of pages.

## **PUBLIC HEARING**

None Scheduled.

### **Lease Electric Powered Vehicle**

**Bartlett** presented the staff report in which the City Council was requested to authorize the City Manager to sign purchase orders totaling \$11,500 for a three-year, closed-end lease of an electric powered Ford Ranger pickup and charging equipment. Although it was within his signature authority, he felt it was a significant issue to bring before the Council. The City's use of this type of vehicle would work toward meeting clean air standards and the federal and state goals of reducing emissions.

He provided information based on Council's request for additional research on the cost comparisons with other types of alternate fueled vehicles. The annual depreciation cost of a purchased, gas-powered vehicle would be about \$1,200, and operating costs would be about \$1,800. The operating costs of the electric vehicle would be \$4,007 resulting in a \$2,207 annual difference between the types of vehicles.

He addressed the question of tax credits. This type of credit goes to corporate tax payers, so the City would not be eligible as a public entity because it does not pay income or property taxes. The Ford Motor Company would accrue a tax credit, and the dealer believed that between \$400 to \$1,100 could be reduced from the lease price. The dealer agreed to pass that reduction along to the City.

Staff does not recommend the propane and natural gas options because of refueling station costs. The other option would be to drive to a fueling station which would result in an employee taking an hour out of his/her regular work day.

Council may return the decision to the City Manager; approve the lease as prepared with the proviso that staff look to offsetting the \$2,200 difference through other savings in fleet operations; or direct the City to purchase a gas-powered vehicle outright.

**Councilor King** understood the dealer cost would be reduced and passed on to the City in lower lease payments.

**Bartlett** said that was correct, but the amount of savings was not known at this time. There might be incentives and grants available from DEQ and Department of Energy to bring more vehicles into the fleet. The Energy Act to replace 10% of fleets by 2000 with alternate fueled vehicles is a goal, not a mandate. He believed this was a good opportunity to model this type of vehicle because Community Service staff makes short trips, are already involved in environmentally conscious programs, and would provide performance feedback.

**Councilor Lancaster** asked the basis for determining the replacement targets.

**Bartlett** discussed global warming and the very high emissions in the Portland area last summer. If certain thresholds are exceeded, then reductions will be mandatory, and certain activities will be curtailed. These vehicles are only available on lease while Ford develops its product.

**Councilor Kappa** asked Bartlett if he saw a future for natural gas vehicles in the City's fleet.

**Bartlett** said the biggest concern at this time was the expense of fueling stations. The City did not believe it was a good use of time to travel to another area to refuel.

**Councilor Marshall** stated he was not against electric powered vehicles, but he felt there had been misinformation. Northwest Natural informed him that a fueling station accommodating two vehicles overnight would cost \$4,000, not \$40,000. There are six auto manufacturers that make dedicated or dual-fuel vehicles. He has been told that Ford Motor Company would provide the City with rebates on other types of alternate fuel vehicles. He felt long-range plans should be discussed before the City Council approved spending twice the amount normally spent on purchasing a gas-powered vehicle.

**Mayor Tomei** commended Somers and Bartlett for being willing to look into this type of alternate vehicle. Even though it may cost somewhat more, she felt this lease was a step in the right direction.

**It was moved by Mayor Tomei and seconded by Councilor Kappa to authorize the City Manager to sign purchase orders totaling \$11,500 for a three-year, closed-end lease for an electric powered Ford Ranger pickup and charging equipment.**

**Councilor Kappa** understood there were some differences of opinion, but based on staff's presentation, he believed the vehicle was probably cost effective.

**Councilor Lancaster** added that technologies were changing rapidly, and since there was no pressure from mandates, he was concerned about making changes that might negatively impact the fleet budget.

**Councilor King** supported the purchase because she believed the fleet manager had done a lot of research and found this vehicle would be good for both the City and environment.

**Motion passed unanimously.**

### **Award Contract for City Hall HVAC System**

**Somers** and **M. Bennett** presented the staff report in which the City Council was requested to authorize the City Manager to sign purchase orders totaling \$156,500 for the purchase of HVAC equipment and installation of the equipment in City Hall.

**Somers** discussed the project that was being done in conjunction with the Oregon State Department of Energy. Previous programs included a City facility energy audit, lighting at City Hall and the Ledding Library, and HVAC at the Library. The previous system chosen for the project will not fit the historic City Hall. The State reviewed the project using this alternative system and has approved it. There is only one supplier.

**Councilor Lancaster** asked if any seismic updating was scheduled for City Hall.

**Somers** said it will cost about \$200,000 to completely upgrade City Hall, so improvements will be done in phases. The brick facing was upgraded when the roof was done, so the work will continue from the top of the building down.

**Councilor Kappa** asked how much longer the life of the building was extended.

**Somers** responded that the building is of very sturdy wood construction with brick facing. Current work is simply repair and maintenance.

**Councilor Marshall** asked if this HVAC system had a top efficiency rating.

**Somers** responded that each facet of the project has to meet state standards.

**Bartlett** added that the state loan program is designed so that energy cost savings help pay off the loan.

**It was moved by Councilor King and seconded by Councilor Marshall to authorize the City Manager to sign purchase orders totaling \$156,500 for**

**the purchase of HVAC equipment and installation of the equipment in City Hall. Motion passed unanimously.**

### **Johnson Creek Boulevard Waterline Project**

**Roeger** presented the staff report in which the City Council was requested to authorize the City Manager to sign a contract with Les Brown Excavating in the amount of \$129,620 for the Johnson Creek Blvd. Waterline Improvement Project.

The project is on Johnson Creek Blvd. between 42<sup>nd</sup> Avenue and Brookside Drive. The existing 8- and 12-inch cast iron lines will be replaced by 12-inch ductile iron. Only one alternative was bid due to the traffic volume on Johnson Creek Blvd. Les Brown Excavating has worked for Milwaukie in the past and demonstrated satisfactory performance.

**Councilor Kappa** understood there was already an intertie with Portland in that general vicinity.

**Roeger** said there is an old Wichita Water District intertie that will be upgraded in this project. The project will tie to the Springwater Corridor line and improve domestic and fire protection water flows. In conjunction with this project, some sanitary sewer laterals will be installed during the excavation.

**It was moved by Councilor Kappa and seconded by Councilor King to authorize the City Manager to sign a contract with Les Brown Excavating in the amount of \$129,620 for the Johnson Creek Blvd. Waterline Improvement Project. Motion passed unanimously.**

### **Waverly Drive Water and Sewer Project**

**Roeger** presented the staff report in which the City Council was requested to authorize the City Manager to sign a contract for the SE Waverly Drive/Lava Drive Sewer and Water Project 1999 with Emerald Tower, Inc., in the amount of \$178,751.

He referred to the vicinity map on staff report page six showing the area of the project. The 1998 – 2008 Public Facilities Plan identified waterlines needing to be upgraded to improve fire protection and domestic water flows. The waterline upgrade, identified in the 1999 - 2003 Capital Improvement Plan (CIP) will be done in conjunction with a sanitary sewer local improvement district (LID). Waterline improvements are budgeted in the Water Fund, and the sanitary sewer improvements will be reimbursed by the LID.

Two alternatives were bid: schedule "A" ductile iron and schedule "B" PVC pipe. Emerald Tower was the low bidder on schedule "A", and Rasch General

Contractors was low bidder on schedule "B". For coordination purposes, staff recommended the contract be awarded to one contractor. Emerald Tower, Inc., has done projects for the City of West Linn, and staff has checked references.

**It was moved by Councilor Lancaster and seconded by Councilor Marshall to authorize the City Manager to sign a contract for the SE Waverly Drive/Lava Drive Sewer and Water Project 1999 with Emerald Tower, Inc., in the amount of \$178,751. Motion passed unanimously.**

### **Update on Metropolitan Transportation Improvement Program/State Transportation Improvement Program (STIP) Public Hearings**

**M. Bennett** presented the staff report which provided information on Metro's series of public meetings. She discussed the program, *Priorities 2000*, and the scoring methods Metro has applied.

The City of Milwaukie has four projects: Lake Road Multimodal Project from Oatfield Road to Hwy. 224; Johnson Creek Blvd. reconstruction between 36<sup>th</sup> and 45<sup>th</sup> Avenues; McLoughlin Boulevard project from Harrison to the railroad overpass; and Linwood pedestrian and bicycle improvements from Cedarcrest to Monroe. Staff has successfully increased the scores for the McLoughlin Boulevard project to tie for number one, but it is impossible to know where it will be when the Metro Council makes its final decision. At this time, there are about \$300 million in proposed improvements and \$75 million available.

She discussed the importance of Metro hearing about the City's projects during the public testimony process of *Priorities 2000*. The more Metro hears about a certain project, the more points it will get. She reviewed the upcoming public testimony schedule and key dates for the City of Milwaukie. She intended to meet with NDAs to review the plans and encourage members to testify.

**Councilor Kappa** recommended Councilors review the previous ODOT/Metro presentations for background information.

## **Property Acquisition**

**Bartlett** said the Council met in executive session on this potential acquisition and directed staff prepare the resolution.

**It was moved by Councilor Marshall and seconded by Councilor King to adopt the resolution declaring the need to acquire riverfront property. Motion passed unanimously.**

### **RESOLUTION NO. 14-1999:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, DECLARING THE NEED TO ACQUIRE PROPERTY FOR THE PURPOSE OF ASSEMBLING LOTS FOR RIVERFRONT IMPROVEMENTS.**

## **INFORMATION**

1. **Bartlett** noted that departments would provide monthly reports.
2. The group discussed beginning work with the Riverfront Board and moving forward with Crandall Arambula.
3. **Councilor King** announced the Milwaukie Center's Spaghetti Dinner.

**Mayor Tomei** announced an executive session pursuant to ORS 192.660 to discuss personnel evaluation.

## **ADJOURNMENT**

**It was moved by Councilor Marshall and seconded by Councilor King to adjourn the meeting. Motion passed unanimously.**

The meeting was adjourned at 7:20 p.m.

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Pat DuVal, Recorder