

MINUTES**MILWAUKIE CITY COUNCIL WORK SESSION
AUGUST 16, 2005**

Mayor Bernard called the work session to order at 5:30 p.m. in the City Hall Conference Room.

Council Present: Councilors Barnes, Collette, Loomis, and Stone.

Staff Present: City Manager Mike Swanson; Community Services Director JoAnn Herrigel; and Information Coordinator Grady Wheeler.

Advisory Board Interview

The Mayor and Council interviewed Ben Horner-Johnson for a vacant position on the Center/Community Advisory Board.

Riverfront Park Concept Design Survey

Ms. Herrigel reviewed the changes that Council proposed at the last work session regarding the survey. She sought Council's approval to have the document reviewed by professionals to ensure the end result was data that could be collated. To this point, Mr. Wheeler had done all of the graphics, but she suggested having others look at it to ensure the Council got the information it wanted.

In the current version of the Downtown Riverfront Plan adopted in the Comprehensive Plan was shown with an arrow indicating the subject area. She pointed out the log dump, Kellogg Creek, and Johnson Creek. Staff incorporated the comments about using ovals next to the two concept plans. People would be asked to rank each amenity according to its importance on a scale of 1 through 5. "1" was the least value, and "5" was the greatest. For example, if one wanted to see more parking and less green space, the one would give parking a "5" and green space a "1".

The material would show the existing conditions, the Comprehensive Plan version and components, and concepts 1 and 2 with those components. She added that Fred Kent, Project for Public Spaces, suggested that because the community had been thinking about the riverfront and boat ramp for such a long time, that people should think about what they wanted to do on their riverfront. It was more than boat ramp or no boat ramp. Ms. Herrigel and Mr. Wheeler were looking at how to splice that into the discussion. She felt people should be asked their preference, but the respondents could be asked to independently list 5 things they wanted on their riverfront plus an area for free-form comments. She would like to move this out and get some comments from professionals as to whether this was utilitarian as a survey tool.

Mayor Bernard felt this accomplished everything Council had asked. Mr. Kent had discussed 10 points of interest that people would want to go to. It might be

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Approved Minutes

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something like a kiosk that sold hot dogs or ice cream, boat launching, parking, and other things that drew people to the site. Mike Richardson (Dark Horse) had talked about having something special that drew people to the Riverfront Park. Dave Green said that was very common on the east coast, but on the west coast people tended to like a green space.

Councilor Collette and **Councilor Barnes** liked what Ms. Herrigel showed and thought it would draw out the information Council wanted to have.

Councilor Stone like the arrow from the overall plan to the specific spot and suggested taking it to the existing conditions graphic. She liked the idea of rating things. Everything was important to people in terms of the waterfront. At the last work session, the Council talked about other surveys that were done in the past.

Ms. Herrigel said there would likely be a text panel on the back that discussed previous survey results, what had happened since then, and the evolution of the two concepts.

Councilor Stone liked Mr. Kent's comments about the concept of the riverfront and what that actually meant to people. "What do you want?" she felt was the right question, so it was more broadly viewed than whether one did or did not want a boat ramp.

Councilor Loomis asked if the parking shown on the east side was the Cash Spot.

Ms. Herrigel said one was the Cash Spot and the other was the Chopsticks lot.

Councilor Loomis commented on the closure of the Safeway lot and asked if it was realistic to put parking on private property if the owner had not been contacted.

Ms. Herrigel said the key components were listed as on-site and off-site parking. When she spoke about on-site parking, she meant the area west of McLoughlin Boulevard and between the creeks. She indicated off-site parking areas. If she showed parking on private property, then she would contact the property owner.

Councilor Loomis was concerned that by showing the additional off-site parking people might conclude there was sufficient parking for the park users.

Mayor Bernard suggested not showing that parking.

Councilor Stone noted that Concept 1 showed the single dock, and Concept 2 showed the boat ramp with two docks. Could two docks be shown on Concept 1?

Mayor Bernard understood from Dave Green that there could be two docks. This was just a concept.

Councilor Stone said when looking at them, the second concept seemed nicer.

Ms. Herrigel agreed people would see the differences. If there was a reason for a difference, then that should be noted. Otherwise, they should be very similar.

Councilor Stone did not want the survey to lead the question but wanted it to present the question in a very unbiased way.

Ms. Herrigel would follow up on the plaza and size of children's play area.

Councilor Loomis thought it would have been better for the Council to have sent one plan out to the public and ask people what had been missed. He discussed the 10 points of interest and native plantings with markers. When he brought it up the last time, the idea had been shot down. He thought in sending out both concepts that the issue might be more controversial than necessary.

Councilor Barnes understood it was Council's direction to the Riverfront Board to come up with the best representation of the group's discussions.

Councilor Loomis had hoped the Council would have more input.

Councilor Barnes understood the concepts would go out to the public, but it was not the final decision. Council would ultimately make the decision.

Councilor Loomis asked if the issue would be confused by all the amenities listed.

Councilor Barnes thought the Council might find from residents that they simply did not want "A", so "A" never goes in. The question was based on what the Riverfront Board came up with as a team, and the public was being asked for input on what they wanted. If a majority of people said the City did not need an amphitheater, then Council would find that out.

Mayor Bernard agreed and understood that was the direction of the process.

Councilor Barnes understood Council would review the input and make the decision. Although it was not on the list at this time, vegetative plantings would be great.

Mayor Bernard noted the Klein property was restricted to native plantings and a trail.

Ms. Herrigel said those professionals to whom she showed this survey would tell her if it was too confusing.

Councilor Stone asked if the Council would see the final survey in the next few weeks.

Ms. Herrigel hoped to move this along. She would take the Council's comments to a professional person, firm it up, and take it out with the understanding that the City Council would weigh the information. She suggested the survey only to go to households in the 97222 zip code with the understanding that there were a few households within the unincorporated area. That data would all be kept in one pot. Another pot would be filled with the input from separate venues such as the Sunday Farmers' Market, neighborhood association meetings, kiosks, and the City website. That way the City could track what residents wanted and also what people living in the County or elsewhere wanted. Zip codes would be required on each survey response.

Mayor Bernard thought staff had the basic concepts and a professional would look at ways to polish it a bit. He was in favor of moving ahead rather than delaying it two more weeks.

Councilor Collette did not feel she needed to see it again.

Mayor Bernard appreciated the comments about the number of docks and sizes of the playgrounds in the two concepts.

Ms. Herrigel would ask the pro bono consultant for additional help with the drawings.

Councilor Stone asked if there would be any information in the survey about what could potentially happen at the treatment plant property and how that affected the two concept plans. There were big plans for development. How did these concepts fit with what the City wanted to do in the future?

Ms. Herrigel said the log dump was shown. The City owned the property between the two creeks. The City knew what would happen to that area based on the McLoughlin Boulevard design, and that was all that was known at this time. There was discussion of future possibilities south of Kellogg, but nothing was known for sure. If the City wanted public input and to design for the next ten years, then the focus should be between those two creeks. By showing people the Comprehensive Plan version for the downtown and riverfront, people would understand there were other possibilities. People could address other areas in their comments, but if the Kellogg Treatment Plants was included, for example, staff may not be able to collate the data or potentially do anything with it. It was a question mark south of Kellogg Creek.

Mr. Swanson commented in an ideal world one would have time to plan the whole thing. This was the real world. Even if the County Commissioners adopted the Clearwater Plan, the City would not have title to the property until 2012.

Councilor Stone thought when one was looking at development there needed to be a vision that extended for 20 years.

Mr. Swanson said at this point, that was what the Downtown and Riverfront Plan did. The City was biting off a huge piece just by seeking direction on the area it owned. There were significant hurdles to overcome even if the Commissioners approved the Plan.

Councilor Stone asked how much the survey would cost.

Ms. Herrigel replied that the survey and postage would be approximately \$6,000. She announced there was some difficulty at the boat ramp this past weekend. It was closed as of yesterday morning for several days to assess and rectify the problem. She notified the Oregon State Marine Board (OSMB) and Sheriff's department to let them know about the temporary closure. She had a request for proposal (RFP) out for emergency repair, and she had gotten several responses. She hoped the ramp would be re-opened once the conditions were

known. The southern side had been closed, and now the northern side was also closed. She added that the water was very low

Mayor Bernard attended the Oregon Mayor's Conference in Jacksonville, and he purchased several books "Taking the War Out of Our Words" which he distributed to the Council members.

Mr. Swanson discussed scheduling a Saturday morning Council retreat with facilitator Dick Townsend, former League of Oregon Cities Director, city manager, and Oregon Solution Project facilitator. The purpose would be to discuss Council roles.

Mr. Swanson reviewed the draft resolution and agreement joint sales between Metro and the City regarding the Olson Bros. Texaco and the City parking lot properties. There were things in the agreement with which he had some difficulties, and he decided to do things a little differently. There was some time sensitivity in terms getting property transaction between Metro and Olson's closed. When this process started, the Olson's already had a letter from the Department of Environmental Quality (DEQ) that would have allowed them to sell to another oil company without any further action. The Olson's decided to wait for Metro and the three months of DEQ processing. In fairness to them, he would like to process this as soon as possible. The proposed agreement was necessary in order for Metro to close the deal. City Attorney suggested that the City Manager negotiate the contract and be given authority to execute it with an understanding from Council of what should be done. Rather than approving the actual agreement, which Mr. Swanson did not like, he suggested this was the preferable way to go. He had concerns about setting the price. This was unfortunately rushed, but it was unavoidable because things had gone back and forth with DEQ. He believed the Olson's had gone out of their way to cooperate.

Councilor Stone understood the hope would be to sell to a developer with a project similar to North Main Village with a mix of commercial and residential.

Mr. Swanson said as the City was nearing a phase on the North Main Village Project, the Olson's indicated they were interested in selling their property. Milwaukie did not have the wherewithal to purchase it, but Phil Whitmore of Metro's Centers Program was very interested. In speaking with developers, he believed the property would generate a considerable amount of interest. There would be river views in some units. The theory has been that as soon as North Main opened its doors, the City needed to be ready with the next project to keep the momentum going. The current agreement provided for joint marketing within 18 months.

Mayor Bernard added that the Olson Bros. sign was in the right-of-way and needed to be moved for the McLoughlin Boulevard project. He discussed purchase of some of the right-of-way at the corners for the project. Having been in gas sales, he knew that the gas companies did not treat people well. The profit margin was about \$0.03 to \$0.05 per gallon. Brad Olson came to him and said he would rather do something for Milwaukie to help it improve. He was proud of Olson Bros. for thinking about that. If the City did not take this

opportunity, then it probably would not happen again. Once another gas company purchased the site, it would be a gas station forever. The big companies did not get rid of their stations. He felt this was a great opportunity, and Metro did a good job in analyzing the site.

Mr. Swanson would present the resolution rather than the draft agreement that was originally provided in the Council packet.

Mayor Bernard adjourned the work session at 6:20 p.m.

Pat DuVal

Pat DuVal, Recorder

AGENDA

MILWAUKIE CITY COUNCIL WORK SESSION AUGUST 16, 2005

MILWAUKIE CITY HALL

Second Floor Conference Room
10722 SE Main Street

WORK SESSION – 5:30 p.m.

A light dinner will be served.

Discussion Items:

	<u>Time</u>	<u>Topic</u>	<u>Presenter</u>
1.	5:30 p.m.	Center/Community Advisory Board Interview	
2.	5:45 p.m.	Riverfront Park Concept Design Survey	Grady Wheeler
3.	6:45 p.m.	Adjourn	

Public Notice

- The Council may vote in work session on non-legislative issues.
- The time listed for each discussion item is approximate. The actual time at which each item is considered may change due to the length of time devoted to the preceding items.
- Executive Session: The Milwaukie City Council may go into Executive Session pursuant to ORS 192.660. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions as provided by ORS 192.660(3) but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.
- For assistance/service per the Americans with Disabilities Act (ADA) please dial TDD (503) 786-7555.
- The Council requests that all pagers and cell phones be either set on silent mode or turned off during the meeting.

MINUTES

MILWAUKIE CITY COUNCIL WORKS SESSION

JULY 19, 2005

Mayor Bernard called the work session to order at 6:40 p.m. in the City Hall Conference Room.

Council present: Councilors Barnes, Collette, and Stone.

Staff present: City Manager Mike Swanson; City Attorney Gary Firestone; Community Development/Public Works Director Kenny Asher; Engineering Director Paul Shirey; Community Services Director JoAnn Herrigel; and Information Coordinator Grady Wheeler.

Public Input Process for Riverfront Concept Plan

Ms. Herrigel understood that Council decided to pull this item and would consider it at the August 2, 2005 work session. She provided copies of the two concept plans and discussed the proposed public information process scheduled to begin during Riverfest. Councilor Loomis, who could not attend this work session, recommended that nothing go out to the public if it was not done right. She asked Council for direction on what she should or should not show at Riverfest.

Councilor Stone thought that only the projects underway should be shown.

Ms. Herrigel suggested using the same boards and handouts that were developed for the Sunday Market Community Booth. She was agreeable to holding off on the showing the Riverfront Park Concept Plans at Riverfest.

Mayor Bernard pointed out that Riverfest was one of the few times that large numbers of people were brought together at the Park and expressed some concerns about missing the opportunity. He offered to make announcements inviting the public to the August 2 work session and informing them of the upcoming public input process.

Councilor Collette agreed Riverfest was a tremendous opportunity and was not sure why this was so controversial. It would be a good chance to simply say to the public that these were the ideas on the table and that neither was the final option. On one hand, she respected Councilor Loomis' concerns, but, on the other, she would regret missing the opportunity.

Councilor Stone replied if she did not know what was going on in the City, then she would not understand this was just a piece of the broader development. She agreed there should be some mention of the ongoing process and that it would come before the City Council very soon with an extensive public input process. She did not like to knee-jerk react to things. She understood the interest in

taking advantage of the venue, but many of the people who went to Riverfest did not live in Milwaukie. She thought there were other opportunities to gather public input.

Mayor Bernard agreed, but there were few chances for a mayor to address so many people at one time. Having been the Riverfront Board Chair seven years ago, he could assure the Council that this was not a knee-jerk reaction. Many people had been involved in the process. One of the concepts was adopted in the Downtown Plan, and the other was an amendment or another scheme to consider. Personally, he did not want to see any parking on the riverfront and would be 100% behind finding another way to provide parking. He thought the proposals needed some tweaking.

Councilor Stone recommended that the City Council have a work session.

Mayor Bernard thought with appropriate signage that people could just be invited to look at the concepts and start thinking about what they would like to see. He wanted to hear what people thought about the boat ramp.

Councilor Stone agreed with Ms. Herrigel about showing what was happening now and what would be coming shortly.

Ms. Herrigel said there was already an adopted Plan, and there were environmental and topographical constraints on the property. If people were asked an open-ended question, then the Council would have to be prepared to deal with that input. She suggested a handout that told people to expect a survey in the mail or who to call for more information. She provided board with the two concept plans, an aerial of the existing uses, and the Comprehensive Plan. As Councilor Loomis had pointed out, the City Council would not have a chance to look at this until after Riverfest. She sought Council direction on what, if anything, to take to Riverfest. She could prepare some kind of announcement of the upcoming public input process that encouraged participation.

Councilors Barnes and **Collette** supported that suggestion.

Mayor Bernard suggested that the adopted Plan should have some prominence and people should be asked for input on how it might be changed.

Councilor Collette believed Ms. Herrigel made a good point about putting some parameters on input.

Councilor Stone noted that the Comprehensive Plan showed the park without a boat ramp. People might be stirred up if they were not shown the other two concepts.

Mayor Bernard commented that there was not a big fight when that Plan was adopted.

Councilor Barnes understood the Riverfront Board had two unique ideas, so it was not a cut-and-dried situation. She thought it would make more sense to wait until the Council understood why the Board had two different proposals.

Councilor Stone suggested a brochure that listed the projects happening in Milwaukie along with what would soon be taking place.

The group discussed the format of the informational material. The Council agreed to consider the concept plans at its August 2 work session.

Mayor Bernard adjourned the work session at 6:55 p.m.

Pat DuVal, Recorder



To: Mayor and City Council
From: Pat DuVal, City Recorder
Subject: Center/Community Advisory Board Applications
Date: August 8, 2005

Action Requested

Interview and consider appointment of Ben Horner-Johnson as a Milwaukie representative to the Center/Community Advisory Board (C/CAB).

Background

On July 22, Center Director Joan Young sent the Mayor and Council a memo regarding the appointments of Ben Horner-Johnson and Ray Harris to the C/CAB as recommended by the Board and the Parks District Advisory Board (attached). Mr. Horner-Johnson is eligible for appointment and is scheduled for an interview during the August 16 work session (application attached).

Mr. Harris is currently a member of the Park and Recreation Board (PARB), and pursuant to Milwaukie Municipal Code Section 2.10.030(H) – Board, Committee, and Commission Appointments, he cannot serve on two appointed advisory boards simultaneously.¹ Staff contacted Mr. Harris, and he wishes to retain his position on PARB and withdrew his application to the C/CAB.

¹ Individuals appointed to one board or commission shall not serve on any other city board or commission during the term of their appointment. (Ord. 1936 § 1 (Exh. 1) (part), 2004; Ord. 1810 § 1, 1996; Ord. 1793 § 3 (part), 1996)



**NORTH
CLACKAMAS
PARKS & RECREATION
DISTRICT**

July 22, 2005

To: City of Milwaukie
Mayor and City Council members

From: Joan Young, Director
Milwaukie Center, division of N (C) P (R) D.

Re: Milwaukie Center/Community Advisory Board appointment

The Center/Community Advisory Board has been actively recruiting for new members who reside in the City of Milwaukie to serve on the Board. Currently three of the nine City-appointed positions are open on the Board (Board roster attached).

Recently applications for Board membership have been received from Ben Horner-Johnson and Ray Harris (applications attached). Ben attended the May and June, 2005 Center/Community Advisory Board meetings. Board members interviewed Ben at the June, 2005 meeting. He is a City of Milwaukie resident employed as an Assistant Geology Professor at Portland State University. Ben expresses interest in healthy lifestyle programs and has personal experience working with accessibility issues. Ray Harris visited the Milwaukie Center Community Advisory Board in June, 2005. Following attendance at the meeting, Ray submitted a board membership application. Ray is a City of Milwaukie resident and a retired electrician with a number of years of volunteer experience in several areas. At the July 8, 2005 meeting, the Board voted unanimously to recommend approval of Ben Horner-Johnson's and Ray Harris's applications for membership.

At the July 21, 2005 North Clackamas Parks and Recreation District Advisory Board meeting, the District Advisory Board considered Ben Horner-Johnson's application and Ray Harris's application to the Center's Advisory Board. The District Advisory Board unanimously recommended approval of both applications for membership.

On behalf of the Center/Community Advisory Board and Parks District Advisory Board, I request that the City of Milwaukie City Council consider Ben Horner-Johnson's application and Ray Harris's application for Center/Community Advisory Board membership and take action on the Board recommendation. As indicated on the attached board roster, Ben would be appointed to Position 5, with the term running through March, 2008; and Ray would be appointed to the Position 8, with the term running through March, 2006.

Thank you.

www.co.clackamas.or.us/ncprd

Administration Office
9101 SE Sunnyside Blvd.
Clackamas, OR 97015
503-794-3002
fax: 503-794-6005

Aquatic & Recreation Services
7300 SE Harmony Road
Milwaukie, OR 97222
503-794-6080
fax: 503-794-8085

Milwaukie Center
5440 SE Kellogg Creek Drive
Milwaukie, OR 97222
503-659-8100
fax: 503-794-3016

Parks Maintenance Office
9309 SE 40th Avenue
Milwaukie, OR 97222
503-794-8030
fax: 503-794-8087

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