



Study Session

SS

Milwaukie City Council

COUNCIL STUDY SESSION

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

AGENDA

APRIL 9, 2024

Council will hold this meeting in-person and through video conference. The public may attend the meeting by coming to City Hall or joining the Zoom webinar, or watch the meeting 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-151>.

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 delivered to City Hall or emailed to ocr@milwaukieoregon.gov. Council may take limited verbal comments.

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

Page #

- | | |
|--|-----------|
| 1. Business Introduction: Exceed Enterprises – Report (5:15 p.m.) | 1 |
| Presenter: Representatives of Exceed Enterprises | |
| 2. Parker Meggitt/OECO Presentation – Report (5:30 p.m.) | 12 |
| Presenter: Representatives of Parker Meggitt/OECO | |
| 3. Adjourn (6:15 p.m.) | |

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

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at ocr@milwaukieoregon.gov or phone at 503-786-7502. To request Spanish language translation services email espanol@milwaukieoregon.gov at least 48 hours before the meeting. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the [city's YouTube channel](#) and Comcast Channel 30 in city limits.

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

City Hall Council Chambers, 10501 SE Main Street
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MINUTES

APRIL 9, 2024

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

Staff Present: Joseph Briglio, Community Development Director Peter Passarelli, Public Works Director
Brent Husher, Library Director Emma Sagor, Assistant City Manager
Nicole Madigan, Deputy City Recorder Scott Stauffer, City Recorder

Council President Massey called the meeting to order at 5:18 p.m.

1. Exceed Enterprises – Discussion

Representatives of Exceed Enterprises **Nadja Sailesman**, Chief Executive Officer and **Cosette LeMay**, Director of Development and Communications provided an overview of the history, services, and programs that Exceed Enterprises provides to Clackamas, Multnomah, and Washington counties. **LeMay** shared ways that community members could get involved and noted an upcoming fundraising event.

Council President Massey and **Sailesman** discussed Exceed's business operations around locations and clients serviced. **Councilor Stavenjord**, **Sailesman**, and **LeMay** commented on partnerships for providing housing services.

Council President Massey stated that having a business like Exceed in Milwaukie was a source of pride for the community and thanked Sailesman and LeMay for their work.

Mayor Batey joined the meeting via Zoom.

2. Parker Meggitt/Osborne Electric Company (OECO)

Robert Gustine, General Manager of Parker Meggitt/OECO provided an overview of the business's history, operations, products, and sustainable practices.

Councilor Abma and **Gustine** discussed Parker Meggitt/OECO's building's solar panels.

Gustine noted ways that Parker Meggitt/OECO gives back to the community and presented Parker Meggitt/OECO's leadership team and employee demographics. **Gustine** noted ways the company had incentivized work schedules to retain and recruit new employees. **Councilor Abma** and **Stavenjord** and **Gustine** discussed work schedules, employee retention practices and recruitment.

Gustine presented a breakdown of Parker Meggitt/OECO's revenues sources, the kind of manufacturing skills that are needed to work for Parker Meggitt/OECO, and the obstacles that face Parker Meggitt/OECO in hiring and retaining employees. **Councilor Abma**, **Mayor Batey**, and **Gustine** commented on the need for public transportation options along International Way. **Gustine** and **Councilor Stavenjord** commented on ways to recruit younger applicants.

Mayor Batey stated there would be follow up with TriMet to address the need for public transportation to the businesses on International Way. **Batey** and **Gustine** discussed the

sustainable features of the Parker Meggitt/OECO building's roof, childcare needs for employees, and making connections with young people entering the work force.

Batey commended Gustine on Parker Meggitt/OECO's work at Minthorn Springs.

3. Adjourn

Council President Massey announced that after the meeting and following the swearing-in ceremony of Police Chief Ryan Burdick Council would meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660 (2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

Council President Massey adjourned the meeting at 6:23 p.m.

Respectfully submitted,

A handwritten signature in dark ink, reading "Nicole Madigan", is written over a horizontal line.

Nicole Madigan, Deputy City Recorder

EXCEED! *enterprises*

Supporting individuals with diverse
abilities.

Their vision is our mission.



About Us

Nadja Sailesman,
Chief Executive Officer



Cosette LeMay,
Dir. of Development +
Communications

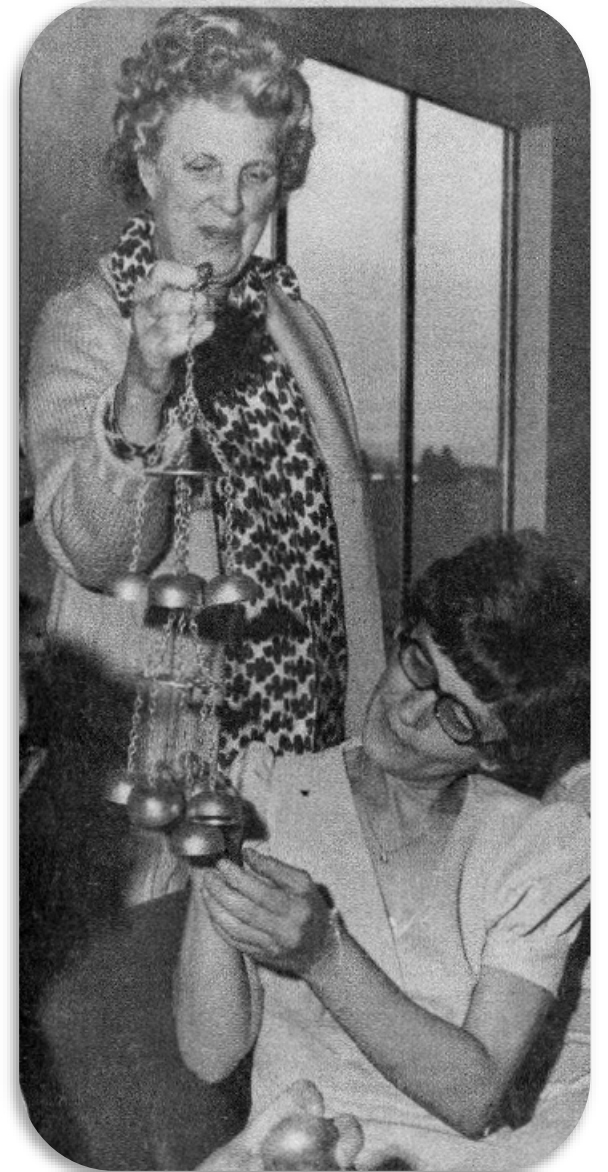


EXCEED!

About Exceed

- Founded in Oregon City, Oct. 1968
- Serving Oregonians of diverse abilities
- Providing job placement and coaching, skills training, benefits counseling, and inclusive recreation.

EXCEED! *Image: Co-founder Polly Londahl, from The Enterprise Courier, June 1976*



Program Overview: Day Support Activities (DSA)



- Skills training
- Employment training
- Accessible fun activities
- Clackamas, Multnomah, Washington Counties

Image: Exceed visits the Woodburn Tulip Festival

EXCEED!

Program Overview:

Group Supported Employment (GSE)

- Teams of peers with a job coach who acts as supervisor
- Contract work for local employers
- Clackamas and Multnomah Counties

Image: A supported worker on-site at Fulcrum Logistics

EXCEED!



Program Overview: Work Futures



- Skills-based job placement
- Ongoing job coaching
- Facilitating communication and relationships
- Clackamas, Multnomah, Washington, Lincoln, Marion, Deschutes, Jefferson, Polk Counties

Image: Exceed client at work

EXCEED!

Program Overview: Benefits Counseling

- Information and benefits planning for SSI and/or SSDI beneficiaries with disabilities
- Empowers clients to make informed choices about work opportunities.

Image: Exceed clients get outside at our Gladstone facility

EXCEED!



Manufacturing and Production (MAP)



EXCEED!

- Exceed is registered to ISO 9001:2015 and ISO 14001:2015 by DQS Inc
- Customers include Daimler Truck North America, Precision Castparts Corp., Hood River Distillers, Pendleton Whisky, Benchmade Knife Company

Image: Exceed MAP team has won the Daimler Masters of Quality Award four years in a row

Ways to get involved

- **Community employers** – work with us to hire someone with diverse abilities or start a Group Supported Employment site
- **Job shadowing and tours** – allow a client to job shadow or host a group of clients for a tour
- **Share our mission** – tell your friends and neighbors!



EXCEED!

Find your place...



IN OUR! COMMUNITY! — 2024 —

AN EVENT TO BENEFIT
EXCEED ENTERPRISES

May 2nd • 6pm

Register online at
www.givebutter.com/EXCEED

Early bird tickets are available
until April 4th!

You are cordially invited to join us for a special hybrid fundraiser event in support of Exceed Enterprises.

Join us May 2nd, 2024

6:00 PM to 7:00 PM:
In-Person Social Hour

7:00 PM to 8:00 PM:
In-Person Program
& Livestream

Embold Credit Union's Community Center
15099 SE McLoughlin Blvd, Portland, OR 97267

Tickets:

EARLY BIRD PRICING - \$35
(available until April 4th)

Standard Ticket Price - \$45
(after April 4th)

This year, we're returning to a fully live program and we want YOU to be a part of it! **Choose an in-person or online experience –**

In-Person Event: Join us at Embold's Community Center in Oak Grove for a live celebration with food, drinks, speakers, and special guests. LIMITED SEATS AVAILABLE!

Online Event: We'll go live at 7:00 p.m. for a virtual program featuring stories of success and updates straight from our staff, board, and program participants. Attendees will be able to watch the livestream, make donations in real time, and share messages of support.



Thank You!



SS11

EXCEED!
enterprises !

Milwaukie City Council

April 9, 2024



MEGGITT



OEEO **A Brief history**



Gerald L Osborne left WWII with a solid knowledge in transformers and started Osborne Electronic Co in his basement in 1946

OSBORNE ELECTRIC — COMPANY —

In 1948 he moved to an abandoned grocery story near 40th and division, then in 1952 moved to 7th and Hawthorne into a building previously vacated by Hawthorne Electronics (now Tektronix in Beaverton)



OEEO A Brief history

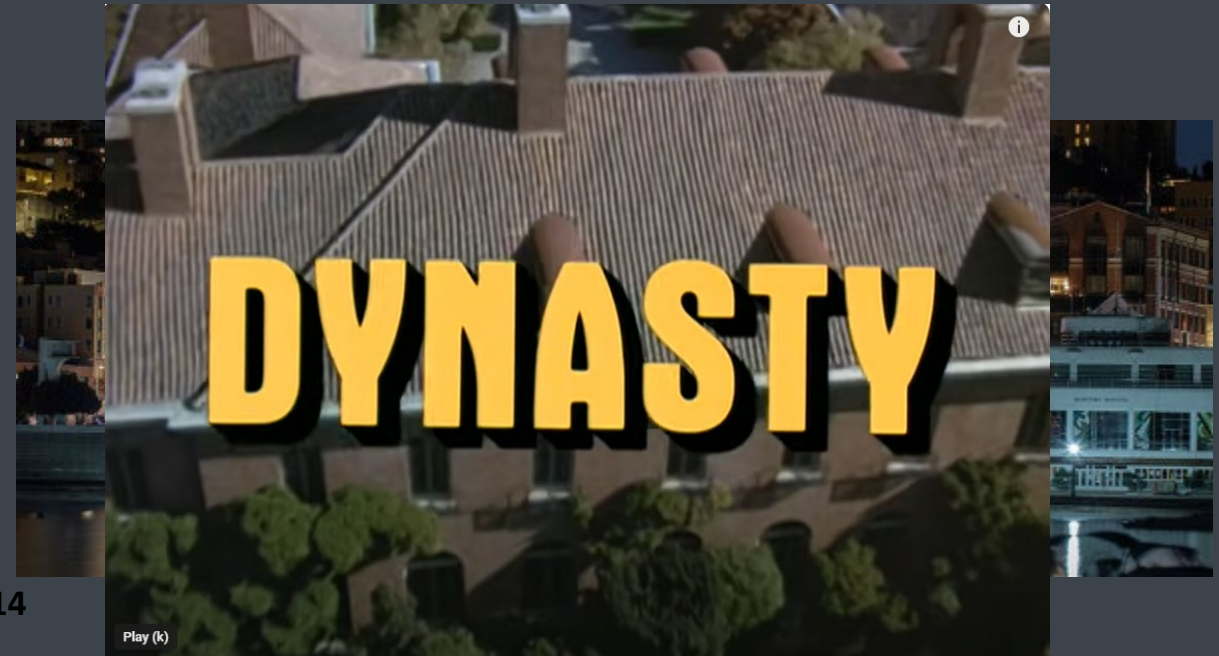


By 1961 Gerry had run into financial troubles and lost the business to Lurline Roth. Rather than fully change the name, she registered the business under the familiarity known to the company and customers, shortening Osborne Electric Company to OEEO.

Fun Fact, Lurline Roth is a famous SF Bay Area philanthropist, famous for two large CA landmarks

Ghirardelli Square

And the 700+ acre 56-room Filoli Estates



OEEO A Brief history



By 1985, OEEO had expanded to 12 buildings near 7th and Hawthorne in what was referred to as OEEO city and employed nearly 700 people.

In April 1984, anti-war protestors targeted OEEO's downtown facilities due to its defense contracts, resulting in 25 arrests. Portland City Council floated the idea of a Nuclear Free Zone

In 1985, OEEO launched an \$8M building in Milwaukie, the Largest in Oregon since 1979. Senator Packwood & the Milwaukie HS band keynoted the ribbon cutting in 1986



OEEO & other names



OEEO in 2003

\$25M

Acquired by DanaHER
2003

\$6.5B

Sold to Meggitt 2011

\$2.5B

Acquired by Parker
Hannifin 2022

\$20B

OEEO in 2024

\$100M



OEKO Today

1 165k square feet

Roughly 100,000 factory, nearly 25,000 vacant office space upstairs

2 ~240 employees & counting

Roughly 125 direct staff, with 15+ positions open

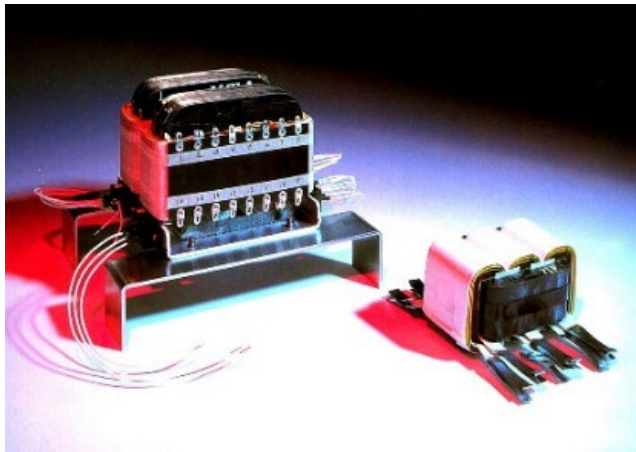
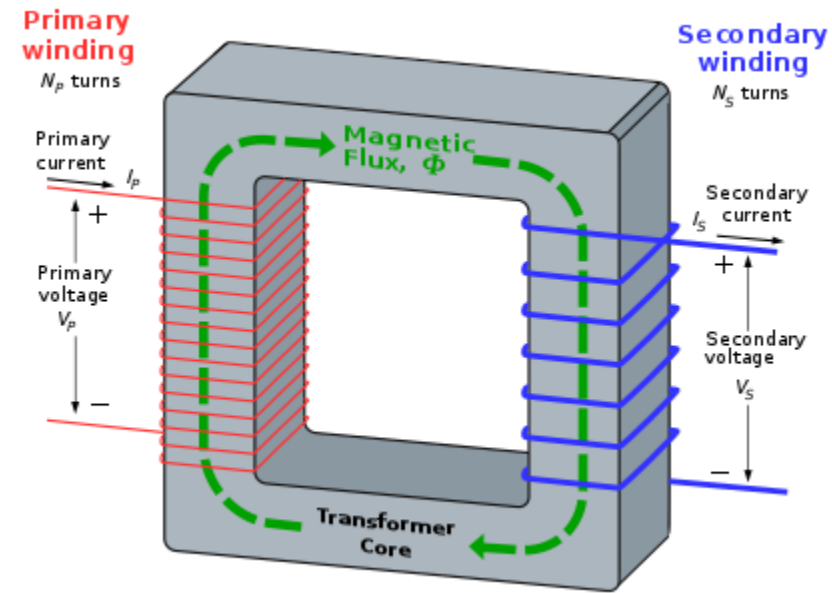
3 Full design, production, & repair capabilities

We are a fully integrated design house, not just a contract manufacturer

4 10-year lease through 2033 w/ two 5-yr options

Long term stability, nearly 50 years in this building by end of lease.

Magnetics



1 Power Transformers

Transformation of electricity from one circuit to another



2 Cockpit Dimmers

Like the old dining room lamp dimmer in your first house.

Input current creates a **magnetic field** which creates an **output current**. Viola!

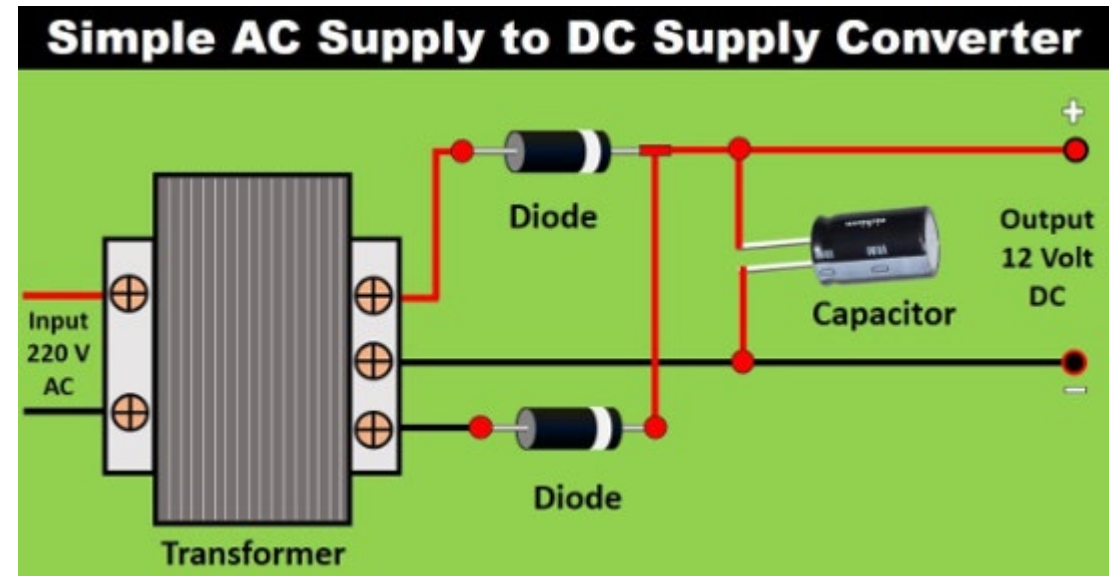
Products range from several thousand pounds to the size of a shirt button. Usage is typically as part of a more sophisticated power system, like the lunar module which had over 500 OECO transformers on each Apollo mission in 1969!

Power Supplies



1 Power Supplies

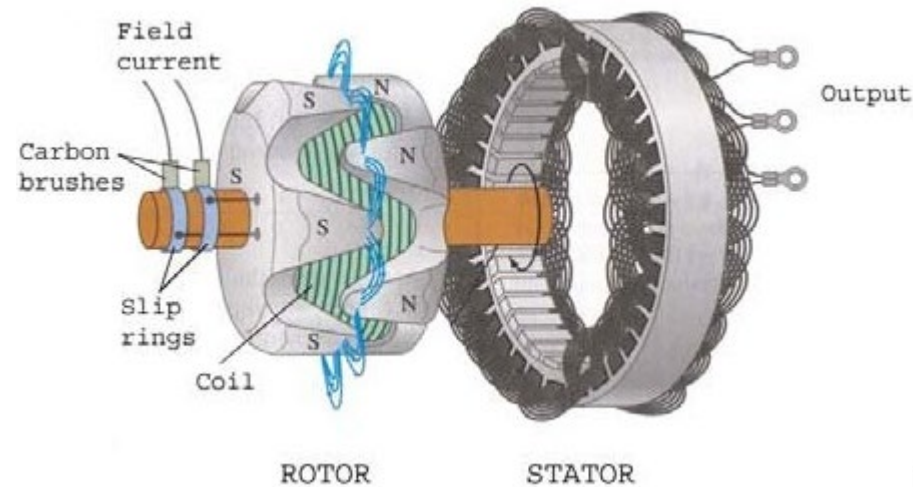
Taking an input voltage (AC or DC)
and current and supplying the correct
needed power (AC or DC)



When we start adding additional electronics to the transformer, it becomes a power supply

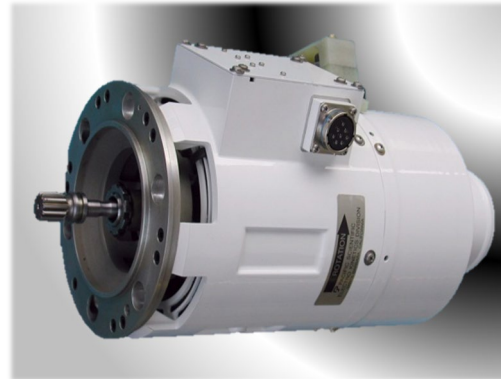
Products range in size, shape & power. The simplest usage is a small transformer inside an adapter that sits between your wall outlet and your phone. Ours are slightly more complicated...

Power Generation



1 Permanent Magnet Alternators

Using another source of mechanical rotation we spin a magnetic rotor to provide auxiliary power



2 Generators/Alternators

Creating an electromagnet rotor allows more power, flexibility and less degradation over time

To generate power, we use the same concepts but rotate a magnetic field (rotor) inside a stationary array of copper (stator).

Our largest is an 80,000W Generator for the M109A7 Paladin, it weighs 100 lbs and takes over 70 hrs to build. On its own, it would power 25 Air Conditioners. Simultaneously.



Power Sensing



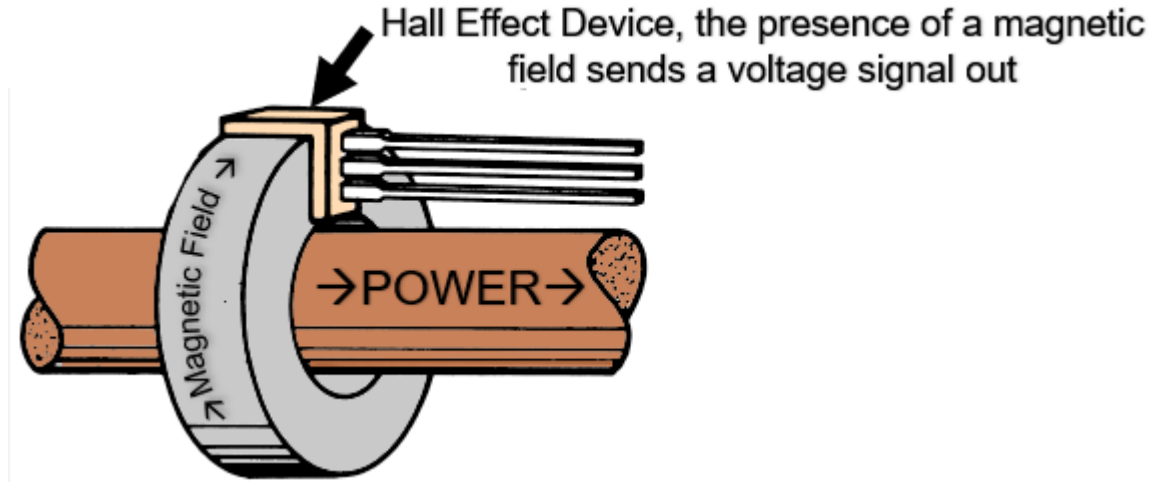
1 Gaussmeters

Simply measuring magnetic field for scientific applications



2 Current Sensors

Measuring the strength of the magnetic field to verify operation



We can generate power, and convert power, so our ability to sense power becomes key. If power can generate a magnetic field, we just need to measure that field.

The simplest hall effect device in your life is in the base of your laptop and senses a small magnet inside the lid to turn on/off the screen when you open or close it.

Site facts & overview

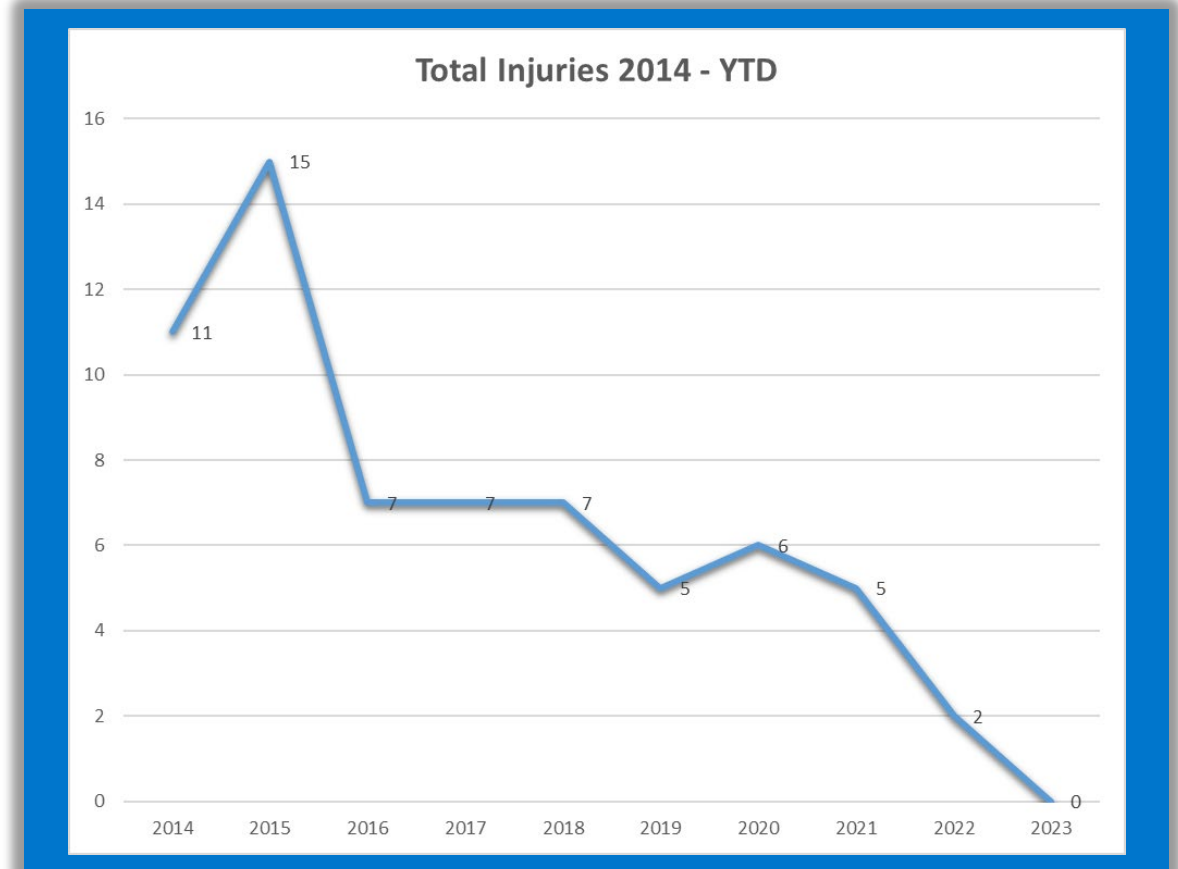
- Safety
- Sustainability
- Leadership
- Product Mix
- Customer Mix
- Demographics
- Job Skills
- Current headwinds



Health/Safety/Environmental Review

Physical safety of site, environment, and personnel

- 0 Recordable Injuries 2023
- Target 1 'concern' reported per EE
- "No Exposure" certified stormwater
- Large Quantity Generator Haz Waste
- No wastewater or Air Permits
- No OSHA/EPA audit findings



SUSTAINABILITY



Over 1150 panels covering 50,000 sq ft **producing** up to 640 MWh per year

With enough energy to power 60 homes, OECO installed one of the largest panel arrays in the state of Oregon in 2022. The system has saved over 1M lbs of CO2 emissions, the equivalent of planting over 8000 trees

OECO has also eliminated Single-use Plastics in the cafeteria market and installed a \$250k water cooling tower to reduce our water usage from 9000 to 5000 CCF

Fully supported internally

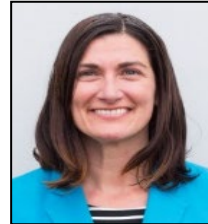
Site Leadership Committee (SLC)



General Manager
Rob Gustine



Manufacturing
Rosalin Tjia



Engineering
Kristina Korosi



Sales & Marketing
Chris Kuble



Quality
Andrew Castillo



**Sr. Manager,
Human
Resources**
Linda Harris



**Contracts &
Trade
Compliance**
Justin Hackett



**Continuous
Improvement**
Deb Kaiser



Manager, HSE
Nicholette
Romashko



**Manager,
Procurement**
Lisa Wright

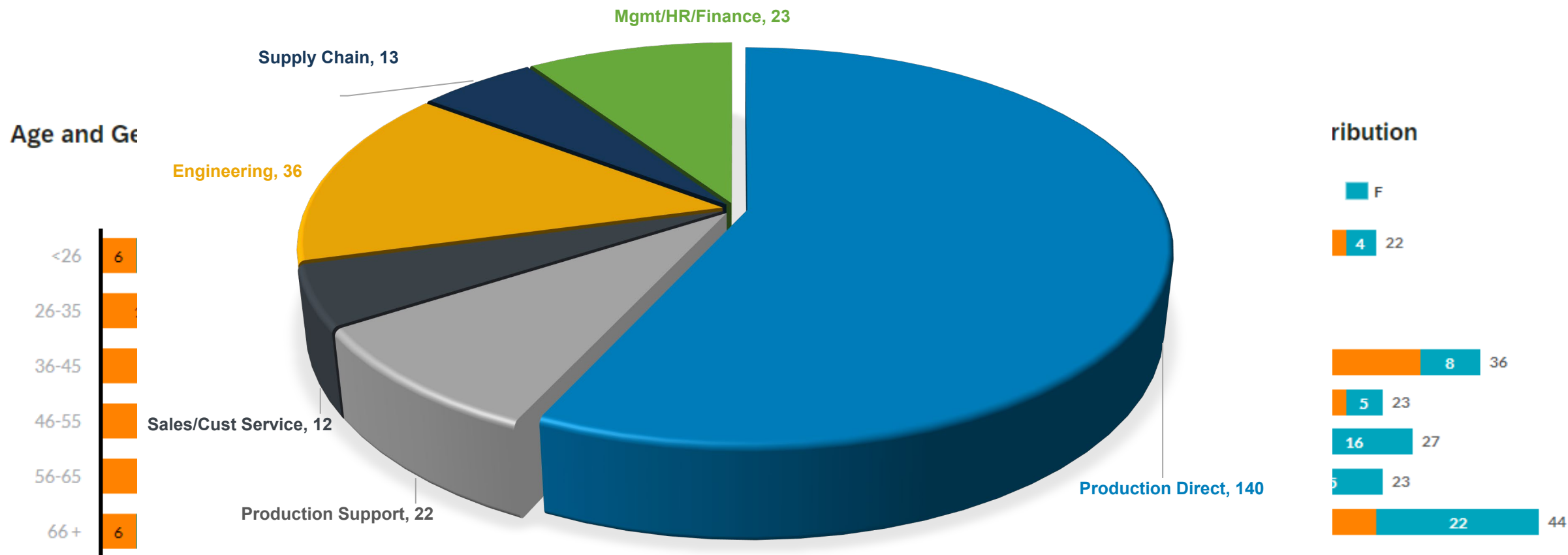


Finance
Sean Jordan



**Program
Management**
Eric Davidson

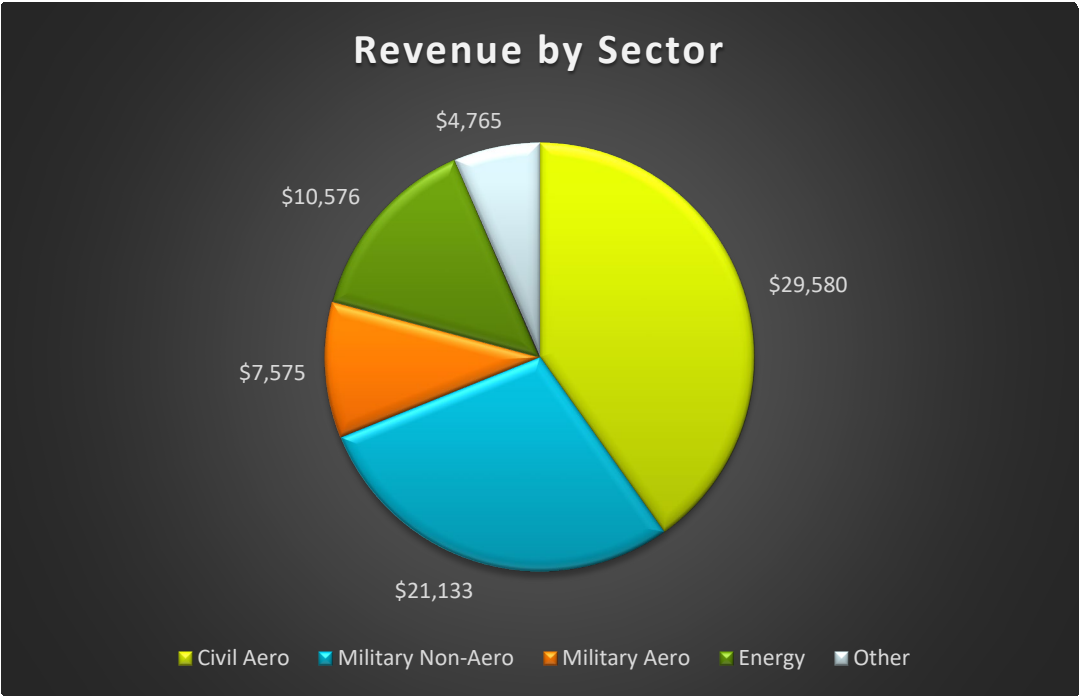
OECO employee demographics



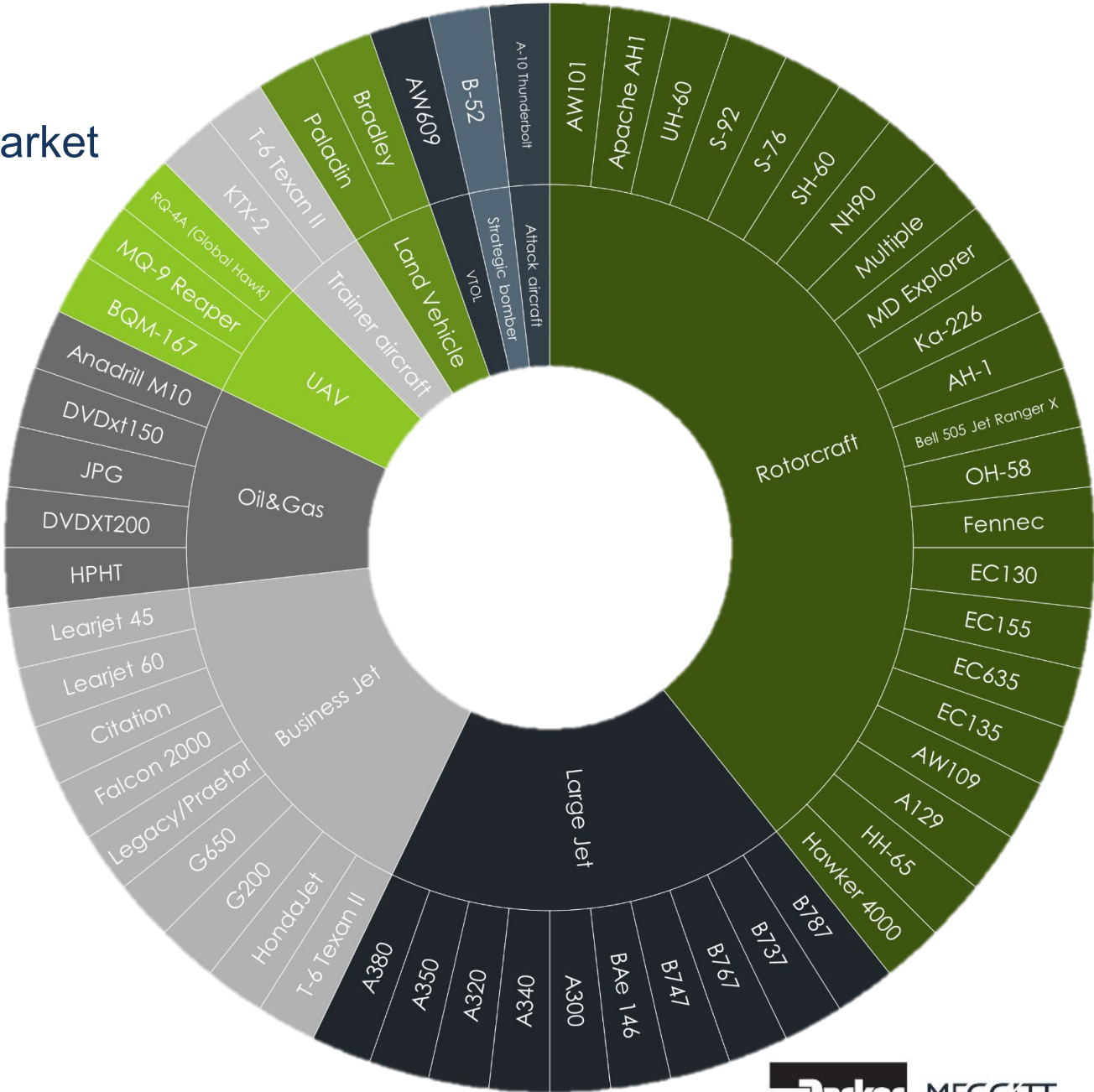
OEEO Breakdown by numbers

Revenue Delineation – Market Sector & Aftermarket

- Market Sector (2022)



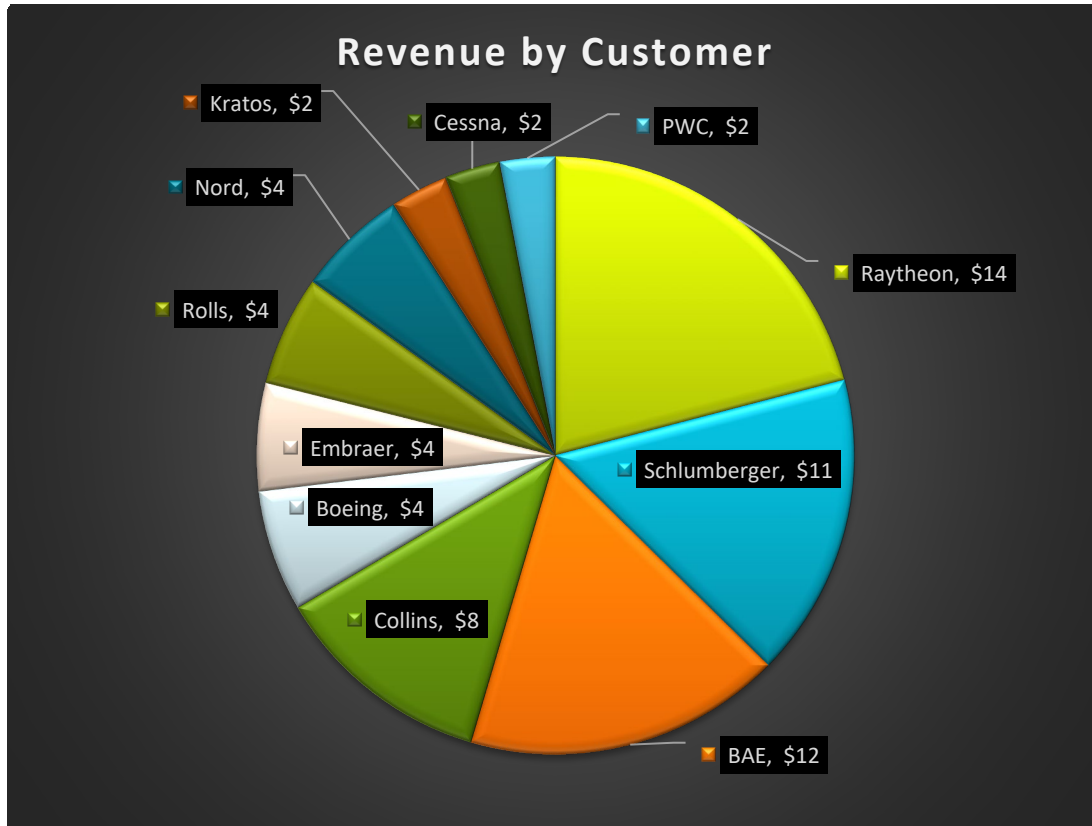
- Equal split between Military & Civil Aero at roughly \$30-35M ea
- \$15M provided from energy (oilfield) & commercial Gauss Meters



OEEO Breakdown by numbers

Revenue Delineation – Market Sector & Aftermarket

•Customer (*2022)



- Total Raytheon Technologies = ~\$28M (Includes Hamilton Sundstrand, Rockwell Collins, Pratt & Whitney, and Raytheon)
- BAE includes land vehicles (\$5.5M) & aircraft electrical (\$6.5M)
- Boeing runs between \$4M-7M depending on the year
- Embraer & Cessna are both increasing rapidly due to travel shifts since Covid

Typical **Manufacturing Skills**

Winding

1

Wrapping wire ranging from the size of your pinky down to 1/3 the size of a human hair



2

Electrical Assembly

Soldering, assembly, and workmanship



Machine/Grind

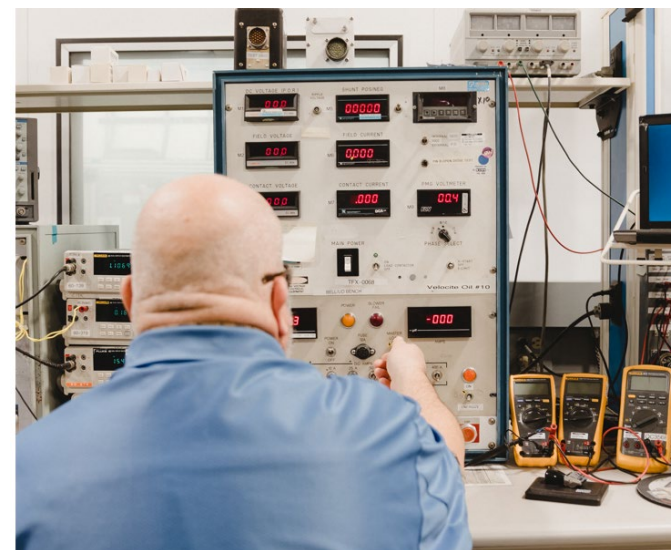
3

Manual & meticulous, dimensions down to 1/10,000 inches

4

Test Technician

High & Low voltage performance testing



SS29



Mayor for a day (help in a vacuum)

Sch I

Marijuana continues to make hiring 'tricky' as the FAA requires us to follow the Schedule I substance list, where it is still federally banned

BOLI

ORS 652.020 & 653.265 prohibits manufacturing workers from working over 55 hrs, or 60 hrs with consent. This limits our competitive landscape

BUS

Most of our day shift starts at 5 or 6am, however no bus service runs an 'earlybird' route to support this business district.

JOBS

A significant portion of early-career job seekers don't know or understand the careers manufacturing can provide.

Thank you!

