



# Oak Grove Community Council

## Regular Council Business Meeting

May 27, 2020

**DRAFT - Minutes - DRAFT**

**What:** Regular Council Business Meeting - Oak Grove Community Council  
**When:** Wednesday, May 27, 2020 - 7:00 p.m. to 8:50 p.m.  
**Where:** Via Zoom – Link and call-in number sent out one day prior

### **VOTING MEMBERS IN ATTENDANCE: 26**

Patt Callender, Ron Campbell, Susan Cassuto, Valerie Chapman, Jane Civiletti, Sue Conachan, Dave Dobak, Jan Dobak, Joseph Edge, Gene Fifield, Thelma Haggenmiller, Joan Hamilton, Tom Hogan, Pam Horan, Eleanore Hunter, Chips Janger, Mark Knudson, Jan Lindstrom, Jim Meyer, Gwion Miller, Linda Newbloom, Carol Powers, Paul Savas, Jason Schreppel, Baldwin van der Bijl, Greg Wenneson

### **NON-VOTING MEMBERS IN ATTENDANCE: 3**

Wallace Brown, Rich Nepon, Nate Orton, Bobbie Paredes

### **VISITORS / GUESTS IN ATTENDANCE: 3**

Joe Barhoum, Tamara Falls, Muriel from Planned Parenthood

### **BOARD MEMBERS IN ATTENDANCE: 7**

Valerie Chapman, Jane Civiletti, Joseph Edge, Jan Lindstrom, Jim Meyer, Jason Schreppel, Greg Wenneson

7:00 p.m. Welcome, Introductions, and Officer reports

- April 22nd Meeting minutes + membership update  
Secretary Jan Lindstrom announced she is behind in the minutes and will post them to the website and distribute them by email as soon as possible.
- Treasurer's update – Jane Civiletti announced our previous account balance was \$2111.88. We had one expense of \$79.50 for our annual website domain fee. Our balance is now \$2032.38.

7:10 p.m. Program:

- **Local nonprofit: HYVÄ SPC - Joe Barhoum, Co-founder**

HYVÄ is a social purpose company that believes how people spend, save, and invest their money can create happier, healthier communities. They recently launched Good Shirts, a program that gets communities behind local businesses. They've partnered with Happy Valley and are meeting with Beaverton next week.

The purpose of the Good Shirts program is to create additional revenue for merchants and bring the community together. Through the design and sale of a unique T-Shirt celebrating the community, local merchants earn \$12.50 for each \$25 T-shirt sold. It's a simple way to get communities together and behind their local businesses. Those interested are invited to email Joe at [joeb@hyva.co](mailto:joeb@hyva.co).

- **PGE Smart Grid Pilot Program Update - Tamara Falls, PGE**

PGE is now 7-8 months into the test bed part of the Smart Grid Project launching in Hillsboro, Milwaukie (but mostly Oak Grove) and North Portland. The test bed is a hub that brings community participation into the grid, preserves energy for high-demand days and helps manage energy spikes during heavy use.

The concept is that PGE is constantly purchasing energy if they can't generate enough of their own, and during spike times, it's the most expensive. They can't always pull from renewable energy sources, but want to be able to reduce environmental impact and keep costs low. You can help by installing a Smart Thermostat - installed for free if you have a cooling or heating system. PGE can then control the thermostat but you can always override it; PGE will turn it up or down during those peak times so you don't have to, creating less stress on the overall energy grid.

There are also Peak Time Rebates for reducing energy usage during peak demand. PGE might call an event and ask everyone to reduce usage of air conditioners, not run the dishwasher, etc., during high-usage hours.

PGE also has a battery plus storage offering for electric cars; with a car charger, you have your own little grid. As part of the Smart Grid system, if someone has energy storage on-site, they can interconnect that grid and pull energy from sources as needed; if a power line goes down, they can pull from another source, such as solar panels, electric car chargers. Energy Trust of Oregon is another great resource for solar installers and many different incentives.

If you can't manage renewables on your property, you can volunteer to pay a little extra to support renewable programs and allow PGE to purchase energy from cleaner sources.

- **Chips Janger** mentioned the light rail station that is net zero and has a solar grid that provides enough energy to power the parking lot. If floors are added to the parking lot, they would have to move the solar panels up to the top. We've talked about utilizing the space to create a micro grid, or add fancy batteries, as a means of helping our community during an emergency.

- **Land Use Application Review Team (LUART)**

Updates on Long Range Planning projects:

There's very little LUART activity right now. We received a staff report today about the Rusk Road three-lot partition and it probably will be approved. It's on Rusk right across from Turning Point Church. It's going to be three single-family lots. Two will have duplexes on them.

The County is continuing with their housing strategies project; MAP-IT representatives are engaged in this effort as well. It includes HB2001 implementation from the state level. If you are interested in volunteering to participate in these efforts with the MAP-IT reps, feel free to reach out to Joseph or [contact@oakgrovecpo.org](mailto:contact@oakgrovecpo.org) and we'll get you involved. We're having some committee meetings by Zoom.

One exciting piece of news – the County has announced that public hearings for legalizing bakeries and brew pubs can happen by mid-June. We shared the Council's excitement about these changes – allowing some manufacturing of food products, microbreweries, bakeries, cheesemakers, etc., that involve primary processing of raw

materials, which is the technicality that made it illegal prior. We will share more info about this as the hearing gets scheduled and there are opportunities to express your voice about this matter.

- **Chips Janger** asked about the impact of the economy and the County's budget issues on the construction of the new Oak Lodge Library.
- **Paul Savas** said of the library district distribution that goes for operations and maintenance, there's a few \$100,000 left over annually. That has gone into a savings account for this project. However, we know from OLCLA's (the Oak Lodge Community Library Advocates) research, most libraries cost \$500-\$600 per sq. ft. to build and at 19,000-20,000 sq. ft., even with the general fund contribution and money put aside, it may not be enough to pay for all of it. The gap will likely be funded through a bond. (See: <https://dochub.clackamas.us/documents/drupal/b1779fe7-f5a1-4a37-b7b6-2ec6f9fff250> for detailed breakdown).

8:00 p.m. Committee updates

- **Concord Task Force – Jan**

Task Force members have been reviewing seven design options with the architects and County staff and will vote shortly on their top three choices. A survey will then invite the public to weigh in.
- **County Budget Committee Meetings – Paul**

The County began budget hearings this week. Paul encouraged residents to participate in the process by attending the meetings on Zoom.
- **Park Ave Community Project – Valerie**

The Park Avenue Citizen Advisory Committee has continued its meetings, only missing one meeting due to COVID-19 before transitioning to Zoom. Grant management teams are meeting once or twice a month, trying to figure out how to move forward. They're close to finalizing guiding principles and should have them finished by the June 10<sup>th</sup> meeting. Consultants are leading the conversation about a framework plan, with in-depth conversations in breakout rooms. They're working on how to engage people before they have the

framework and being thoughtful about reaching out to people whose voices are not always heard.

Flyers will go out with food packages through the schools. They're working to get an article in the Clackamas Review and also contacting leaders of all citizen groups, so the outreach is going well. The next meeting is June 10 at 6 p.m. on Zoom. If you're not getting the email invitations, the info is on the County's website.

8:10 p.m. Announcements:

- **Clackamas County Advisory Boards and Commissions (ABCs) - Open Recruitments** – visit <https://web3.clackamas.us/abc/> for current recruitments.
- **New Urban School Tear Down** – Students from the former Oak Grove Elementary School previously located at the New Urban High School site had hoped to have a formal get-together and tour of the school before it was scheduled to be torn down. They're considering doing that virtually now because there's no way to allow people inside to host a gathering at this time. They will have 360-degree images to share for a virtual walk-through. Perhaps in the fall, we can celebrate.
- **Census 2020** – Joseph received an announcement from the Census Bureau. They are pushing back 2020 field operations because of Covid-19. Hiring is getting started and workers are still needed in the area. Visit <https://2020census.gov/en/jobs/how-to-apply.html> to apply.
- **Grant to study incorporation** - Eleanore Hunter wanted to let the community know about a grant submitted to Metro, acknowledging that news about this submittal has generated some strong feelings. The purpose of the grant is to bring resources to the community. The process was never intended to offend or exclude members of the Oak Grove or Jennings Lodge communities.

In talking to Metro Councilor Christine Lewis, they learned about a grant that might be available to help with incorporation. A group of people worked on the application and, if they received the grant, would announce it to the community, get feedback and information, and weigh the pros and cons. The grant's main purpose is to generate discussion points for community conversations. It was submitted in

late April. There are two reports on economic and governance structures -- no public engagement, no focus groups, no surveys, nothing along those lines yet. One of the grant requirements is that the fiscal agent has to be a city or county. The City of Milwaukie offered to be the agent or it could be Clackamas County as well. There will be months of refinement required, but the grant has received approval to move forward.

Eleanore added that all agree this is an urban area with a rural governance. We would prefer local people making local decisions about local resources, but we need to know a lot more before doing that. She said she is proud of the group's efforts to help the community -- at least they're all trying. Sometimes those efforts can be misunderstood or misconstrued, especially in stressful times like now.

If all conditions are met and grants are received, everyone in the community will participate in the process. It's going to take a while to work through everything. In the meanwhile, we can start considering a few things, like what name we would want the effort to be called. What ideas do we have about how we could get there? What kind of public process could we have?

To read the grant, click [here](#).

- **Rose Villa construction – Valerie**

Rose Villa bought an old house on Schroder and Courtney that was dilapidated and has now been torn down. It will be a staging ground for construction equipment for phase 3. They're also going to completely rehab the medical facility that is woefully out-of-date. It's a senior community, but there have been no cases of COVID-19. They asked to put up a sign letting the community know what's going on there. One cool thing she learned is that they are crushing the old concrete onsite and creating their own gravel, keeping 250 truckloads off the streets by doing that. Asbestos abatement has already been done.

- **Mark Knudson** asked about the timeframe of hearing back from Metro about the local governance grant?

- **Eleanore** responded that the grant has been approved, but they don't know what Metro's timing is for moving forward. The fiscal agent still has to be worked out.
- **Mark** added that OLWSD is very interested in what happens with this grant. A lot of people received a postcard about the 3% rate increase. Based on feedback that they received from the public, the board has re-directed staff to modify the rate proposal, so now it will be a .5% rate increase earmarked for an emergency customer assistance program for people who can't pay bills during the pandemic. It's a substantial scale back in rate increase. We found several ways to save money. We think it's important to be responsive to the situation that's affected everybody. The rate hearing will be held Tuesday, June 16. It will probably be a Zoom meeting to accommodate public comment.
- **Thelma Haggemiller** announced she is working on the June CIA newsletter and asked Eleanore and OLWSD to send her information to put in about rates and the incorporation effort.

8:15 p.m. Schedule review:

- Future OGCC Meetings - 7 pm via Zoom  
Jun 24, Jul 22, Aug 26, Sep 23, Oct 28
- Future OGCC Board Meetings - 6:45 pm via Zoom  
Jun 1, Jul 6, Aug 3, Sep 7, Oct 5

8:18 p.m. Adjourn