

Stafford Hamlet Community Meeting
May 19, 2008
2900 Borland Rd, Tualatin

Board Members Present: David Halseth, Carol Yamada, John Kuhl, Mike Stewart, Sally Quimby, Ann Culter, Molly Ellis, John English, Jay Minor, David Coles
County Staff: Chris Roth, Liaison; Amy Cleary, Director Conflict Resolution Center
OCP: Elaine Hallmark, Elizabeth Normand
Community Members: Scott Richmond, Walt Gamble, Jackie Gamble, Sid Sin

David H, Chair, called meeting to order at 7:05PM. Since agenda is same for Community and Board meetings, David adjourned Community meeting at 7:15PM and opened Board meeting at 7:20PM.

David asked for any additional agenda items. Sally has update on website additions.
David asked for 4/21 Board minutes approval. John K. motioned approval; Mike S. 2nd.
Approved by all.

Vision Committee Report: Scott reported that neighborhood and town hall meetings have been held and had good turnout. The next Vision Committee meeting will be joint with the Board on Thursday, May 22 at 7PM to review progress and process to date. Board and Vision members will then meet with MIG on May 31 10-3P (at Conflict Resolution Center) to draft a values statement using the input from the neighborhood and town hall meetings. Next step after draft completed is Board approval, then to take to community via next Town Hall meeting (date to be determined).

Scott foresees that after values statement is complete, subcommittees will be formed to look in detail at traffic, governance, geology, infrastructure, education, special lands, baseline inventory of what is in Hamlet, and to look at other communities. He would expect that each subcommittee would develop a white paper report.

Additional stakeholder interviews will be with Doug McClain, County Planner, on 5/22 and Carlotta Collette (Metro) on 5/27.

On 5/2, Scott, Mike, Elizabeth N and Aaron met to discuss better process for communication. Goal is to have all information, including what MIG is doing behind the scenes, via a check-in every couple of weeks, particularly when busy with projects. This will be then shared via Scott and Mike with the Board.

Sally asked if the 3 preservation groups (Audubon Society, 3 Rivers, and Tualatin Riverkeepers) had been interviewed as other stakeholders had. Scott said he was planning to bring them in after the values statement is complete. Sally suggested that this happen beforehand...they may have information we could use, particularly as it pertains to land they may have interest in. Additionally, we don't want to risk any misperception by them that we don't want to include them. After some discussion, Mike said he would contact each group and discuss our progress to date, asking for input and a plan to meet with them based on their interest.

Other groups were suggested as well: Homebuilders Assoc and commercial equivalent; 1000 Friends of Oregon; County Soil and Water Conservation Director; Trust for Public Land. Scott invited Board to email other groups if come to mind.

Elaine H. reinforced that this was very important...as an assessment of what interests other entities have of the Hamlet, how to tie in with the cities and maybe to help fund our vision project. David H. stated he had asked the cities and Metro about funding, and he had been told there was no money. He will follow up on this for clarity.

Finance/Fundraising Report: John reported that before we sent out the donation request letter, we had \$9426. As of this date, we have \$19,675...\$10,250 from response to the letter! He has sent out 35-37 receipts. He believes that sending out another letter in a month or two to those who have not contributed would be prudent. Sally stated that she and Carol are working with our webmaster to place a tree (graphic) with increments of \$2000 that we can change every week as we raise money. Also, we want to list the donors. Members at the meeting voiced approval for this.

Fundraising: There are now 2 events in the beginning planning stages.

- 1) We will have a 2nd annual golf event Sept 6 at Sandalie Golf Course as last year. Pat Thurston will head this up as before; John's wife, Jeri, will obtain prizes.
- 2) We have tentatively planned for King Corn to be shown on Friday, July 18 at 6P at Rolling Hills Community Church in their Fellowship Hall. Their people will do set up for us, and their AV staff will handle all the AV needs. Rolling Hills is donating their facility for our use. Tentatively, we have booked the Oswego Winery on Rosemont for the follow-up discussion with Curt Ellis and wine tasting. We will have more detail of both after our next meeting, June 4 7PM at Market of Choice.

Dr. Ribe/student presentation: Carol Y reported that Dr. Ribe with students will come June 12 to present the student findings in relation to possible uses for land in the Hamlet. This venue has changed for the presentation: it will be at Stafford School Commons at 7PM. This facility is smaller, so better for acoustics and Q&A..

Info from Metro and Pleasant Valley: David H passed out information he has obtained that might help us with our Community Vision Plan. It is helpful to note that our process is ahead of the Metro timeline and process for designating urban and rural reserves. Molly stated she had attended recent Pleasant Valley neighborhood meetings. She stated there were now issues and no money, so the planning has stopped.

Discussion of ongoing work with MIG: Elaine Hallmark, OCP, presented a process and budget summary for Board information from beginning June 2007 thru end of Phase 3. She wants Board to feel comfortable with the \$ spent so far, hoping this will free up energy for the process to continue. Did we get our money's worth?

Scott stated that he felt MIG has made a major contribution in our moving forward toward the goal of Community Vision Plan; they are strategically important to our process. Aaron recommended developing values before the vision; they provided tools for the neighborhood and stakeholder meetings. He is not satisfied with everything that has happened, but overall wants to continue with them as Hamlet consultant in this project. Communication plan should be revisited....could improve, be clearer, check in and updates more often. Dave C pointed out that their rates are not unreasonable in the consultant market. Other comments from group regarding MIGs performance:

- There needs to be specifics in the contract that can be used as checkpoints...a contract with specs that are followed, or discussed if needing change.
- Group didn't seem to be together for town hall...Laurie was at planning meeting, but Aaron requested information he should have had from her
- Closing of the town hall meeting was not good; it demonstrated Aaron and Laurie facilitating "by the book" instead of having the experience to be flexible and go with the crowd to bring them back in.

- There is lack of confidence that MIG can shepherd the Hamlet to the conclusion of the vision stmt
- We need to look at what needs to be accomplished and who is best to do that

David H. requested that everyone send him specifics Concerns, ideas by Wed PM to have for our meeting on Thursday 5/22 to rehash our work to present and make good recommendations. Scott asked everyone to look at both things done right as well as those that could be improved. Bring suggestions for improvement. Amy said we would begin meeting with exercise to look at what had been accomplished....make lists and bring to meeting Thursday. Amy will send a handout via email for the meeting.

Several Board members expressed concern about agreement to pay \$10,000 at this time based on our experience to date. John pointed out that part of this is for work already completed, and we are committed to pay that.

Motion made by Sally to empower Board Chair to approve Amendment #1 to the IGA as long as all concerns were resolved at the end of the meeting, Thursday, 5/22, and pay the \$10,000, which will move us thru Phase 2A. Dave Coles 2nd, all approved.

Clackamas County Reserves Study Group: Walt Gamble stated the first organizational meeting will deal with zoning and planning. Carol Y will be alternate. More information is on the County website under 'urban and rural reserves'.

MOU draft: David H presented draft of MOU that we would have with the cities. Please review...would be up for discussion at next meeting.

Bylaws: John discussed updated bylaws. Feedback from County Attorney was distributed by Chris. John will email changes to all for further input.

Website Update: Sally stated in addition to the home page having a donation section, she and Carol are working on having a graphic that shows our progress toward the Community Vision Plan with links for all to see the raw data from both the neighborhood and Town Hall meetings.

Cell Tower Outcome: Mike thanked everyone for their help for one of our community members who was objecting to a cell tower on Rosemont very close to his house. We learned that the request has been withdrawn...a positive outcome!

Three Rivers Conservancy annual fundraising lunch is Wednesday. Email Jay by Tue AM if interested in attending.

Meeting adjourned at 9:30PM

Respectfully submitted,

Sally Quimby
Hamlet Secretary