

**Coalition of Gresham Neighborhood Associations  
October 11, 2016 – Oregon Trail Room, Gresham City Hall**

**Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	<i>Marlene Byrne</i>	Northeast	<i>INACTIVE</i>
Central City	<i>INACTIVE</i>	North Gresham	<i>Linda Parashos</i>
Gresham Butte	<i>Theresa Tschirky, Tracy Slack</i>	Northwest	<i>Kat Todd, Elizabeth Livingston</i>
Historic Southeast		Gresham Pleasant Valley	
Hollybrook		Powell Valley	<i>Tom Griffith</i>
Kelly Creek	<i>Carol Rulla</i>	Rockwood	<i>John Bildsoe</i>
Mt. Hood	<i>INACTIVE</i>	Southwest	<i>INACTIVE</i>
North Central		Wilkes-East	<i>Greg Hartung</i>
Guests:	<i>Aaron Abrams, Linda Van Deusen-Price, Angelene Adler, Jennifer Peter</i>		

**Welcome:** Meeting was called to order by Coalition President Carol Rulla at 7:01 PM. Quorum was established. The 8/9/16 minutes were approved as presented. Carol noted that a correction was needed to the 9/13/16 minutes to clarify that Sue Ruonala gave public comments as “a resident of Powell Valley Neighborhood Association.” Elizabeth Livingston moved to approve the 9/13/16 minutes as corrected. Linda Parashos seconded. Motion passed unanimously.

**Gresham Community Center Bond Measure:** *Eric Schmidt, City of Gresham*

Eric addressed the Coalition to provide impartial, factual information regarding the history, scope and plans for a Gresham Community Center, should ballot measure 26-188 pass. Eric provided two secretary of state approved handouts; a one page fact sheet and a supporting power point presentation. The proposed community center came out of the RAD process which asked the question: What do you think Gresham needs? A community center garnered the most votes at 433; the second suggestion, with half as many votes, was a BMX park. The Commission on Children and Families also recommended Gresham pursue a community center. A community center task force, with broad neighborhood participation, was formed to outline the scope and programming for a proposed community center. Planned amenities include meeting rooms, a senior center, community kitchen, a pool / aquatic center and exercise facilities. The city would be authorized to issue a bond up to \$48M, with an estimated bond rate of \$.035 per \$1,000 of assessed property value for 21 years and would fund planning, purchase of land, construction and equipping the center. While a site has not yet been selected, the intent is to centrally locate the center, near the downtown core. Operation and maintenance expenses are not included in the bond. The plan is to partner with a 3rd party to operate the center with user fees funding the operation. The Council plans to provide support for low income users. Q: Do we have an estimate of operational costs? Previously it was reported that user fees typically cover only 50-60% of costs. A: The city has looked at other proposed and operational community centers in Wilsonville, Portland and Vancouver for best practices. There isn't a firm estimate of operational costs at this point, but some models do cover all operational costs with user fees. Q: Do we know who participated on the task force? A: The minutes for the task force should be posted on the city web site where you could look up the participants. Q: Does the city plan to spend the entire \$48M if approved? A: Not necessarily, if approved the city can spend up to \$48M, the preference is to spend only what is needed to provide a high quality functional facility. Q: How much did the Rockwood police station cost to build? A: The two buildings cannot really be compared – they have significantly different purposes.

More information can be found at: [www.greshamoregon.gov/communitycenter](http://www.greshamoregon.gov/communitycenter).

**Administrative Procedures Update & Strengthening Neighborhoods:** *Aaron Abrams, City of Gresham*

Tom Griffith, Carol Rulla, Jim Buck and Marlene Byrne formed a subcommittee of the Coalition to work with Aaron to review the Administrative Procedures for Gresham Neighborhoods and the Coalition of Neighborhoods. Aaron handed out a highlighted copy of the recommended changes to the Administrative Procedures. There were some minor clarifications and updates, such as adding references to reflect the use of social media. The most significant changes are: The section on New Bylaws and Amendments was updated to clarify the process for neighborhood associations to submit updates their bylaws and allow time for review by the ONCE Manager before bylaws changes are adopted. A section on Inactive Associations was added to codify what has essentially been happening as a neighborhood association moves from active to inactive back to active. A section was added to define a process for a board member to take a temporary leave of absence and another section was added to provide guidance for preconditions for running for board positions. Carol suggested clarifying language in the Bylaw review section and a couple of additional minor updates. Aaron will send an updated

version to Coalition members for one last review before the procedures are reviewed by the city attorney and presented to the city manager for final approval. Once approved, each neighborhood association will be encouraged to review their existing bylaws to ensure their bylaws remain consistent with the updated administrative procedures.

The current neighborhood association system and administrative procedures are approximately six years old. After more than six years operating within this system, it may be time to examine what is working well and what can be improved. Aaron provided a one page overview of a strategic planning approach targeted at strengthening neighborhood associations and the Coalition. Aaron proposed a 5-phase process: (1) an “environmental scan” to identify strengths, weaknesses, opportunities and challenges; (2) development of guiding principles; (3) detailed discussions to address key issues and opportunities; (4) creating an action plan; (5) implementation and evaluation. The 3 to 6 month process would be a joint project between the Coalition and the Citizen Involvement Committee. Q: How could we engage members outside the NA or the CIC? A: We could use the new Community Engagement Handbook to identify other groups and individuals, such as schools or community organizers. Q: Do schools qualify as members of a neighborhood association? A: Yes. Comment: Concern that if it isn’t broke – don’t fix it. The process may not get anywhere quickly. Other Coalition members felt that there was room for improvement and a need to engage community members in different ways. Aaron suggested adding a step after the environmental scan to review the findings with the Coalition to determine whether further work was needed. Q: How do you get inactive neighborhoods reactivated? A: Keep track of people who contact ONCE or engage with the city in other ways. Q: Are adjustments to the boundaries of the neighborhood warranted at this time? A: This could be a topic addressed by the planning process. Next steps: Aaron will contact the CIC and also update the draft approach presented with more details on how to move forward.

### **Neighborhood & City News & Reports:**

Q: What is the status of providing insurance for neighborhood association board members? A: The topic has been researched and submitted as a supplemental budget item for the Council to consider. Aaron also noted that the city already makes event insurance available for \$100-\$200 per event (TULIP, Tennant User Liability Insurance Protection).

Rescheduled ENN meetings:

- North Gresham’s industrial development next to Fairview’s Interlachen HOA – 10/17, 6:00 p.m., St. Aiden’s
- Gresham Pleasant Valley’s 350-lot subdivision at Richey Rd. and 190<sup>th</sup> – 10/13. This project illustrated problems with current ENN code when signs are posted on long frontages where drivers cannot read them and when 300’ notification is inadequate because a project has a wide impact or neighboring properties are large.

Carol listed several potential suggestions for recommendations for the city council work plan. They are as follows:

- Review of heavy industrial zoning (prior Coalition recommendation, not yet done)
- Review encroachment of private individuals on public property (prior Coalition recommendation, not yet done)
- Review of Early Neighborhood Notification (ENN) Process (problems above, plus a process for minor errors)
- Creation of master plans for undeveloped parks
- Review current platted but not built streets – some are not actually ever going to be developed

These and any additional suggestions will be reviewed and decided at the next Coalition meeting. Although not a work plan item, the Coalition might again request that Council commit to regularly engaging with the Coalition.

The next meeting will also include follow up on the topic of initiating a planning process to strengthen neighborhood associations. Carol mentioned the project on centers and corridors as a potential future Coalition meeting topic.

Treasurer’s report: The current balance in the Coalition account is \$81.76. MBank, where the Coalition has its account, was recently bought by Riverview Community Bank.

Theresa reported that the Gresham Task Force on Homelessness will present its recommendations to Council on 10/18 at 3:00 p.m. The recommendations are under the broad categories of Housing, Resources and Safety off the Streets and listed as Immediate Actions, Further Study and Advocacy. Carol will email the report when it is available.

With no further business, the meeting adjourned at 8:55 PM.