



*Serving the Communities of Beavercreek, Carus, Echo Dell & Fishers Corner*

**Board Meeting – January 19, 2023**  
**7:00 p.m. VIA ZOOM**  
**Meeting Minutes**

Board Attendees: Tammy Stevens (Chair), Bill Merchant (Vice-Chair), Kenny Sernach (Director at Large), Jessica Sernach (Secretary, Speaker & Corresponding Secretary), Joe Matteo (Director at Large), Mark Hillyard (Director at Large), Cheryl Buchert (Treasurer), and Rachel Ringle (Director at Large)

1. Call to Order 7:00 P.M.
2. Beavercreek Charitable Trust – Bruce Powell
  - a. Board – Bruce Powell, Tangee Summerhill-Bishop, Ray Stobiej & Cyrus Zamani
  - b. 2023 Plans were discussed.
  - c. The Hamlet of Beavercreek Board joined this meeting and participated in a good discussion about some of the short-term approaches and plans for the property.
3. Land Use Applications:
  - a. Z0009-23 Bradley White, 22333 S Big Cedar Ln, Beavercreek, zoned RRFF5, 5.02 acres, requesting a level 3 home occupation renewal for the continued use of a detached accessory structure to operate a machine shop.
    - i. No comments have been received thus far.
  - b. Z0565-22 Larry & Nancy Carnahan, 22280 S Beavercreek Road, Beavercreek, zoned EFU, 71.29 acres, requesting a farm stand.
    - i. Tammy provided an overview of the application. Bill provided a more defined description of the property in question. There is some confusion around what goods will be sold at this stand. There was a question about whether the city sewer and water will be at that location.
4. Land Use Activities/Decisions:
  - a. Z0491-22 property owner Shanley Tera Alicia, applicant Melissa Ann Clark, 15110 S Mitchell Lane, Oregon City, zoned FF10, 8.88 acres, requesting a new temporary home for care. Approved subject to conditions.
  - b. Z0523-22 property owner Canby School District #86, applicant Denise Lapp, 14412 S Carus Road, Oregon City, zoned RRFF5, 1.34 acres, requesting a historic landmark demolition – the



applicant is proposing to remove or demolish the 1926 historic school house that is the white building located adjacent to Carus elementary school. The historic review board will consider this application and make a recommendation. Approved for removal/relocation, suspending the demolition 60 days.

- c. Z0514-22 John & Stacy Kirk, 26060 S Jones Road, Beavercreek, zoned RRFF5, ?? acres, requesting the renewal of a temporary home for care. Approved subject to conditions.
- d. Z0537-22 Steven & Teresa Neklason, 19807 S Ferguson Road, Oregon City, zoned RRFF5, 9.4 acres, requesting a variance. Approved subject to conditions.
- e. Tammy provided an update on the relocation of the Carus school building. The Historic Review Board has decided it will not be demolished. The primary ideal location already has a historic overlay and plans are underway to get it moved. The long-term purpose of the building is still under review.

5. Cheryl Buchert, Treasurer

- a. Treasurer's Report - there is no update.
- b. Property Inventory Update - this will be re-evaluated at the beginning of June.
- c. Cheryl has been working on a database of the businesses within the boundaries of The Hamlet of Beavercreek. She is adding details and fields to be applicable and useful for the Board and Hamlet when mailing fliers. There is a QR code feature that can be added to fliers instead of publishing a whole report.
- d. Hybrid meetings. There was a question around how members would sign in. A manual report will include who is in attendance and their address. There are apps that are able to convert handwritten messages to a text message.

6. Lt. Mendoza was able to join. Tammy provided information about the next community meeting and invited the Lieutenant to join. There is an area near Upper Highland reporting suspicious night activities. Unfortunately, the data for the speed camera got corrupted and the speed camera will get re-installed.

7. David Suttle was invited to discuss the upcoming land use application in February for Parrott Creek Child and Family Services. He attested to the credibility and effectiveness of the service. He would like to provide a 5 to 10 minute presentation in advance of his submission of the land use application. This would be an upgrade to the existing facilities which are very dilapidated. Some secondary benefits would include maintaining and improving the program. Tammy suggested providing a 5-minute



presentation to the Board on February 16th.

<https://www.clackamas.us/behavioralhealth/drug-addiction-treatment-and-recovery>

8. Joe Matteo, Director at Large
  - a. CSWCD - They are starting to work on signage at the facility. They are working to get a keypad entry for the Board. The community will be allowed access to the conference room and the bathroom. Joe provided an update of their board meeting. Equipment rental will resume and updated tools are on their website. The Beavercreek Tansy Tamers were praised for their efforts. Tree school is back in person and registration opens 2/7/2023. They are working on educational videos. He provided an overview of the Cooperative Weed Management Areas (CWMA)  
<https://www.oregon.gov/oda/programs/Weeds/Pages/CWMA.aspx>. They focus on partnerships for projects, outreach, and community impact and he described some of their priorities and current status. They are updating their camera system at the facility to allow for the gate to be open more frequently.
  - b. Jessica will cover the 2/21 meeting.
9. Jessica Sernach, Secretary & Corresponding Secretary
  - a. Approval of minutes (September Board, October Board & Community, November Board & Community & December Strategic Planning meetings). This has been a gap in the past and approval of previous meeting minutes will be voted on at each board meeting. There were no corrections received for these minutes denoted above. Bill Merchant made a motion to submit the previous meetings meeting minutes as noted before. Joe Matteo seconded the motion. The board voted unanimously in favor. Cheryl asked about the rules and guidelines for this activity. This conversation will be added to the PGA agenda. Bill made a motion that when the minutes are distributed to the board and no comments or changes are received, this means an automatic approval of minutes from the board. Unless there is a challenge to them. Accepted as presented. Bill amended his motion to allow a 7-day time limit. No one seconded the motion and the motion died. This topic will still be discussed with PGA. There has been no confirmation that the submitted meeting recordings are being maintained by the county.
  - b. Safety Topics - assembly point for the CSWCD. CPR roles (shift to the start)
10. Rachel Ringle



- a. Tammy will coordinate with Rachel and provide an update on the Strategic Planning meeting.

11. Kenny Sernach, Director at Large

- a. C4 – January 5<sup>th</sup> (1 or 2 year assignment?). He was unable to attend this meeting.
- b. Clackamas County Budget & Audit Committees. There was no update.

12. Mark Hillyard

- a. Parks Committee
  - i. PGE Meter - Cheryl reported there were no surprises on the PGE bill due to the Holiday tree lighting bill.
  - ii. Power Supply - most of the lights are on timers; this includes the sign.
  - iii. Reader Board - Mark has started researching reader board alternatives to help remedy some of the current lettering design flaws. Some cleanup and paint are needed for the existing frame. Cheryl suggested a complete budget be submitted for board approval. The hardware requirement is minimal. Joe Matteo made a motion to approve up to \$400 to perform an upgrade to the sign. Jessica Sernach seconded the motion. This would include replacing all the letters. Painting and cleanup material is needed. Grants are being pursued. This approach would let us go another couple of years. There was a question on whether a digital board be included into the round-about funds. Some of the work can be done immediately. Part of the operating budget might be used. The board voted five (5) in favor, two (2) opposed, and none (0) abstained.
  - iv. Volunteers - Wildfire updates will be provided next winter.
  - v. Clackamas County Facility & Property Use Agreement - There are upcoming activities including the Easter Egg hunt and produce market. Preliminary conversations have started with the Saloon. Tammy will work to get the agreement completed and sent in.
  - vi. Other Park Topics/Ideas. The corner of Ivel and Beaver creek is increasingly a safety concern. Reflective signage may have a better effect.
  - vii. The holiday lights will be removed shortly. The photo cell is not working.

13. Bill Merchant, Vice Chair



- a. Region 1 ACT - State Transportation Improvement Projects were discussed. There is no inclusion of the intersection of Beaver Creek Road and Highway 213.
- b. CPO Summit - they have not met.
- c. Clackamas County Committee for Community Involvement - they are working on plans with a consultant for community involvement handled by the county. This report has not been provided.
- d. Community Road Fund Advisory Committee - they will be meeting in February.
- e. Beaver Creek Cooperative Telephone - they are stable and still making money. They have an application for a rural loan to provide buried residential fiber. Kenny asked about alternative communication methods.
- f. Forest Edge Vineyard - it is good wine.
- g. Website - progress is being made. Pages are being made behind the scenes, but improvements are still needed. Key features are maintained including links to meetings and agendas. Previous volunteer involvement has had mixed effectiveness. Volunteers do not need to live in Beaver Creek. WordPress is the current hosting platform. Rachel is interested and willing to learn WordPress and help Bill with the website.
- h. Bylaws - the software is lost. The July Town Hall "approved" redlined version is needed by the County.
- i. Bill attended the ceremonial swearing in of the new county positions.
- j. Laptop for Zoom meetings - the current laptop is not functional for use with the CSWCD Owl. We might need to use an old one from the County for the Grange. The CSWCD has allowed the Board to use their laptop for hosting the hybrid Zoom meetings at CSWCD. Jessica will use the Hamlet laptop for taking notes.

#### 14. Transportation, Bill Merchant & Mark Hillyard:

- a. BC Road – Maintenance & Plan for Next 5 Years - Questions were raised around how to get involved in these conversations and gather information from either the state or the county.
- b. Hwy 213 – Oregon’s Transportation System Plan - increased communication between entities is needed to allow for clearer plans.
- c. Tolling – there is a large dislike of tolling. A question was raised around how The Hamlet of Beaver Creek can support the county in the fight against tolling. The State Legislature decided tolling will happen in Oregon and start in Clackamas County.
- d. Oregon City’s Arch Bridge – there is conflicting information about future plans and the associated interstate on/off ramps. It’s



important to keep a finger on the pulse of the plans for this bridge. A question was raised around how to get into the conversation to provide updates to the Board. Possibly bring this up with Joe in February.

15. Media:

- a. Website – Bill Merchant - previously discussed
- b. Facebook – Diana Crites is still handling both sites and increased communication is needed to the Carus area.
- c. Clackamas County Liaison – Next Door
- d. Beaver Creek Bulletin – Melissa & Jen Logan
- e. Other – Tiktok, Instagram, Twitter - possibly Holly.
- f. Media can be used for: meetings, events, fundraising, educational (intersections, etc.), Leland Park, land use applications, community issues and concerns, etc. Is there an improved method of funneling information?

16. Miscellaneous Topics:

- a. PGA Liaison – Requesting the attendance to introduce Holly Krejci, Clackamas County's new PGA Liaison. She will be invited to the next Hamlet Community meeting.
- b. PGA Meeting – 12/15 4:00 (continued to Monday, January 23<sup>rd</sup> at 10 a.m.). Tammy will send out the link.
- c. Holiday Greetings have been received. Tammy reviewed them with the Board.
- d. Grange Hybrid Meetings: Wifi, OWL, PC, Projector, Screen (10'x10' at a minimum). The Hamlet needs to be ready to move to the Grange in August.
- e. Board Meetings – different options were discussed: Zoom, in person, hybrid (Whiteley form). Hosting these meetings in Zoom is still ideal. The topic will be revisited in March.

17. January 25<sup>th</sup> Town Hall Community Zoom Meeting:

- a. Agenda - Jessica will provide guest speakers with the Zoom links.
- b. Guest Speakers – Clackamas Fire District #1 – Levy; Chief Nick Browne, & Assist Chief Steve Deters
- c. CSWCD – OWL training, arrival time (at least 6:00), refreshments, and layout options were discussed. Lisa with the CSWCD would like to provide an introduction at the beginning of the meeting. Children are welcome, but they need to sit quietly and not wander.
- d. Future Guest/s: February - Joe Marek (future transportation improvements, safety, development and intersections), County Transportation & CFD#1; May 2023 Tansy information & CFD#1, August CFD#1, November CFD#1



18. Adjourn 9:38 P.M.