

Gresham Pleasant Valley Neighborhood Association

Annual Meeting

Draft Minutes

Tuesday, September 22, 2020

Online Zoom Meeting

6:30 – 8:00 p.m.

President Kent Liebelt started zoom meeting, reminding everyone about keeping their microphones muted until they'd like to speak, to prevent any background noise.

First thing, Kent asked those present at the zoom meeting (to have a good count, and a good roll call) to email him at his email (k.liebelt@comcast.net). Second thing, the format of the zoom meetings are the way things are being done now, so thank you for your patience and understanding of this new format for meetings.

The first agenda item is construction update, happening at the nursery on 190th, and all the different sewer lines. I will ask John Riddell to give us an update on that.

John, LUC, spoke on the construction updates. The Kelly Creek trough line is pretty much complete, just some testing left to do. The vertical curve is taken care of on 190th. They're doing a lot of the grating finish of Brookside subdivision on east side of 190th. They are doing the first phase, which is about half the nursery; as you can see, the upper half of the nursery, nothing has been done with that yet.

Kent asked regarding what happened at the last special meeting in December, where we talked about giving the approval to move forward, and what was agreed about where the sewer coming to, up to Giese Rd.

That is still up in the air; waiting on Peter to get the easements from Rob to bring it up to Giese, which would be Phase 2 of the nursery. The other option is to form a reimbursement district and bring it up 182nd if we can't get easements to come thru to get it up to Giese.

There was a question from if Peter was the same person that was developing the nursery from the start. Yes, he was since 2 years ago.

Curt asked who is going to do the homes, it is LGI homes? John did not know, but mentioned it is not a land use issue as he can sell to whoever he wants after its developed.

Angelene asked what does it mean that we dropped the ball. We had an emergency meeting in December when they wanted to put the pump stations in and double charge us for pump stations and Kelly Creek trough line came across we would be charged as well. We fought and appealed neighbors subdivision, and we had an MOU that Peter would bring the sewer up to Giese Road in exchange for us dropping all of the appeals, which we did.

The second part of the meeting is the election of officers. There is a quorum, and so we will go ahead with elections. It will be a whole administrative change. Does anyone have a nomination for President? Stan Bohnstedt nominates Kent, John seconds. Kevin also would like Kent for President. Attendees were asked to click up or down for voting. Kent was elected as President.

Nominations for Vice President were asked. Jeffrey Gray nominated Kevin Peterson and Stan Bohnstedt second. Voting was done for Kevin Peterson for Vice President. Kevin was elected as Vice President.

Kent nominated Curt Germundson for Land Use Chair. John Riddell second that. Curt was unanimously elected as Land Use Chair.

Nominations were asked for Secretary. The position was left vacant for now. Voting was done and majority agreed for the position to remain vacant for now, with the option of opening it up later.

John asked to bring up the ENN issue with the Gliss property. Jim Leaper, it appears did not send out the proper notification. Only 2 people attended the ENN meeting. It was said that Mr. Leapers application will be accepted, but will be deemed incomplete. This will open him up for being re-addressed, meaning possibly the need to redo the ENN. The proper procedures were not followed, for either one of the meetings. More to come on this.

Angelene Ashkar asked about what lists are being used for the ENN and the neighborhood association meeting lists. Michael had asked Noah to provide the list of the addresses being used. It does go out 300 feet radius of the property, along with the LUC and President. This is all on the developer to do.

John said its not Gresham dropping the ball, as Gresham provides the addresses, but the developer is the one that must send the notifications. Maybe this is something that could be brought up as part of the changes to be made for the ENN process that Planning is wanting to make.

Curt mentioned that on Giese has a lot more transient traffic, and was wondering where it is coming from. There has been some issues with stolen mail and change in cars. It is possibly coming up from the Springwater Trail.

Michael suggested for one of the future meetings to have the Neighborhood Enforcement Team (NET) speak, along with the Homeless Services Specialist who deals with a lot of the houseless population. Devin Dahlgrens information is on the Citys website, and NET is also on the Citys website. Sargent Van Beek is heading up this division on NET.

Angele mentioned she never received the neighborhood notice for tonight's meeting. Kent mentioned he would follow up.

Kent thanked John and Stan for their work on the board.

There were some questions about different developments. Curt and Kent mentioned that the plans and information is on the Citys website, and Curt mentioned he can also email that information to those who are interested.

Another question was asked about where they would school all the kids. Butler would not hold all that school. Property on Foster and Richie, next to 172nd may have space for school.

Steve appreciated the general overview and links to check.

<https://greshamoregon.gov/Pleasant-Valley-Transportation-Refinements/>

<https://greshamoregon.gov/Clackamas-to-Columbia-Corridor/>

Kent proposed to adjourn the meeting if there was nothing else. John Riddell second.

Meeting was adjourned.