

SOUTHWEST NEIGHBORHOOD ASSOCIATION MEETING  
Thursday, April 20, 2023  
7:00PM – Virtual Meeting Held Via Zoom Conferencing

DRAFT MINUTES

1. Welcome, Call to Order and Introductions - Group

Meeting called to order 7:00PM, Treasurer Dana Duval is meeting facilitator. Approximately 20 persons in attendance including the board, members and guest speakers.

2. Meeting Minutes - Brandon

Motion to approve minutes from October 20, 2022 general meeting by Jim Endy, seconded Julie Miller, motion passes

3. Treasurer's Report - Dana

Treasury balance of \$320.89 with no expenses in the last period

4. Guest Speaker: Carly Rice –City of Gresham Planning Department

The Pleasant Valley area master plan for development, which began back in 2000, is being reviewed. The City is taking a new look and seeing what is relevant and may need updating. Gresham Pleasant Valley Neighborhood Association is not currently active.

Over the next several months they will perform outreach and attempt to understand why development hasn't happened as planned. Consultants have been engaged, assessing land use in Pleasant Valley and surrounding areas. An online survey is open on the website now, feedback welcomed.

They will then come back with draft strategies to bring to the community for input. Project Timeline:  
Analysis: Spring 2023, Visioning: Summer 2023, Draft Strategies: Summer/Fall 2023,  
Recommendations: Fall 2023

It was requested to have Carly and team provide update at the next SWNA meeting in July.

Contact Information:

Planner Carly Rice [carly.rice@greshamoregon.gov](mailto:carly.rice@greshamoregon.gov) 503-618-2818

Website <https://GreshamOregon.gov/Pleasant-Valley-Plan-Update>

Q&A:

Diane asked: if things haven't worked out the way things were planned 20 years ago, why did that happen? Is there a way to determine that the planning that did not go right 20 years ago doesn't happen again this time?

A: We are looking at the following: What are the tools we can use to implement a plan more successfully. What are the code updates that have occurred and are items such as a town center still important. How we look to suggest code updates in the future in order to make the changes occur as planned.

Suzan asked: I have been around since the original Master Plan was developed and all the time and effort put in originally may have been pie in the sky?

A: There was flexibility in the original plans and things did not pan out and things haven't really been connected. What updates might be done and new best practices codified to work with developers to get the type of development desired.

Suzan asked: Does the city still have protected natural areas identified that can't be used for development:

A: One community park and two smaller parks have been developed and future development would drive development of additional parks.

Q: Will the PV residents have to take the changes as they are proposed? They don't necessarily want the change?

A: The outreach is asking to identify it make sense to still have a community center and desire for transit.

Q: Is Pleasant Valley Elementary School in the Centennial School District?

A: Yes

Q: What about the schools that are already at capacity?

A: This is something that is being explored and we believe that the district still has some land west of the PV area.

5. Guest Speaker: Michael Gonzales, Manager of City of Gresham Neighborhood Services Division

Gresham Safety Levy is on the May 16 special election ballot. Deadline to register is next week.

At the current time, City staff are only allowed to present specific facts so this is a factual presentation. The levy was announced in the quarterly Gresham newsletter and a letter from Mayor Stovall expressing the need for the levy. Monday April 17 was the final Town Hall meeting.

Measure 26-239 – Five Year Levy - \$1.50 per \$1000 of assessed value, beginning fiscal year July 1. Will cause property taxes to increase more than 3%. Without this, \$8M shortfall and citywide layoffs would occur.

Emergency services resources are occasionally maxed out and the City is wanting to stabilize funding. ARPA (American Rescue Plan Act federal stimulus) funding expires soon and has been a safety net. When there are multiple concurrent emergency events there isn't enough coverage. Police and trained mental health crisis resources are shorthanded.

Restores the Neighborhood Enforcement Team (NET).

Cost: based on assessed value not the market value. Residents can look on their last property tax statements to find assessed value, multiply by the \$1.50 per \$1000 to determine approximate levy cost.

Spending is very structured: Police at least 62.5%, Fire at least 35% and Homeless Services no greater than 2.5%.

The passage would mostly resolve the \$8M shortfall.

Total of \$69M estimated over the five years with \$13M collected in the first year expected.

Police: Add/maintain approx. 26 positions and keep 13 temporary positions. Reduced response times.

Fire: Approximately 16 new positions, keeps temporary positions. Gresham often has to rely on Portland Fire for coverage.

If the ballot measure does not pass you would not see a property tax increase.

Q: What about the current \$15 bimonthly utility bill fee and why isn't that covering the services, why wouldn't this levy cover that. \$7.50/mo of which will be expiring in June.

A: City council has vetted many proposals and is considering modifying the fee if the levy passes. It may be packaged together in a City Services Fee at a reduced rate and not eliminated entirely. The levy on its own is still not enough to make things whole.

There will still be utility fee financial assistance available so if the PFP fee continues, this offer would be extended.

The property tax rate is a limiting factor in what Gresham collects and has lower overall operating budget than peer cities in the Metro area.

Q: How does this affect the property tax compression rate with Multnomah County?

A: Measure 50 impacts are not affected and this is a larger issue that would be a state level decision.

Q: This isn't just a Gresham or local problem. Have there been discussions by Gresham representatives to larger regional bodies of government?

A: The Mayor and City Council are communicating upward that there need to be larger funding solutions. Governmental relations staff coordinate with state officials.

Q: If we are in dire straits regarding funding for police and fire, why is there a new library being constructed and who is paying for that?

A: That is a Multnomah County effort for East County Library and was approved by Multnomah County taxpayers, this is separate from this Gresham specific levy. So the funding for a new library comes from a separate bond.

Q: Will there be funding to Police specific to additional training?

A: There will be some recruitment, some retention and some additional civilian positions as well.

There are current unmet openings currently in both Police and Fire. We interviewed for 10 new recruits for fire candidates and extended 10 offers, only five accepted and started the academy.

General Updates with Michael:

Suzan asked: Can we use City Hall for Neighborhood Association meetings yet to return to in-person meetings?

Michael: Not at this time. The Rockwood Public Safety center was also taken off the table. With emergency declarations ending, this will be reassessed. It has been a resource issue as well as 31 city position layoffs occurred.

Neighborhood matching grant fund program will be again offered this year and application period opens May 1.

## 6. Board of Directors Special Election

A call for nominees was made for position of President. No nominees were presented. No vote was held. Limited leadership is a significant contributor to lack of ability to organize a July meeting Information Fair and BBQ.

If there is anyone who is interested or perhaps a change of heart please email the current board.

## 7. Land Use Update – Kathy

Kathy receives feedback commonly that there is too much traffic.

Butler Creek Subdivision – the application was passed by City planners with several conditions totaling 35 pages. The developer must adhere to these conditions.

They must have an ENN (Early Neighborhood Notification meeting) again for the 4 foot street right-of-way vacation, ultimately the city would have to approve via recommendation to City Council. We would then be able to provide testimony during a comment period.

Q: What about the greenspace in the NE corner where the creek runs through bordering Wonderview Ave? There have been folks in that area adding blue and orange ribbons and we thought this area could not be touched? (Lisa Randell)

A: The area they are proposing for new Butler Road has triggered additional natural resource impact assessments.

#### 8. Charter Review Committee Update – Jack Ardner

Final report conclusions submitted last Tuesday, city council received the report.

Six amendments to the City charter were proposed:

- Districts – recommended four districts established with two council members per district, simultaneous four year terms. Candidates must live in district for one year and reside within for the duration
- Single Winner Ranked Choice Voting – which Portland and Multnomah County are doing. Personal Choice voting for all but Mayor.
- Require change to charter to amend the current 60% vote threshold, nowhere else in the state has such a high threshold
- Replace Gender Binary pronouns with gender neutral terms
- Establish an elected City Auditor within the Office of City Auditor
- Revise the process for filling City Council vacancies

Recommendations to increase diversity programs.

Council asked that the report be done prior to the end of April, per City Attorney, so that the city would potentially have enough time to refer to November general election ballot.

If there isn't enough time to get this on the November ballot then it would move to May 2024 election.

#### 9. Adjourn

Motion to adjourn at 8:48 pm by Suzan Wells, seconded by Gail Cerveny. Motion passes.

Respectfully submitted,  
Brandon Harer  
SWNA Secretary