

DRAFT

**Ardenwald-Johnson Creek Neighborhood District Association
November 11, 2007 Board Meeting Minutes**

Ron called the meeting to order at 7:05. The following board members and neighbors were In attendance:

Joe Campell (treasurer), Sherri Campbell (Vice Chair), Marianne Colgrove (webmaster & acting secretary), Lisa Gunion-Rinker (BMAL), Pam Murray McGraw (BMAL), Michole Jensen (BMAL), Joe New (BMAL), Roshella New (BMAL), Ronn Palmer (Chair), Helen Panza (BMAL), Matt Rinker, Scott Spears (Land Use), Carol Wilkins (BMAL), Cindy Wilkins, Marten Wilkins (BMAL)

AJC Neighborhood Meeting Agenda (Ronn)

Ronn distributed a tentative agenda for the Tuesday 11/13/07 neighborhood meeting and asked if there were any changes:

Introductions

Police reports

Announcements

Committee Reports

 Treasurer's

 Secretary's

 Land use

 PSAC

 Membership

 Transportation

 SE Uplift & Webmaster

Presentation by Gavin Hales

Discussion of Balfour St, Facility with County Commissioner Lynn Peterson

Adjournment

Marianne won't be present, so there won't be a SE Uplift report. Otherwise the agenda is fine.

Balfour St. Treatment Facility (Ronn)

There was much discussion of a "secure residential treatment facility" proposed by Oregon Regional Behavioral Services (ORBS) for 2808 SE Balfour. Several materials were passed around, including:

- Informational flier from the Ardenwald PTO
- Memo from the Milwaukie Planning Director to the Mayor and Council
- Q&A from a discussion of a similar facility in Sandy (May 2006)
- Proposed floor plans for the facility

Several troubling aspects of the treatment facility include:

- 8500 sq. ft. single story
- Space for 15 mentally ill resident recently released from the state mental hospital, who may have committed serious felony offenses
- 24-hour staff on site
- 24-space paved parking lot

Because the mentally ill are covered under the Americans with Disabilities Act, and due to Federal Fair Housing laws, the city has no choice but to treat this facility just like any single-family dwelling in a residential neighborhood. Ordinances that would normally apply to a new single-family dwelling (storm water management, design guidelines, improvement requirements, fence height, etc.) will also apply to this facility.

Funding for the treatment facility would come from Clackamas County (which is guaranteed 2 beds in the facility). The proposal was initially brought to the City of Milwaukie at an August 9, 2007 "pre-application" meeting. It was recently scheduled for the November 15 Clackamas County Board of Commissioner's meeting, where it was to be on the consent agenda. It is now scheduled for the November 21 Clackamas County Board meeting.

Though the funding decision rests with Clackamas County, the City of Milwaukie is currently considering their alternatives. One possibility is to offer a higher bid on the property – the current sale price is \$175,000 for a 1+ acre lot.

Everyone is encouraged to attend the November 13 Ardenwald-Johnson Creek neighborhood meeting, as well as the November 21 Clackamas County Board of Commissioner's meeting. Ronn has already talked to the Sellwood Bee and Clackamas Review. We need to make contact with as many media outlets as possible, including the Oregonian, Willamette Week, Mercury, etc.

The board drafted the following statement for the Ardenwald Johnson Creek neighborhood meeting:

The Ardenwald Johnson Creek Neighborhood District Association opposed the ORBS 24-hour, high security residential treatment facility proposed to be built at 2808 SE Balfour Street. The nature and size of this facility is inappropriate for a residential neighborhood:

- **8,500 square foot building**
- **7 full time staff**
- **24 parking spaces**
- **beds for at least 15 residents, recently release from the state mental hospital**
- **the nature of the residents' crimes is unspecified, but they "may have been convicted of any type of crime" ranging for trespass to murder (from Sandy Q&A)**

Ardenwald-Johnson Creek strongly encourages the City of Milwaukie and Clackamas County to take all possible steps to defeat the proposed development.

Sherri Campbell moved that the board endorse the proposed statement, and take it before our neighborhood on November 13. Marten Wilkins seconded and the motion passed unanimously.

Treasurer's Report (Joe)

Joe reported that he will be able to file the annual corporate report on time to the state Department of Justice. There will be a \$10 filing fee. Southeast Uplift communication funds for approximately \$72 will be spent on toner. A full report will be made at the neighborhood meeting.

Holiday party (Sherri)

Sherri reminded us that if we want to have a holiday party in December, it needs to be discussed at the next meeting. We agreed to continue our annual holiday potluck. It will be December 11. Set up will begin at 6:00 with dinner served at 7:00. Sheila Shaw has asked how many families we would like to help this year. Sherri will let her know that we could handle a couple large families or several smaller ones.

Wal-Mart (Lisa)

Now that measure 49 has passed, the proposed Wal-Mart at McLoughlin and Tacoma seems quite unlikely. NASAW (Neighbors against a Sellwood Ardenwald Wal-Mart) wants to know if the group should stay together for now, or disband and return the funds to the two neighborhoods. Since this is not a "done deal", we agreed that they should hold on to the money for now.

Transportation (Michole)

Michole has been working on a draft letter addressing, with input from Carlotta and Dave Mayfield) addressing stop lights and widening of Johnson Creek Blvd. He will send it to Ronn so it can be presented at the neighborhood meeting.

Adjourn, around 8:30

Minutes submitted by Marianne Colgrove, 11/11/2007