

STAFFORD HAMLET  
COMMUNITY MEETING

Minutes

March 12, 2018

Chair Jay Minor called the March 12th Community meeting of the Stafford Hamlet to order at 7:10 pm at the Stafford Elementary School, West Linn, OR.

Attendance:

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

Intergovernmental Agreement (IGA) Update:

Jay Minor provided an overview of the five way IGA (three cities, Clackamas County and Metro), of the three party IGA (Lake Oswego, Tualatin and West Linn), and the Hamlet's plan (Stafford Compromise). Nancy Phelps, a community member, asked if the Hamlet proposal was accepted by the parties, and Jay Minor said no. Jay Minor said the five party IGA was the best it could be at the time, and that since then the Hamlet has worked with the cities.

Jay Minor said the draft of the cities' IGA was presented by West Linn. Rick Cook said the Lake Oswego City Council had made some comments about the Hamlet area, with Councilor having questions about density and annexations. Rick Cook said he thought the city manager was not as knowledgeable about the area as he expected. Jay Minor said that West Linn has taken the lead on the three party IGA. He said the cities have talked about geographically where to develop, and have discussed if areas like Borland would go to Tualatin and areas North of the river could go to West Linn or Lake Oswego. Jay Minor said West Linn has retained the lawyer they used in the lawsuit over Reserves. Jay said this is a good deal and that the lawyer knows a lot about the city and the Hamlet.

Jay Minor said he asked West Linn Mayor Russ Axelrod if he thought the Hamlet should go before the Councils to address the Hamlet viewpoint on the IGA, and Axelrod said not yet. Nancy Phelps said when she spoke to Mayor Axelrod he encouraged writing letters on interests and conveying key points in the letters. John Keith, a community member, asked if the three party IGA has been approved yet, and Jay Minor said no. Jay Minor said it looks like West Linn does not want to do more development in the area. Jay said that there is a requirement that there be a plan for governance and a concept plan if an area wishes to be in the Urban Reserve.

Rick Cook said he thought the Hamlet should send information to the City Councils. Rick was shocked by the lack of knowledge at the Lake Oswego Council meeting. He suggested the

Hamlet provide reference documents and general knowledge. Rick asked what does Tualatin currently know. Rick Cook suggested keeping the documents simple with bullet points and contact information. He advised including the voting records. Richard Fiala suggested having a binder for the city managers. He said it could have reference information and could have more comprehensive information as well. Rick Cook suggested having binders for the administrators and emails for the Councils. Consensus was to put together a binder or packet, and Mary Moore suggested the PR/Lobby committee work on it.

John Keith asked if there was a strategy for talking to Councilors outside of Council meetings. Jay Minor said some Councilors have attended Hamlet meetings. Richard Fiala said that both individuals and groups (such as the Hamlet) have been active in lobbying at times. Richard said the neighborhoods have had a lot of traction.

Jay Minor said the IGA from approximately 2009-2010 said that as part of the development process that the whole area would need to be planned as a unit.

Nancy Phelps asked if there have been developers with speculative developments or proposals. Jay Minor said there have been proposals. Nancy asked if there is a low chance of development right now. Jay Minor said right now it is more or less low. Bill Markt said that it is more of a question of who is in power and where at any given point. Bill said that Tualatin is most inclined to do some development. Bill said the IGA creates an area wide dynamic and not just a one city area. Bill advised continuing to stay aware of what is happening.

#### Meeting of Hamlets:

Jay Minor said that he met with the Chairs of the Hamlet of Mulino and the Hamlet of Beavercreek. All three Hamlets are concerned about funding and a lack of staff support. The Hamlets are going to meet with County staff by the end of the month. Jay would like to have Joe Wikoff present to help explain the Hamlet's problems with the funding system.

Rick Cook said that the Hamlets get \$2,000 each per year and that there is more accountability for the Hamlets than for the thousands of dollars the CCBA gets. Rick said that he is concerned about the CCBA getting funds and having very little accountability, and that he would like to see them subject to the same requirements and procedures as the Hamlets. The Board of County Commissioners (BCC) will be discussing CCBA funding on March 13th.

Adjournment: Chair Jay Minor adjourned the meeting at 7:55 pm.