

Minutes
Regular Council Business Meeting
April 24, 2019

VOTING OGCC MEMBERS PRESENT: 38

Mary Bailey, Bob Bohannon, Carol Bosworth, Patt Callender, Susan Cassuto, Valerie Chapman, Diane Chown, Jane Civiletti, Melvin Coffey, Sue Conachan, Jeannine Defeyler, Dave Dobak, Jan Dobak, Joseph Edge, Gene Fifield, Lynn Fisher, Michael Gradt, Janice Green, Annette Guarriello, Thelma Haggemiller, Joan Hamilton, Chips Janger, Troy Kerth, Fallon Kraxberger, Jan Lindstrom, Jim Meyer, Gwion Miller, Carol Powers, Fred Sawyer, Mike Schmeer, Jason Schreppel, Al Scott, Mike Shawhan, Casey Snoeberger, Fred Swingle, Baldwin van der Bijl, Greg Wenneson, Bob Zimmer

NON-VOTING OGCC MEMBERS PRESENT: 7

Judith Harlan, Noah Hurd, Carol LaTourette, John Little, Otis Quattlebaum, Linda Reed, Bruce Treat

VISITORS & GUESTS: 4

Sarah Jo Chaplen, Lorraine Gonzales, Bob Polk, Gail Polk

7:00 Welcome, Introductions, and Officer Reports

- Chair Joseph Edge invited the OGCC Board, members and guests to introduce themselves.
- Secretary Jan Lindstrom asked if there were any changes or additions to the March 27, 2019 regular meeting minutes. As there were no changes, the minutes were approved as distributed.
- Treasurer Jane Civiletti reported donations of \$103.00 at the March 2019 meeting, bringing our account balance to \$2287.48.

7:10 Announcement / Oak Lodge Water Services District (OLWSD) – Sarah Jo Chaplen, General Manager:

- Sarah Jo apologized for a confusing letter sent out from OLWSD to residents about backflow devices. She said people weren't sure what they were, whether or not they had one or the reason for the letter. Backflow devices prevent backflow through cross connections. These devices serve an important role as the first line of defense against potentially dangerous substances entering our drinking water system. Reasons why you may need a backflow device include irrigation systems, swimming pools, hot tubs, boiler systems, or being on a well. OLWSD's Dave Seifert would be happy to answer any questions: dave@olwsd.org or (503) 353-4230. There's also a clarifying memo on the website at

<https://www.oaklodgewaterservices.org/administration/page/recent-oak-lodge-water-services-letter-sent-all-customers-clarification>

- Sarah Jo also noted that there is a national Drug Take-Back event this weekend where residents can drop off expired or unwanted prescriptions instead of flushing them and having them end up in our rivers. The Milwaukie Police Dept. at 3200 SE Harrison is participating. For more drop-off locations, visit: <https://www.clackamas.us/healthcenters/takeback.html>

7:15 **Program:**

- **New Urban High School: *Noah Hurd, Principal***

Principal Noah Hurd gave a slide presentation and overview of New Urban High School (NUHS). (Click here to view presentation.) Noah has been principal for six years. He has four daughters, the oldest is age 12. He lives in the Multnomah Village area but feels like he lives on Oak Grove Blvd.! He has lived and worked in Mexico City, Jamaica, New York City. He's excited to be at New Urban.

New Urban accepts students from all high schools in the North Clackamas School District (NCSD). There are more students from the Oak Grove area than greater Clackamas County. They also have "the highest percentage of pink and blue hair and nose rings" in the district, meaning that students have things about them that set them apart, make them feel different or cause them to check the "other" box.

NUHS students have largely not done well in the comprehensive school system. Some sophomore- or junior-level students may arrive at New Urban with only one or two credits to their name. They also experience two times the number of risk factors in their families, such as alcoholism, addiction, domestic violence, poverty; 37% have attempted suicide.

NUHS is made up of 13 certified staff members, 10 additional staff members and approximately 150 students. The **low teacher-student** ratio allows for a more personal and individualized learning approach.

New Urban offers a **Twilight** after-school program for students 18 or older who are three credits or less shy of high school graduation. The school's **Oak Grove Center** focuses on middle/high school students marked for expulsion at other schools. They work with these students to help them learn skills to mediate conflict; peer mediators supervise the meetings and teach a procedure for how to discuss feelings rather than react to them.

Surveys show NUHS does an excellent job reaching students and making a difference. **Students rate the school very highly** in terms of receiving support, feeling heard and other key metrics.

NUHS partners with **Schoolyard Farms**, a Community Supported Agriculture (CSA) program that partners with public schools to build working farms on their unused schoolyards. Schoolyard Farms is having some financial difficulties now, so the farm is more fallow now. The long-term plan is to get the program back on its feet to have farm education two days a week and get the students out of the building to learn.

NUHS students are required to complete a **senior internship** in order to graduate – a 60-hour internship in some career field. New Urban has partnerships with professionals in the community in order to help students get that 60 hours of experience.

The school started a **basketball team** last year, which is very exciting. NUHS is part of the Alternative High School Basketball League. They have a 13-game season. For some kids this has meant a lot, because it's an area where they can take pride in a non-academic accomplishment. For one student in particular, participating helped him gain a winning identity.

New Urban is on the **bond project list** for NCSD. The school will be re-designed, possibly from the ground up. They're in the pre-design stage of the remodel or rebuild now. There will be a process to involve the Oak Grove community for input.

Fred Sawyer asked about the **school field** that has been proposed as a community park with the help of the North Clackamas Parks & Recreation District (NCPRD). Noah said they have had one meeting with NCPRD where the general consensus was "it might be an interesting thing to look at," but it may have to wait until the plans for the school are solidified.

Jason Schreppel thanked Noah for his work and asked what opportunities exist for community members to get involved with the school. Do **volunteers** need to have credentials or behavioral health experience?

Noah replied that historically the school hasn't done a great job of bringing in community volunteers, but over the last three years they have established an events-planning committee. Teacher Anna Scarpino is the point person on campus. They could branch out and invite students and community members to participate. Pixie from Moonlight Coffeehouse has been running the

student portion of events and planning, along with Pastor Heather at Oak Grove United Methodist Church.

He also noted that NUHS teachers do not necessarily have special training beyond the English, Math or other degrees they obtained, but NUHS does have a trauma-informed practice called **ACES for Adverse Childhood Experiences**. Studies show there is a neurobiological impact on learning in response to trauma and stress. NUHS provides in-house training about this for teachers and staff.

Joan Hamilton asked about non-violent communication as a tool and how that works at New Urban. Noah explained that they train the peer mediators and do more within the classroom to work on how students communicate, such as recognizing “fire words” that ramp up hostility and “water words,” that calm situations down. They focus on “I feel” statements rather than absolutes to diffuse tension.

Fred Sawyer asked about the previously stated plans for a New Urban Middle School and whether or not that was still on the docket. Noah said there has been a planning team for a middle school project, but there aren't enough funds right now to make that happen. He will keep us posted.

View Noah's New Urban HS Presentation [here](#).

- **Local Business: Comics Adventure: *Bruce Treat, Co-Owner***
Bruce Treat moved his Comics Adventure business to 15705 SE McLoughlin Blvd. in Oak Grove (between Concord and Risley) in January, 2019 after outgrowing his Gladstone location of 3-1/2 years. Thanks to lots of exposure on McLoughlin, business is “going great.” They plan to make a TV commercial soon. The store features an expansive selection of new and previously owned comics, postcards, books and gift items. Bruce encouraged people to stop by and receive “a free comic of his choice.”

Chips Janger asked about the types of customers Comics Adventure tends to attract and whether or not the store carries Manga (Japanese illustrated books popular with teens). Bruce joked that his customer is “middle-aged guys,” or predominantly male customers between 20-60. He noted that the comic book industry is becoming more diverse and making an effort to depict and reach women, minorities and children. For kids, it's a great way to get them to start reading. Comic Adventures does not carry a lot of Manga titles, but will happily place special orders.

Jason Schreppel noted the educational aspects of comics, especially the art. He asked about the influence of Comic-Cons (large-scale comic conventions) on Bruce's business. Bruce said it's definitely different than the old days, when a guy would never admit that he read comics. Thanks to Comic-Cons, the acceptance of cos-play (adults dressed up in costumes of their favorite characters), movies and TV shows based on the comics universe, the industry has changed and expanded.

An audience member (??) said his son has been collecting comic books since the '90s. He wondered if it would be possible to bring them buy to see if they're worth anything. Bruce said he's happy to look at them, but that '90s comics have not increased in value substantially and potential sellers often overlook that he must make a profit on the re-selling, so cannot pay the price the seller might receive if they sold it directly to a customer.

Thelma Haggemiller asked about the prices of comics now as compared to the five-cent comics of her youth. Bruce said they range from \$3-\$4.00 on up. He added that the industry is a lot fairer to artists these days, as they are able to copyright their artwork and profit more from their work.

- **Clackamas County Department of Transportation & Development, Sustainability & Solid Waste Program: *Eben Polk, Supervisor***

Eben Polk introduced himself as a local resident from Jennings Lodge who was here representing the County tonight. Eben's department is the garbage and recycling administrator for unincorporated Clackamas County. They contract with service providers, like Waste Management.

They've recently been working on a Disaster Debris Plan in the event of a Cascadia earthquake to prepare for the emergency removal of the large amount of debris that could accumulate. They can also get paid back from FEMA for that work.

They're also involved in education and outreach, the Master Recyclers program, providing free event recycling containers, repair fairs, a "library of things," (tools, appliances, etc.) that people can check out of the library, food waste recycling and more. There hasn't been a repair fair in Oak Grove yet and he would be happy to work with someone to set that up.

Eben showed a video about repair fairs that is viewable at <https://www.clackamas.us/recycling/repairfair.html>

Eben said there are more “green” schools in Clackamas County than anywhere in the state. They have made a big impact replacing single-use milk cartons with milk dispensers. Rose Villa also is an environmental leader.

Regarding food scraps, they are the largest remaining component of garbage, with 20% going to landfills and 40% of grown food going to waste. Metro is creating a new program to address this. Currently, 1,200+ businesses have opted in to the composting program, including The Bomber and Rose Villa. In four-five years, everyone will need to separate out compostable items. Learn more about the program at <https://www.clackamas.us/recycling/foodwaste/business.html>

Recycling has been hard hit by the China no longer accepting our “jumbled up” plastics for recycling. That has not hit us as hard in the metro area, where 42% of recycling happens at the state level and 50% at the metro region level. The best way to help is to do the best job possible sorting because it costs more to sort to a higher standard.

View Eben’s presentation [here](#)

Jason Schreppel inquired about disposing of dog waste properly. It should go in a garbage bin, not in yard clippings.

Chips Janger thanked Eben for his sustainability work on behalf of the County. He also asked why his sister, who lives in Oakland, CA, is able to recycle many things we can’t recycle here. Eben said they hope to accept more materials down the line.

One way to make a significant impact is to reduce single-use plastics and items like coffee cups. (You even get a discount at Starbucks for bringing your own re-usable container.) The problem with plastics recycling is that it currently is cheaper to use natural gas from fracking to make clean plastics than to recycle them.

Baldwin van der Bijl mentioned a program to set out heavy items, like sofas, once a year and have them picked up. He asked if the County could help residents with that. Eben said they are looking at piloting a bulky waste program using a voucher system for one free item per year. The County would welcome community involvement and feedback when it rolls out.

- **Land Use Application Review Team (LUART): *Joseph Edge***
On-Going Business:

Joseph attended the County’s long-range project planning commission meeting. A majority of the projects prioritized will be housing-related. The

County may approve a change to zoning in the unincorporated areas to allow for small-scale manufacturing compatible with neighborhoods, such as bakeries and brew-pubs. Stringent environmental standards would need to be enforced and businesses would need to be compatible with the neighborhood.

He asked the membership, “Should we should submit a letter of recommendation from the OGCC to the County recommending that the planning commission move forward with this proposed zoning change?”

MOTION: **Gwion Miller** made a motion that we submit a letter to the Clackamas County planning commission supporting a change in zoning that would allow for compatible small-scale manufacturing such as brewpubs and bakeries. **Annette Guarriello** seconded. It passed unanimously.

Clackamas County is hosting several public meetings on **short-term rentals** (such as AirBnBs) that currently are not allowed here. Those wishing to learn more may attend the presentation prior to the Jennings Lodge CPO meeting at 7 p.m. on May 28 at the Church of the Nazarene on Jennings west of River Road.

Z0235-17 – Storage Facility / Mural. A list of potential muralists have been submitted for consideration. The committee has not yet scheduled a meeting.

8:30 **Committee updates:**

- **HDOG: Design Committee – Annette Guarriello**

Volunteers have been beautifying the fence line bordering the New Urban High School field on Arista. They’ve been pulling down blackberries, taking our shrubs. NCSD replaced the shabby old fence. They are working on the County to fix the abrupt sidewalk edge. A recent fundraiser supported by Carmax, Mission Continues, NCSD, the Portland Trail Blazers, HDOG and other community volunteers repainted the side of the gym, build five picnic tables, put lockers together. New Urban kids helped, too.

Annette announced a new **Adopt-A-Plant program** for the grassy strip bordering Arista along the New Urban fence line. She asked that anyone interested bring a plant, potting soil and tools to Arista and Oak Grove Blvd. on **Sat., May 4th at 10 a.m.** to join the HDOG Design Team planting group. Suggested plants are: candy tuft, lobelia, any type of azalea.

- **MAP-IT: New Region 2040 Planning Grant**

A new Metro Planning Grant seeks to address the recommendations of the Housing Affordability and Homelessness Task Force. It seeks to identify and

resolve barriers to mixed-use and affordable housing development along transit corridors (McLoughlin Blvd and 82nd Ave.) and will build on the McLoughlin Area Plan (MAP). MAP-IT's Economic Development Committee has been studying the McLoughlin corridor for barriers to development.

- **Park Avenue Station Area Community Project**

Phase 1 was scheduled for conclusion at a May 14 Board of County Commissioners (BCC) work session. Lorraine Gonzales from the County announced that the meeting date has been changed to May 22nd. No decision will be made about moving forward on Phase 2 until July.

- **CPO Summit**

OGCC Vice Chair Valerie Chapman attended the CPO summit. One issue discussed was a potential loss in special transit funds used to assist seniors and people with disabilities who live outside of TriMet's service area. A cut in the County's budget cannot be made up with available state funding, leading to a 40% decrease in funds to provide services. We will discuss at an upcoming OGCC Board Meeting and coordinate our efforts with other CPOs.

Clackamas County Vehicle Registration Fee – Valerie said she believes the VRF is a fair way to structure a fee as opposed to a gas tax where hybrids and electric vehicles would not be contributing their fair share. She said there is a petition effort by some County residents to get a measure on the ballot to require voter approval for the VRF. Valerie suggested we speak to our neighbors to let them know this is an important source of funding for our roads.

Roads Advisory Committee – The County is inviting citizens to join this committee to prioritize projects that will be paid for with the VRF funds. We hope Oak Grove residents will participate so we have representatives to promote our projects, including turn lanes on Concord, southbound and eastbound left turn lanes at Oatfield and turn lanes at Thiessen and Aldercrest.

Code Enforcement – Code enforcement staffing at the County has not kept pace with population growth, leading to more issues with junk, litter, inappropriate usage, uncooperative neighbors, etc. The Firwood CPO has written a letter urging the County to increase funding for code enforcement, especially given the increase in squatter's camps and issues that affect neighborhood livability. It might be beneficial to join them in supporting this effort.

MOTION – **Valerie Chapman** moved that we draft a letter strongly encouraging Clackamas County to increase its Code Enforcement staff. **Lynn Fisher** seconded. **The motion passed unanimously.**

8:45 **Announcements:**

Advisory Boards and Commissioners (ABCs) – There are openings on various Clackamas County advisory boards and commissions. You are encouraged to volunteer. Visit <https://web3.clackamas.us/abc/> for details.

Thelma Haggemiller announced that today through Sunday, April 28 there will be no parking at the Elks Lodge, which is the overflow lot for TriMet / Park Ave. light rail station. The Elks are hosting a state convention this weekend.

Greg Wenneson announced that the Oak Lodge CERT emergency water distribution exercise was very successful. They served 73 cars in two hours. Joseph Edge announced that the OGCC Board will participate in CPO Liability Training on May 2nd at 5:45 p.m. at the Oak Grove Fire Station. Guests are welcome to attend. Please RSVP to: contact@oakgrovecpo.org.

8:50 **Schedule review:**

- Future OGCC Meetings - 7 pm at Rose Villa - Performing Arts Center:
May 22, Jun 26, Jul 24, Aug 28
- Future OGCC Board Meetings - 6:45 pm at Oak Lodge Fire Station:
May 2, June 6, Jul TBD, Aug 1

8:55 **Adjourn**