

## HAMLET BOARD MEETING

via ZOOM

September 18, 2025 @ 7:00 pm, MINUTES

### Board Attendees - All members Present

- Chair: Tammy Stevens
- Vice-Chair: Bill Merchant
- Treasurer: Cheryl Buchert
- Secretary/Corresponding Secretary: Gina McMurry
- Directors at Large: Mark Hillyard, Joe Matteo, Kenny Sernach

### 1. Call to Order @7:03PM

### 2. Land Use Applications - Reviewed as a board

- a. Z0361-25 Ray & Kari Jacobs, 22290 S Kamrath Road, Oregon City, zoned RA1 (rural area residential 1 acre), 2.80 acres, requesting a 2 parcel partition with a common driveway. We had a presentation from the applicants this year to understand their vision. We've invited them to talk at our upcoming meeting.
- b. Z0275-25 Cindy Lou Pease, 22575 S Hwy 213, Oregon City, zoned EFU, 30.2 acres, requesting operating a community center in the historic Carus schoolhouse that was relocated to her property in conjunction with the 501(c)3 non-profit Friends of the Historic Schoolhouse. Tammy mentioned the vision was to turn this into 3 things: Museum, Community Center, Agricultural Hub. This is the community center side, she'll go through details prior to the Community meeting. Applicants directly invited to our upcoming meeting.

### 3. Land Use Activities/Decisions - None

### 4. Bill Merchant, Vice-Chair

- a. Region 1 Area Commission on Transportation (R1ACT) - Didn't meet.
- b. Community Planning Organization (CPO) Summit - Didn't meet.
- c. Clackamas County Committee for Community Involvement (CCI) - CPO's within Urban Growth Boundaries, neutralized. Revision of the CPO handbook, still in progress. Current focus - What can PGA & CCI do together to encourage those without active CPO's to start again? 2026 Community Meeting discussion in progress. Potential BCC Town Hall meeting in works. Gina/Tammy to go through



the CPO book and will update the board and planning department contact info to match requirements for phone/email.

**5. Cheryl Buchert, Treasurer**

- a. Treasurer's Report - [Reports sent by Cheryl.](#)
- b. Boosters Welcome Committee Report - [Cupcake & Cocktails decoration event at the Grange - unfinalized dates: October 21 & 28. They can potentially sell wine by the glass or bottle. This fundraiser is for the Boosters.](#)

**6. Gina McMurry, Secretary & Corresponding Secretary**

- a. Approval of minutes, August Board & Community Meetings - [Accepted by Acclamation.](#)
- b. Website Update Review
  - i. Bios needs to be worked on still - [Tammy/Gina to review together.](#)
  - ii. Zoom Registration - [Discussed whether to keep registration for Board meetings. All in agreement - YES. If needed, we reviewed how to remove any disruptions \(click on person, 3 dots, remove\).](#)

**7. Mark Hillyard, Director at Large**

- a. Clackamas County Coordinating Committee (C4) - Hamlet Representation – Elections (Mulino & Stafford) - [Deferred to Kenny for update. Stafford, Beavercreek, Mulino elections coming up in February 2026. Beavercreek was the hamlet rep for 4 years, Mulino was alternate. Stafford could be it for the next 2 years, Mulino will be the alternate, otherwise Mark would vote to reup for another term so he can continue learning. Further discussion to take place.](#)
- b. Park Committee
  - i. Open Air Markets June, July & August Wed. Evenings 4:30-8 – 6/11, 18, 25 & 7/9, 16, 23, 30, 8/6, 13, 20 - \$650 to Trust Parks Fund – CONGRATULATIONS!!! - [Completed.](#)
  - ii. Rummage Sales – June 28 & 29, July 26 & 27 - [Completed. The second one was better than the first, more learning to come. TBD for next year.](#)
  - iii. National Night Out - August 5 - [Learning from this event as well - there was representation, but not as much as the prior year as some weren't able to show until much later \(OT cut\).](#)
  - iv. Summer Fest Concert – August 23 - [Cancelled due to weather. Contemplated just postponing but the committee decided to cancel due to heat wave.](#)
  - v. Holiday Tree Lighting – December 6 - [Lights will be tested, TLC for tree topper. Santa almost nailed down.](#)
  - vi. Community Park - Seeking 1 board member, and Tammy/Bethany discussed planting a Blue Spruce tree, from Evans farm?



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

- a. Clackamas County Coordinating Committee (C4) - CPO Representation & Executive Committee – elections (Karen Bjorkland) - [Resummarization of the retreat and discussion on what was wanted going forward. Main topics - Transportation, Housing, Infrastructure. Discussion on Rural CPO vs Urban CPO. CPO representation at C4 to renew in February 2026.](#)

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

- a. Clackamas Soil and Water Conservation District Board Member Report
- b. Chris Lapp, CSWCD Barn Hybrid Meeting (8/20 6:30 pm)
  - i. [20 respondents \(2 at meeting, 18 view survey online\). Option 1 Fix Barn \\$400k - 5. Option 2 Take off lean-to \\$300k - 1. Option 3 Fence - \\$TBD - 1. Option 4 Tear down and rebuild something more functional \\$35k - 13. Want to salvage wood and put up something useful.](#)
- c. [Transportation - 2 signs that flash speed is in progress \(concrete/pipes\). They are located S on Beavercreek across from Soil & Water Conservation, N on Beavercreek Road as you enter the 35-mph zone.](#)
- d. [Ringo Road bridge \(Ringo to Union Mills\) that was deemed structurally sound, was fixed at both ends.](#)
- e. [OR still in an 8-month drought. 4 inches below normal so far this year.](#)
- f. [Clackamas River - 1/3 decrease in pesticide levels but it's still a concern. National Rivers Conservative \(NRCS\) - hiring freeze.](#)
- g. [Clackamas Soil & Water Conservation District - has funds to help farmers fix their pesticide sprayers. They've collected over 100 tons of unwanted pesticides in the last 22 years, for proper disposal.](#)
- h. [The weed of the month is Japanese Knotweed.](#)

**10. Miscellaneous Topics**

- a. [BCC Monthly Hamlet Report – Volunteers of the Month Joe Matteo, Bill Merchant being put forth](#)
- b. [2025 Elections – Buchert, Hillyard, McMurry, Sernach \(Applications submitted\)](#)
- c. [Strategic Planning Event - Date Selected: December 10th 5:00PM - 8:00PM](#)
- d. [Parks Committee – Please ensure all know when events are changed/cancelled. Do this by immediately emailing \[board@beavercreek.org\]\(mailto:board@beavercreek.org\).](#)
- e. [Money for the trust account from the Parks Committee will be brought to the community meeting next week.](#)
- f. [BCC wants to meet with multiple hamlets at once. Stafford Hamlet big event was very well received.](#)



- g. Signs are still up on the lot with the Food Trucks, along with electrical signs/cars. Tammy to take the next step, via a telephone call.

**11. September 24, 2025, Community Meeting, Beavercreek Grange #276**

- a. Agenda
- b. Guest Speaker(s): Brian & Gerri Parry, Bryn Seion Welsh Church – PP Presentation (with microphone)
- c. Grange - Open at 6:15PM, refreshments, registrar, and misc.

Future Guest(s): **October** Amy Landvoigt, Water Master (Wells); **November** CSWCD

Other Speaker ideas - Oregon Agricultural Trust (OAT), Code Enforcement, Oregon City School District – Transportation Principle & PTO Chair, Health Housing and Human Services (H3S), Sheriff's Deputy & Detective (Homelessness, etc.), Sheriff's Canine Unit, Vector Control, Clackamas River Water, United States Postal Service (USPS), Bryn Seion (the Welsh church), Craig Roberts, BCC Chair; Emergency and Wildfire Prevention; etc. [Might think about playing some of the ClackCo Works videos at our meetings.](#)

Adjourn @ 9:42PM

*THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!  
PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON.*