

## **Ardenwald/Johnson Creek Boulevard (JCB) Neighborhood Association Minutes for 9/13/05**

### **Call to Order:**

The meeting was called to order at 6:34pm by Cheryl Ausmann-Moreno (Co-Chair/Secretary) & Lisa Gunion-Rinker (Co-Chair/Secretary) with 33 people present including: Sherri & Joe Campbell, Carlotta Collette, Matt Rinker, Nancy Match, Kristen Wiener (SEUL), Marianne Colgrove, Les & Carol Wilkins, Paul Shirey, Ronn Palmer, Linda Williams, Lori Hauskins (PTO Representative), Officer Kevin Krebs (Milwaukie Police), Officer Adam Cushman (Ptld. Police), Linda & Robin Robins, Majorie Blackburn, Beth Ragel, Frazer Boergadine, Gary & Jeannie Peurasaari, Carol Helvey, Diane Mingo, Joleen Brann, Jennifer Trask, Eric Griswold, Tom Bowman, Susan Stone, Brenda Schleining, & Michole Jensen.

### **Approval of the June Meeting Minutes:**

A review of the June minutes was performed and attending neighbors were asked to vote to approve these minutes. The motion to approve was given and seconded, with all attending neighbors voting to approve the minutes, and no neighbors voting in opposition.

**Cards for Dorothy Snowhill and Burrell Palmer:** Cheryl announced that there are cards going around to wish Dorothy a speedy recovery and to thank Burrell for taking such excellent care of our flower garden island on 32<sup>nd</sup> at the south entrance to our neighborhood.

### **Officer Cushman, Portland Liaison:**

Officer Cushman reported that there was very little crime in the Portland side of our neighborhood during the month of August. There were a few reports of theft from cars parked at Tideman/Johnson parking lot, the theft of a bicycle at 42<sup>nd</sup> & JCB, and the theft of vehicle parts from a parked car near JCB & 43<sup>rd</sup> Street. Officer Cushman talked about some of the problems over the summer with juveniles in the area, but stated that this summer was unremarkable as far as criminal activity in the area is concerned. Officer Cushman thanked attending neighbors for their time and left the meeting.

### **Officer Kevin Krebs, Milwaukie Liaison:**

Officer Krebs reported minor problems in August. He stated that the overall crime rate is decreasing in the neighborhood. In the month of August there were 3 abandoned vehicles, one theft, and one hit and run accident in Ardenwald. He informed attending neighbors that the Willow Court Apartments on 32<sup>nd</sup> Street have recently changed owners, and that the new owner has been very diligent about conducting background checks and has been responsive to police concerns. Officer Krebs reported that individuals living at Willow Court have been approaching him and other officers with problems that they see, which he feels is a good sign and is completely the opposite of how it used to be. Willow Court is now no longer under a section 8 housing contract. To first time attendees unfamiliar with the problems at Willow Court Officer Krebs gave a synopsis of what has happened in the past. He explained that it has a long history of a lot of drug and crime activity with a large number of felons living in these apartments. There is a sign on the wall of the apartment complex that is visible as you drive north on 32<sup>nd</sup> Street. This sign was considered to be temporary once it was placed up, but has been on the building for a long time now due to the increased police presence that has been required there. Officer Krebs stated that he will talk to Chief Kanzler to see what will happen to the sign now that the property has a new owner and is no longer under a section 8 housing contract.

An attending neighbor asked Officer Krebs about the type of crimes reported on the handout that we received. They asked why domestic disturbances and drug activity were not included with the other crimes. Officer Krebs stated that these types of crimes are not normally placed on these reports for reasons of confidentiality. Another neighbor asked that these crimes be reported as in the number that occurred during a given month, but that they not be listed by location on the neighborhood map. Officer Krebs stated that this could be possible and he stated that 80% of the domestic disturbance calls are for yelling and only 20% are ever physical in nature. Attending neighbors felt that it would be good to know the number of these types of crimes reported per month. Another attending neighbor asked Officer Krebs why it takes such a long time to shutdown some of these known drug houses where methamphetamine is involved. They stated that when one of the people living on their street was found to be growing marijuana in their basement, the police were there that day and all the plants were

removed. Officer Krebs stated that search and seizure has to follow specific rules, and that police can't just barge into a person's home and search it. An attending neighbor asked Officer Krebs what people should be on the look out for as far as meth. is concerned. Officer Krebs stated that meth. has a strong chemical smell almost like cat urine from the ammonia that is used in the process of making the drug. He stated that it can look like crystals, but that there are also other forms the drug can take. He advised neighbors that if they see any suspicious activity that they should call the non-emergency police number and an officer will be sent out to investigate the incident. One neighbor attending the meeting asked why a car burglary on 40<sup>th</sup> Avenue was not on the neighborhood crime report for August. Officer Krebs stated that it might be a possible coding problem or error when reports are entered in the system by dispatch, but other than that was unsure.

### **Treasurer's Report and Grant Deadlines: Joe Campbell, Ardenwald/JCB Treasurer**

Joe reported on several of the grants from this past summer for the Ardenwald/JCB Neighborhood Association, and discussed new grants for this upcoming quarter. The first grant Joe discussed was the summer reading program grant sponsor by Ardenwald and the Hector/Campbell Neighborhood.

- The neighborhood association received donations of approximately 400 books and had a grant for \$2,338.46 to purchase more books and provide refreshments and such at the Ardenwald Park. The 4 summer reading programs events occurred every Tuesday in July had an estimated 100 children each week and 25 adults per week. In total, \$149 is leftover from the grant, and 100 books are leftover for other future events.
- The neighborhood association voted for \$2,000 to be used for this summer's concerts in the park series. The neighborhood also received a \$250 donation from generous neighbors and a \$500 donation from Providence Milwaukie Hospital who sponsored one of the concerts. The neighborhood spent \$2,874.24 going over by \$66.75.
- The neighborhood voted to give \$400 towards the Milwaukie Riverfest fireworks display this past July.
- The neighborhood voted to have a new sign to replace the sign that was smashed at the south end of 32<sup>nd</sup> Street, and to have a new sign placed on JCB at the terraced garden location. We spent \$800 for these signs, but Providence Milwaukie Hospital donated \$250 toward the replacement sign by the hospital and the Dog Wagon donated \$20 towards this same sign.
- The neighborhood voted to fund an art grant for the Hillside Housing Community for a total of \$750.
- Joe also announced that the Secret Garden Tour sponsored by our neighborhood raised \$767.15 for the Ardenwald Elementary After Hours Program which Lori Hauskins announced will be called *Ardenwald Academy* -"What's Cool After School". Lori announced that the money raised from the garden tour event will hopefully be matched by the Michael Jordan Foundation which helps provide funding for 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> grade leadership and development classes. This program will teach kids how to work with kids, kids how to work with seniors, and kids how to work with their community.

New grants for this quarter include:

- Walk to School Day will tentatively be on Wednesday, October 5<sup>th</sup>, and our neighborhood has applied for a \$100 grant to provide juice and snacks for the attending children. The attending neighbors unanimously approved this grant.
- Susan Stone brought material for the Hands Project ([www.handsproject.org](http://www.handsproject.org)) and asked that the neighborhood sponsor this project with \$300 of grant money. This project involves getting kids involved in stopping domestic violence. Students will sign a purple piece of paper with their traced handprint and pledge to not use their hands or voices to do harm to others. This project is active in 49 states and 6 countries. The grant money would go towards purchasing flyers and magnets here in the City of Milwaukie. Susan stated that information is available in English and Spanish and that the price for brochures and posters is \$165. This information also comes with a videotape and a cd. Carlotta motioned for approval of the \$300 grant to get 2 orders of the

brochures and magnets, and the motion was seconded. All neighbors in attendance were unanimous in approval of this grant.

- Holiday Party Grant for this year was discussed. Last year the neighborhood sponsored 11 families with a \$400 grant. The same amount was discussed for this year, but the neighborhood was unsure how many families we will be sponsoring and that the amount of money for the grant would depend on that. It was determined that the neighborhood would vote to approve the \$400 Holiday Party grant with the knowledge that this entire amount may or may not be necessary. Carlotta motioned for approval of the \$400 grant, and the motion was seconded. All neighbors in attendance were unanimous in approval of this grant.

### **Public Safety Advisory Committee (PSAC): Cheryl Ausmann-Moreno (Co-Chair/Co-Secretary)**

Cheryl updated the attending neighbors on issues that affect Milwaukie such as the status of a photo radar machine. The photo radar machine will be in a mobile van which can be moved around the Milwaukie area to catch speeders. Also a letter of the revised NTMP (Neighborhood Transportation Mgmt Plan) has been submitted to the City of Milwaukie engineering department for review. Cheryl briefly touched on citizen disaster preparedness and that citizens need to think about what they will need. Cheryl discussed the annexation of the Clackamas Town Center as a service provider issue, and that Milwaukie is providing police coverage for this area as well as others.

Cheryl stated that she is placing a request for 40<sup>th</sup> to be re-evaluated due to what some neighbors described as a huge increase since Summer break. Neighbors are also concerned that speeding has increased dramatically, and that 7 parked cars have been hit this past spring and summer. Some neighbors are interested in Sgt. Dye's suggestion of parking on one side with bike lanes. Brenda Schleining, city engineer, stated that one item that may help slow traffic down is to plant trees out between the sidewalk and the road. This has been shown in many studies to reduce the speed of traffic. Sherri Campbell mentioned that maybe the Milwaukie intern program could have volunteers come out and plant the trees if the neighborhood was willing to pay for the trees and such.

### **Lomnicki Property Update: Paul Shirey, City Liaison**

Paul stated that this property proposal plans to approve a second lot on the corner of JCB and 43<sup>rd</sup> Street. This property proposal is technically in the Lewelling neighborhood, but will affect neighbors in Ardenwald. Paul stated that this plan is going before the Milwaukie Planning Commission tonight and will most likely be approved. The Lomnickis are asking for a variance to relieve them of some of the frontage requirements and street upgrades along 43<sup>rd</sup> as the land is steeply sloped and is not fronting the portion of the property currently being developed. Paul explained that the driveway will come off of 43<sup>rd</sup> Street, and the sewer and water will be coming from JCB. Paul stated that this line will cut across JCB, but that they will be required to backfill and seal so that no cracks get into the road surface. This plan is only for the variance for the single lot fronting 43<sup>rd</sup> that will not be improved/developed at this time, but there will be discussion of 5 additional units for approval at some future date. The water and sewer for these units would have to come from Brookside. Without the variance, 120 feet of sidewalk and a retaining wall would need to be put in place and would connect around the corner of 43<sup>rd</sup> Street. Les Wilkins, Land-Use Representative for the neighborhood, stated that there was no map in the packet that showed the existing plot and the proposed plot, and felt that there was not enough information given to him to review the proposal in full. He stated that there was no information also provided concerning the roads and that there was nothing to let neighborhood representatives know fully what was proposed. Paul assured neighborhood leaders that the current proposal was for only 1 lot and 1 home and that future development would require the frontage and street improvements including sidewalk unless a future variance was approved.

### **Clearwater Plan Update: Paul Shirey, City Liaison**

Paul discussed the schedule for the Clearwater Plan and the City of Milwaukie proposal to increase wastewater rates beginning in January 2006. There is a public hearing scheduled for November 15<sup>th</sup> at 7:00pm at Milwaukie City Hall, 10722 SE Main Street. Paul explained that the rate increase is comprised of 3 elements: 1) A 2% Inflation adjustment; 2) A 2% Depreciation adjustment; and 3) A 2%

increase to raise additional funds to participate in the Clearwater Plan. This leads to a 6% overall increase. The proposed residential fixed rate for sewage charges would increase from \$15.00 to \$15.90 per household per bimonthly billing period. The residential volume rate would increase from \$2.10 to \$2.25 per CCF (748 gallons). The volume rate is calculated annually using average winter water usage. (Summer water usage does not affect your wastewater rate.) Based on the proposed rate, a residential customer using 14 CCF would pay \$47.10 bimonthly vs. the current \$44.40 charge.

This plan will allow Milwaukie to recapture its waterfront property and operation costs will decrease when wastewater is treated at one facility rather than two. Upgrading on the Oregon City facility to meet stricter environmental standards will also cost much less than upgrading two facilities in the long run. Environmentally having one wastewater entry point on the Willamette is environmentally also much preferable to two.

Paul asked attending neighbors if they had any questions concerning this issue and some neighbors inquired as to how long these proposed rate increases would continue. Neighbors were concerned that once implemented, these rate increases would be permanent. Paul stated that the City has enough money in its wastewater reserve fund balance to cover the initial cost in 2006, which is \$450,000, and the payment in 2010, which is \$1.8 million, but would need to raise rates to cover the final payment of \$2.25 million which would be in 2012 when the riverfront property would be transferred over to the City of Milwaukie. Paul stated that the maximum rate increase would be 6% over a five year period. He also stated that this maximum may be reduced by either using the proceeds from the sale of the Kellogg Property or extending the time during which we fund a reasonable amount for depreciation. Another neighbor attending the meeting asked about the implementation of storm water discounts similar to what the City of Portland uses. Paul said he would be looking into that to discuss at a future meeting. One of the attending neighbors thanked Paul for the fair water usage act that the City of Milwaukie implemented, and commended the City for this forward thinking plan.

#### **42<sup>nd</sup> Avenue Street and Sidewalk Project: Brenda Schleining, City Engineer**

Brenda Schleining is the City of Milwaukie Engineer recently assigned to the 42<sup>nd</sup> Avenue Project. Brenda announced that this street will be a little wiggly to ensure that no trees are cut down during this project. In many instances sidewalks will go around existing trees. The project will run from Covell Street to JCB, and Brenda explained that this "wiggleness" should help slow traffic on this street because it will not be a completely straight road. Brenda stated that because part of the project is funded by Oregon Department of Transportation (ODOT) the City is required to have sidewalks on both sides of the road, and travel lanes for the road must be at least 13 ft wide. This means that the street will be 26 – 28 feet wide and the sidewalks will be 5-6 feet wide. Brenda stated that because of the requirement for two sidewalks a bike path will not be included in the project. One of the attending neighbors asked what a typical travel lane width would be. Brenda replied that a typical lane ranges from 10 to 12 feet. The road travel lanes are currently 11 to 12 feet. Brenda stated that permits to work in front of people's homes will be mailed out to everyone. Filling out and returning these forms will make the process smoother. The project should take approximately 3 to 4 months, but could go more quickly if the City was allowed to close the street 1 block at a time. People attending the meeting felt that keeping one lane open was preferable to closing the road one block at a time.

One of the attending neighbors asked Brenda how it is decided which roads get sidewalks and which don't? Paul Shirey answered this question by stating that there is a master plan for transportation, but that this master plan needs updating badly. This plan was based on the metering and use of the streets. Right now most cities rely on grant money to get any sidewalks in place. Another neighbor asked if a group of parents working with the city to get sidewalks in place would work. Paul and Brenda encouraged attendees to think about ways to find more the resources so we can do more projects in our neighborhood.

#### **Wal-Mart Update: Lisa Gunion-Rinker (Co-Chair/Co-Secretary) & Carlotta Collette (Member-at-Large)**

As of today, the application for the proposed Wal-Mart at the 8300 McLoughlin and Tacoma Street location has not been submitted to the City of Portland Planning Commission. Mr. Dietrich, owner and developer of the property had originally planned to submit the application this past July, but decided to indefinitely postpone this submission until he could meet and discuss this proposal with various neighborhoods. To recap information from the previous meeting Lisa stated that Mr. Dietrich told Carlotta that the Wal-Mart store he is proposing will have 150,000 square feet of retail space that will be part grocery store part "other retail". The parking for the building will be underground creating parking for 578 vehicles. The underground parking will make the store a 4 story structure with underground parking on the first two levels, and retail space on the upper two levels for a grand total of 338,000 square feet of building. Mr. Dietrich's family has owned the property since 1918 and has a Measure 37 claim for this land. He likes the fact that Wal-Mart will hire 125 high school age kids and seniors at this store, and feels that since our neighborhood has an older population this will be good for our neighborhood. He stated that he has signed a 99 year lease with Wal-Mart. The site is 7.8 acres zoned commercial on the Portland side of our neighborhood. The other 2 acres are in Milwaukie and are zoned industrial. Carlotta stated that Mr. Dietrich, as one of the founding members of the Johnson Creek Watershed, has plans to do everything possible to protect Johnson Creek including bioswales, and an environmental buffer zone.

Attending neighbors asked what they could do to keep Wal-Mart out of their neighborhood. Lisa stated that the Neighbors Against a Sellwood/Ardenwald Wal-Mart (NASAW) group that has formed needs to raise money for a traffic study and a land use attorney. They currently have lawn signs available as part of their fundraising and will soon have t-shirts also available. For current information please go to: [www.nosellwoodwalmart.com](http://www.nosellwoodwalmart.com). Lisa advised attending neighbors that monthly meetings and events are scheduled on the website, and that they should attend and get involved. Lisa offered to get signs to people who would like them, so please contact her at 503-659-7807.

Carlotta then stated that this location has been earmarked for a park and ride for light rail for the past ten years. Last month Tri-Met Project Planning Director, Phil Selinger, attended the Milwaukie City Council meeting to give an updated report about the Kellogg Lake Transit Center, moving the existing Milwaukie Transit Center from Milwaukie downtown streets and out to the Southgate Theater area, and the progress of light rail from Milwaukie to Portland. He did not have much to say that was positive, and several of the Milwaukie City Council members were most unhappy with his report. Since then the Milwaukie City Council has received correspondence from Fred Hansen, Tri-Met General Manager, indicating that they are considering a work program to evaluate viable options regarding the acquisition of the Goodwill site at Tacoma Street.

Lisa motioned that she would draft a letter from the neighborhood to Tri-Met in support of this acquisition and will bring it to the next meeting in October for everyone to sign. Carlotta seconded the motion and all neighbors in attendance were unanimous in approval of this action. Lisa also recommended that neighbors write to Tri-Met themselves expressing their support for their acquisition of this site for a light rail park and ride structure. The Tri-Met address is:

Board of Directors  
Office of the General Manager  
TriMet  
4012 SE 17<sup>th</sup> Ave.  
Portland, OR 97202

Carlotta also mentioned the Forgotten Bridge Project and how it may also be beneficial to Milwaukie. There are talks currently ongoing concerning the connection of the forgotten bridge trolley that currently operates to Lake Oswego and other areas of the region. Cheryl asked if we should also write a letter in support of this project and Carlotta seconded the motion and all neighbors in attendance were unanimous in approval of this action.

**Marianne Colgrove, Ardenwald Webmaster and SEUL Representative**, talked about the website and that new information from this meeting will be added shortly. She asked attending neighbors to

email updates to her at [webmaster@ardenwald.org](mailto:webmaster@ardenwald.org) and noted that neighbors may also send events and items to Cheryl Ausmann-Moreno who is helping with the upkeep of our calendar. Marianne also discussed the Erroll Heights Park Project that has been proposed. Draft plans for the park are completed and were on display at the Milwaukie Information Booth at our National Night out Concert in the Park event. There will be more to come.

#### **Announcements:**

- Lori Hauskins announced that the Ardenwald Bike Parade will be this Saturday at noon starting in the Ardenwald School parking lot. The PTO will be serving hotdogs and sodas starting at 11:00am. Sherri Campbell asked if Don Graff had been asked to be grand marshal of the parade since he and his wife started the parade. Lori said she would contact him and ask if he was available to be grand marshal this year.
- Lori Hauskins also announced that the Ardenwald Back to School Night is September 29<sup>th</sup>, and that she will be there to present how the school budget process works.
- Sherri Campbell announced that the first Wednesday in October is normally walk your child to school day, so people should mark it on their calendars. (Update...The date was set for October 5<sup>th</sup>, but this is a teacher's in-service workday so it will be scheduled for another day that week.)
- Lisa announced that a Planting/Weeding Work Party at the Terraced garden on JCB next to our new neighborhood sign will be either the afternoon of October 9<sup>th</sup> or 16<sup>th</sup> with a plant/seed exchange after the event. Some interested neighbors have signed up for the event and all will be called to participate once the date has been set. If you would like to participate in this event, please contact Lisa at 503-659-7807.
- Sherri Campbell announced that Pajama Night at the school is normally around November 18<sup>th</sup>, so we should think about getting that on the event calendar as well.

These and more events will soon be posted at [www.ardenwald.org](http://www.ardenwald.org)

The meeting was adjourned at 9:00pm.

Thank you all for attending and we hope to see you at a shorter, yet informative meeting next month!

All the Best, & More,

**Cheryl Ausmann-Moreno and Lisa Gunion-Rinker**  
**Ardenwald/Johnson Creek nda, Co-Chairs/Co-Secretaries**  
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