

Minutes pending review and approval at the November 12, 2013 FOTC NAC Meeting

## **Minutes of the Five Oaks Triple Creek Neighborhood Association Committee (NAC) Meeting**

Tuesday, October 8, 2013, 7:00PM  
Elmonica School Cafeteria  
16950 SW Lisa Court, Beaverton, Oregon

### **Attendees**

David Kamin, Dennis Seely, Officer Dave VanCleve BPD, Dave James, Kristen Bea, Lloyd Krause, Karen Zocchi, John Hooson, Kathryn Harrington (Metro Councilor, Dist. 4), Tom Toler, Gilbert Arp, Keith Baungard, Brandon Delk (PEDCOR), Craig Lintner (PEDCOR), Phillip Stoffregen (PEDCOR), Richard Pickett and TVF&R Station # 61 Firefighters Captain Lance Bicket and Crew.

### **7:00 – 7:03 Welcome & Call To Order**

The meeting was called to order by David Kamin the Five Oaks Triple Creek (FOTC) NAC Chair. Everyone at the meeting was asked to introduce themselves.

Board Member Dave James displayed a sample of the new NAC signs that were used for the first time within the area of the Five Oaks Triple Creek NAC to announce this meeting. Included on the signs are the City of Beaverton's Logo, the new FOTC NAC Logo, information regarding meeting location and time as well as the NAC website and Facebook Page information. Mr. James, the driving force behind the year-long signage project, explained that the success of the project was the result of a combined effort that included other NAC Members and the assistance of Jason Wachs from the Beaverton Neighborhood Program.

### **7:03 – 7:07 Approval of Minutes, Treasury Report & Agenda Additions**

After review of the minutes, a motion was made and seconded to accept, as recorded, the minutes from the FOTC NAC Meeting of September 10, 2013.

NAC Treasurer John Hooson informed the meeting attendees that as of October 8, 2013, the amount in the NAC Treasury is \$9,133.37.

A couple additions to the agenda were initially requested but after project updates were provided for the additions requested, the original requests for addition to the agenda were withdrawn. The requested additions related to the Middlefield Oaks Residential Care Facility under construction at 1115 NW 158<sup>th</sup> and the VillaSport Athletic Club and Spa being constructed at 45 Degree Central (Murray and Baseline) just across from the Nike Headquarters. Background information for these two projects can be found in the Five Oaks Triple Creek NAC Meeting Minutes of May 8, 2012 and May 15, 2012 respectively. These minutes are archived on the City of Beaverton's website in the Agendas & Minutes Section under the View All link at <http://www.beavertonoregon.gov/index.aspx?NID=705>.

7:07 – 7:12 **Announcements**

Chair David Kamin shared information that was discussed at the NAC Leadership Meeting held on Monday September 16<sup>th</sup> at the Beaverton City Hall. Included in the topics discussed at the Leadership Meeting were some general plans for the Public Safety Center as well as neighborhood project successes that were in part made possible with funding from the Neighborhood Matching Grants Program. The Autumn Ridge Park Restoration Project was one of the successes highlighted during the meeting.

7:12 – 7:21 **Beaverton Police Report**

The following **Crime Statistics** for our NAC were compiled by Officer VanCleve:

<b>Criminal Mischief</b> -	September =7	October to Date= 1
<b>Thefts</b> -	September =13	October to Date=6
<b>DUII</b> -	September =2	October to Date=1
<b>Thefts From Vehicles</b> -	September =2	October to Date=2
<b>Stolen Vehicles</b> -	September =2	October to Date=0
<b>Burglaries</b> -	September =2	October to Date=0

Officer Dave VanCleve informed the meeting attendees of two Car Seat Clinics scheduled for the following Saturdays; October 19<sup>th</sup> and November 16<sup>th</sup>. Both Clinics will be at the Kuni Collision Center located at 3725 SW Cedar Hills Boulevard. The clinics will be conducted from 9:00am to 12:30pm. Car Seat Technicians will be on hand to demonstrate the proper installation of the various models of car seats and will also check for any manufacturer related product recalls associated with any of the child car seats brought to the clinic.

There will be a free shredding event held on Saturday, October 12<sup>th</sup> from 10:00am to 1:00pm in the parking lot at Tektronix located at 13975 SW Karl Braun Drive. Individuals are limited to three banker style boxes of documents and participants are encouraged to bring a couple cans of food as a donation. The food donations will go to the Oregon Food Bank.

Officer VanCleve encouraged anyone who owns or manages rental property in the metro area to attend the upcoming Landlord Training Class. The 8-hour course will be held on Saturday, November 2<sup>nd</sup> at Portland Community College, Willow Creek Campus. The course is designed to assist property owners and managers in keeping illegal activity off their property. Nationally recognized trainer John Campbell will be conducting the training. Pre-registration is required and interested individuals can contact Jessica Chandler at 503.846.2579 for more information.

Alzheimers is a serious medical condition that continues to affect more individuals as our population ages. By 2050 the number of people with Alzheimers is expected to triple. At this time 70% of sufferers live at home and at some point 60% of those individuals will wonder off or become lost. Tracking and alert devices (bracelets) can help family members and/or care givers in safely monitoring individuals with this medical condition. For more information on this free program please contact Officer Bob Friedler at 503.526.2260.

7:12 – 7:21 **Beaverton Police Report** (Continued)

Metro Councilor, Kathryn Harrington expressed her concern for the safety of anyone attempting to access the pedestrian bridge on the south side of Walker Road just west of 173<sup>rd</sup>. The path leading to the pedestrian bridge is extremely close to traffic on Walker Road. Councilor Harrington is planning to send a letter to Washington County regarding her concerns.

On a final note, Officer VanCleve stated that two of the stairwells at Police Headquarters have been recently upgraded to withstand seismic activity. The structural integrity of the building, in the event of a sizable earthquake, has been an ongoing concern.

7:21 – 7:35 **Tualatin Valley Fire & Rescue (TVF&R) Report**

Members from TVF&R, Station #61 attended the meeting. Station #61, which is located at SW Murray Boulevard and SW Butner Road, is one of the busiest stations in the District. The service area for the station is from Cedar Hills to 175<sup>th</sup> and from Millikan Way to US 26 (Sunset Highway).

Captain Lance Bicket stated that station personnel responded to 143 service calls in the Five Oaks Triple Creek area and of those calls approximately 120 were medical emergencies. Only 4 of the 143 service calls were fire related. On a national average, 80-85% of the calls for service, to Fire Departments, are medical related.

Two handouts were circulated by the Firefighters. The first handout was a Home Hazard Checklist to help families assess the safety of their, kitchen, family room, sleeping areas, garage and other outside areas. The second handout offered suggestions for keeping our home heating systems safe and reliable. Meeting attendees were advised to avoid using heating sources in the home that are not designed for indoor use. Dangerous gases can be emitted by heating sources designed for outdoor areas.

7:35 – 7:40 **Beaverton Committee for Citizen Involvement**

BCCI Representative, Kristen Bea informed the attendees that Cindy Dolezel, the City's Sustainability Manager stated that the City of Beaverton was awarded approximately \$355,000.00 by the Energy Trust of Oregon (ETO) to enter into an agreement for a 433 kW solar system at the Sexton Mountain Reservoir. The Sexton Mountain site is Beaverton's largest user of electricity which is needed to pump water from the Reservoir. The solar system is expected to provide an annual saving of \$52,000.00 per year for 25 years and will help to keep water costs as low as possible in the years ahead. More information is available at [www.BeavertonOregon.gov/Sexton](http://www.BeavertonOregon.gov/Sexton).

Ms. Bea also mentioned that the visit by Nancy Moore, Neighbors Southwest NAC, to the September NAC Meeting was prompted by a new BCCI Initiative that encourages BCCI Board Members to attend other NAC Meetings throughout the City. This outreach helps introduce BCCI Members to Best Practices being employed at other NAC monthly meetings.

7:40 – 8:13 **Presentation: Kathryn Harrington, Metro Councilor, Distr. 4**

Kathryn Harrington, Metro Councilor, District 4 as well as FOTC NAC resident attended the meeting to provide an update on Metro activities and to share information about the Metro Council and the programs and amenities that the Council manages and oversees in the metropolitan area. The Metro Council consists of seven elected representatives, six of the Councilors represent districts in the metro area and the seventh Councilor serves as Council President.

The Metro Council manages numerous parks and natural areas, public spaces (like the Zoo, the Oregon Convention Center, the Expo Center and the Portland Center for the Performing Arts), oversees garbage and recycling services, promotes sustainable living concepts, and provides leadership for future planning and development. The goal of the Council is to work with communities in the metro area to create a vibrant and sustainable region. Metro serves 25 cities and three counties in the Portland metropolitan area.

Councilor Harrington distributed copies of the Fall 2013 edition of GreenScene. GreenScene is a metro publication that offers general information about natural areas in the metro area as well as information regarding workshops, tours, classes and volunteer opportunities for individuals of all ages.

Meeting attendees were encouraged to join and actively participate in Metro's OptIn online panel. OptIn is an electronic surveying program that provides individuals the opportunity to offer their opinions and make suggestions on how to best address critical issues that challenge the metro region. The input from each survey is compiled and used to help guide the Metro Councilors in their decision making activities. Individuals can become involved in the OptIn program by going to [www.oregonmetro.gov/connect](http://www.oregonmetro.gov/connect).

Meeting attendees asked a number of questions relating to the planned hotel near the Convention Center in Portland and the I-5 Bridge Replacement also known as the Columbia River Crossing. Councilor Harrington was thanked for attending the meeting and was informed that she is welcome to provide Metro updates at any time in the future. Individuals are welcome to contact the Councilor Harrington by phone at 503.797.1553 or via email at [kathryn.harrington@oregonmetro.gov](mailto:kathryn.harrington@oregonmetro.gov).

8:13 – 8:17 **Identify Candidates for the 2014 FOTC NAC Board and Officers**

NAC Chair David Kamin explained the process for nominating and approving Board Members and Officers for 2014. Nominations are accepted in October and November with the selection and approval occurring at the November NAC Meeting. When the meeting attendees were asked about their interest in serving as a Board Member or Officer in 2014 the following individuals expressed interest; Dave James, David Kamin, Dennis Seely, Kristen Bea, John Hooson and Richard Pickett. A similar inquiry for individuals interested in serving on the NAC Board will be made at the Five Oaks Triple Creek NAC Meeting to be held on Tuesday, November 12, 2013.

8:17 – 8:25 **Autumn Ridge Park Restoration Update**

The most recent work party that occurred on Saturday, September 28<sup>th</sup> from 9:00am to 12:00pm focused on the removal of invasive Blackberry and Ivy in the Southeast corner of the park. Due to recent storms and high winds in the region, SOLVE members were not available to participate in the work party as originally planned. In walking through the park during the September 28<sup>th</sup> work party, participants were excited about how well the 4,000 replanted native species were taking hold within the park.

Remaining 2013 work parties are scheduled for the following Saturdays: October 19<sup>th</sup>, November 16<sup>th</sup>, and December 7<sup>th</sup>. Work parties occur from 9:00am until 12:00 noon and light refreshments are provided. Everyone is welcome to participate.

8:25 – 9:07 **PEDCOR Investments on the Sunset View Apartments Project**

Three executives from PEDCOR Investments attended the meeting to share information regarding their proposed project at 16251 SW Jenkins Road. The location is currently home to the Sunset View Driving Range and the future project will be known as the Sunset View Apartments. The individuals from PEDCOR included; Phillip Stoffregen, Executive Vice President/Chief Operating Officer, Craig Lintner, Senior Vice President of Development and Brandon Delk, Vice President of Development. PEDCOR Investments is part of the PEDCOR Companies headquartered in Carmel, Indiana.

PEDCOR Investments, formed in 1987, is a developer of multifamily rental housing with over 15,000 units in 75 communities in 12 states. The company prides itself on being a good neighbor in the communities where their properties are located and the company generally holds and manages properties from 15 to 30 years. The company currently has the Jenkins Road property under contract with plans to purchase the site.

The Sunset View Apartments will offer 1, 2 and 3 bedroom units with the total number of housing units being 228. The housing units will be located in 11 three-story residential buildings with a community clubhouse also on the site. The residential buildings will be 100% masonry with multiple building styles and multi-colored building schemes. Each unit will have E-star rated appliances, individual patios and exterior storage.

The project will be pedestrian and bicycle friendly with on-site connections to the Waterhouse Trail. If all the planning activities proceed as scheduled, ground breaking will occur in July 2014. The first building is planned for completion in May 2015 with the final building being completed in December 2015.

A number of questions were asked relating to the design of the buildings, apartment features, traffic flow and monthly rates. Meeting attendees thanked the presenters for being at the meeting and for providing information about the project.

9:07 **Meeting Adjourned**

Minutes submitted by Richard Pickett.