

SOUTHWEST NEIGHBORHOOD ASSOCIATION MEETING  
Thursday, July 15, 2021  
7:00 PM - 8:30 PM

Rewatch the Zoom Meeting:  
[Link to July 15, 2021 SWNA Meeting](#)

Draft Minutes

1. Meeting was opened by President Gail Cervany: Welcome and introductions  
Approximate attendance: 20
  
2. Approval of January 21 meeting minutes
  
3. Treasure report: \$488.40 currently in our account. No expenses since last report.
  
4. Guest Speaker Steve Fancher, Assistant City Manager/Environment Services Director
  - a. Gresham Water Supply Background and Future
    - Gresham has been buying water wholesale from Portland for many decades
    - Portland uses Bull Run Watershed and also uses wells to supplement
    - SW Neighborhood water is currently provided by City of Portland
    - Fairview, Wood Village, Troutdale and the Boring area get their water from other sources
    - Gresham owns infrastructure (pipes, etc), but we use Portland water.
    - Gresham / Rockwood has sufficient water rights for city use via wells
    - Gresham's water contract with Portland expires in 2026; steep cost increase
    - In 2017 the Bull Run watershed had an increased frequency of cryptosporidium, a parasite that can cause illness and death
    - The Federal government has required Portland to build a one billion dollar treatment plant
    - In addition, many of the conduits are old and need to be replaced
    - Gresham has a lot of water below us that could easily supply us with water
    - Gresham City Council voted in 2020 to develop groundwater wells - \$65 million cost estimate
    - The aquifer of sand and gravel is considered excellent
    - Also, the aquifer is 700 to 1200 feet deep making it more seismically resilient
    - Because it will be coming from an aquifer, there will be more minerals present in water

- Cost projections to remain with Portland are very high : \$100 million + higher rates
- Developing our own water system will be much cheaper: \$65 million + controlled rates
- Currently Gresham is building some wells; five years remain to develop independent water infrastructure

b. Gresham Parks

- Gresham parks have suffered with budget funding 'general funds' ; expenses rising
- The small amount of money for parks is used for maintenance but not enough funding for new amenities, replacement of equipment, or for children's programs
- Gresham City Council wanted feedback so a Parks and Recreation Community Advisory group is being established. Around 60 applications were received. The goal is to have a diverse group of 30 people representing all Gresham areas
- The community group will be looking at some of the following: Should we try to increase funding? If so, how? Should we have a Parks District (Tualatin Hills is an example of a Parks District)? Should the city try to raise money for parks in other ways? Or should we keep the status quo?
- \$5.4 million raised from 2019 Multnomah County bond measure to build projects that provide access to nature. Community Advisory Group will help decide how to spend that money.

5. Guest Speaker Chris Strong, City Transportation Division Manager

a. Current street repair in SW Neighborhood:

- Historically Gresham has not had the money to fix streets
- Currently the "Hitting the Streets" project is a 5 year program where the city takes 25% of the worst streets and renews them with a 30 year longevity planned. This is year 4, and the work is being done in SW Neighborhood.
- To prevent coming back and opening up renewed streets, they are also making sure the utilities are adequate and since the current curbing was not built to standard, new ramps are also being installed
- Then pavement work is done zone by zone, scraping existing asphalt, checking the road bed for needed repairs and then putting down a 3" asphalt inlay
- Goal is a one week turnaround to reduce inconvenience to street residents
- Residents will get letters in the mail and door hangers notifying them about each reconstruction area
- Paving should start next month (August) through September
- You can go to the City of Gresham website (<https://greshamoregon.gov/Public-Works/>) to see current project link to street construction; the link is updated several times a week; you can also call the city to ask questions.
- There is no money to do more than the 25% projected streets.

b. Pleasant View/190<sup>th</sup>:

- The developer is paying for the signal at Butler/Giese. There will eventually be 5 lanes on Pleasant View/190<sup>th</sup> the developers are required to make the improvements but the city does not have the money for other widening the connectors

## 6. Question and Answer Session:

**Robert and Lynn Donahue: What is the pH of the water and what chemicals are being put into the water? They have noticed residue from standing water; they have issues with residue and skin issues; making laundry difficult.**

Mr. Fancher: This is a technical question that he asked the water engineering group to answer. [See below for follow up answer to this question). Water testing is highly regulated and the pH is required to be kept in a certain range to help prevent lead leaching into the water supply. He did not think the pH would be as strong with groundwater.

**Gail Cerveny: OPB Program Independent Lens reported that 24D is still being sprayed in Oregon forests and that Dioxin is a biproduct. Is dioxin in the groundwater? Dioxin is a byproduct with a 1000 year life.**

Mr Fancher: Not aware of any. The water is tested for dioxin and other contaminants. Because the water is so deep and confined, it is more safe. [See below for follow up information to this question].

**Gene Wilkinson: January SWNA minutes mentioned issues with homeless in the Foster and Jenne Road area (next to Gresham city limits). He did some research after the January meeting and found Oregon Statute 164.775 which states that it is unlawful to deposit trash in waterways. It is disheartening to hear government officials can't do anything about it. We should insist that officials keep our waterways clear. The laws are on the books, people in power should use them.**

**James Endy: Does Gresham own a lot of the ducting and piping?**

Mr Fancher: Gresham owns all the conduits except the pipes from Bull Run

**James Endy: Can we sell water to Portland to make some money?**

Mr. Fancher: Portland will have plenty of water, but Portland residents will see steep water bill increases because they alone are paying for this improvement. All their wholesale customers are finding other sources for their water.

**James Endy: Does the \$30 on our utility bill go to parks?**

Mr. Fancher: Most goes to Police and Fire but a small amount goes to parks for maintenance

**James Endy: Did you say 2" of new asphalt to repair streets?**

Mr. Strong: 3" of asphalt but even more critical is making sure the roadbed doesn't have problems

**James Endy: Has anyone looked at rubber sheeting to prevent water compromising?**

Mr. Strong: The engineers do look at different materials, including additives to concrete, but Gresham has not used membranes in general.

**James Endy: There is a choke point at 23<sup>rd</sup> and 190<sup>th</sup> - is there anything to be done?**

Mr. Strong: Engineers look at how the network comes together as a whole. The city would have to buy a lot of right of way to make changes at that choke point because there is not a lot of development happening in that area.

**Peter Schmidt: Where are we on the Scholls property?**

Mr. Fancher: We are in the process of doing our due-diligence (specifically environmental issues) and waiting to get money from Metro; Everything is lining up; Sept 15 is the potential closing date.

**James Endy: The bridges (on the Springwater trail) are deteriorating rapidly. Whose responsibility?**

Mr. Fancher: It is the responsibility of Parks. The bridges were replaced some years ago, and while they are rough, they are functional. Don't see them being replaced in the near future

**Brenda Delmarter: Are we in a drought and will there be any water rationing?**

Mr. Fancher: Officially, we may be in a drought, but our aquifer is very resilient to drought. We may see that in the future. We have a deep supply of water and are pretty well off in Gresham.

**Brenda Delmarter: There is a lot of equipment, tar, etc. (left from the road workers). Are they going to come back to clean that up?**

Mr. Strong: Paving will fix that.

**Brenda Delmarter: The neighborhood to the south of Butler School has lots of people traveling fast and a huge volume. Any plans for traffic control?**

Mr. Strong: There is a traffic calming program. When a street is identified with a lot of speeding – let the office know, they will investigate and see what can be done.

**Brenda Delmarter: Do they do traffic monitoring with cameras?**

Mr. Strong: We do collect data on speed and time of day and share with the police.

Brandon: A stop sign was going to be installed - has it been installed yet?

Brenda: I've seen the prep work for it, but it is not up yet.

**Lisa Smith: With the Pleasant View Road expansion is there any plan to put up a sound barrier for backyards?**

Mr. Strong: At this point only looking at where the street is located. No plan for a barrier now.

**Lynn Donahue: Estimate on completion of Pleasant View?**

Mr. Strong: More than 10 years - cost would be well over \$10 million.

**Question: There was foam sprayed on play equipment at Butler Creek Park. What is the status of this?**

Gail Cervany: A crew cleaned it up as best as they could

**James Endy: Coming out of DEQ there used to be a stop sign but not now. Was told it was private property. Is that true?**

Mr. Strong: (Follow up) Apparently, this "road" is really part of the private Walmart-owned parcel rather than a public street, so it would be Walmart's responsibility to replace the missing stop sign in this location. The entire network of what appears to be streets east of 182<sup>nd</sup>/Highland in this area between DEQ and Walmart are actually private drives.<sup>7</sup> Land Use: Brandon

7. Updates regarding land use - Brandon

- a. Brandon did an on-screen demonstration on where to find updates on developments and projects on the City's website (<https://greshamoregon.gov/Neighborhood-Associations/>)
- b. Brandon gave updates on the following:

Butler Creek School Property site: Application to put in 90 homes was withdrawn; a new application is in to partition the lower half for a developer to develop in the future; when appropriate, neighborhood will be notified if there is potential subdivision

Giese Road development - 75 lots: Process has begun for approval with city

3838 SW Rodland Road – 12 lots: Proposed lots

1728 SW Pleasant View – 8 lots: Lots approved and being developed

**Lynn Donahue Question: This is a development that the original early neighborhood notice said houses were going in; now they are putting in some duplexes**

Brandon: Would have to have been approved by the city code. Will check and get back to her. If she sends an email, he can better communicate on follow up. Further questions about easement could not be answered. Brandon suggested she call the Planner on Duty.

- Brandon encouraged residents to let SWNA board know about any early neighborhood notices going up so they can follow up with more information.
- Land Use Chair position: Gail mentioned that if anyone is interested, annual elections will be held at our next meeting on October 21<sup>st</sup>

8. Brandon updated news from the Gresham Coalition of Neighborhood Associations Meeting. The Coalition voted to request Gresham Council work with the City of Portland to address homeless issues on the border between the two cities.

9. Gail made the following announcements:

Fireworks ban will continue to July 23<sup>rd</sup>

MyGresham App should be used to report graffiti

New Police Chief : Travis Gullberg

New City Manager: Nina Vetter

10. 8:45: Brandon Harer made the motion to adjourn, Dana Duval 2<sup>nd</sup> the motion: Approved.

Follow up Information regarding dioxin and pH of water:

## WATER QUALITY FACTS SHEET

### Dioxin, pH

#### Dioxin

Dioxin is an industrially produced chemical and is classified as a Synthetic Organic Chemical (SOC). EPA estimates that 90% of human exposure to dioxin is through the consumption of animal fats in meat, dairy

products, and seafood. The largest source of contamination to the environment is from backyard burning of household trash. It is also used in some herbicides. EPA has established a MCL for Dioxin of 0.00000003 ppm. Samples are collected at the entry point to the water distribution system in Gresham once every 3 years. No levels of Dioxin have been detected in the Bull Run or Cascade groundwater supplies.

## pH

pH is a measurement of the negative hydrogen ion concentration of water and determines if the water is acidic or alkaline (basic). The pH scale ranges from 0 - 14, any water below pH 7 is consider acidic, while any water from 7 – 14 is alkaline. Acidic waters present a corrosion issue and can cause metals such as lead and copper to leach out of older distribution pipes and household plumbing that contains such materials. Consumption of these metals are a health concern, especially to young children. The Portland Water Bureau (PWB) has set a finished water pH target of 8.2, with an actual range of 7.4 – 8.4. pH levels are sensitive to temperature and will drop as water temperature increases. PWB continually monitors pH of its finished water. Water in this pH range is considered slightly alkaline. Small fluctuations in pH have no known health impacts on consumers but may create issues for some aquatic pet species.