# **Meeting Minutes**

Monday, February 24, 2025 Online via Zoom 6:30pm

CITY OF GRESHAM

#### I. Call to Order

A regular session of the Gresham Planning Commission was called to order by Vice-Chair John Hartsock on the 24<sup>th</sup> of February, 2025, at 6:33pm. The meeting was held online via Zoom and was recorded digitally. Minutes were prepared by Hayley Hamann.

COMMISSIONERS PRESENT:	John Hartsock, Vice-Chair Chloe Anderson Delmi Manzanares Jacquelyn Matulewicz Greg Schroeder Frank Stevens Doug Walker Kent Zook
COMMISSIONERS ABSENT:	Tim Kamp, Chair Kent Zook
COUNCIL LIAISONS PRESENT:	Jerry Hinton
STAFF PRESENT:	Ashley Cantlon, Senior Engineer Andrew Degner, Wastewater Division Director Astrid Dragoy, Parks Program Manager Steve Fancher, Assistant City Manager Michael Gonzales, Urban Renewal Project Coordinator Hayley Hamann, Administrative Assistant II Alan Johnston, Environmental Program Manager Ken Koblitz, Development Engineering Manager Elizabeth McCann, Director of Budget and Finance Carrie Pak, Public Works Manager Mary Phillips, Senior Planner Chris Strong, Public Works Manager Mark Takahata, CIP Analyst Mike Whiteley, Public Works Manager

## II. Work Session: Capital Improvement Program

The Capital Improvement project team gave a presentation on the details and changes entailed in the 2024/25-2029/30 Capital Improvement Program. Steve Fancher began the presentation with work completed in 2024. This work included:

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- Cascade Groundwater Alliance
  - $\circ$  Completed Reservoirs 1 and 2 at the Rockwood District Office
  - Well 7 and 202<sup>nd</sup> Avenue Completed
  - o Broke ground on Treatment Plan at Rockwood District Office
- Secured a grant for the Regner Reservoir Seismic Retrofit project in the amount of \$942,957.
- 37 new flow meters and 2 new rain gauges were installed within the wastewater collection system.
- Restoration of 46 riparian acres at 15 locations, including installing 32,500 trees and shrubs.
- Park development included Gresham's first neighborhood pickleball court at Aspen Highlands, and new community gardens and ADA pathways at Rockwood Central. The designs of SW and SE Community Parks were initiated.

Project types outlined in the Capital Improvement Program for Fiscal Years 2025/26-2029/30 included aging infrastructure system repairs and replacements, capacity increasing projects, and infrastructure system improvements. The sources for the projects within the CIP are based on master plans which are updated every 5-10 years, condition assessments, council goals, and public input. The projects are prioritized based on finance plans which are updated annually, development activity, regulatory requirements, coordination across program areas, and grant opportunities. Funding sources differ between program areas but include a mix of system development charges (SDCs), grants, the gas tax, and utility rates. CIP projects were proposed for the following program areas:

- Wastewater Collection & Treatment Plant (Presented by Andrew Degner)
  - Control program and calibration of flow meters
  - Mainline and lateral replacement program
  - East Basin Trunk upgrade Phase III
  - Overhead Johnson Creek Crossing seismic hardening
  - Nechacokee Creek bank stabilization
  - Upper Kelly Creek trunk upgrades
  - Wastewater treatment plant
- <u>Water</u> (Presented by Mike Whiteley)
  - Water main replacements
  - o Groundwater projects
  - Seismic resilience projects
  - No new projects were recommended for fiscal years 2025/26
- <u>Transportation</u> (Presented by Chris Strong)
  - Street resurfacing on Powell, west city limits to Eastman; and Burnside, Hogan to Powell
  - o Continuous sidewalk and bike lanes in each direction from Birdsdale to Wallula
  - o Intersection widening at the intersection of Stark and 223<sup>rd</sup> Avenue
  - Safety improvements on 181<sup>st</sup>
  - Pleasant View Bridge reconstruction (currently awaiting grant approval)
  - Traffic calming near Hollydale Elementary and David Elementary via ODOT's Safe Routes to School Program
- Parks, Trails, and Open Space (Presented by Carrie Pak)

- Phase II of Gradin Sports Park Development
- Concept planning for undeveloped parks
- Improvements to Aspen Highlands Park and Rockwood Central Park
- <u>Stormwater</u> (Presented by Ashley Cantlon)
  - Localized drainage improvements
  - Repair and replacement projects
  - Meadow Creek Rehabilitation project
  - Water quality tree wells
- Urban Renewal
  - Catalyst Site/Downtown Rockwood
  - POIC Campus
  - Property acquisition fund
  - o Fire Station 74
  - o B184 site improvements

Vice-Chair Hartsock suggested that the CIP presentation be split into two work sessions for next year due to the amount of information communicated. Commissioners had no other comments for the project team and the proposed CIP.

#### **III.** Other Commission Business

- **a.** New Commissioner Introductions Commissioners Anderson and Manzanares introduced themselves and shared their background.
- **b. Minutes Review** Commissioner Schroeder motioned to approve the minutes from January 27<sup>th</sup>, 2025. Commissioner Stevens seconded the motion. Motion passed unanimously.
- c. Staff Check-In Mary Phillips gave a scheduling update. No meetings currently scheduled for March. Two hearings scheduled for the first meeting in April.
- d. Council Liaison Check-In Councilor Hinton gave an update on public safety.
- e. Subcommittee Liaison Check-In Commissioner Hartsock reported that the Historic Resources Subcommittee now has a full roster.
- f. Commissioner Round-Robin No Commissioners had any pertinent updates.

## IV. Adjourn

The meeting adjourned at 8:08pm.

Chairperson

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**Recording Assistant** 

Date

Date

A full recording of this meeting is available upon request.

\*These meeting minutes were approved by the Planning Commission on May 19, 2025.