

STAFFORD HAMLET
BOARD MEETING

Minutes

November 13, 2018

Chair Jay Minor called the November 13th Board meeting of the Stafford Hamlet to order at 8:47 pm at the Stafford Elementary School, West Linn, OR.

Attendance:

- ❖ Board Members Present: Dave Adams, Richard Fiala, Walt Gamble, Jana Lombardi, Bill Markt, Jay Minor, Mary Moore, Matthew Palmer, Len Schaber, Joe Wikoff
- ❖ Excused:
- ❖ Absent:
- ❖ Staff Present:

Approval of Agenda:

The agenda was unanimously approved as written.

Approval of Minutes:

The October 6, 2018 Community and Board minutes were presented for review. Walt Gamble moved to approve the minutes as written and Len Schaber seconded the motion.

Vote: approved, 10 - yes, 0 - no, 0 - abstain.

Financial Report:

Joe Wikoff presented the Treasurer's Report, which had been previously emailed. Joe reported that as of October 9 there was a profit of \$21.05 for the Family Fest. Joe detailed bills paid for the Family Fest, the Candidates Forum, and room reservations. The imprest account has a balance of \$4,799.47. The funds for the Family Fest that were in the imprest account will be transferred back to the Trust Account. In October the County posted \$20.57 in interest to the Trust Account.

Joe Wikoff moved to approve the Treasurer's Report. Walt Gamble seconded the motion.

Vote: approved, 10 - yes, 0 - no, 0 - abstain.

Participation Request for SLOA/BNA Meeting:

Len Schaber explained the goal of the meeting is a meet and greet with Councilors organized by the Stafford Landowners Association (SLOA) and the Borland Neighborhood Association (BNA). Len said that Metro had bad information about the cost of roadway improvements. Walt Gamble said that another problem was in the Urban Growth Report that Metro wrote. He said

some people have issues with their infrastructure cost. Jay Minor asked why is there a response now? Walt Gamble said there are several goals: to talk about preliminary concept plans, a transit study as part of the intergovernmental agreement (IGA) or a next step, and density transfers.

Jay Minor said that Jeff Gudman said density transfers would not be part of this IGA. Len Schaber said density transfers need to be discussed so that one can talk about where there is development so transportation can be then studied.

Jay Minor said there are two parts to this discussion: should the Board be involved and if the board is involved then individuals need to be designated representatives. Jay said each Board member should get an opportunity to comment before the Board decides if it wishes to be involved.

Matthew Palmer began the discussion/comment by saying he thought the Board should attend to be at the table, to listen, and to share opinions. Matthew does not like that Walt and Len talked without informing the Board of what was happening. Walt Gamble said he was representing himself and not the Board. Matthew Palmer said he wanted more notice.

Jana Lombardi read a statement she wrote. Jana said there were three issues. The first is a unilateral decision made by two Board members to meet developers without discussion, notice, or approval of the Board. The second is the Chair of the Board of County Commissioners (BCC) using his official County email to invite attendees apparently without talking all of the BCC. The third issue is why meet now when nothing has changed, why the rush to meet, and the timing is inappropriate given how close the IGA is to be voted on. Jana said she felt it was not transparent.

Mary Moore said all of the Board's communications are public. She said there have been problems with misinformation. Mary said the Board is trying to not be part of the problem. She said this is not what we are hearing from the community. She said she is confused by the urgency. She is confused by Jim Bernard's decision to be involved and that it shows his favoritism.

Dave Adams said that the initial invite did not have Stafford Hamlet involvement, and why was that. Walt Gamble said that Rob Fallow had called Walt, and then Walt emailed the Hamlet Board. He said he talked to Rob and Herb, then once Walt was part of the discussion he invited the Hamlet Board.

Dave Adams said that he echoes Mary Moore's thoughts. Dave said the Hamlet Board has tried to be transparent and that the SLOA has not. Dave said the Hamlet has always been open. Dave said there have been many of these episodes where the SLOA undermines efforts and transparency. Dave said the meeting is happening and so the Hamlet Board should do and rebut what is said. Then the representatives can report back to the Hamlet Board.

Bill Markt said this was an ill-timed meeting between the SLOA, BNA and others. He said the cities have been working hard and that LO seems to want the IGA finalized. Bill said there has

been time and time to comment. He said the closed meeting has bad optics. Bill said the Town Hall process with an open meeting would have been transparent and would allow for sharing of perspectives. Bill said he is very disappointed in Len and Walt. He said he is trying to listen, and that his does not tie together. He said the SLOA is a special interest group. He said that all of this reflects black on the collective, and that this is not the way a meeting should happen. Dave Adams said if the SLOA/BNA had come to the Hamlet Board then there could have been a Town Hall. Len Schaber said when it first came up he did not have a lot of information. Dave Adams said they should have been open, and that they knew people would be mad. He said this is substantial undertaking and a sales pitch. Walt Gamble said that when he got the email the invites had already been sent out. Walt said that he wanted to get the Hamlet Board in a better position.

Joe Wikoff said that he is not a politician but this is politics. Joe said it appears that Jim Bernard is not a friend of ours. He said that he agrees with what was previously said. Joe said that the SLOA said this was about bringing new councilors up to speed, but that the current councils have not signed the agreement so this is premature. Joe Wikoff said it sounds like it is done and that it was an underhanded effort, and without concern to residents. Joe said the Board's responsibility is to defend the Community Vision Plan. Joe said the Board is to defend the CVP, the Vision and Values, and then to deal with the politics. Joe said the Board does need to play politics and be involved.

Richard Fiala said there is continuing moving target of what the meeting is. He said the County was part of the five party IGA, and that the County is free of most involvement if the three party IGA passes. He said Jim Bernard seems unhappy about about the new IGA and that he is getting involved when the County said it would stay out of the process. Richard said he also has an issue with the Molly Ellis data. He said the data was flawed, there were varying questions and that there was gerrymandering. He said that while density transfers are an interesting topic, but they are hardly used in Oregon and are hard to calculate. He said that it does not seem like they would work. Richard said that to have this happen so close to when the IGA is done is bad. He asked why does the meeting need to happen now. He said this not honest.

Walt Gamble said the meeting would have occurred regardless of what the Hamlet did and that this way the Hamlet has input. Mary Moore suggested having a countering Town Hall. Walt Gamble said the Hamlet can influence the content. He said that John LaMotte had been at a previous meeting. He said the format has changed.

Rick Cook asked who set up the meeting. The answer was the meeting was Herb Koss, Rob Fallow, Don Hanson, John LaMotte, and Greg W.

Jay Minor asked how long has Len Schaber known about the meeting. Len Schaber said he has talked about this for a while, that he knew about Jim Bernard being involved, and said that the decisions as made to make it credible the County would be invited to be involved. Jay Minor said he was really disappointed that no one from SLOA came and talked to the Hamlet Board.

Jana Lombardi said that one alternative to the meeting could be a public event.

Dave Adams said they should cancel, then do a Town Hall. Len Schaber said that we have been asking for a seat at the table, and so we need to be at the table.

Walt Gamble moved that the Board does participate in planning and attend the meeting on the 28th of November. Jay Minor seconded the motion.

Vote: approved, 6 - yes (Adams, Gamble, Markt, Palmer, Schaber, Wikoff), 3 - no (Fiala, Lombardi, Moore), 1 - abstain (Minor).

Joe Wikoff moved the two Board representatives be Richard Fiala and Bill Markt with Rick Cook helping to talk and plan, and that all Board members who can attend the meeting can go. Mary Moore seconded the motion.

Vote: approved, 10 - yes, 0 - no, 0 - abstain.

Bill Markt said that the Board should do what is has to do, and that two is an arbitrary number. He said hopefully most of the Board will show up.

Jay Minor suggested having handouts of the CVP and Vision and Values on hand. He also suggested making more of the packets/binders that were made for the City Councils.

Old Business - Board Candidates Applications:

Mary Moore is collecting applications. Jana Lombardi and Len Schaber are going to reapply. There are other applications that have been submitted. The deadline for applications is December 12.

No committee reports were given due to the time.

Adjournment: Chair Jay Minor adjourned the meeting at 10:00 pm.