

**Coalition of Gresham Neighborhood Associations**  
**July 14, 2020 – via Zoom**  
**Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	INACTIVE	Northeast	INACTIVE
Central City	INACTIVE	North Gresham	Mike Elston, Linda Van Duesen-Price
Gresham Butte	Jim Buck, Theresa Tschirky, Tracy Slack	Northwest	Kat Todd, Dave Dyk, John Bildsoe
Historic Southeast	Allan Krim	Gresham Pleasant Valley	
Hogan Cedars	Matt Callison	Powell Valley	INACTIVE
Hollybrook		Rockwood	Catherine Nicewood
Kelly Creek	Charles Teem, Carol Rulla	Southwest	Gail Cerveny
North Central	Mary Gossett	Wilkes-East	Kris Freiermuth
<b>Staff &amp; Guests:</b>	Michael Gonzales, Jay Higgins, Lee Dayfield, Jack Ardner, Jef Kaiser, April Avery, Sue Ruonala		

Carol Rulla called the meeting to order at 7:08. Minutes were adopted as presented.

Lee Dayfield announced that she has started a discussion group on Nextdoor (Our Parks, Our Future Discussion Group) regarding support and visioning for Gresham’s city parks. She mentioned that there is also a City Charter Review discussion group on Nextdoor with 40 members.

Clackamas to Columbia Corridor Project

Carol introduced Jay Higgins to present the Clackamas to Columbia Corridor (C2C) Project. Jay showed slides depicting the corridor route along 181st to 190th and the connection with 172nd. It’s the only major corridor east of I205. Happy Valley has grown quickly with 46% increases in population in just the last 10 years. He cited the importance of connecting people with their various needs (food, medical, etc.) and, in particular, employment opportunities. The project is a joint effort by Gresham, Happy Valley, Portland, Multnomah County, Clackamas County, Metro and ODOT to coordinate and prioritize projects along the corridor.

Jay shared that Metro’s Get Moving 2020 is targeting a taxing method for increased transportation projects to upgrade the regional system. Jay described the two phases in the C2C project. Currently they are seeking to establish a steering committee for the project. Two outreaches are planned: one is an online open house to review the investment package and the second is a steering committee meeting to report back and present the C2C Plan. It is a quick process for public involvement and a wrap up is expected at the steering committee meeting on Sept. 16, 2020. Jay shared four overarching factors for working on the project now: inclusion in Metro’s Get Moving 2020, criticality of the C2C Corridor, potential to be development driven vs Capital projects, and the project’s total point score. Jay showed the 8 investment packages for the corridor. He said the Get Moving measure had two of the components incorporated. Lastly he shared the scheduled outreach meetings or events.

Tracy Slack asked about the accelerated plan adoption date in September. Jay said it would take longer as each of the jurisdictions involved would need to approve it. Initially the challenge is to agree on what needs to happen first. Jim Buck asked if thoroughfares will remain open. Jay said it was difficult to say but they should remain open to regular traffic. Mike Elston asked about the increasing traffic flow on 181st. Jay said it may in the long term sustain more traffic. Jay had a chat question posed about how 190th and 172nd would be connected. He said the connection is shown on the dotted line

on the maps in the slides. Jef Kaiser asked if there would be a designation for a shortcut for trucks to Hwy 26. Jay said the classification would remain as arterial, but they hadn't considered truck routes in this connection. It will be a 5 lane arterial in future. Jef said that happened with Kane Rd. Jeff thought people would use Sunrise Corridor and then use this as connection to Hwy 26. Jef thought neighborhoods should consider this as an eventuality. Carol said that, prior to the 2012 East Metro Connections Plan, 181<sup>st</sup> to Burnside was specified as the truck route, but some turns were difficult for larger trucks, so the truck route designation was removed and it was recognized that all north-south routes would be used without necessarily one being designated for trucks.

### Neighborhood and City News and Reports

Carol introduced neighborhood news and asked Michael Gonzales to update. City council vacancy email was sent to NA officers to see if anyone wanted to apply. He posted this information to Nextdoor also. He said National Night Out has been cancelled which was disappointing, but hopes to have it return in 2021. Four NAs received funding for neighborhood matching grants from the city. Checks should be issued soon for those grants. He encouraged those who had plans to check with him regarding activities due to COVID restrictions.

Carol asked him about NA meeting participation and voting for NAs. Michael said in the administrative procedures he is allowing election meetings to operate in lieu of in-person meetings, but he advised us to check NA bylaws to see if this would present a problem. He's still working to decide how to verify people voting as living in that particular neighborhood. He is thinking of pre-registration to verify but that would exclude last minute folks from participating or voting. The city attorney didn't see reason to change the administrative procedures. He thought he would use umbrella statement, but the city attorney doesn't feel that is necessary regarding a physical presence by the voter. Jim Buck asked about postcards and if his office is still asking for six weeks lead time. Michael confirmed the need for six week lead time and said these cards need to be mailed two weeks ahead of meeting. The city is using a local print shop for some of this work.

Carol acknowledged, since last Coalition meeting, there was a special council meeting and the city manager retired, and the police chief resigned but later returned and the next week the mayor resigned. Karylenn Echols has been appointed as mayor until the end of the year and as Michael said on Sept. 21 they are appointing someone to fill her council position for the interim. Tracy Slack asked about interim manager, and Carol said Eric Schmidt had been appointed.

Carol introduced Tracy Slack for Council Work Plan reporting system presentation for tracking progress on work plan and noted that it was included in previous Coalition recommendations for the Council Work Plan. Tracy said he tried to initiate discussion about this several years ago. He gave analogy of a window and where that window is to be located determines much about what needs to happen. Tracy shared slides to assist in conveying concepts. Evidence of the necessity for this project included symptoms such as budget gap in the city, an uptick in shelved plans, etc., that were aligned for the necessity of achieving less with more and increasing public accountability for use of these limited funds.

Tracy presented another component in terms of evidence of opportunity vis-a-vis the city manager hire. He emphasized that the Coalition should influence what qualifications and skills are sought in candidates through a review of the job description and the city's priorities in its governance. Tracy said the Council wants more transparency and accountability but he'd like to see articulated or explicated measurable criteria to define that transparency and accountability. He'd like to leverage that outreach and he envisions a more connected citizenry through the process. As a frame of reference, Tracy shared a little about his own professional background in tech project management and the challenges posed by evolving problem space and changing stakeholder expectations. Tracy outlined intended benefits of each stakeholder group in this project management focus. He shared his professional background as a security software developer as a frame of reference for interest in this initiative.

Tracy then raised the objections we might typically hear in opposition about this effort such as city government is not like private sector business or we need stability now—it's simply not a good time for this. You can't measure everything—work plan doesn't fit a mold. Tracy said he disagrees with all these objections and depicted them as myths. He felt there was project management already underway but felt there could be more transparency and accountability in the sharing process with the public. Tracy said there were many strengths to draw on—city staff are highly capable and conscientious, midlevel managers had respect of council and mayor, there is a culture of seeking public involvement, etc. He addressed topic of evolving product/project management. Example of what to change might be dividing projects into must have,

should have and could have deliverables. He cited an example of changing a 10 year plan to 5 year plan horizon given a change in economic and social benefits anticipated. Tracy thought the Coalition could impact this process by examining the city manager job description and influence revisions to it that facilitate greater transparency and accountability. He asked that Coalition provide input on interview questions for city manager. He felt questions for interim city manager were only guided by not repeating prior questions. He thought the caliber of interview questions could be assisted in this process. He sees this as once in a decade opportunity to shape the city's key leadership position. He recommended engaging city project managers in looking a quantifiable emphasis in certain work plan projects. An outcome would be both pragmatic and tangible.

Lee Dayfield commented that she felt it was the best thing she's heard since the changes occurred. She felt it was a great document and city council and mayor should get a copy of it. Dave Dyk thought having a project portfolio and reporting on its status if council agrees to it would be very positive. He asked if Tracy envisioned codifying it as part of council rules or charter or as policy for city manager. Tracy said by influencing city manager selection, for example, have they had experience in project management and juggling the demands of multiple projects. How have they done course corrections on a project, for example. Dave wondered if we could ask Eric Schmidt for his perspective on the Coalition engaging the recruitment firm for city manager in the process. John Bildsoe asked if the Coalition could come up with questions for the city manager or should the Coalition be more involved than that. Tracy knows nothing about process for interviews but he's hoping we can speak to the Council and mayor about what transparency and accountability mean. He wants us to influence the skills brought to the table.

John asked about next steps then. Tracy felt, as the Coalition, we should draft statement of how to be involved and why in manager selection. There was discussion about resistance to change and role of the Coalition but most felt there are capable staff who would welcome sharing more about the progress on work plans. Carol thought we could bring this back to another meeting and perhaps Tracy could put together one page statement for council before they go on August date. Tracy said he would be happy with that. Lee made suggestion that no on council has done this before. She said take it directly to council as soon as possible and feels strongly on Coalition participation. Jim Buck suggested two parts: first part dealing with manager selection and then engaging city managers with Eric's approval on what they are doing to track projects or the work plan. How can we support their efforts—not that we want to dictate but rather support department efforts in this regard. Theresa Tschirky supported this approach as well. Carol summarized the two basic directions. John Bildsoe asked about Eric coming in to discuss this. Carol said she could invite him. Theresa said the new city manager needed to have DNA reflecting interest in reporting with greater transparency and accountability. Carol asked if Theresa could help review a proposal with Tracy. Theresa agreed, John is willing to help also and Carol said she would be also. After the subgroup review, Carol will send the draft to the Coalition for review and then submit the proposal as public comments for the July 21 council meeting.

Carol said mayor's race and three council positions open. David Widmark and Karylenn Echols have stated that they will not run again. The deadline for filing is August 20. Carol asked if the Coalition wanted to host a candidate forum for the city races. Jim Buck voiced support for this activity as second in importance to city manager selection. Carol said the October Coalition has a big project on its agenda to discuss the new Middle Housing requirements already. We would need to schedule a forum on a separate night and not have it coincide with a regular Coalition meeting. Dave Dyk said as candidate he won't participate in the decision but encouraged the forum. He said the Chamber of Commerce is planning to sponsor a forum. He said standard Zoom limits to 100 participants so it may need to be examined in terms of alternatives to allow for greater participation. Michael Gonzales said he'd check with other city depts. to see what they are using. He said they had 150 participate in the last council meeting so we know there is a means to do this. John Bildsoe asked about Dave as candidate and sensitivity around the issue. Carol said we'd be careful in not including him in this effort.

Allan Krim talked about Hogan Road improvements—Hogan is a major corridor in the 2012 East Metro Connection Plan. The Hogan buildout between Powell and Palmquist envisions 4 lanes and drainage—50 million in costs. This is an area where two students were killed earlier this school year. Sidewalks are largely missing in this area on both sides of Hogan. The Historic Southeast NA met with school staff and there was lively discussion. John Koch, a school district administrator, and others agreed sidewalks would help with safety. Allan wasn't happy with some of school Koch's other comments, however.

Allan and Matt Callison provided testimony at the planning commission's Capital Improvements Plan (CIP) hearing and asked for safety improvements along Hogan. There is an unfunded project for doing this. The Hogan Road buildout is generally supported by everyone: Metro, school board, etc. He wondered why there was support for Springwater improvements but not the Hogan section between Powell and Palmquist. Allan said Steve Fancher talked about expense of project and timeline for funding and said no sidewalk can guarantee safety with distracted drivers. The planning commission approved CIP as presented but gave support for Hogan to have an upgraded priority. This issue was presented to City Council at their CIP hearing, and Sue Ruonala submitted public comments to say that she felt the draft planning commission minutes were not complete representations of the issues presented. Allan said now people are walking next to 35 mph traffic on Hogan. Allan said Shirley Craddick's husband witnessed a child being hit on a bike but this was not reported in the media because the child was not seriously injured. He asked why not more attention to this area but focused on new development. At the council's CIP hearing, Steve Fancher said he was in favor of temporary asphalt sidewalks on the east side. Then-Mayor Bemis encouraged a review of a full buildout rather than a temporary path and said he would look at Fancher's report. Allan said more traffic was anticipated coming from both Springwater development and Hogan improvements being made soon in Wood Village. Improving the Hogan corridor would also take some pressure off of the Clackamas to Columbia Corridor. He moved that Coalition support the buildout on Hogan from Powell Blvd. to Palmquist in the CIP and it be included in the funded portion of the CIP.

John Bildsoe asked about source of funding. Allan says it takes time but Shirley Craddick had said matching funds might be available through Metro and ODOT. Matt Callison said we have a lot of building in Hogan Cedars NA, therefore, could development funds also go to support this? Dave Dyk asked if this meant full buildup or only a temporary sidewalk. Allan said buildout that is permanent would be better. Jim Buck asked what Coalition support meant. Did it mean a letter to the Council or endorsement of the project? Carol said in terms of cost, the \$50 million is more than other projects and support might be to do what mayor said with review of temporary sidewalk versus full buildout. There was a question about the cost for asphalt sidewalks. Jef Kaiser said he heard testimony on the planning commission and Allan raised valid points. He recommended that the Coalition think "timing" to maximize its effectiveness in this regard. He said there is no permanent mayor, a broken council and no regular manager. Jef said we may want to wait until the environment is better to make the point. Allan agreed with timing. Matt agreed also saying that 400 homes will be built in his neighborhood and development should help pay for improvements on this section of Hogan; this needs to be considered especially with recent student deaths. Carol said waiting for Springwater development to pay for the improvements might cause this to be delayed even further. Tracy Slack asked about the work plan and the council retreat about it. Carol said the council retreat would likely be in the new year, but the CIP is a five year plan which will be looked at again starting in the fall with hearings in the spring. Carol felt there was time to raise the issue this fall. Tracy said why don't we make recommendation for this to be on the next CIP and next year's work plan. John Bildsoe questioned why we don't target development revenue in city portion of the CIP to be used in this project.

The motion was revised to request a review of Hogan buildout and to evaluate the full vs temp path and if it should be in Springwater or city section of the CIP. Matt seconded the motion. Sue Ruonala suggested hitting now and then a follow up later as she is concerned about ongoing safety issue on the route. Dave took poll of NAs on the motion. The motion passed unanimously. Carol will draft a Coalition letter to submit as public comments for the July 21 council meeting.

John Bildsoe started to provide an update on the Rockwood Heavy Industrial area and a proposal to rezone some properties. Catherine Nicewood said the developer's representative Tracy Brown said all three ENN meeting signs for posting went out but one was taken. Catherine raised the issue of a change in zoning to heavy industrial. Carol suggested waiting until August to discuss this given the time was approaching 9:00 pm. It was agreed to continue the discussion at the next meeting.

Meeting adjourned 8:57 p.m.

Minutes prepared by Jim Buck, Coalition Co-Secretary-Treasurer

Next meeting: **Tuesday, August 11, 2020** – via Zoom