



Study Session

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Milwaukie City Council

COUNCIL STUDY SESSION

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

AGENDA

FEBRUARY 13, 2024

Council will hold this meeting in-person and through video conference. The public may attend the meeting at City Hall or join the Zoom webinar, or watch live on the [city's YouTube channel](#) or Comcast Cable channel 30 in city limits. **For Zoom webinar login information** visit <https://www.milwaukieoregon.gov/citycouncil/city-council-study-session-149>.

To participate in this meeting by phone dial 1-253-215-8782 and enter Webinar ID 837 5111 0754 and Passcode: 107967. To raise hand by phone dial *9. **Written comments** may be submitted by email to ocr@milwaukieoregon.gov. Council may take limited verbal comments.

Note: agenda item times are estimates and are subject to change.

Page #

1. **Clackamas Community College (CCC) Bond Update – Report** (5:15 p.m.)
Presenter: Tim Cook, CCC President
2. **Council Reports – Discussion** (6:00 p.m.)
3. **Adjourn** (6:15 p.m.)

Special Session: After the study session Council will hold a special session. To view the special session agenda, visit <https://www.milwaukieoregon.gov/citycouncil/city-council-special-session-34>

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

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Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a ocr@milwaukieoregon.gov o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el [canal de YouTube de la ciudad](#) y el Canal 30 de Comcast dentro de los límites de la ciudad.

Executive Sessions

The City Council may meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660(2); all discussions are confidential; news media representatives may attend but may not disclose any information discussed. Final decisions and actions may not be taken in executive sessions.



COUNCIL STUDY SESSION

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MINUTES

FEBRUARY 13, 2024

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

Staff Present: Nicole Madigan, Deputy City Recorder
Ann Ober, City Manager

Scott Stauffer, City Recorder

Mayor Batey called the meeting to order at 5:17 p.m.

1. Clackamas Community College (CCC) Bond Update – Report

Tim Cook, CCC President, explained that CCC was making the rounds to cities to present the college's need to place a bond on the November 2024 ballot. **Cook** provided some background on CCC and student attendance statistics. **Kathy Hyzy**, CCC Board Member provided an overview of what a bond was and how CCC's proposed bond would be used. **Hyzy** explained that the bond would be a renewal of the last bond passed in 2014, and as such it would not raise tax rates, and **Hyzy** presented what had been accomplished with the 2014 bond.

Cook explained how CCC determined the need for a renewal of the bond and what the college wanted to accomplish if the bond was approved by voters. **Hyzy** explained that if the bond was approved, there were opportunities for CCC to collect matching funds from multiple sources for certain projects. **Hyzy** noted that CCC was looking for feedback and that the projects CCC was proposing to fund with the bond.

Mayor Batey asked for more detail about which CCC campuses would be included in the proposed projects. **Cook** noted that the proposed construction would be at the Oregon City campus, that the college was looking at adding workforce training to the Wilsonville campus, and **Cook**, **Batey**, and **Hyzy** discussed current and future programming at the Harmony campus.

Councilor Massey asked if CCC was seeing an increase in demand due to a current questioning around four-year degrees. **Cook** explained how workforce demands were requiring a two-year degree or less, but there was still a cultural phenomenon and parental push for four-year degrees. **Massey** asked who was CCC's biggest competition. **Cook** explained that CCC worked well with the surrounding community colleges, and that the biggest competition was from for profit and online universities but **Cook** noted that CCC was the first college to offer an early education degree entirely in Spanish.

Councilor Khosroabadi asked CCC to explain what the college would lose if the bond was not passed. **Hyzy** and **Cook** noted the importance of taking care of and updating the current infrastructure and finding ways to modernize and match current student needs.

Councilor Stavenjord asked how much CCC thought they would be able to collect via state bond matching if the bond passed. **Cook** explained how CCC was able to apply for state bond matching and that CCC was hoping to take advantage of other bond matching programs.

Councilor Stavenjord asked if CCC had policies in place for obtaining contracts with women and minority owned businesses. **Cook** shared that CCC had exceeded their 2014 goal of awarding 10% of contracts to women, minority, and locally owned businesses, and noted that the board had not yet had contract award conversations for the proposed 2024 bond but noted that such policies were important to CCC. **Stavenjord** noted the importance of having work force development programs for behavioral health.

Councilor Stavenjord asked what CCC saw as the path forward for childcare. **Cook** shared that CCC had partnered with Head Start programs and the Young Men's Christian Association (YMCA) to offer both training facilities and childcare on their campuses, noted the online Spanish early education degree, and that CCC was looking to expand drop-in services. **Hyzy** stated that there was work to do to get the word out to local businesses that CCC was producing childcare workers.

Mayor Batey asked for clarification on the length of the bond. **Cook** explained that the 2014 bond was a continuation of the 2000 bond and that if the 2024 bond was approved that would renew a 25-year bond. **Batey** asked about CCC's partnerships with Clackamas Workforce Partnership (CWP) and small business development centers. **Cook** stated that CCC had a close and constant relationship with CWP and that CCC has their own small business development center and is one of the best in the state.

2. Council Reports

Councilor Khosroabadi noted that Clackamas County Water Environment Services (WES) was having a naming competition to name the new boring machine.

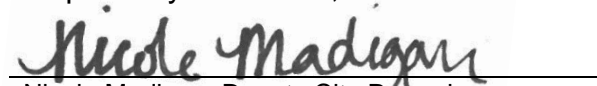
Mayor Batey was looking for Council to sign a letter of support for Clackamas County Children's Commission to acquire funding to purchase the shuttered YMCA childcare center in Milwaukie. There was Council consensus to sign and send the letter.

Councilor Khosroabadi provided an update from the February 7 county's Community Action Board (CAB) meeting.

3. Adjourn

Mayor Batey adjourned the meeting at 6:07 p.m.

Respectfully submitted,

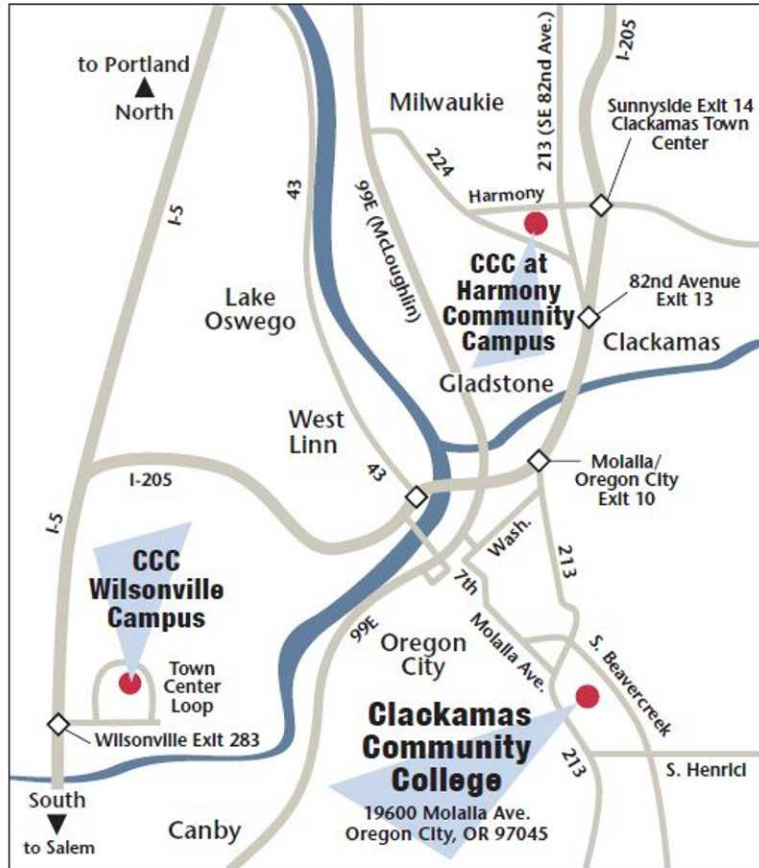

Nicole Madigan, Deputy City Recorder

The logo of Clackamas Community College is a circular emblem. The upper half is red with a white stylized 'C' or leaf-like shape. The lower half is dark blue with a white stylized 'C' or leaf-like shape. The two halves are separated by a white curved line.

PLANTING SEEDS FOR STUDENT SUCCESS

*Clackamas Community College
Bond Proposal*

Who we are



- Founded: 1966
- Service area: Clackamas County
- Campuses: Oregon City, Wilsonville, Milwaukie
- Employees: 928
- Student population: 18,842
- Student average age: 30

Programs

- 108 career technical programs
- Two-year transfer degrees
- GED, ESOL, Adult high school
- Community education
- Business training

Our students

2022-23 BY THE NUMBERS

Student population	Type of student	Student demographics
19,857 Total	14% Academic/transfer	53.2% Known female
4,839.7 FTE	17% Career and technical	32.1% Known racial minorities
	8% General studies	15.1% Full time
	34% Community education	32 Average age - all students
	4% Dev. education	24 Average age - full-time credit seeking
	23% Other	

- Socioeconomic diversity: 15.3% are known first-generation students, 47.4% received PELL grants
- Financial aid: 2,160 students received grant or scholarship aid
- PELL grants: 1,408 students received PELL grants



What is a bond election?

Colleges can borrow funding to pay for the construction, expansion and renovation of grounds and buildings.

Voters must approve these funds through a bond election on the ballot.

CCC is looking to put a bond measure on the November 2023 ballot.

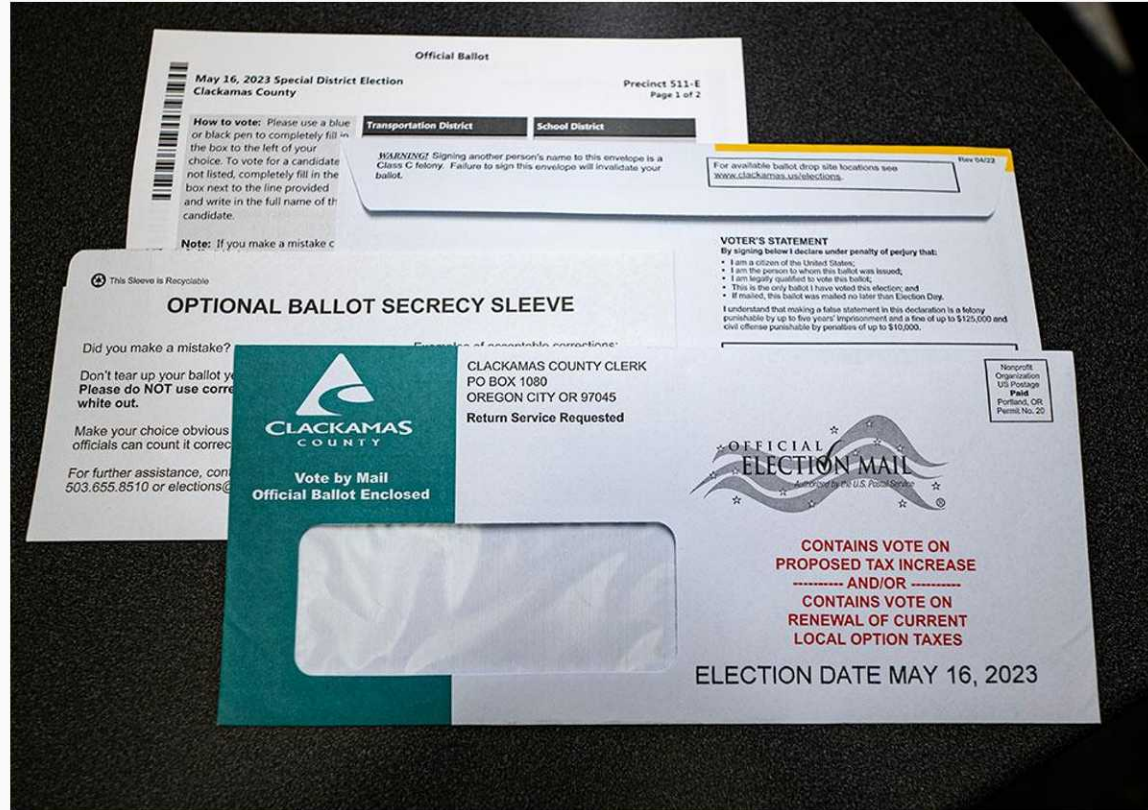


Photo credit: Clackamas County

History of community support

Bonds passed in 2000 and 2014 - Thank you!

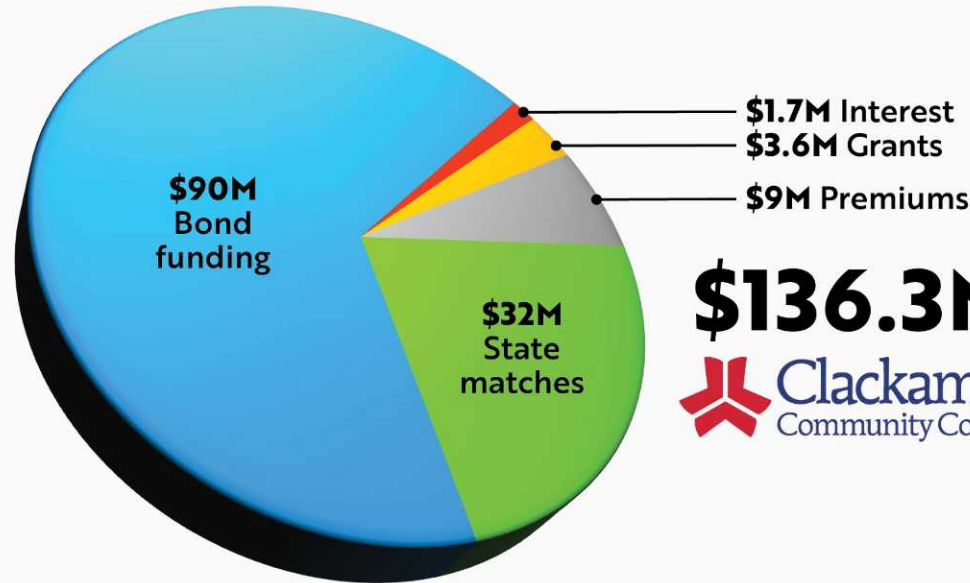


Phase I - 2014 bond completed

\$90 million bond
\$46.3 million leveraged
\$136.3 million total

Projects completed:

- New student learning spaces and buildings
- Asset maintenance
- Safety and security improvements
- Wayfinding and transportation upgrades



\$136.3M Total

 **Clackamas**
Community College

Phase II - Determining the 2024 bond renewal

Research and data

- Concept Master Plan
- Athletic Facilities Master Plan
- Mechanical, Electrical & Plumbing Master Plan

Total: \$335 million



Bond Development Work Group

- Staff, students & board members
- Prioritized & ranked potential bond projects
- Internal survey
- External polling



Themes and projects identified

1. Prepare students for success in modern learning spaces.
2. Enhance partner and community connections.
3. Preserve and maintain assets.

Bond measure renewal amount: \$110-120 million

Prepare students for success in modern learning spaces

- Construct a center of excellence for horticulture, farming, welding, and wildland fire, partnering with the Clackamas OSU Extension Service
- Modernize learning spaces for future needs.



Photo: OSU Innovation Center

Enhance partner and community connections

- Upgrade athletic fields and construct a grandstand
- Create workforce partnership building on Wilsonville campus
- Improve access to STEM opportunities
- Complete Douglas Loop walking trail



Photo: Challenger Center

Preserve and maintain assets

- Upgrade technology and computer labs
- Improve safety and security
- Increase energy efficiency
- Update, maintain and repair aging facilities
- Increase pedestrian safety
- Retire outstanding debt



Leveraging Phase II bond funding



Oregon State University
Extension Service



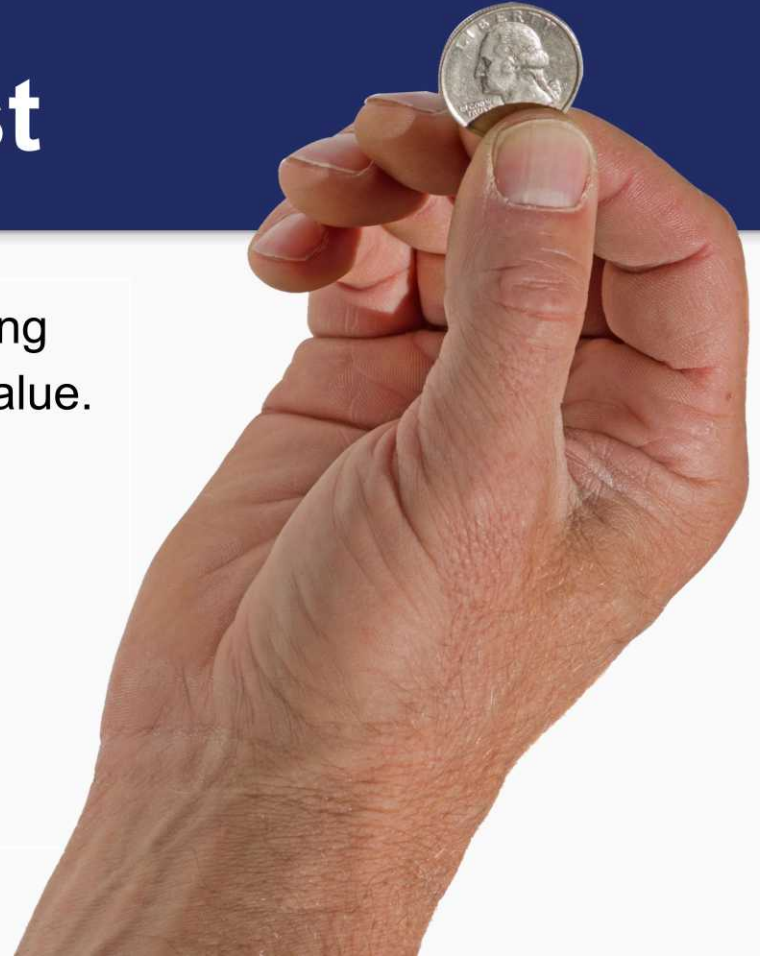
Federal Grants



Bond measure cost

If passed, the bond would renew the existing tax rate of .25 cents/\$1,000 of assessed value.

This is estimated to not raise taxes.



Feedback



www.CCCBond.org

