

SPECIAL MEETING OF MAY 27, 1963

A special meeting of the Council of Milwaukie, was held on the twenty-seventh day of May, 1963, for the purpose of hearings on the proposed sewers in 26th and 28th Streets, the improvement of Balfour Street, Storm drain in Adams Street, Duerst's Addition and such other business necessary to come before the Council at this time.

The meeting was called to order by Mayor Joseph M. Bernard, Jr.

Present: Mayor Joseph M. Bernard; Councilmen Theron Sedgwick, Robert Richmond, and Charles Renard; City Manager Mullan, Assistant Manager Max Thompson, Attorney John O. Sheldahl and Clerk Ellen Martin. Absent: Councilman Walter Freeman.

Mr. C. Garbe, from Pump, Pipe & Power Co. appeared before the Council with regard to a water pump which will be required for the new water well at 40th & Harvey Streets, and explained the capacity of the well and the requirements needed in a pump for water supply. The City Manager was requested to make investigation of pumps and report his findings at the regular meeting on June 10.

At eight o'clock the Mayor opened the hearing on the question of installation of sanitary sewers in 26th and 28th Streets and a lift station and pressure line to empty into the sewer in Lake Road, and called for objection to the same. There were several property owners along both streets who made inquiry as to how the cost would be assessed and if or not laterals would be extended from the sanitary sewers to the property lines. The Engineer's estimated costs were reviewed which showed an estimated cost for 81 users to be 284.00 per user without the laterals to the property lines. Mr. Marvin Runyan, of Stephens & Thompson Consulting Engineers, gave an estimate of laterals from the sewer to the property lines at \$100.00 each. It was found that to assess the sewers on a lineal foot basis, and the lift station on a square foot basis would cost the property owners more than the per unit basis, used by the Engineer.

It was moved by Sedgwick and seconded by Renard that laterals from the sanitary sewers to the property lines be mandatory. Motion carried and so ordered.

The matter of the apartment dwellings proposed to be built on Tax Lots 291 and 106-1, Lot Whitcomb D.L.C. was discussed. The owner of this property was not present at the meeting. It was decided that Manager Mullan contact this owner and ascertain if he was willing to proceed with sharing the cost of a larger booster pump or put in his own lift station as originally planned. The owners of properties along 26th and 28th Streets voiced their willingness to proceed on the basis of their 81 units at \$284.00 plus \$100.00 for laterals to their property lines. The discussion was closed, however, the hearing was not declared closed pending the Manager's report after contacting the owner of Tax Lots 291 and 106-1.

The Mayor opened the hearing on the improvement of Balfour Street by curbs and paving, and called for objection to the same. Five written protests from owners of properties along the street, were read. Mr. Elliot Holman voiced his objection. All those protesting felt the estimated cost was too high. Mr. Albert Hoffman, 3040 Balfour Street stated that he would like to see the curbs installed and inquired if he would be permitted to put a curb along his property if the rest of the street was not curbed. The Mayor called for a show of hands of those in favor of the street improvement without regard to cost. All present favored the Improvement of Balfour Street. The Mayor called for a show of hands of those favoring the improvement at the estimated cost. There was no show of hands. Those present voiced the request that no improvement be made on Balfour Street at this time. The Council agreed to drop the project.

Mrs. Betty Hart, realtor, and Mr. Kenneth Waymire laid a proposed plat of parts of Tracts 24, 25, 32 and 33, Gibson's Subdivision of the Logus Tracts before the Council, and requested that a 50 foot wide street to be named Mullan Street, be approved. It was moved by Sedgwick and seconded by Richmond that the street be approved. Motion carried and so ordered.

A letter, from Mr. Charles Renard, stating that he would comply with the requirements set forth by the Planning Commission, regarding 4 unit dwellings and one single family dwelling which he proposed to build on Tax Lot 6, Geo. Wills D.L.C. was read. Mr. Renard also presented a plot plan showing, to scale, paved parking areas, and requested that a building permit be granted for the buildings. It was shown that the Planning Commission issued permits for this type of buildings and Mr. Renard was referred to them. There were those in the Council Chamber who are property owners in the Replat of Cole Addition, who made protest of this use of the property, stating that the duplex dwellings would depreciate the value of their properties, that it would increase traffic on 33rd Street and that they felt the buildings on this property should be in the same price range as other buildings in the area. Mr. Rex Hazen, 3428 May Court, requested the Council to initiate proceedings to change the zone of this property from 3-R-2 SPECIAL to 3-R-1 zone.

It was moved by Sedgwick that the Council adopt a Resolution initiating the rezoning of a portion of Tax Lot 6, George Wills D.L.C. from 3-R-2 SPECIAL zone to 3-R-1 zone. The Mayor called for a second to the motion. Upon hearing no second after the third call the Mayor declared the motion dead.

Mr. Ed. Darnell came before the Council with regard to the improvement of Adams Street in Duerst's Addition, and requested that the storm drain for this short street be permitted to be emptied into the sanitary sewer. Mr. Darnell also had another problem. It appears that if curbs are laid along this street it will be necessary for Mr. Darnell to build a retaining wall, and he would like to know who would pay for it. Manager Mullan stated that it was the policy of the City to share in the cost of street improvements, and stated how much the City's share of the improvement, after curbs were installed and storm drains in, would be. It was moved by Richmond and seconded by Sedgwick that the City improve Adams Street in Duerst's Addition provided the property owners along the street install curbs and a storm drain. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.

*Ellen Martin*  
Ellen Martin, Clerk.