

**ARDENWALD-JOHNSON CREEK
NEIGHBORHOOD DISTRICT ASSOCIATION
REGULAR MEETING MINUTES
NOVEMBER 11, 2008**

Call to Order

Acting Chair Matt Rinker calls the meeting to order at 6:35 pm in the Ardenwald Elementary School cafeteria.

Attendance

There were approximately 118 people in attendance (plus other attendees whom may have not signed in):

Violet Alexander	Marla Ellis
Noncy Antoine	Jason Eubanks
Deborah Barnes	Dianne Farrell
Sarah Beaudoin	Frank Fassold
Stacey Beaumont, Columbia Care	Sarah Foster
Cindy Becker, Clack. County Dept. Health Svcs.	Wayne Foster
Chris Bennett	Betty Fulmore
Jim Bernard	Joy Fyfield
Mike Bowen	Willie Gentili
Mary Claire Buckley, PSRB	Matt Graham
Sean Callegan	Lisa Gunion-Rinker, Board Member at Large
Larry Carter	Jo Hamilton
Sally Carter	Christie Hannigan
Mark Cartmill	Richard Harlan
Barbara Cartmill	Jessica Herrera
Greg Chaimov	Ward Hill
John Chandler	Pamela Hill
Teresa Collazo	Steve Hix
David Collins	Jennifer Hix
Ashley Cox	Ronnie Hix
Teresa Criss	Greg Horner
Andy D'Amico	Kim Hutchinson
Celeste Doneen	Mike Huwaldt
Bryan Dorr, Secretary	Lisa Huwaldt
Esther Duggan	Michole Jensen, Transportation
Greg Eibel	Jeff Johansen
J Ellis	Jennifer Jones, ColumbiaCare Services, Inc.
Earl Ellis	



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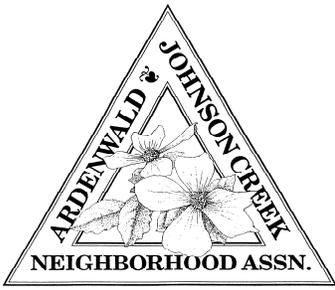
Carrie Kikel
Mary King, Land Use Assistant
Gina Knodel
Kevin Knodel
Kevin Krebs, Milwaukie Police
Joseph Lauer
Jeanne Lee
Vera Leoset
Mike Lipes
Lorna Loomis
Rob Mack
Christina McLeod
Brendan McVieon
Patricia Meeker
Wally Mello
Sharon Messerschmidt
Libby Molina
Anne Nodurff
Matt O
Madeline Olson, Deputy Dir. AMH
Don Olund
Eric Pellett
Jolene Pellett
James Potter
James Powell
Cuthbert Power
Mary Power
Eric Provost
Karl Rainhold
Melissa Ray
Len Ray, Oregon Dept. Human Services
Shirley Reynolds

Dick Reynolds
Matt Rinker
Melissa Roy-Hart
Tyler Roy-Hart
Carolyn Rush
Rene Sanders
Barbara Serdar
Steven Serdar
Dakota Serdar
Gay Sherwood
Tim Shinn
Michelle Shinn
Shirley Sobolewski
Scott Spears, Land Use Chair
Laura Spears
Susan Stone
Heather Strangeby
Jeff Stroup
Carolyn Tomei, Oregon State Rep.
Eugene Trapp
Florisa Trapp
Helen Unfred
Cindy Wilkins
Carol Wilkins, Board Member at Large
Marten Wilkins, Board Member at Large
Amy Wise
David Worsley
Jay Yedziniak
Jill Younce, Membership Committee
Tim Younce
Elizabeth Young

Media presence: KATU-TV, KGW-TV, Clackamas Review, and The Sellwood Bee.

Introductions

Since there were a large number of people in attendance, only the board members introduced themselves. Matt thanked the neighborhood veterans for their service on this Veterans Day. The audience responded with applause.



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Holiday Party Subcommittee

A motion was made to establish a committee for the Holiday Party and Holiday events planning. The motion was seconded. Lisa Gunion-Rinker volunteered to head the committee and will have volunteers later.

Police Report—Milwaukie Police Department (Officer Kevin Krebs)

Officer Krebs kept his report brief. He normally hands maps out but did not tonight. He expressed reporting suspicious activities. Last month there was a daytime burglary in the neighborhood and a neighbor reported it to the police. The police responded quickly, confronted the male suspect, then a short foot pursuit ensued before the suspect was arrested the serial burglar. A laptop computer was stolen from the residence and it was later located and returned.

Krebs expressed how important it is for neighbors to report suspicious activity to the police.

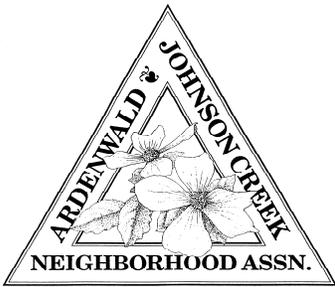
Discussion on the Secure Residential Treatment Facility (SRTF) at SE Balfour Street

Matt Rinker made a statement regarding the issues that are concerning to the neighborhood. He read off some items from the list. The issues include the size of the facility being 8,500 square feet, 15 beds, and 24 car parking lot, which is not in character with a single-family residence in the neighborhood in a lot zoned for R7. The facility would be six times larger than the average home in Milwaukie.

There were issues with information received from meeting minutes taken from workgroups in Salem, concerns about shortcomings in documents, procedures, rules about the placement of the SRTF and that shortcuts were being taken to expedite the process.

There was concern about law enforcement and emergency responders would need to be contacted regarding the facility and that local law enforcement would require special training to deal with the patients.

The condition of SE Balfour Street is not adequate for increase of traffic. The facility is located at the end of a narrow dead-end street would make it difficult for emergency vehicles to access.



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Psychiatric Security Review Board (PSRB), Department of Health Services (DHS), Clackamas County, and the State of Oregon have admitted on certain levels that this whole process has been handled poorly and must ensure that it is done right the next time. The Neighborhood believes this process should be halted until all regulations, policies; procedures have been reviewed and documented.

People have received handouts in the neighborhood with a link to a petition to halt the process until everything has been reviewed. Matt also mentioned about the sign-in books. Matt introduced the guests.

Madeline Olson wanted to let the crowd know that the county and state have listened to the community and that the facility will continue to be a secure facility but the number of beds was reduced to eight from the original proposed fifteen.

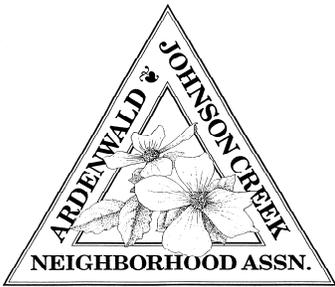
Jennifer Jones thanked for being invited and wanted to introduce themselves to the community. She said there was a year delay in the communication. She was also interested in the community's input. She said there would not be any specifics because they have gone "back to the drawing board."

Stacy Beaumont introduced herself. She said they are going back to redesign the facility that is fitting for an eight bed facility. They have listened to the community about the appearance, fencing, parking, and the characteristics of the neighborhood. The parking would be alongside the facility. She also reiterated that the planning process is in its early stages.

An audience member said she doesn't care about the size or the looks of the facility, but asked how we can stop it. The response was that stopping the placement of the facility was not in Columbia Care's Services, Inc. (CCS) interest.

Lynn Peterson interrupted and made clear that the purpose of ColumbiaCare's purpose for attending the meeting tonight was to present updates to the facility and to ask questions about the process. She also asked the audience members to be respectful. Mr. Rinker said he will call on the people who raise their hand to be recognized to speak.

Cuthbert Power thanked ColumbiaCare for downsizing the facility and made it very clear that we do not mind the mentally ill people but we do mind the criminally insane. Putting murderers, rapists and arsonists into the facility is unacceptable. He also suggests to "split the two" (between criminally insane and the non-criminally insane mentally ill people). There is a big difference between the two.



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Ms. Jones responded that there is a need for the SRTF and to provide care for the criminally insane. ColumbiaCare carefully screens the types of PSRB patients that may reside in their facility.

How long has ColumbiaCare been existence and where are the facilities located? ColumbiaCare has been in business since 2003 and facilities are located in residential neighborhoods in Oregon and Idaho. More information can be found at www.columbiacare.org.

Jill Younce asked how many secure facilities are open under ColumbiaCare and do they house PSRB patients. CCS has one non-PSRB secure facility in Coos County and one PSRB non-secure facility. The Balfour Street facility would be the first PSRB secure facility for CCS.

Q: What are the requirements for the patients in Coos County? The state recommends the patients after being screened by the PSRB.

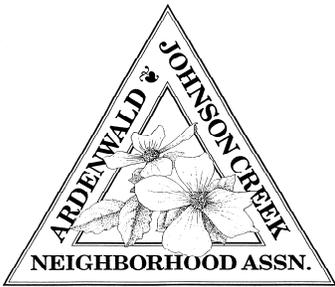
Len Ray clarified the State's oversight. The state works closely with counties on overseeing and licensing of the facilities, making sure the facilities meet building codes and Oregon Administrative Rules (OAR). The facilities are reviewed on an annual basis in conjunction with the counties and the PSRB.

Cindy Becker said the county works in tandem with the state. The county is the case manager, patient screening, and see if they are eligible to move in and will not approve those who are not ready to move in. The county has high interest in community safety. Of all the individuals served, these individuals receive the most active case management.

Mr. Rinker asked how they decided on eight beds for the facility. **Ms. Olson** responded that they have listened to the community. She also noted that all the patients that would reside on SE Balfour Street would be PSRB patients.

An audience member asked how many facilities will be built in Clackamas County and read that some more would be built in Clackamas County. The lady in the audience also expressed her opinion that she felt like our neighborhood was being discriminated against because of the low income status. She asked about siting these facilities in West Linn or Lake Oswego.

Mr. Rinker stated that the PSRB workgroup have slated 150 beds for civilly committed patients and 140 beds for forensic patients for the 2007 to 2009 budget. How many facilities is CCS, how many facilities are proposed for Clackamas County? How much is



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the reimbursement for the facility properties? What determines the reasonable price for a site property?

Ms. Becker said Clackamas County is opening 15 beds, not facilities.

Mr. Rinker asked who decides the reasonable price threshold.

Mr. Ray responded that it is who wants to open the facility then they look at the property, the cost of the land and services. There is the budget to look at. The PSRB is looking at the distribution of these facilities. The economic factors also determine the siting of the facility

Ms. Olson said that a site is being developed in Billblock which will house some PSRB patients. The recidivism rate in the homes is about 2% versus 30% in the Oregon State Hospital (OHS).

A gentleman in the audience asked about sex offenders and if released from the OHS, and will the neighbors be informed.

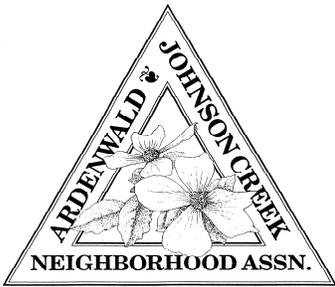
Mary Claire Buckley said the sex offenders are registered with the state police. After the sex offenders are released from the OSH, they do have to register. **Mr. Rinker** asked will the offenders or the house at 2808 SE Balfour Street show up on the database. **Ms. Buckley** replied that the sex offenders do go into the database after their conditional release.

Q: What about Fair Hosing Act? **Ms. Beaumont** said there is no conditional use since this would be considered a single-resident home. **Ms. Becker** stated that any notice given about the disabled residents moving into a residential home, per ADA and FHA, is a federal law violation.

Q: What type of security, monitoring bracelets and special police training would be requires? **Mike Bowen** re-asked the question in a different way; what are the staff ratio and credentials in a SRTF versus the OHS.

Ms. Becker said the security is the physical security of the home and staff. The condition these people go into the hospital are not the same when they come out; they have been on medications and have received treatment..

Ms. Beaumont said the facility would have fencing, windows that will not open all the way, and doors locked. The staff will be working 24-hour shifts but unsure on the law enforcement involvement.



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Ms. Jones said we train our staff well. We hire highly qualified administrators and they are appointed to be dedicated to the facility. Local law enforcement is important but unsure of their abilities. The process is still too early but we are careful on oversight.

A young girl in the audience asked why we are wasting money on a facility that no one wants or needs; why put it in a little town when there is all this space in Oregon.

Ms. Jones replied that we serve people with a need. These people need services and treatment. To help them, they need to move into the community. We serve these people as people.

Rob Mack told his experience from February 1998 when he was attacked by a man with a box cutter while in an elevator at an office building in Portland. Mr. Mack was cut on the throat, nearly missing a main artery. The attacker, Todd Bell, was later found and sentenced to 20 years in the Oregon State Hospital, but was conditionally released after 7 years. He learned that Mr. Bell later was “cheeking” (not taking) his medication at a treatment facility. The facility only learned about the “cheeking” when another patient at the facility died from the medication overdose he had passed onto.

Mr. Bowen insisted that the system worked. The system was in place. We need to hold the administrative people accountable. No one has mentioned of anyone coming from a regular prison and move next door to a neighbor. Mr. Bowen also concerned not about the staffing ratio, but the credentials.

A resident was concerned about the children in the immediate area, and if you allow the people to move in there, "you are sick."

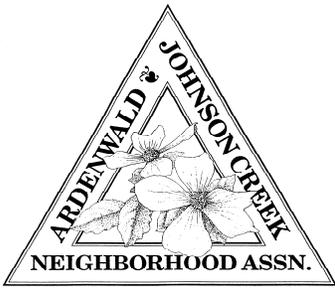
Betty Fulmore noted the senior citizen and a nearby community park. Can you ensure the safety?

Ms. Jones sad CCS will not accept residents who are a threat to the community. We would not be building a facility in your neighborhood that would be a threat to the community.

Q: How do I identify these people who go on unsupervised walks?

Ms. Becker responded that people have impression that people will walk freely. They would have strict supervision. It's a very controlled process.

Lisa Gunion-Rinker said her concern was the lack of transparency of the process. By opening up the process this could alleviate the problem.



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Ms. Jones said there would be a facility built.

Q. Siting next to a railroad track is going to rehabilitate the patients?

Ms. Beaumont said there will be soundproofing with materials, plant densely shrubs, fences.

Ms. Younce noted that CSS request a high school diploma.

Ms. Beaumont responded that different facilities have different needs.

Ms. Younce was referring to Fairview Firs, site listed as a residential treatment facility (RTF) not SRTF, does not have PSRB. How long have you maintained houses with PSRB clients?

They have experience in Josephine County. 16 bed, SRTF with PSRB in rural residential neighborhood.

Ms. Beaumont said the facility in the proposed plans originally was based in Umatilla (McNary, operated by Lifeways), not a final plan.

Mr. Ray said we listened to your concerns. We did hear you wanted more transparency.

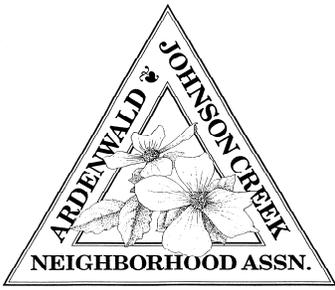
Q: What does this do to property taxes?

Mr. Ray said studies show these facilities do not affect the property taxes.

Kim Hutchinson said he lives across the street from the facility. A realtor said Mr. Hutchinson has a 50-50 chance selling home. Mr. Hutchinson also works for RMLS and has access to working with realtors. Putting facilities with criminals like this will affect property taxes. Governor's task force said this also affects property value. When are we going to fix the OARs? Mr. Hutchinson has looked into rules and procedures. They talk about residential homes and SRTF. The OARs are deficient.

Mr. Ray said we are working on fixing the OAR for SRTFs. We are still developing and still follow the developer's rules.

Mr. Hutchinson: Ms. Becker, you have a four part rule. State Hospital, County, CCS and then the PSRB and have good recidivism rates. 15% of the patient passed screening goes back to OHS. It's not a 2% recidivism rate, but much higher. The case with Rob



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was an example of a failure. He also brought up Jay Yedziniak's siting process. He read the project development and siting process. The siting criteria are unknown. All the criteria are based on patients, not neighborhood and don't account for schools, day care, etc. We have been to county meetings where county has no say in siting process, but Community Mental Health Program (CMHP) and PSRB but CHMP and PSRB do have control if the stakeholders approve. He asked Ms. Beckley do they know about the description of the community.

(Applause)

Ms. Beckley: They know about the neighborhood and know about the neighborhood from the description of the program.

Jon Holiday: Would like to know where the system failed and the collateral damage, and what level of government is going to step forward to take accountability.

Ms. Becker: The system failed where the people do not have access to mental health care or treatment.

Mr. Holiday: That wasn't the answer to my question.

Ms. Becker: The people that are in the service and living in the community under PSRB treatment. The incidents are happening are people are most likely not under PSRB treatment.

Mr. Holiday: The response was highly supportive but didn't have any negative results.

Ms. Beaumont: Residents would be returned to OHS if they refused medication.

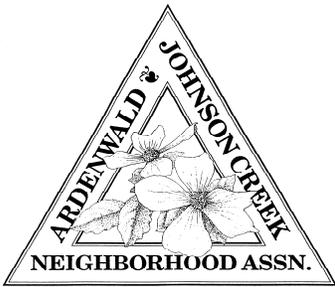
Mr. Holiday: Pointed out Mr. Mack's testimony and the predatory sex offender that escaped from a RTF on King Rd. in March of 2008.

Mr. Ray: There is no system that is fail proof.

Q: Why is this facility going into a heavily residential neighborhood?

Mr. Ray: From a treatment perspective, if an individual no longer needs treatment in the hospital, then they feel they can be treated in a RTF. The purpose of this meeting is to educate the people who we are.

An audience member feels that they do not feel they believe the same thing.



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Q: Wants to know what our state legislature is going to do about the issue.

Carolyn Tomei: We are trying to understand the issues and concerns are. We are also taking care of people who need treatment and deserve to be in the committee. We will continue to be involved. We won't be keeping people in the state hospital.

Q: It's a touchy-feeling way to look at it but it doesn't address our concerns about the safety of our children.

Ms. Tomei: Two people were murdered next door to me. I know the feeling. She is more concerned about the people who are not being monitored. She would like to take people on a tour to some of these facilities. We have no control who lives next door to us. It is federal law to place RTF in residential neighborhood. People who fought against these RTF have lost big time.

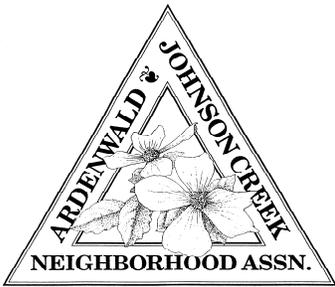
Mr. Holiday: Presented a map of the sitings of RTF and registered sex offenders. A heavy concentration of the facilities is concentrated in Milwaukie. I don't disagree with the treatment. I disagree with the heavy burden of such facilities in Milwaukie. He received the letter from Ms. Tomei that she would investigate the issue. We are home of 7 of 21 Oxford Home, Hillside Manor, home of 8 of 25 sex offenders, a group home on SE King Rd and the escapee. There is also a penitentiary site. Nothing shows up in Canby, Sandy, Lake Oswego, and West Linn. I believe this is a social injustice.

Lynn Peterson: This is a good question. Both Ms. Tomei and I had the same question. We needed to put together a list of mental health treatment. There are 8 Beds Gladstone, 36 in Oregon City, 5 in Wilsonville, 24 in Milwaukie and 5 in Lake Oswego (does not include jails) for treating those with mental illness. Oregon City is highest, Milwaukie is second.

Mr. Power: A quote from a meeting, my property value will plummet but my property taxes will remain the same.

Ms. Peterson: She is supportive for the need for affordable housing. It was a steep climb to help the people with the need. We need \$81 million for the jail but do not have the money. How do we solve this issue when cuts are made at the state level?

Mr. Holiday: What kind of financial burden will this place put on our city since the RTF may not need to pay property taxes.



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Mr. Rinker: Does the 8-beds included in 24 bed count in Milwaukie. **Answer:** No. The count would be up to 32.

Ms. Younce: Discussed the property purchase and the City of Milwaukie settlement costs. I have a hard time believing this about money but to set a precedent. She read that the city attorney suggested that the first offer was not the city's the best interest in dollar.

Ms. Jones: Board of directors makes the decision in property purchase.

Ms. Beaumont: We have to contend to zoning. If we don't have a residential zone then we have to deal with conditional use permits.

Ms. Jones: The house site at half the size is more reasonable, but traffic impact issue remains.

Ms. Beaumont: There was a pre-application filed for another property that four or five houses would go onto that property. We are going to move forward with the project. We have also listened to your concerns and would like the neighborhood to be involved regarding impacts. It's our best offer.

Ms. Younce: We have received misinformation and inaccurate reports. She said emails were sent the day before to Ms. Buckley at PSRB that you were coming then the following day you were not coming to the meeting.

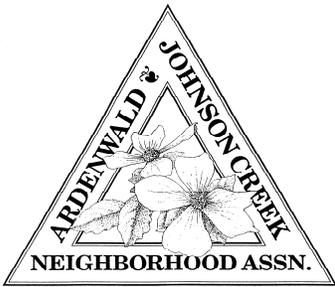
Ms. Beaumont: The email wasn't meant to say that we were not going to attend the meeting, but to say we may not have all the answer to your questions. As time progressed, we were able to obtain more information. Ms. Beaumont apologized for the confusion.

Ms. Fulmore: What qualifications do you have to run this facility? What did you like this property of other properties? Were other properties in Milwaukie considered?

Ms. Beaumont: Liked the property it was tucked in the back, large enough for a 15-bed facility at the time, next to the railroad tracks, the cliff, trees, and fence. It was close to a hospital and stores.

Ms. Younce: Asked about the fence height and the type of fencing.

Karl Rainhold: Expressed disingenuous and unfortunate timing of the notification of this facility. He stated that the discussion should have included the neighborhood. The CCS, county and state should be over communicative with the citizen.



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(Applause)

Ms. Beaumont: We needed to follow certain laws such as the Fair Housing Act.

Mr. Hutchinson: He has brought up that CCS stated on their website that they would rather not discuss this ahead of time.

Mr. Ray: We cannot change what happened in the past.

Mr. Hutchinson: Brought up the strong opposition at the November 2007 meeting which Ms. Peterson and Mayor Jim Bernard had attended.

Mr. Ray: Believes the association does not want to accept the way they want to do things.

Mr. Hutchinson: We thank you for from going from a 15 bed with a crisis resolution center to an 8-bed without a crisis resolution center.

Mr. Rainhold: This is an opportunity to learn about the process and mental illness, and to over communicate so we are not suspicious.

Ms. Peterson: CCS is interested to ramp up communication process with the communication. We all need to communicate more. This will help us all participate in the process.

Ms. Jones: We will be developing a System Development Management.

Q: You have forced this down our throat and now you're ready to communicate.

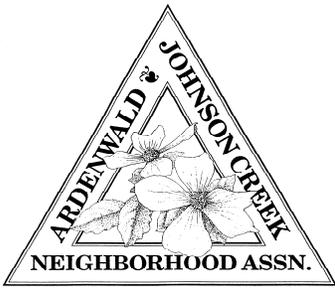
Ms. Jones: We are making sure that the clients would be served and we would be interested.

Q: Thanked Ms. Jones and CCS. Is the neighborhood association (NDA) going to continue the fight?

Ms. Younce: This is a state issue, not just the Balfour St.

Q: Are you (NDA) going to continue the fight?

Mr. Hutchinson and NDA Members: Yes, yes, yes!



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(applause)

Mr. Rinker: This is not a direct rip on anyone, but a political system. We won't be losing steam on this issue but be following other facilities and gathering information about it.

Mr. Bowen: This has been a great discussion. To educate the communities, are you going to go out and talk to residences that have such facilities after a few years and get their opinion?

Mr. Rinker: Our concern wasn't mostly about development. It was the criminally insane. It was also the transparency.

Mr. Bowen: NAMI advocates people with mental illness. In the end, who is responsible?

Q: Is there anyway we can get 8 people who are not from the OHS?

Ms. Becker: We will not place anyone there who is a threat.

Mr. Power: Stated the representatives did not effectively answer our questions.

Ms. Buckley: Stated that we may not agree does not mean that we don't have the answers. We are trying to answer the questions to the best of our ability.

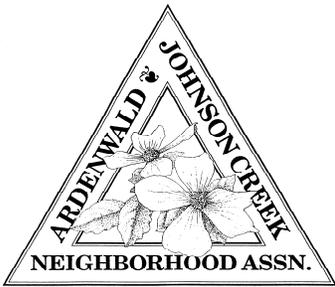
Mr. Ray: What is the best way to keep everyone safe? That is the security policy we are interested in.

Mr. Ray: PSRB does not allow PSRB clients to move close to a victim.

Ms. Buckley explained the process the patients are admitted and the transitioning process before going to 24-7 group home. She also stated the goals of the treatment. The board's primary goal is to protect the public. PSRB board members are appointed by the governor and confirmed by the senate.

Q: This is more of a perception issue. What is the turnover rate in the RTF?

Ms. Buckley: There is no set time for SRTF or RTF, but there is a time limit which a patient can reside in a SRTF or an RTF.



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Petition Oregon and County Agencies Regarding SRTF Policies and Regulations

Jill Younce read the following petition to the audience and the board:

“The Ardenwald-Johnson Creek Neighborhood Association hereby petitions Oregon State and county agencies to ensure that all procedures and regulations related to secure residential treatment facilities are written and thoroughly reviewed prior to going forward with any implementation.

“We further petition Oregon State and County agencies to suspend implementation of these plans at all current and proposed locations until open and honest negotiations, without predetermined results, have occurred with the affected communities.”

Motion: Jill Younce

Seconded: Kim Hutchinson

Vote: Aye: Large Majority call "aye", Nay: 2 (raised hands)

Table Unfinished Neighborhood Association Meeting Business

Tabled items included discussion on the Holiday Party, committee reports and October 14, 2008 meeting minute approvals. Items were tabled due to the overextended time on the meeting.

Motion: Matt Rinker

Seconded: Jill Younce

Vote: Pass unanimously



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Adjournment

Motion: Matt Rinker
Seconded: Bryan Dorr
Vote: Pass unanimously

Meeting adjourned at 9:21 pm.

Minutes prepared and submitted on November 16, 2008 by:

Bryan Dorr

Secretary
Ardenwald-Johnson Creek Neighborhood District Association

Phone: (503) 653-5688
E-mail: bdorr@ajc.bjdorr.com
Website: www.Ardenwald.org

Minutes approved on: January 13, 2009 (Yea: Unanimous, Nay: None)