

OGCC General Meeting Minutes

MODERATOR: Baldwin van der Bijl

DATE: MAR. 28, 2018

RECORDER: Joan Hamilton

LOCATION: Performing Arts Center - Rose Villa

VOTING OGCC MEMBERS PRESENT: 42

Annette Adams, Tom Andrews, Gary Blair, Bob Bohannon, Carol Bosworth, Patt Callender, Susan Cassuto, Kathleen Chapman, Valerie Chapman, Jane Civiletti, Sue Conachan, Dave Dobak, Jan Dobak, Joseph Edge, Gene Fifield, Lynn Fisher, Sue Gary, Dave Gray, Janice Green, Thelma Haggemiller, Tom Hogan, Chips Janger, Fal-lon Kraxberger, Leta Kriens, Ron Kriens, Jan Lindstrom Valerio, Jim Meyer, Linda O'Malia, Karen Olberding, Paul Savas, Fred Sawyer, Michael Schmeer, Casey Snoe-berger,, Sharon Sullivan, Fred Swingle, Mina Swingle, Karen Tandy, Steve Tandy, Deborah Wheeler, Baldwin van der Bijl, Chaunda Wild, Bob Zimmer

NON-VOTING OGCC MEMBERS PRESENT: 13

Joe Berger, Eileen Coffee, Betty Dominguez, Donna Dreis, Louella Gordian, Marilyn Gottschall, Gwion Miller, Carol LaTourette, Larry May, Jason Schreppel, Abby Smith, Amanda Trujillo, Carol Williams

VISITORS & GUESTS: 3

Sara Jo Chaplen, Melina DeFrancesco, Kathryn Krygier,

Welcome & Officer Reports:

Treasurer's Report - Chaunda Wild reported the Previous Month Check-ing Account Balance was \$2,710.96 and new balance \$2,743.96.

Secretary Report - Joan Hamilton asked for additions or corrections to the prior month's meeting minutes. None noted; the Meeting Minutes for February 2018 were approved. NOTE: The OGCC Website now contains the Meeting Minutes. Thank you, Jan Lindstrom Valerio.

Topics:

1. **Local business owner: Pixie Adams of Moonlight Coffeehouse:**
Located in the GG's Restaurant plaza, 15717 SE McLoughlin Blvd. In-tersection Concord & McLoughlin. Pixie reported her invitation to Bike Path customers with the installation of a bike rack.
 - Goals for Moonlight: 1. Become a Community Space 2. Increase visibility for Local Artists 3. Promote BUY LOCAL Values 4. Neighborhood Coffee Shop

- Upcoming Events include: April 21st - 25th Arts Show for North Clackamas Arts Guild, May - Comfort Cups Project, May 12th - Meet our Makers Art Show, July - Meet Oak Grove Neighborhood Block Party.
 - Small Business Community Coffee - 1. Will host Monthly Casual, 2. Small Business Owners 3. Meet & Connect
2. **NCPRD (North Clackamas Parks & Recreation District) Ongoing plans for Concord School outreach process. NCPRD Systems Development Charge (SDC) methodology: Melina DeFrancesco** Marketing and Communications Manager, **Kathryn Krygier**, Planning and Development Mgr.
- Kathryn Krygier began the presentation with slides titled “SDC & Strategic Partnership Update” . She explained they are in the middle of this project and invited all to come to:

SDC Steering Committee Meeting

April 11, 2018 - 5:00 pm

North Clackamas Aquatic Park

The Steering Committee serves in an Advisory capacity to the NCPR Board of Directors. Oak Grove (Zone 2) Committee members are Lynn Fisher and David Noble.

- SDC definition: one-time fees charged to new development or redevelopment that pay for park needs created by growth. These fees can only be spent on capital - not operations or maintenance.
- SDC methodology determines how SDCs are charged and collected.
- Factors affecting the SDC rate include: Project list/cost, Population growth, Employee growth, Fund balance, SDC eligibility and more
- Methodologies: “Uniform” and “Area-specific with Zones” are the most promising methodologies according to Kathryn. Melina noted that the Uniform vs Zone specific options might prove useful by blending the best of the two.

- Draft Project Findings: Slower Population growth than anticipated with an impact on funding for the zones.
- Melina DeFrancesco spoke on Strategic Partnership & and finances:
 - NCPRD sells Hood View Park \$18.70 M
 - NCPRD buys Concord ES -\$1.58 M
 - NCPRD buys Wichita ES -\$1.37 M
 - NCPRD buys Clackamas ES - \$1.70 M
 - Cash Bal Remaining Approx. \$14 M

Of the \$14 M, \$5M will go to pay off NCPRD debt.

- Concord Site - Melina discussed the property attributes: 6 acres, a community landmark, Indoor programming potential, potential for NCPRD offices, potential partnership with Oak Lodge Library, proximity to low & moderate income residents.

3. **Oak Lodge Water Services District Update: Sarah Jo Chaplen,**
OLWS General Manager reported on the following:

- **New Billing process** - a joint bill for both water and sanitary services is now being rolled out. Half of the Service District received the 1st joint bill last month and the remainder will receive their first joint bill soon. (The water meter readers read district 1 one month and district 2 the next month.) Bills will come every other month.

Online billing is now available but Sarah Jo said some customers like to pay their bills at the office so that option will “always” be available.

Landlord / Tenant Joint Billing process - The Landlord gets the bill but there is a “courtesy” bill that goes to the tenant. Consequently, the landlord and tenant can decide who pays, but the landlord has the ultimate responsibility for payment.

Non-payment consequences - If the joint bill is not paid, a warning notice will be delivered and after time if unpaid, the water will be turned off. A fee will be required to turn the water back on.

- **Merger Update & Infrastructure** - an RFP for the Boardman Wetland Complex is being submitted. Work on water Plan analysis of area is ongoing.

Joint Facility building - the requirements such as shower areas for Sanitary employees, parking spaces, community meeting room are being reviewed. The former Water District building is still considered the appropriate OLWD location.

4. **Metro Councilor: Betty Dominguez** - Provided a bit of personal background. She is a Director of Home Forward and was recently appointed to replace Carlotta Colette as our Metro Councilor. Betty will be running in the next election to keep her seat. There will be a Candidates Forum at the next CIA Meeting.

Candidates Forum

April 11 at Rose Villa

Betty provided an update on Metro's role in Land Use, Transportation, waste/trash, climate issues, the Oregon Zoo, the Snitzer Auditorium, Keller Auditorium and more. Metro embraces issues of Equity, both racial and social. Betty said she was particularly focused on equity issues, especially housing. She discussed two items that will be on the Nov. '18 ballot,

1. General Obligation Bond for affordable housing funding
2. Constitutional Amendment. Currently, the OR. Constitution prohibits cities from intermingling general obligation bond money with private enterprises (such as Non-profits like Northwest Housing Authority).

Ms. Dominguez, noting North Clackamas has 600 homeless students and urged the membership to vote in favor of both of these measures.

6. **LUART Land Use Application Review Team - Mike Schmeer** noted changes to old applications and some new ones. See the [LUART Review 3-28-2018.pptx](#) for details

- **ZO594-17-SS 4322 SE Pinehurst Ave.**
7 lot subdivision
OGCC: None
Status: Approved
- **ZO587-17-SS 3622 SE Pinehurst Ave.**
4 lot subdivision
OGCC: Approved
- **ZO620-17 16691 SE McLoughlin Blvd - Les Schwab Tire Center**
Design Review
OGCC: None
Status: Approved
- **ZO673-17 15295 SE Minerva**
2 Lot Partition
OGCC: None
Status: Approved
- **ZOO54-18 Rex Putnam HS - non-conforming lights**
LED field lights - need more lights
OGCC: None
Status: Still Pending
- **ZOO51-18 4948 SE Allan Rd.**
2 Lot Partition
OGCC: None
Status: Approved

NEWEST Applications:

- **ZOO41-18 810 SE Oak Grove Blvd.**
Boat Dock

OGCC: Under Review

Status: Pending

• **ZOO88-18 5821 SE Tikki Ct.**

2 Lot Partition

OGCC: None

Status

• **ZO107-18 137 SE Kuehn Rd.**

ADU / Garage in HCA

OGCC: Under Review - concern that property is in habitat conservation area.

Status: Pending

7. MAP-IT Task forces: Baldwin van der Bijl - Due to time constraints this issue was not addressed.

8. Discussion of Letter to NCPRD / BCC regarding proposals for former ECR property - Baldwin van der Bijl - Based on the news found in the recent Clackamas Review, see [here](#) to read the article. The question proposed to members: Should OGCC send a letter to NCPRD/BCC similar to the strongly worded Jennings Lodge CPO letter? As few people in the room had knowledge of facts and since time was very short until adjournment, the OGCC letter was tabled until the OGCC board had benefit of both information and time.

General Announcements

- **Friends of Oak Lodge Public Library (FOLPL) announcement:** Joan Hamilton passed out Library Friends membership renewal cards to current FOLPL members and to those wishing to join and support the Oak Lodge library.

Adjourned 8:55 pm

Next Meetings:

Future OGCC Meetings 7pm at Performing Arts Center Rose Villa

Jun 27, July 25, Aug 22, Sept 26, Oct 24, Dec 5

Future OGCC Meetings 7pm at Oak Grove Methodist Church

Apr 25, May 23

Future OGCC Board Meeting Thurs. 6:45pm Oak Lodge Fire Station

Apr 5, May 3, Jun 7, July 5, Aug. 2, Sept 6, Oct 4, Dec. 6

Corrections and Additions:

If you have corrections or additions to these minutes, please send to Joan Hamilton
email: jhamilton@oakgrovecpo.org cell 503 360-4711