

Meeting Minutes

Monday, February 9, 2026
Online Meeting Via Zoom
6:30pm

I. Call to Order

A regular session of the Gresham Planning Commission was called to order by Vice-Chair John Hartsock on Monday, February 9, 2026, at 6:39pm. The meeting was held online via Zoom. The meeting was digitally recorded, and minutes were prepared by Hayley Hamann.

Quorum was not reached for this meeting as 4 commissioners were absent. The meeting proceeded as an informational meeting, only. No decisions were made.

COMMISSIONERS PRESENT: John Hartsock, Vice-Chair
Chloe Anderson
Greg Schroeder
Frank Stevens

COMMISSIONERS ABSENT: Tim Kamp, Chair
Delmi Manzanares
Doug Walker
Kent Zook

STAFF PRESENT: Chris Aguon, Senior Transportation Engineer
Wendy Andaya, Senior Water Engineer
Ashley Cantlon, Senior Watershed Engineer
Rob Chapler, Wastewater Engineer
Danial Dogar, Wastewater Engineer
Justin Douglas, Economic Development Director
Astrid Dragoy, Parks Program Manager
Ken Koblitz, Development Engineering Manager
Kathy Majidi, Watershed and Parks Director
Elizabeth McCann, Finance Director
Brian Staley, Assistant City Manager
Chris Strong, Interim Assistant City Manager
Mark Takahata, CIP Program Analyst
Ellen Van Riper, City Attorney
Terra Wilcoxson, Comprehensive Planning Manager
Hayley Hamann, Administrative Assistant

COUNCIL LIAISON PRESENT: Council President, Jerry Hinton

GUEST: "Laura S."



II. WORK SESSION: CAPITAL IMPROVEMENT PROGRAM (CIP), FISCAL YEARS 2026/27-2030/31

Brian Staley introduced himself as the new Assistant City Manager and gave a recap of projects completed in the last fiscal year. Elizabeth McCann then gave a summary of what the Capital Improvement Program (CIP) is, how the program works, and how it is funded. The CIP is to go before Council after the Planning Commission hearing scheduled in March.

Projects within the CIP are prioritized by Council goals, finance plan process conducted for each year (in each area), development activity being monitored by staff to proactively address issues as needed, grant availability, regulatory requirements, and community feedback. System Development Charges, utility rates, grants, and gas taxes are the main avenues of funding for CIP projects.

Staff from multiple City departments gave brief presentations on their department's respective CIP projects.

- Chris Strong – Transportation: System maintenance projects, street resurfacing, Stark and 223rd, Operations center expansion/remodel, Gresham-Fairview Trail phase 4, Palmquist sidewalk infill, Yamhill corridor improvements.
- Astrid Dragoy – Parks: Graydin Sports Park phase 2, Parks systems plan, Main City Park playground improvements.
- Daniel Dogar – Wastewater: Mainline and lateral replacement program, wastewater mainline extension, East Basin Trunk upgrade phase 3.
- Rob Chapler – Wastewater Treatment Plant: Maintenance, earthquake resiliency projects, Masterplan update.
- Wendy Andaya – Water: Replacement of aging infrastructure, Cascade Pump Station upgrade, seismic resilience projects.
- Ashley Cantlon – Stormwater (Watershed): Rehab and repair, stormwater facility improvements, environmental risk prevention, water quality tree wells, outfall repair and rehabilitation.
- Justin Douglas – Urban Renewal: POIC Campus, Property Acquisition Fund, Fire Station 74, affordable housing.

III. OTHER COMMISSION BUSINESS

Staff Check-In:

Terra Wilcoxson gave a scheduling update. The meeting scheduled for March 9th is slated to hold two hearings and a work session.

Council Liaison Check-In:

Fire Station 72 remodel is soon to be complete. Gresham Police Department recently completed a retail theft mission which resulted in eight arrests and thousands of dollars of merchandise returned to retailers. Council members recently pitched four appropriations to federal delegates for projects around the City.

Commissioner Round-Robin:

Commissioner Stevens brought up a free online class through Portland State University that highlights transportation systems at state, metro, and local levels. Commissioner Schroeder noted that the Urban Forestry Subcommittee is eager for another Tree Code update.

IV. Adjourn

The meeting adjourned at 7:58pm.

Chairperson

Recording Assistant

Date

Date

These meeting minutes were unanimously approved by the Planning Commission on March 23, 2026.

Meeting Recording:

<https://greshamoregon.zoom.us/rec/share/BmmfkIpsJXAGLdxnJw6IACuhxJzSqPUBYJX0fIY5y7xKXUy6En-XX2Tq4-Hv9fK.p4fnR6HjQHuvh571>