



Spring Public Meeting

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March 19, 2012

Time 7:30 pm

Opening:

The regular spring meeting of the Wilkes East Neighborhood Association was called to order at 7:30 pm on March 19, 2012 in Gresham, Oregon by Vice President Marc Thornsbury.

Board Members Present:

Kris Freiermuth, Marc Thornsbury, Greg Hartung, Bob Lundbom, Billy Simmons, Curt Duval.

Total number of attendees: 27

Opening Comments:

- Introduction of board members.
- Thanks to all volunteers and companies that support Wilkes East.
- Visit www.wilkeseastna.org for news and events.

Survey question: How did receive notice about this meeting?

- Flyers in the mail box? (pretty good response)
- Newsletter? (some response)
- Signs? (little response)

Speaker: Valerie Beck, Marketing Director for Med-Cure

- New building on the east side of NE Sandy Blvd and 181st St.
- Officially moved in last Saturday.



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Speaker: Valerie Beck, Marketing Director for Med-Cure (Cont.)

- Covers huge geographically area, need for more space.
- Open house April 25th, 2012 4 pm to 7 pm by invitation.
- Med Cure is a whole body donation program that benefits medical education and research.
- Transplant donations verse whole body donations. Transplant donations receive top priority, yet only 3% of donors are used.
- Whole-body donation is an option to benefit medical education and research.
- Visit www.medcure.org for more information regarding donation options.
- Population that we also service: Anatomy students, practicing physicians and surgeons.
- Primarily function: a surgical training facility.
- Huge surgical room with teaching surgeons, providing hands on practice.
- Class rooms to learn from graphs and power point presentations.
- Then they will go to the surgical suite.
- All donors that come in have made the choice to donate.
- All donations in the United States come to Portland.
- Audience question: Are you profit or none profit? Answer: We are a core profit organization that operations on cost recovered. We reimbursed for our services we provide
- Audience question: How long does a donor reside there before it is returned to the family?: Donors are assessed and tissue that will be studied is removed, the rest of the donor will be cremated and returned to the family in about 4 to 6 weeks. In some cases, whole body is used and will be returned in 2-4 years.



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Speaker: Valerie Beck, Marketing Director for Med-Cure (Cont.)

- Audience question: Are you gathering tissue for burns? No, that would be transplant donation.
- Audience comments regarding NPR article
- Audience question: What time is your open house? (4-7 pm April 25th)

Speaker: David Bonn, Vice President of housing and development for Habitat For Humanity.

- Update on HFH site on Northeast corner of NE Glisan at 165th St.
- Hands out proposed layout.
- 13 duplexes, serving 26 families.
- HFH builds new homes for families of lower income, 40% of medium income.
- A family will put in 500 hours into the building.
- Volunteers help on our builds.
- HFH is the bank, families will get a mortgages based on what they can pay, 0% percent loans.
- 2 Existing houses on property are concerns for potential trouble, place to gather.
- Bids for clearing the site, demolitions, will happen this spring (2012).
- House will be de-construction for the reuse of the materials.
- Audience Question: What is the value of each unit? Answer: Market appraisal for market value as if it would be sold on the open market.
- Concern that values of homes will bring down area home values. They should be built better that some apartments.
- Duplexes will operate separately, electric and utilities.
- Condominium format. Individual owns interior space, condo association owns everything else that will ensure buildings will be maintained and landscaping will be maintained.
- Audience Question: Is it up to the residences to make sure that happens? Answer: It is up to the condo association, which is made up of the residence.



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Speaker: David Bonn, Vice President of housing and development for Habitat For Humanity. (Cont.)

- Audience question: Does the home owner put anything into the association: Answer: Absolutely. The payments include principle, property tax, insurance, and maintenance fee and/or replacement reserves.
- Audience question: Revolves around the apartment complex across the street (Glenn East Apts), it is a troublesome place, concern for families with young children to move close by: do you guys have any clout to make that a nice place as well? Answer: My purpose is to find out things like this, national initiative for revitalization of neighborhoods. The plan is to take on a holistic approach to these problems, work with the police, to find out what we can do to help that.
- Working with the city of Gresham in planning, fire access, etc.
- Plans go to the planning commission in May 2012.
- Construction would not happen for at least another year.
- Audience questions: What does HFH do to make sure we don't end up with a ghetto especially when an existing ghetto is across the street? Answer: HFH never walks away, we are the lender and we are involved with the families as long as they live there. 2) Extensive selection process for families, they have been thoroughly screened.
- Audience Question: What is the longevity of ownership: Answer: These will pass through generations.
- Audience Question: What is the square footage: 1000 for 2 bedroom, 1400 for a 4 bedroom.
- Building high efficiency, 100 year homes
- Audience question: What happens when a family relocates? Answer: HFH will buy the home back.
- Audience question: How much parking per house? Answer: 23 units: 35 parking spaces.



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Speaker: David Bonn, Vice President of housing and development for Habitat For Humanity. (Cont.)

- Audience question: Do you work with the school district regarding students (that could lead to up to 2 classrooms)? Answer: we work with school districts.
- Audience question: How tall are these buildings? Two story buildings.
- Volunteer information: website information.
- Volunteer work days: Wednesday through Saturday
- Volunteers: Framing, siding, finish interior, hard surfaces flooring.

Speaker: Dan Blew, Gresham Recycling Consolidation Program Manager.

- Speaker asks: how many of you recycling? (most responded positively)
- Agenda: 1) Solid waste, 2) Potential improvements to residential collection, 3) questions
- City of Gresham has a licensed or franchised solid waste system.
- 5 licensed haulers: Gresham Sanitary Service, Rockwood Solid Waste, Waste Connections (operates as Aero or American Sanitary), Hood View Disposal, and Waste Management.
- Haulers collect in specific geographical areas, pays licensing fees, and collects waste, recycling and yard debris.
- Unique feature is that the city sets the rates.
- Collections from 20,000 residences, 2200 businesses 400 apartment complexes.
- Any given day, there is 36 drivers in the Gresham area.
- Takes about 70,000 hours of labor per year.
- Fully carted recycling program. Every residence has a “blue” cart for recycling.
- Some people are still using old cans for yard debris. Driver will pick up 300-400 yard debris cans a day. Difficult to service, back breaking.
- Semi-automated trucks lift carts into trucks, called the “cart tipper”. Driver rolls out to the cart tipper on the truck.



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Speaker: Dan Blew, Gresham Recycling Consolidation Program Manager.

- **There are fully automated trucks with an arm that lifts and dumps the carts into the truck.**
- **The more automated, the more efficient collection systems is.**
- **Rolling carts, stable and much safer to use.**
- **Yard debris old style containers will go to roller carts.**
- **Changes proposes going from a 12 residential rate structure down to a structure that only has 4 or 5 residential rates. Some will see an increase, most will see a decrease in rates. Council has not yet approved.**
- **Audience question: What about yard debris bags? Answer: those will be considered extra.**
- **Yard debris carts will be 60 gallon, a lot bigger that 32 gallon cans.**
- **Audience question: Some of the recycling is going to the dump are we wasting our time sorting? Answer: In reference to glass, which is used for as an alternate daily covering (2-3 inches of covering at the landfill)**
- **Audience question: Why is there a separate bin and not a cart for glass?: Answer: most people do not warrant enough glass to fill a cart. Glass is different because it breaks and contaminates paper loads.**
- **Audience question: What about dog waste, what are we really supposed to do with that? Answer: Dog waste goes into the garbage and ideally bagged. Plastic bags, but there are products on the market labeled biodegradable.**
- **Audience Question: Are there any plans for compost collections? Answer: We have recently launched a food waste for commercial business only. Volunteer program. No plans for food waste. As long as I am here, I would never recommend what Portland done with every other week collection**
- **Audience question: I still use the old galvanized 60 gallon, want to switch to smaller cart? Answer: Call Waste Management to switch to the cart, will save you some money with a 20 gallon cart (which look like a 32 gallon only with an insert in the bottom of the cavity)**
- **Audience question: Why don't you offer twice a month service? Answer: That is a city policy, we offer either weekly or monthly, primarily it would be a challenge to the drivers, would become too complicated.**



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Speaker: Dan Blew, Gresham Recycling Consolidation Program Manager (Cont.)

- Audience question: If you don't have your lid all the way down, you get charge for an extra can, is that right? uAnswer: Waste Management call centers are dealing with 20-30 jurisdictions in Oregon. In some cases they do charge extra, but that is not the case for Gresham. Call me to get the charges reversed.
- Audience question: About plastic bags and bottle caps in the recycling bin? Answer: don't put your bottle caps or plastic bags in the recycling, they plug up the tumblers, bags wrap up into the machines used for sorting.

Adoption of the fall (2011) Wilkes East meeting minutes:

- Copies on the table.
- Motion to adopt meeting minutes (Marc Thornsbury).
- Audience member seconds motion.
- Members vote unanimously, minutes are adopted as presented.

Financial status report by Billy Simmons Wilkes East treasurer.

- Money donated from the church for Nadaka (park) has been moved to the Columbia Slough Watershed, they will be managing the money for Friends of Nadaka. It is no longer in our account. It was about \$650.00
- No other activity except for some bank fees.
- No questions from Audience.

Proposed updates to the Wilkes East By-laws.

- Copies are available
- Not many folks (members) here tonight.
- Table this item for a second time until the next meeting, hopefully will draw a few more folks (members) out in order to adopt updates.



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Neighborhood Clean-up

- For a number of years we have been providing an annual neighborhood cleanup, recently decided to every other year.
- Located at HB Lee Middle School.
- General waste and yard debris dumpsters provided
- Drive through for a small fee.
- Volunteers pack the dumpsters tight.
- Benefit to us is we can provide at less cost than the major centers.
- The fees go into the WE association account as source of revenue.
- Hoping for June 23rd at HB Lee again.
- Flyers will come out on web site and newsletter, providing options for hazardous waste and e-waste.
- No questions from audience.

Topic: Gresham City Charter review, speakers: Dick Strathern, Mads Ledet, also Joan Albertson (Gresham City Charter Committee chair).

Speaker Mads Ledet

- In process to put a charter amendment to be submitted to the voters in November.
- Coming around to neighborhoods like this to explain answer questions, look for volunteers to help.
- 2 goals, to provide link (both directions) between citizens and government and make the Gresham government more responsible to its citizens.
- 3 types of election systems: At Large, District, and Mixed.
- Gresham uses “At Large” election system which is used by small cities and towns. Councilors are elected by the citizens at large.
- In a district system, councilors must live in the district and are voted by the people of that district.
- Mixed system, which allows both at large and district, is which we are proposing.
- Mixed system is more popular for larger systems.
- Graphs presented showing systems.



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Speaker Dick Strathern

- Has attended 80% of city charter review meetings.
- Geo Politics, 2012 Gresham Oregon
- Newly form coalition of citizens who a pursuing city charter amendment to require city councilors to be elected from at least 6 geographical districts.
- May 20th, 1986 citizens voted to discontinue districts and voting exclusively at large.
- Many people still think we have 6 districts. Confused by councilors #1, 2, 3, 4, 5 and 6.
- Arguments for At Large systems include all 6 councilor's at large votes will affect all of Gresham and voters should be allowed to vote for all 6 positions.
- Arguments to keep districts: allows for a more diverse council and makes each council to be more responsive for each district.
- Map shows majority of city councilors live in one neighborhood, and a large portion of Gresham is not represented.
- At large system has been used since 1998.
- 60 % super majority required to change the charter.
- Consequences of at large system: High cost of running for office, most citizens do not have the resources to run a successful campaign.
- Excessive influences for special interest.
- Uncontested council elections.
- Are we going to be a democracy for the city or democracy from one neighborhood. Looking for 3 to 5 from each neighborhood association to work on campaign.

Marc Thornsburry talks about background of the charter up to this point.

- Gresham Charter Review committee was appointed by the council.
- GCRC has had a series of meeting.
- The last meeting was open house for the general public.
- GCRC has come back with its recommendations.

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Speaker Joan Alberston: Gresham Charter Review Committee appointed chair.

- This committee has to meet every 8 years.
- Can meet more often.
- The only committee that is appointed by the entire council.
- 7 appointed members of the committee.
- Held 11 meetings, many pages of minutes.
- Went through the charter, section by section.
- The committee rarely held a unanimous opinion, often split.
- To establish districts was on the ballot in 1980, to be effective in 1982.
- Low voter turnout.
- 2 year councilors terms, now 4 year terms in 1994.
- All city councilors are very accessible to citizens.
- Speaking as a private citizen, the charter review committee has been disbanded. Not speaking on the behalf of the city.
- Some committee members opposed to having districts, some interested and some divided.
- Need for community discussions, need for people involvement.
- This city is open to having citizen involvement.
- 45 members of CVIP. All citizens, all volunteers.
- No audience questions.
- Recommendations have been made to the city.
- 5 issues will be on the May ballot.

Last item: Open floor.

- Lee Dayfield mentioned development of Nelson Property is going forward.
- Please contact Lee after the meeting for details.

Announcements:

- May 14th, Planning Commission will have a work session on the east metro connections plan regarding transportation.
- April 23rd Planning Commission will have hearing regarding community services.



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Announcements (cont.):

- **April 9th, Planning Commission will have a meeting regarding the industrial competitiveness.**
- **April 9th, also regarding wireless communications.**
- **All meetings are at City Hall and can be found on our web site as well as the city calendar.**

Meeting adjourned at 8:50 pm.

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