

**MILWAUKIE CITY COUNCIL
WORK SESSION
APRIL 17, 2000**

The work session came to order at 5:35 p.m. in the Milwaukie City Hall conference room.

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

Staff: City Manager Bartlett and Assistant City Manager Richards.

Audience: James Bernard, Edie Kerbaugh, Jean Schreiber, Brian Newman, and Sharon Van Horn.

Information Sharing

The group discussed a May 10 reception for Dr. Haga of Iwaki, Japan, at the Fernwood Inn.

Council reviewed and commented on a draft letter to the North Clackamas School District Board relating to one of its member's comments at the recent Milwaukie Jr. High School town hall meeting.

Councilor Marshall appreciated the citizen dialogue during the recent Council vacancy interviews. He recommended moving the open public forum portion of the work sessions to the Chambers where there were fewer distractions. He suggested calling three citizens at random and inviting them to have a discussion with the Council. **Mayor Tomei** thought it would be helpful if people provided their written comments and ideas in advance.

Open Public Forum

Jean Schreiber expressed the opinion that City Council and staff should drink tap water instead of bottled water.

James Bernard said there was a fear among downtown business and property owners about what will happen to their buildings as a result of downtown planning. It needs to be clarified that the long-term plan is a twenty to thirty year process. Some projects may happen sooner, but business and property owners should not leave downtown or be afraid of investing their money in building improvements. People need to understand that the City is not planning to demolish any buildings. The downtown is very concerned about the process and timelines.

Mayor Tomei felt the Milwaukie Downtown Development Association (MDDA) needed to work with business and property owners and communicate that it is safe to do business.

Councilor Marshall said the Council needs to come out and talk about the issues including the Milwaukie Jr. High site, downtown plans, and the boat ramp. The City is battling perceptions, and the Council needs to talk to citizens.

Bernard commented that, if the downtown and riverfront dreams are not big enough, there will not be any results.

Councilor Marshall agreed and added that the plan may look totally different when implemented.

Schreiber felt those involved with the planning process have sold themselves short by putting out something that will not happen. She recommended a simple project like setting out picnic tables for people to use. Citizens are skeptical, so some real things need to happen.

Bartlett pointed out that these projects take a long time. The Cobb property process, for example, began in the 1970's.

Bernard commented that the Riverfront Board did not have a quorum at its last meeting, but there was a good discussion between several Board members and visitors about the boat ramp.

The group agreed it should not plan on doing anything with the boat ramp or the parking lot at this time. Members discussed placing a sign on the Lowry site after the building is demolished that advertises the plan and lets the public know that something is happening. They also discussed the loaned art exhibit on McLoughlin Boulevard and the feasibility of planting some flowers around the sculptures to soften the landscape.

Bartlett described the Lowry de-construction process and the amount of recyclable building materials. He agreed there should be a sign at the Lowry site after the Riverfront Board, Park and Recreation Board, and City Council have voted on the project. He briefly described the proposed project that included all of the area north of the boat ramp with the exception of the Antique Mall and Vic's Willamette View Tavern.

The group discussed the government channel and what types of meetings should be replayed since the interactive bulleting board (IVBB) is failing. **Councilor Marshall** suggested taping and replaying advisory board meetings. **Richards** said staff is looking at an alternate reader board to replace the IVBB. She discussed the eventual closure of the access studio, staffing needs, funding, and equipment replacement.

Parks District Quarterly Update

Mike Henley, North Clackamas Parks District (NCPRD) Director, provided the update.

Councilor Lancaster commented that the District is going through some very difficult times, and Henley has had to make some very hard decisions.

Henley said the budget shortfall, primarily in the general fund, is about \$575,000. Decreased revenues were due mostly to continuing Measure 50 impacts and the downturn in aquatic park admissions. The community programs hold their own financially. The District is working on an expansion plan that would re-invigorate tourist interest in the aquatic park.

Many programs are significantly subsidized, and the District wants to make sure they continue to be available to residents. NCPRD is reluctant to increase fees, but it is in a situation where participation demands are greater and expenses are increasing.

The District does not have a large fund balance because of its limited numbers of service and revenue sources. The current goal is to balance the budget, protect revenue sources and services, and create operating capacity. General admission to the aquatic park will likely increase to help balance the budget. There is also a cost of services study underway that will look at incremental fee increases to keep revenues consistent with expenses. Upcoming ballot measures that would further limit revenues are a concern; however, parks and recreation services seem to have some protections.

The proposed budget contains minor increases in materials and services and other county-allocated and utility expenses. The District is looking at a number of actions to balance the budget including implementing a layoff strategy, putting a local option on the November 2000 ballot, and establishing departmental spending caps. The District will survey residents to get a better understanding of which services are most desired and which ones can be reduced.

Other Board actions included approving a \$2,000 request from the Friends of the Milwaukie Pool, increasing personnel hours in order to expand the Meals on Wheels program, continuing the Ardenwald Concerts in the Park series, and landbanking. **Henley** discussed the Portland Traction Line and Metro trail funds. The summer recreation program will be reduced to those hours of highest use.

Councilor Marshall said there was a feeling in the youth sports community that the North Clackamas Park ballfields were available only to adult teams.

Henley said the District met with user groups to schedule the fields, and it was his understanding that everyone got what they wanted.

Bartlett discussed the role of the business community in the acquisition of North Clackamas Park through a deed transfer from Clackamas County. It was acquired as a regional park for the whole area, and there are certain deed restrictions having to do with utilization of the facilities.

Councilor Marshall understood Henley to say that all the groups that vied for playing time got what they wanted, but that is not what is being said in the community. Organized youth sports groups indicate they do not have access to the fields and have essentially been run off by the adult teams.

Councilor Marshall asked if some of the District's funding problems had to do with the County Commissioners' unwillingness to consider systems development charges (SDC) that would meet the actual needs and provide for the growth that is taking place. He also expressed concern that the revenue bond was not calculated to cover the known costs.

Henley felt that Commissioner Jordan was doing an exceptional job on the Board and was well aware of the SDC situation, but that is a separate discussion from the general fund. The original revenue bond was for the aquatic park and certain neighborhood projects in response to a survey asking citizens what services they were willing to support.

Councilor Marshall said there seemed to be a known shortfall going into the program. The general fund should not be supported only by taxes. If SDCs were higher, general fund money would not have to be used for property acquisition.

Henley explained that SDCs were predicated on growth potential. Milwaukie is fully developed, so its population will not increase a lot. Projects east of I-205 have been postponed so the general fund will not be overburdened.

Councilor Marshall noted that the Milwaukie Center has at least a statewide reputation for the services it provides. He asked if there was support for its being transferred to Clackamas County.

Henley said that might be considered next year, but the Center already receives a lot of funding.

Mayor Tomei said there was interest in having a satellite Center facility at the Jr. High School and asked Henley if he thought that was feasible.

Henley thought a community center serving all age groups would be a good idea. He added that the District serves over 98,000 people, and the financial plan did not call for that great a number.

Goal Review

Bartlett reviewed the goals and objectives. The Planning and Neighborhood Services departments are operating at maximum capacity trying to meet Council goals, supporting the South Corridor Study, Goal 5, and Title 3, and keeping up with their day-to-day tasks. He discussed the possible impacts on the periodic review if certain projects were delayed. If the Council concurs, the downtown and zoning development code could be completed by September. The Council discussed the schedule and agreed to have a special meeting on August 29 and eliminate the September 5 regular session.

Councilor Marshall advocated for putting the Design Review Board in place with the stipulation that it acts as the program community liaison. He believed this would be a good vehicle for getting information out to the public and avoiding misunderstandings.

Bartlett said there might be a problem staffing the additional board based on staff's current work load. An action plan and informational materials would have to be developed before going out to the community.

Councilor Marshall believed work loads and priorities needed to be part of the goals discussion.

Councilor Lancaster felt it was important to identify what was being driven by other forces and needed to be done now and what projects could be delayed.

The group discussed the amount of staff time spent on mandates, and **Bartlett** indicated that only about 20% to 25% of staff time could be devoted to Council goals at this time.

Bartlett said the Urban Forestry Ordinance was scheduled for the May 1 work session, and he asked for Council direction on who should be invited to attend. A smaller number of people might encourage dialogue. Council action on the ordinance could be set forward until September.

Councilor King agreed that talking with a smaller group would be an advantage, but she was concerned that it be done in a way that people understood they were not being shut out from the public process.

Richards discussed open space acquisition, the Lewelling neighborhood park at Stanley and Willow, and property acquisition in the Lake Road and Ardenwald neighborhoods. In response to some community concerns, Richards said there were no signs of contamination at the Stanley/Willow site, and the City received certification to that effect.

Councilor Marshall personally thanked Bartlett and Richards for their hard work with the Lewelling neighborhood on the Stanley/Willow park.

In an effort to meet the objective of increased code enforcement activity, **Richards** said staff would be asking the Budget Committee to fund parking patrol at a higher level. She discussed seasonal activities related to parking and code enforcement.

Councilor King asked how much the City was getting back in parking revenues, and **Bartlett** responded about \$7,000 a year from parking tickets.

Councilor Marshall questioned whether or not it was the City's responsibility to patrol downtown parking. He noted that the tickets barely covered the costs.

Bartlett agreed this might be a good question to discuss with the Milwaukie Downtown Development Association (MDDA). If the MDDA were to take over parking patrol, it would not have the legal weight or access to municipal court.

Bartlett continued to the next goal having to do with the downtown/riverfront plan. Basic development is continuing, and the Riverfront Board will vote at its May 8 meeting on whether it wants to begin phase 1 north of the boat ramp area. He discussed the permitting process and inter-agency cooperation.

Bartlett intends to make a recommendation at the next Budget Committee meeting that the City not go out for a bond measure at the November 2000 election. The School District's relocation of Milwaukie Middle School students to Rowe will probably be delayed until 2002. Through public comment and survey information, people have made it clear that they want to see the site developed as a community center. Several agencies have expressed interest in becoming tenants, and he was optimistic that there would be certificates of participation to help pay for renovations. A tenants committee can identify actual space needs, and, if a measure is needed, the City would have a more realistic amount. The additional year will also provide more time to consider grant and bequest options. There are timing issues for the School District as to when it needs the cash flow to begin, so the City will need to talk to the Board and Superintendent.

Councilor Marshall asked what might be done to help this process along and settle some community feelings. He asked if the area could be rezoned.

Bartlett responded that the City would need to be cautious about getting into a takings situation. The Council needs to understand where it is going when it talks with the School Board. During its public process, the City was able to find out who was interested in occupying the building. These types of projects can really work and provide the community with a good mix of services. The existing building without an addition will probably provide enough space. Potential tenants will probably identify additional shared areas when improvement costs are more clearly identified. There are three buildings on the site, and he discussed the timing of renovations which could take up to three years.

Newman had some experience with the Brentwood-Darlington Community Center, and there was money in that project from social service rentals.

Bartlett discussed the certificate of participation and community development corporation models.

The group concurred that a tenant committee should be formed and an action plan developed.

Bartlett reviewed the goal of relocating the Kellogg Waste Water Treatment Plant. M. Bennett and Public Works Director Stepan are attending meetings with area service providers. The goal is for all involved staff to sign off on a report that will be forwarded to the respective governing bodies. No preliminary costs are being released. The policy makers will review the costs and implications and then make their decisions.

Richards provided a summary report of the neighborhood grant program and noted that the fund for each neighborhood will be increased by \$1,000 annually, and unused funds will be carried over. The action plan and funding proposals were set over until the City Vision was adopted.

Bartlett has sample materials from other cities as background for the Citizen Involvement Committee, but additional staff time is needed. The City Council reviewed the Citizens Utility Advisory Board (CUAB), Traffic Safety Board, and Historic Resources advisory bodies in January.

Councilor Lancaster thought the City should seriously consider implementing project-specific problem solving groups.

Council Appointment Decision

It was moved by Mayor Tomei and seconded by Councilor King to appoint Brian Newman to Council position #3 to serve until after the September 2000 election. Motion passed unanimously.

Bartlett requested an executive session to discuss parks property acquisition.

The group discussed which goals might be postponed, and **Councilor Marshall** asked for input from the City Manager.

Bartlett said it was difficult to say what might be postponed until after the Budget Committee has approved the 2000 - 2001 fiscal budget.

Adjournment

It was moved by Councilor Marshall and seconded by Councilor King to adjourn to work session. Motion passed unanimously.

The meeting ended at 8:20 p.m.

Pat DuVal, Recorder