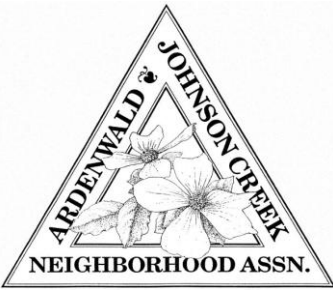


**ARDENWALD-JOHNSON CREEK  
NEIGHBORHOOD DISTRICT ASSOCIATION  
MEETING MINUTES  
OCT 28, 2024**



**Meeting Location:** Milwaukie Café and Zoom: 6:30 p.m.

<https://us02web.zoom.us/j/88968122811?pwd=b2VWd01VbEFuRE53eE1ITzBVdFRJUT0>

**Chair:** Chris Holle-Bailey

**Board Present:** Lisa Gunion-Rinker, Matt Rinker, Lila Bronson, Elvis Clark, Lane Rawlins, Travis Tomlinson, Travis Holle-Bailey, and Steve Smith

**Guests Present:** Linda McMillion, Bill Bateman, Leanne Mruzik, Kira Keehner, Emma Sagor, and Adam Moore

**AGENDA & NOTES**

- Introductions: 6:30
- Police Report: 6:35-6:45
  - N/A - Officer did not arrive at October meeting
- Public Comments: 6:45-6:55
  - Are the streets on the other side of 32nd going to get updated?
    - Safe routes to school roads are prioritized due to being close to a school
    - Partially funded by Metro and Federal funding
    - Harvey Street is on the roadmap to be updated beginning next summer
  - What is the window to apply for the new housing development?
    - First wave of applicants are comprised of the previous tenants of the development being replaced
    - Total of 270 units and 3 buildings when development is complete
      - Backlog of applicants on the waiting list – managed by housing authority of clackmas county
      - Timeline: (2) year window to complete the first phase with both lots to be completed within 5 years
- 5. Balfour Park update- Adam Moore - 20 minutes
  - Adam was hired a little over 5 years ago to draft the plans for the Balfour Park refresh
  - Update on development – “Great news, Good news, Not so great news”
    - Great news
      - Beautiful, and inclusive, accessible as possible with the budget and space plans available to work with
      - Only cut down one healthy tree (turned out to be on the invasive list)

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- Best Park builders in the region, with a lot of tenure and experience on the project
- Good news
  - Under budget on the parks project enough to get through the Balfour project
    - Added 150k to the original budget for Balfour to cover additional enhancements such as additional benches, tables and landscaping and unexpected construction costs like geothermal engineer costs
- Not so good news
  - Slightly delayed; under construction through Dec depending on how things go and the weather (rain, cold)
  - After construction is complete there is a waiting period on permits and grass to set that was laid down by hand
  - Balfour has a complicated playground design which contributes to some of the complexity on construction and landscaping
  - Tentative timeline is Jan – Feb opening time
  - Scott and Bowman Park projects wrapping up which will free up resources to finish the Balfour project
- March 8<sup>th</sup> is the celebration of all 3 new parks including Balfour – 3 park circus exact details tbc but community can access the park as soon as the park is ready
- Request for the Parks department to reach out to JC Ardenwald NDA to be involved in the celebration to some extent as part of our community outreach
- Questions & Comments
  - Public comment raised on fencing concerns
    - Decision on the way the fencing was constructed to match the existing fencing in the area to blend
  - What were difficulties in the park project?
    - Recently uncovered challenges with elevation change in the hill and the grades to meet ADA were tight margins but these will be resolved
    - Permeable concrete vs standard concrete is less structured and less giving – have to get it right to meet the 4% grades (ADA is up to 8% with railing but decision not to have railing based on community input on original design)
      - Working with permeable concrete requires additional maintenance due to being more porous
      - Permeable concrete is city code - Chose not to have a variance for this project to set a good example
      - One of the guiding principles was to save the trees per community request but the trees produce a lot of fruit which will be more to clean up
    - Does NCPRD covers the maintenance or is it an adopt the park situation? – yes it should be covered by NCPRD
      - Potential to get involved in additional community park support
      - NCPRD has been a partner from the beginning in this work
      - Milwaukie does not use herbicides or pesticides which already requires more maintenance
- Balfour Park update on the city page [here](#)
  - Youtube channel with drone footage (available on the city website)

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- Plan is to wrap up construction on the other parks in the next ~2 weeks and open fully between Nov – Dec
- Will continue to provide updates on the project in future NDA
- Intro meet and greet with new city Manager Emma Sagor
  - New City manager officially 5 weeks in and currently on a roadshow to introduce, 150 staff at the City of Milwaukie
  - About
    - Pacific Northwest native from Camus WA
    - Inspired by small communities
    - Back East for school, and pursued Urban planning degree in London and stayed there for a time but always had a desire to return to small communities
    - Work experience
      - Worked in England for an Urban Planning Think Tank to evaluate everything from large cities to small villages
      - Returned to the PNW to work at a Consulting Firm to consult on local city including some projects here in Milwaukie
        - Comprehensive Action Plan
        - Climate Action Plan
        - Forest City Plan
      - Worked at Neighbor in the North in Portland focusing on internal strategy and operations
      - 2023 Transitioned to Asst City Manager and then moved into the City Manager position once the role was vacant
        - Served as acting city manager over the summer and officially got the role in August
    - Top 3 Priorities in 6 months to a year
      - Staff strategic plan – move it forward
        - Milwaukie Momentum
          - Make Milwaukie an Employer of Choice to attract great talent
          - Work smarter, together
            - More efficient and responsive government despite smaller budget
          - Revitalize Milwaukie – all staff part of this important external goal
          - Helping Milwaukeans in need – extended hour cooling, more affordable housing
      - 2 seats open in Milwaukie City council
        - Opportunity to set new goals as part of the election cycle
        - Public engagement and involvement
      - Reinvigorate communications and connection between the city and community – Transparency and clarity on decisions
        - Better partner with Business community – lots of cool stuff
    - Exciting Events as part of revitalizing the community
      - Meet Milwaukie this Friday 11/1 to meet city staff, businesses, and neighbors
        - Announcement on Small Business Saturday
        - Social Media
      - Dec 7th Tree lighting ceremony downtown
      - Dec 21 Solstice party in Milwaukie Bay Park

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- Milwaukie Fest in July – More info tbd
    - Get involved
  - Are you keeping the current open-door policy? – Yes. Monthly open door 4<sup>th</sup> Friday on the calendar
  - Any update on Milwaukie Bay park?
    - Stalemate with the Parks Commission
    - Website set up to provide more visibility [mbpwtf.com](http://mbpwtf.com) (friends of milwaukie bay park)
    - Ask to continue writing to your Clackamas county elected officials and urge them to support the development
  - Reach out Emma via email [sagor.e@milwaukieoregon.gov](mailto:sagor.e@milwaukieoregon.gov) to get involved or asks more questions
- Grant requests & Budget
  - Current budget - 4,300k to spend on community events after 5k
    - 4000 in fundraising last year not likely as much as last time, supplemented heavily by Providence and New Seasons
    - Should we put a cap on how much we allow for grants? 1,000
    - Next steps
      - Reach out to Llwellyn neighbor to understand their budget
      - Determine how many grants we historically give (8-10) and put a cap per grant (\$100-200)
  - Grant requests
    - Milwaukie Museum (Local non-profit museum run entirely on donations) - \$100 Request
      - Membership request -
      - We usually donate
      - We will vote next meeting
    - Milwaukie Historical Society - \$500 Request
      - Building 1974, the siding and windows need to be replaced
      - One time project
      - We will vote next meeting
    - Ardenwald PTO - \$500 Request
      - 'Battle of the books' – Statewide Oregon competition begins January
      - Asking for funds to purchase books, t-shirts and registration fees
      - Ardenwald is a Title 1 school
      - Option to buy the books (closer to 250) vs the entire 500 – need an expedited decision today in order to deliver books in time
      - Matt makes a motion *up to \$250* funding to secure the books, Lila seconds motion
        - Motion is passed, ayes have the votes
- 6. Other committees (Webmaster, Southeast Uplift, Portland Clean Air Liaison,
  - Art, PTO etc) – N/A
- Upcoming calendar events:
  - Solstice Event on Dec 21
    - Donations
  - December Holiday Event in the afternoon of 12/14 or 12/15 3 or 4pm – to be confirmed

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- Tideman Johnson work party coming up this Saturday
  - Lawn signs to be ready by Nov
  - PTO Harvest Fest 11/8 at Ardenwald Elementary 6:30-8
    - We could volunteer at the event – get in touch with Travis
- 8. Vote to approve September Meeting Minutes – 7:55 - approved

**The next regular meeting is 11/25 at 6:30pm**  
**at the Café!**