

**CITY OF MILWAUKIE  
CITY COUNCIL WORK SESSION  
MAY 17, 1999**

The work session began at 5:30 p.m. in the Public Safety Building Community Meeting Room.

Present: Mayor Tomei and Councilors Kappa, King, Lancaster, and Marshall.

Staff present: City Manager Bartlett; Assistant City Managers Bennett and Richards; Finance Director Gehlen; Program Services Coordinator Herrigel.

### **Information Sharing**

1. **Councilor Kappa** discussed the Metro Policy Advisory Committee and its proposed public involvement program.
2. The group discussed several options for improving the City's own involvement program. Suggestions included: a monthly open forum meeting; two Councilors attending each Neighborhood District Association (NDA) monthly meeting; and monthly phone surveys.
3. **Councilor King** suggested that Michael Jordan, Clackamas County Commissioner, be invited to attend a City Council meeting to introduce himself to Milwaukie residents.

### **Metro Open Spaces**

**Jim Desmond**, Metro Open Spaces Division Manager, updated the Council on land acquisitions since voters passed Measure 26-26 in 1995. In addition to the regional program component, the local share element provides funds to local jurisdictions to either acquire land or make capital improvements to existing parks.

The advantage of land acquisition is that it provides people access to nature and preserves wildlife habitats. He showed a series of slides taken throughout the region of properties acquired through the Metro program. In Clackamas County, this included Mt. Talbert which was purchased jointly with the North Clackamas Parks and Recreation District. Examples of local share projects were Roswell, Willow Place, and Furnberg Wetlands Enhancements; access easement to the Springwater Corridor at 28<sup>th</sup> Avenue; and Kellogg Lake and Minthorn North acquisitions.

Desmond discussed volunteer activities and recognized Don McCarty, City of Milwaukie Park and Recreation Board member, for his dedication. He provided the City Council with copies *Metro's Open Spaces Land Acquisition Report to Citizens* (May 1999).

### **North Clackamas Parks and Recreation District (NCPRD) Quarterly Update**

**Mike Henley**, NCPRD Director, discussed the recently approved 1999 - 2000 District budget which is 14% less than the previous year. He provided some figures on the reduction of the Aquatic Park revenues. The District will conduct a cost of service study and consider outsourcing some programs. The social service programs at the Milwaukie Center would be exempt from fee increases.

He discussed property acquisition efforts along the Portland Traction right-of-way and indicated that the District would provide Council with additional information at a later date. Other accomplishments were completion of master plans for Wichita and Water Tower Parks, improvements at North Clackamas Park including a shelter and additional work on the dog run, and installation of a stage lift at the Milwaukie Center. A seasonal outdoor component is being considered for the Phase 2 Aquatic Park expansion. Residents will be asked to complete a survey identifying the specific types of improvements they would like to see.

**Councilor Kappa** discussed the feasibility of a public/private partnership at the Aquatic Center.

**Henley** said the cost of service study will help establish a range of services based on the District's ability to provide them. He discussed the Aquatic Park and recreation program deficits. He noted the public concern that one of the two summer recreation teams was being cut, and he explained the reduction was made due to low drop in attendance at several parks. The remaining team will work at Ardenwald and Furnberg Parks where attendance is higher. The District will also provide \$2,000 to the operation of the Milwaukie Jr. High School Pool and some support to the teen center's operation. Rowe Middle School has requested that the teen dance program be discontinued.

**Diane Campbell**, NCPRD, discussed the capital improvement program including the Mt. Talbert master plan, the Sara Hite Memorial Rose Garden, construction at Furnberg and Water Tower Parks, and Portland Traction land acquisition.

**Councilor Kappa** suggested the District seek additional funding from the County.

**Henley** discussed attacks on proposed parks systems development charges that could limit future funding.

**Campbell** provided information on the District's master plan update. The Milwaukie City Council will be asked to recommend a steering committee member.

### **Commingling of Recyclables**

**JoAnn Herrigel** provided information on the regional recycling program. At this time, Milwaukie customers are separating their recyclables into twelve categories. The proposal is to commingle materials into two or three streams in order to reduce both the amount of time spent collecting the material at each stop and emptying the truck at the processing facility.

**Councilor King** asked how the market would be affected.

**Herrigel** said paper processing is already very good, but the glass market could be affected.

**Councilor Lancaster** asked if the City would adopt an ordinance regarding changes to curbside recycling or would it be voluntary for the haulers.

**Herrigel** said there are some financial benefits for haulers to continue business as usual, so an ordinance would give the City more power.

### **Park, Open Spaces, and Trails Acquisition Program**

Park and Recreation Board Members present: Sharon Van Horn, Darlene Walsh, Rebecca Langdon, and Don McCarty.

**Charlene Richards** asked for Council input on the finalization of the Parks, Open Spaces, and Trails (POST) Acquisition Plan for adoption at the June 1, 1999, Council meeting.

In June 1998, the City Council had a work session with Metro, the City Attorney, and consultant Jeff Tashman to consider expedited property acquisition methods. Council directed staff to prepare a plan based on Metro's program. The POST Acquisition Plan components are: refinement, acquisition parameters, due diligence, early acquisition opportunities, stabilization, and land banking.

In response to Neighborhood District Association (NDA) visions and Park and Recreation Board (PARB) goals, the City Council established acquisition of one to two acres of park land per fiscal year as one of its goals in April 1999. By working with the NDAs and PARB, certain target areas and potential acquisitions for parks and trails have been identified. **Richards** discussed the *refinement* process which covers the method for determining target area needs in relationship to available funds. The *acquisition parameters* are a set of pre-approved criteria or conditions under which the City Manager, or designee, is

authorized to negotiate and conclude an acquisition transaction. The *due diligence* component has to do with the legal aspect including property appraisal, title searches, inspections, and those unusual circumstances such as hazardous waste that must be considered to protect the public investment. The *early acquisition opportunity* component offers a process to purchase or option a specific parcel within five working days to avoid a lost opportunity. *Stabilization* refers to initial actions that secure and prevent any degradation to the property. *Land banking* is a set of long-term management activities practiced to minimally maintain a property until it is developed to its ultimate use.

**Councilor Kappa** asked if the PARB had executive sessions like the Council's to discuss property, and **Richards** replied that the Board does enter into that type of session. After the public involvement process to take public comment, the PARB will make a recommendation on specific tax lots which will then be considered in Council executive session. It would be inappropriate to potentially devalue or hinder future sales by marking certain properties for takings. She noted that the City of Milwaukie was willing to purchase critical property from other than a willing seller and reviewed the *parameter* exceptions.

**Councilor Marshall** referred to staff report page WS.7.6 and suggested language to the effect that "every effort should be made to first acquire the land under contract with owner or by life estate." He felt the City Council needed to look at related budget issues and explore longer-term contract options for willing sellers.

**Richards** commented there were alternate methods of setting property aside other than purchase and referred to staff report page WS.7.17 that called out other strategies such as life estates, lease/rental agreement, and partnering with "friends" groups, other park providers, and the private sector. The PARB evaluates the sites to determine if the property meets the neighborhood park guidelines. The POST Acquisition Plan is a Council guidance document, adopted by resolution, that defines the roles of the citizens, City Council, PARB, and City staff.

**Councilor Marshall** addressed land banking and the need for government to market itself. He recommended signs referring to future develop of land purchased by public funds.

**Councilor Lancaster** suggested the City solicit citizen assistance in monitoring property to help prevent vandalism. Give residents an opportunity to take ownership.

**The City Council agreed to move the document forward to the June 1, 1999, regular session for adoption.**

## Other

1. The group discussed upcoming agendas and the need to prioritize items.
2. **Councilor Marshall** asked the objective of the May 25, 1999, joint work session with the Traffic Safety and Transportation Board (TSTB). One of the reasons he suggested the meeting was to allow Board members an opportunity to vent their years of frustration. He wanted to move forward without defensiveness or criticism.

**Bartlett** said staff was preparing a packet with the Neighborhood Traffic Management Program (NTMP) proposed revisions, and the Board members will talk about the value the TSTB and what it has contributed to the community. Some of the NDA chairs will likely be present and indicate that traffic safety is not something the Associations wish to take on. After Council provides direction, staff will develop a mechanism for how the NDAs move their recommendations forward to the City Council.

3. The group discussed attendance at the upcoming Timothy Lake Conference, and Mayor Tomei indicated her interest.

The work session ended at 9:05 p.m.

---

Pat DuVal, Recorder