



# 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

NOVEMBER 14, 2024 AT 7:00 P.M.

VIRTUAL / VIA ZOOM

## MEETING MINUTES

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

### I. Call to Order at: 7:00 p.m.

### II. Chose Officers – Chair, Vice-Chair, Treasurer, and Secretary

- a. *Discussed the process of Board Elections in October. Then, historically speaking the November Board meeting agenda includes discussing the Officer positions.*
- b. *Tammy opened the conversation to anyone who would like to change their Director position to an Officer position. No feedback provided.*
- c. *Bill Merchant made a motion to retain the current people in said positions (Tammy/Chair, Bill/Vice Chair, Cheryl/Treasurer, Rachel/Secretary). Mark Hillyard seconded the motion. The Board voted unanimously in favor.*
- d. *Discussed protocol for voting methods. All votes must be documented in Meeting Minutes and not just simply by a show of hands – including unanimous results.*

### III. Land Use Applications:

- a. Z0378 not received... approved.
  - i. *This is a Temporary Home for Care renewal that was approved without prior knowledge by The Hamlet Board. Tammy reports her findings that the application was sent to the wrong CPO. Subsequently, the Board did not learn of this renewal until after approval.*
  - ii. *Cheryl and Tammy to open a dialogue with Tonia about how these renewal applications can be tracked so we perhaps do not miss them again in the future.*
  - iii. *Discussed writing a letter about the “taco food truck” located at the vacant lot next to the Beaver Creek Saloon and Vet office. Board members voiced their concerns of traffic and safety. Elaborating on how this food truck is impacting the Beaver Creek Saloon not only with business but also using their parking lot, entrance, etc. Kenny and Mark shared the various restrictions the food truck owner is being held to (100 days per year in service, etc.).*



- iv. *Tammy and Mark will work together to draft a letter to present to the County Planning Department stressing the need for “all” food truck applications to be shared with the CPOs as they have community impact.*

#### IV. Land Use Activities/Decisions:

- a. Z0305-24 property owner Robert W White Trustee, applicant Kim Reynolds, 15684 S Thayer Road, Oregon City, zoned RRFF5, 24.2 acres, requesting a Measure 49 property partition. Approved subject to conditions.
- b. Z0313-24 Ken & Lisa Clifton, 22645 S Penman Road, Oregon City, zoned EFU, requesting a replacement dwelling on EFU zoned property. Approved subject to conditions.
- c. 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. OC Planning Commission discussed October 28<sup>th</sup>.
- d. 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. *Tammy has not heard if the applicant is going to appeal to the Supreme Court.*
  - ii. *County Officials have notified the applicant of “Wilson Rd.” that they need to continue to pursue building on their RRFF-5 conditions as they currently stand at 5 acres per lot or apply for a Goal 14 Exception.*
- e. 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. *County Officials handling the Weiler Farm application have notified this applicant of the results and need for a Goal 14 exception going forward. The County reiterated to the applicant that without a Goal 14 exception, they can simply continue with their RRFF-5 conditions as they currently stand.*

#### V. Rachel Ringle, Secretary & Corresponding Secretary, Social Media Director

- a. Approval of minutes September and October Board & Community Meetings.
  - i. *Rachel presented the Meeting Minutes to the Board via e-mail for review.*
  - ii. *Discussed each Board member’s edits to ensure all were received.*
  - iii. *Bill Merchant made motion to approve the September and October Board, Emergency and Community Meeting minutes with agreed upon revisions. Joe Matteo seconds the motion.*
  - iv. *The Board voted unanimously in favor.*



- b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.)
- i. *Mark, Cindy and Tammy observed The Hamlet logo as being included on various social media graphics that advertised public information, events, and details, that were not in the interest of, hosted by or directly affiliated with The Hamlet of Beavercreek.*
  - ii. *Mark shared his belief that by changing and including our logo on other organization's events/content, it then appears to be an act of plagiarism by The Hamlet. Mark went on to enforce that The Hamlet is not allowed to "change" other organizations content nor put our logo on it. Rachel asked for clarification on the laws/regulation surrounding the "changing" of other organizations public events/information? Clarifying answer was undetermined.*
  - iii. *Rachel will research any applicable resources and information on the topic of social media in respect to Oregon law, Facebook rules and regulations, etc. This may end up being a topic of what is etiquette vs. what is law.*
  - iv. *Further clarification made by Rachel: The Hamlet Logo can be described as a small watermark on the outer portion of these graphics. We create these designs to align with our social media esthetics while promoting The Hamlet's sense of comradery and support of a thriving community. Our graphics are not an attempt to promote, benefit, nor favor any specific business or their interest. Rather, we decipher relevancy based on date, location and remaining non-partisan. It is simply to inform the public of relative public relations and events happening in our area, while using a statistically proven method to increase our social media reach. We do not falsely take ownership of any events by claiming or benefiting from a "host" status. Furthermore, the rightful business owners are always tagged when applicable and, in all cases, are extremely appreciative that our upstanding organization would share their public event/information to our respectable accounts.*
  - v. *Regardless of intentions, we as a Board are seeking clarity on what is/not acceptable.*
    1. *The Hamlet is sharing public events within our local community by re-designing graphics in a format that is esthetically pleasing to The Hamlet's social media audience;*
    2. *Is this ok to do or do we need to obtain approval from each individual business/organizations prior to sharing their event details in our own design/format or, do we begin using the formal generated flyers and leave The Hamlet's logo off any graphics that are not specifically hosted by us?*
- c. Board Photos, Questionnaire, & Hamlet Brochure (sync with website)
- i. *Resent questionnaire e-mail to Mark, Kenny and Joe to answer Board questions. We're eager to get the photos and bio's on the website.*
  - ii. *Bill, Rachel, Tammy and Cheryl will meet on Monday, November 18 at 7:00 p.m. via Zoom to discuss website/social media.*
  - iii. *Rachel will create a Zoom link for this conversation.*

## VI. Mark Hillyard, Director at Large

- a. Parks Committee
- i. Holiday Tree Lighting December 7<sup>th</sup>
    1. *TLC is helping prepare for this event.*



2. *Discussed the details of this event and the timeline.*
- ii. Korner Park Christmas Tree Lighting event flyer review
    1. *Tammy requested clarifying revision on the conflicting/confusing times listed twice on the flyer.*
    2. *Flyer should include all the host's listed at the top. Not just The Hamlet, but also The Saloon/Café, etc. It was suggested to use all the business logos on the top to avoid the header being too busy/bulky.*
    3. *Discussed the Amazon Wishlist link for donating to fill the stockings. Carla Propp-Vail shared the link originally on the Beavercreek Forum then sent to Rachel via Facebook Messenger. Rachel asked for clarity on where the Wishlist link should be shared on Social Media? Rachel will need to reach out to Cindy for that answer.*

b. C4 – Hamlet Representative

- i. *Mark discussed the C4 topics of concern and reiterated the inconsistency by Metro and their lack of surety over what needs to be done to find balance within the organization and delegate funds appropriately.*
- ii. *Mark shared the dire need for the State of Oregon to get involved to ensure things can get under control and get a clear plan in place.*
- iii. *Mark shared that if these organizations cannot create order within, then the State of Oregon can step in and take over.*

VII. **Kenny Sernach, Director at Large**

- a. C4 – CPO Representative (Executive Committee)
  - i. *No report.*

VIII. **Cheryl Buchert, Treasurer**

a. Treasurer's Report

- i. *Cheryl sent the Treasurer's Report to Board.*
- ii. *No questions or feedback provided by the Board.*

b. Clackamas River Water Invoice

- i. *Invoice dated 11/08/24 for \$65.87 received in the P.O. Box. This is the second invoice received this year.*
- ii. *Per Tammy (and documented on the invoice), this cost is for "meter charge" during summer months.*
- iii. *Discussed what Trust "category" this invoice should be paid under (general Trust account vs. Park).*
- iv. *Tammy elaborated on all The Hamlet accounts and their purposes on how/when to be spent.*
- v. *Joe Matteo asked what account the PGE bill is paid from. Answer: General Trust.*
- vi. *Rachel made a motion that the funds to pay this water invoice can be paid out of the general Trust account. Kenny Sernach seconds the motion. The Board voted in unanimous favor.*

c. Trust Account



- i. Cheryl recently balanced the Park Trust account and decided to research how the Park's Committee's and all their fundraising deposits have benefited the Trust account as a whole. Since August 2022 when the Park Committee made their first deposit, their funds have earned the Trust account \$492 in interest. Bravo!

d. Boosters Welcome Committee Report

- i. Tammy sent the most current Booster graphic to the Board for their blessing on posting to the Booster's social media accounts.
- ii. White Oak Country Farms are officially selling Hamlet glassware at their store located just past the Beavercreek Fire Station.
- iii. Tammy inquired about postage the need to research bulk pricing for mailing Welcome Booster materials to new residents.

IX. **Joe Matteo, Director at Large**

a. Clackamas Soil & Water Conservation District

- i. Invasive weed of the month is Birch Loral (in the "Daphne" family). Originally arrived here from Europe as a "landscaping plant" however, we quickly learned it provided more harm than good.
- ii. The CSWCD meets next Tuesday, November 19. Joe will be out of town. Tammy to attend their virtual meeting option if available. Tammy will also ask if Jessica Sernach is able to attend their virtual meeting in Joe's place.

b. Nov. 5 Election Results

- i. The Elections Office is still counting ballots. Official winner's will be announced on December 2, 2024. Joe is presently in a significant lead over the other candidate.
- ii. Joe will not be present at the November Community Meeting.

X. **Bill Merchant, Vice Chair**

a. Region 1 ACT

- i. Met on 10/7. Report already provided at previous meeting/s.
- ii. They will be meeting again on 12/2.
- iii. No report at this time.

b. CPO Summit

- i. Meeting on 11/27. No report at this time.

c. Clackamas County Committee for Community Involvement (CCI)

- i. Meeting on 11/19. No report at this time.

d. Projector Replacement (Mark & Bill)

- i. Discussed the prior motion from October's Town Hall meeting which included an approval of a \$500 budget for a new projector. Bill and Mark are still working together on finding the best option for our needs.
- ii. Mark offered to continue loaning his to The Hamlet in the meantime.
- iii. Tammy reports on her meeting with Tonia regarding the County's ability to replace/repair said broken project. Per Tonia, the County is not responsible for replacing/repairing their issued equipment.

XI. **Miscellaneous Topics:**





- a. Table Covers Being Created
  - i. *Tammy will inquire if Carla can finish The Hamlet table covers by 11/7 to be used at the Christmas Tree Lighting event.*
- b. Discussions with Tonia Holowetzki (Cheryl, Bill, and Tammy)
  - i. *Maria and Tonia are now overseeing CPO relations of Clackamas County.*
  - ii. *Tammy recapped her recent meeting with Tonia. Bill and Cheryl both in attendance and had lots of questions. A secondary meeting with Tonia included a long list of various housekeeping items with little to no resolution. Tammy reassured Tonia and her team that The Hamlet can be used as a resource and is here to help the County in any way. PGA now has a big undertaking and a lot to learn due to so much employee turnover.*
  - iii. *Bill discussed his part of the conversation with Tonia and sharing information on Chapter 2.10. This chapter was written into effect specifically for Hamlet's and CPO's. Unfortunately, Bill expressed that these County representatives were not aware of the Chapter nor any specifics of what a Hamlet does and/or what the County is responsible for. Lots to learn.*
- c. Strategic Planning Meeting – Date & Location
  - i. *Tammy to host meeting at her home again this year.*
  - ii. *Food and beverages provided.*
  - iii. *The Board collectively planned the following:*
    - 1. *The Strategic Meeting will be held January 5, 2025, 10 a.m. to 2 p.m.*
    - 2. *Topics will include asking ourselves “what went well and what didn't,” as well as “what our future goals/plans are,” etc.*
- d. Mark Seymour's Email Regarding the Notorious Intersection
  - i. *Discussed e-mail from Mr. Seymour that brought light to the safety concerns at the Beavercreek/Kamrath/Leland intersection. This e-mail was sent directly to the County Commissioner's rather than The Hamlet Board.*
  - ii. *This brings to light that we need to start vocalizing our role within the community. Tammy instructed Rachel to create posts to share periodically that remind our community that they live in a Hamlet. Our Board is here to be their representatives to the County. We are a resource to our community and they need to be reminded of that more often.*
  - iii. *Discussed the future of a roundabout at this location and the extensive costs it will take to achieve it.*
  - iv. *Discussed need for community members to start reporting accidents at this intersection to the Clackamas County Sheriff's office. Clackamas County's Department of Transportation only pulls data from the Sheriff's office therefore if the accident is not reported. Therein lies the problem of not having enough data to support a reconstruction of this intersection (at this time).*
  - v. *Tammy will e-mail Joe Marek to get further clarification on how The Hamlet Board can help the County obtain accurate data from this intersection by its community who are facing these problems every day. Tammy reiterated that the County is not receiving all the accurate data from this intersection and how we need to find a way to bridge the gap between what is not being reported to the Sheriff's office and what is actually occurring at this intersection multiple times a day, every day.*



- e. Korner Park Arch
  - i. *Construction for the arch has begun sooner than expected. The posts are in and they are working on the upper section to ensure the Korner Park sign is the right dimensions. Tammy providing continued updates and support throughout the build.*

**XII. November 20<sup>th</sup> Community Meeting, Beaver Creek Grange:**

- a. Agenda
  - i. *No land use applications received at this time to discuss next week.*
- b. Guest Speaker/s – Ryan Webb, Engineering & Planning Manager, The Confederated Tribes of the Grand Ronde – Redevelopment Plans for Tumwata Village
- c. Grange open at 6:15, refreshments, registrar, and????
  - i. *Frank informed Tammy he will be providing baked goods and tea.*
- d. Future Guest/s:
  - i. *Cheryl suggested asking if Vector Control will guest speak.*
  - ii. *Rachel suggested asking PGE to guest speak and educate/inform us about their financial resources available to their customers.*
- 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.
- f. County Traffic Counts
  - i. *Mark asked how The Hamlet can acquire a copy of the Traffic Count reports performed recently within the Hamlet. Tammy pointed Mark in the direction of “Christian” at Clackamas County.*
  - ii. *This information is a great resource/tool to use when considering the new developments proposed within The Hamlet.*
- g. IHC Land Use application renewals
  - i. *Tammy and Cheryl will send land use renewal questions to Tonia.*

**Adjourned meeting at: 9:12 p.m.**