



The Hamlet of
BEAVERCREEK

PO Box 51 • Beaver Creek • Oregon • 97004

Serving the communities of Beaver Creek, Carus, Fishers Corner, and Echo Dell

THE HAMLET BOARD MEETING

OCTOBER 17, 2024 AT 7:00 P.M.

VIRTUAL / VIA ZOOM

MEETING MINUTES

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

I. Call to Order at: 7:01 p.m.

II. Guest Speaker

Jeff Shaffer, CFO - CCC Bond Measure

- a. *Discussed the proposed "renewal bond" included on Measure 3-613 for Clackamas Community College. The bond renewal amount is \$120 million. This is estimated to not raise the tax rate as the original bond is expiring and this would continue the bond amount.*
- b. *Jeff presented some of the proposed projects included in the bond expenses:*
 - i. *One new building is proposed at the Oregon City campus. "Natural Resource Center of Excellence" which is a building for horticulture, arboriculture, farming, wildland, expanding the welding center, etc.*
 - ii. *Plan to modernize current learning spaces such as childcare center for students with children, etc.*
 - iii. *Improvements to STEM (Space Simulator Center) which they hope will bring in K-12 classrooms to the college via field trips for more learning opportunities.*
 - iv. *Nature/Outdoor upgrades to the athletic field/s and walking trail/s. Current fields are not designed or equipped to host large college sized events. CCC plans to install a Synthetic soccer field and finish the 'Douglas Loop' walking trail to extend around the entire campus. Jeff shared the college's desire to partner with local sport programs such as Oregon City Youth Sports to allow unlimited access to their facilities and fields. Jeff stated "We are Clackamas 'COMMUNITY' College. Community is our middle name." Jeff relayed the college's intention when making these accessibility improvements, "is to serve the community at large."*
 - v. *Update and fix aging infrastructure, addressing maintenance, safety and security upgrades, install more cameras, door access controls, etc. Updates will occur at all three campuses: Oregon City, Milwaukie and Wilsonville.*



- vi. *Wilsonville Campus updates will include the partnership space. These upgrades will be used to enhance the apprenticeship/training experience, lab space, CTE programs to ensure alignment with current workforce needs, etc.*
- c. *Jeff discussed “Leveraging Phase II bond funding” alongside Oregon State University Extension Service. Cost to taxpayers will remain the same as it’s been since 2014 which is \$.25/\$1,000 of assessed value. This gives them access to additional funds.*
- d. *Jeff opened the meeting up for questions.*
 - i. *Who is overseeing the budget? Answer: CCC will assign an “Oversight Committee” of citizens who will oversee spending, etc.*
 - ii. *What is the proposed schedule for construction on Clairmont Way and how will the construction impact Beaver Creek Rd.? Answer: Construction is proposed for potentially 2026 and the building benefits should outweigh the negatives. It is not forecasted to increase traffic dramatically. CCC will be sure to keep awareness about using Highway 213 entrance for construction equipment and materials entering/exiting the site.*
 - iii. *What is CCC currently doing to pay for some of these costs/upgrades on their own, without needing the full bond funds? Answer: CCC will be providing upgrades that WILL make the campus more energy efficient. Prior to now, the upgrades completed in 2014 was to complete “new” buildings. Now their efforts are to make it all energy efficient so they can conserve costs for future maintenance, etc.*
 - iv. *Newell Creek impact? Answer: They need the bond to pass before they can obtain the resources needed to assess impact and create a plan that will leave the lease footprint/impact on the environment. The bond funds will be used to hire appropriate parties to conduct surveys, etc.*
- e. *Jeff will send informational materials to Rachel to have at community meeting next week. Discussed The Hamlet’s role in political actions and difference between “asking vs informing.”*

III. Other topics:

- a. *Korner Park reader board – OC School Bond??*
 - i. *Discussed purpose of using sign to encourage public to vote/learn more about upcoming bond measure.*
 - ii. *It was unanimously agreed upon to update reader board to:
“Please vote by Nov. 5”*
 - iii. *Mark will update sign.*

IV. Land Use Applications:

- a. *Z0339-24 applicant Vertical Bridge, Brandon Clower; property owner Lukas-Hanna Irrevocable Trust; 18133 S Steiner Road, Beaver Creek; zoned Timber; 217.55 acres; Public Hearing scheduled for 10/24/24, 9:30 am; requesting to install a Verizon wireless tower with antennas & associated equipment on a 195’ self-supporting tower with equipment cabinets & a generator placed at grade & surrounded by a chain link fence.*
 - i. *Discussed the location of this application and being located in the Redland CPO. The Hamlet will provide input to the County as a “neighboring” CPO however it is a known fact that the entrance to the property named in this application comes from Beaver Creek Rd./Steiner Rd. The Hamlet can also ask that the applicant upgrade the tower appearance to look like a fir tree.*



V. Land Use Activities/Decisions:

- a. City of Oregon City, Park Place Concept Plan Code Amendments GLUA-24-013 / LEG-24-01, letter from the Board emailed to Planner, Pete Walter, Thursday, September 12.
- b. Z0277-23-Z applicants Jessey Cereghino & Garrett Stephenson, property owners Gayleen Weiler, Joleeta Perkins, Janice W Kennedy, Trustee, 21418 S Hwy 213, zoned FF10, **Weiler Farm 111 acres**, requesting a zone change from FF10 to RA2. Approved subject to conditions. DLCD appealed to LUBA, Hamlet cannot intervene. HOW DO WE HANDLE FUTURE APPEALS/INTERVENSIONS? LUBA hearing 4/30. Decision – remanded to Clackamas County. Appealed to Oregon’s Court of Appeals 8/14. Oregon Court of Appeals upheld LUBA’s requirement of the need of a Goal 14 exception.
 - i. *Discussed the decision to require a Goal 14 Exception and how this will impact current and future applications similar to this case. The next level of appeal would be the Oregon State Supreme Court. There is currently no confirmation if the applicant will pursue the next step.*
- c. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S **Beavercreek/Wilson Road**, zoned RRFF5, 56.22 acres, requesting a zone change from RRFF5 to RA2 and a 28-lot subdivision for future development of single-family dwellings. Hearings Officer approved. City of Oregon City appealing to LUBA & DLCD will consider appealing to LUBA on 6/27&28. Planner discussing another route for applicant.
 - i. *Tammy reports the Clackamas County Planner has been in contact with the applicant to inform of the Court of Appeals decision to uphold LUBA’s decision. This application will also require a Goal 14 exception, if the applicant chooses to pursue a zone change to RA2. It was suggested to the applicant maintain their RRFF5 status and build homes on 5-acre lots.*

VI. Rachel Ringle, Co-Secretary & Corresponding Secretary

- a. Approval of minutes September Board & Community Meetings.
 - i. *Minutes sent to Board for review. Rachel to seek approval at November Board meeting due to full October Town Hall agenda.*
- b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beaver Creek/Carus Community Connections Facebook Page (Amy & Awbrey).
- c. Board Photos, Questionnaire, & Hamlet Brochure (sync with website)
 - i. *Discussed questionnaires received from Tammy, Cheryl, Bill and Jessica. Rachel, Mark, Joe and Kenny still need to complete theirs. Rachel to e-mail questions in a plain text format for pending Directors to complete easier.*
 - ii. *Hamlet Brochure is underway. Currently working through edits from Bill and Tammy, then will present a formal draft to Board for input.*

VII. Mark Hillyard, Director at Large

- a. Parks Committee
 - i. Park Upgrades – expenses?
 1. *Discussed expense that was subsequently presented for “permitting” needed to complete electrical upgrades. New expense totaled \$150.00.*



ii. Future Park Upgrades

1. Cheryl inquired about projected upgrades at the park in the near future as well as long term. Mark elaborated on necessary upgrades to the Gazebo (dry rot, unsafe, etc.), electrical, kiosk updates, etc. Park Committee is working with various vendors to forecast for these upgrades.

b. C4 – Hamlet Representative

- i. Discussed housing and homelessness. Mark relayed working towards identifying the gaps in the various municipalities, etc. Mark gave input that Metro could improve with communication and delegating tasks, dispensing funds fairly and appropriately, etc. Mark elaborated on overall collective frustration with how things have been handled thus far.*
- ii. Tammy shared the purchasing of a new site that will be renovated into a recovery center per Clackamas County's e-mail.*
- iii. Discussed IMPAC and extending Urban Growth Boundary to the West. Mark expressed that The Hamlet's responsibility to stay informed on this topic. Bill reported Clackamas County has expressed strong opposition to this potential change proposed by IMPAC.*

VIII. Kenny Sernach, Director at Large

a. C4 – CPO Representative (Executive Committee)

- i. No additional report.*

IX. Cheryl Buchert, Treasurer

a. Treasurer's Report

- i. No questions presented about the report provided by Cheryl.*

b. Parks Committee Budget and Funds

- i. Tammy explained that at the July Hamlet Town Hall community meeting, the Park's Committee budget request was presented with 2 verbal revisions... instead of a \$500 Summerfest music expense, it would be \$800 and there was a donation of \$200 from Willamette Restoration. Unfortunately, the budget was approved as "presented," not as "verbally revised."*
- ii. Bill Merchant made a motion to approve the "revised" Park Committee Budget.. Jessica Sernach seconded the motion. The Board votes, 5 in favor, 0 opposed and 3 abstained.*
- iii. Cheryl stated that committees should not overspend their budget allotment by more than \$50 without board approval. Doing so could result in the expense not being reimbursed.*
- iv. Discussed the Parks Committee fundraising advertisements for "park improvements and future events." Cheryl asked for clarity on earmarking park funds. Are they for improvements only? Mark stated that park funds are for improvements, fundraising, etc.*
- v. Rachel requested further clarification on the current process of how funds are handled/submitted between the Parks Committee and the Hamlet Treasurer.*

c. Boosters Welcome Committee Report



- i. Cheryl discussed her outreach efforts as of late including visiting local vendors and businesses to get them involved in the Welcome Boosters efforts.

X. Joe Matteo, Director at Large

a. CSWCD

- i. Invasive plant is: Himalayan Blackberry
- ii. Joe is on the Ballot for the Board of Directors at CSWCD.

XI. Jessica Sernach, Co-Secretary & Corresponding Secretary

a. CSWCD

- i. No additional report.

XII. Bill Merchant, Vice Chair

a. Region 1 ACT

- i. Discussed lack of funding. Bill reported that STIF funds will be reviewed by ODOT to confirm where funds are going. They are looking for recommendations for improvement rather than simply approving as is.

b. CPO Summit

- i. No report.

c. Clackamas County Committee for Community Involvement (CCI)

- i. Bill relayed there is a new Code Enforcement Supervisor by the name of Michael Barnes. Bill reported there was information exchanged about how a CPO is different. Michael expressed he would like to speak to other CPO's about their experience with Code Enforcement. Bill requested the Board's blessing to speak to Code Enforcement alongside Tammy, on behalf of The Hamlet of Beaver Creek CPO and to invite Michael as a guest speaker.

d. Projector Replacement

- i. Bill presented his research to the Board via e-mail and came to the Nebular projector which only projects roughly 7-8ft or 100".
- ii. Discussed our need for new projector and failed attempt to fix the current projector. Mark gave his advice on basic models that are better performers. Mark will research and present at the October Town Hall community meeting his recommendation for a new projector.
- iii. Tammy, Bill and Cheryl will be meeting with Clackamas County Public & Government Affairs Director, Tonia, to discuss possible repair of current projector at no cost to The Hamlet. More to report after they meet.
- iv. Kenny Sernach made a motion to approve the purchase of a new projector which shall *not exceed* \$500 and is contingent on a response from Clackamas County and ensuring we research a good quality make and model. Cheryl Buchert seconded the motion. The Board votes, 7 in favor, 0 opposed and 1 abstained.

e. Public Sharing Transportation Issues with Legislative Committee 9/26



XIII. Miscellaneous Topics:

- a. Elections – Matteo, Merchant, Stevens, and promotions
 - i. *Elections will be held at the October Town Hall Meeting.*
- b. Table Covers Being Created
 - i. *Carla Propp-Vail is completing the table covers for The Hamlet.*
- c. Planning Commission Meeting
 - i. *Discussed Code Enforcement presentation given by CE Officials, Michael Barnes, Supervisor, and Michelle, Manager. The PowerPoint included news such as the department now has 5 Officers. Each Officer now handles 140+ cases which is a significant decrease from prior. The biggest change the public will experience is communication. When submitting a CE complaint, the reporter will then receive a confirmation of the complaint and who the case was assigned to, as well as any follow up details. Prior to the current changes presented, these alerts were inconsistent and/or not available.*
 - ii. *Tammy shared information about the RV Code Enforcement complaints received since the passing of ZDO-285; CE has received over 50 complaints so far and growing.*
 - iii. *Discussed the complaint filed on the Terry Rinkes property (on Beaver Creek Rd.) and the worsening state of that property. Michael/Michelle will investigate further and report back.*
 - iv. *Bill Merchant was present during the interview process for the new PGA Director candidates. He reported on how those interviews went. All attendees were asked to take notes and ask each candidate various questions to compare afterwards. The results of who will be selected is still to come.*

XIV. October 23rd Town Hall Community Meeting, Beaver Creek Grange:

- a. Agenda
- b. Guest Speaker/s
 - i. *Shawn Olson, Oregon Fire Marshal will be present to discuss Backyard burning, wildfire season updates, etc.*
 - ii. *During an intermediate break during the Hamlet Meeting, Clackamas County Commissioner candidate Craig Roberts will provide a brief presentation, followed by a Q&A session with the community.*
 - iii. *Board provided various questions that will be sent to Craig in advance that he will answer during the Q&A session.*
- c. Arriving at 6:30, refreshments, Registrar, etc.
- d. Future Guest/s: October – November - The Confederated Tribes of the Grand Ronde
- e. Other Speakers - Oregon Agricultural Trust (OAT); Code Enforcement; NAMI Mental Health; Oregon City School District – Transportation, Principle & PTO Chair; Fire Marshall; Health Housing and Human Services, Sheriff's Deputy & Detective on Homelessness; Sheriff canine unit.

Adjourn meeting at: 9:40 p.m.