

Villages at Mt Hood  
March 4, 2008  
Monthly Board Meeting

The regular monthly meeting of the Villages of Mt Hood Board of Directors was called to order by Chair Nancy Dougherty at 4:10 pm at Hoodland Fire District meeting room, 69634 E Hwy 26, Welches, Or.

Board members present: Rick Applegate, Robert Baker, Pat Buckley, Nancy Dougherty, Shirley Dueber, Judith Norval, Bob Reeves, Brigitte Romeo, Barbara Saldivar.

County staff:

County Liaison Christine Roth

Community Environment Director Ken Spiegel

Community Environment Specialist Kim Benthin

Minutes for the January 8, 2008 board meeting needed corrections. They will be presented at a future meeting with corrections made.

Board Communications

Bob Reeves welcomed Nancy Dougherty and Bob DuBiel back after their trip to Australia and New Zealand. Nancy thanked Bob Reeves for very ably filling in as Chair in her absence.

Committee Reports

Community Center Barbara Saldivar recalled that the Community Center building process began five and a half years ago after much research. The Conditional Use permit took four and a half years to obtain. In the meantime, grant requirements have changed, as well as economic conditions changing. Granting organizations have less money to award.

Barbara spoke at length with Doris Grolbert, Director of Library Services. Ms. Grolbert found the grant process is much more difficult and fewer and smaller grants are awarded. Barbara says that grant monies have gone to disaster relief. She will continue to work on this project, with the possibility of renewing interest in the building process and looking at other options for the building.

Brigitte Romeo asked how long the money allocated by Clackamas County for the building project would be held. Barbara stated it was not \$1,000,000 but rather \$250,000 and would be held as long as the permit was valid. The permit is valid for 10 years. Christine Roth stated that it wasn't likely that the money could be reserved that long. Other groups interested in recreation are interested in obtaining that money and are lobbying to have it allocated to their project.

Keith Schacher asked if the money under discussion had been formally committed to this project. Barbara said it was an informal commitment. Keith said he felt it was essential to get a formal commitment for those funds. Christine said the money was allocated to the Capital Improvement Plan for the County Parks. A discussion followed regarding the timeline for the budget process. The Parks Department will finalize their portion of the budget in March; formal budget hearings begin in April with final presentation of the budget to the BCC in June. The 2008-2009 Budget takes effect July 1, 2008.

Strategic Planning Shirley Dueber reported that the Strategic Planning Organization looked at the Mt Hood Area Business Plan from 2004. The Business Plan will be discussed at the March meeting of the Strategic Planning Organization. The group meets from 7:00-9:00 pm on the second Thursday of the month at the Hoodland Fire Station meeting room. Strategic Planning is the group that was the precursor to the Villages. They will continue to review and update the Strategic Plan.

Judith Norval asked Shirley if the plan was to be presented to the May Town Hall for formal recognition by the community. Shirley felt it was premature to present it now since it has not been updated by the Strategic Planning Organization.

Mountain Express Bob Reeves reported the Mountain Express bus had blown a second engine last month requiring a replacement engine. They are now back on the road. He reported the Mountain Express has 1100-1200 riders per month. A group representing the Mountain Express met with Commissioner Peterson to discuss partnership with the County for two additional years. Commissioner Peterson favors continued support of the Mountain Express.

Staff Liaison Report Christine Roth reported the County is seeking to form a Sustainability Task Force and wants citizens to apply. Documents are on line at the County's website. Deadline for application is March 17<sup>th</sup>. Interested citizens are encouraged to apply.

Featured Speakers Ken Spiegel and Kim Benthin presented a PowerPoint explanation of what Community Environment, formerly known as Code Enforcement, does. The Board and community members asked questions regarding the status of flooded properties damaged by the 2006 flood; problems with All-Ways Towing facility in Rhododendron; Special Use permits and CPOs not being informed about them; solid waste and hazardous waste violations; and a request to receive a copy of the PowerPoint presentation. The Board thanked Ken and Kim for their time and the information. If anyone needs additional information, call Community Environment at 503-353-4400.

Sandra Palmer, Bob and Margaret Thurman presented ideas, concerns and the outline of a plan to offer visitor information services from Sandra's business, Wyeast Book

Store and Art Gallery. The previous Visitor Information Center has closed, leaving no seven-days-a-week visitor information or a restroom for public use. Sandra feels that it is possible to provide a service for both tourists and local businesses through referrals from her service. Sandra feels that there is an opportunity to provide businesses with services since the current visitor information provider is the Forest Service. The Forest Service's main goal is to provide activities and attractions for visitors, not to provide information and/or promote local businesses.

Brigette asked about the status of Tourism Development Council funds. Sandra didn't know about their status and felt she could develop a business without them. Brigette felt the community needs a Visitor Information Center.

Rick Applegate commented that local businesses need an advocate to sell lodging, meals and services. An information center like this would help to fill that need. They provide a commercial application for services needed by visitors.

A discussion followed about how restroom services could be provided and how Sandra could provide these services without increased funding possibly involving County Tourism funds.

The discussion continued ranging from purchasing the old Visitor Information Center, to what individual businesses do to promote tourism within the community.

Rick Applegate moved that the Villages Board encourage Sandy Palmer to pursue her plan to develop a Visitor Information Center at her business at the Rendezvous Center. Robert Baker seconded the motion.

Vote:

Aye: Applegate, Baker, Buckley, Dougherty, Dueber, Reeves, Romeo, Saldivar

No: Norval

Motion passes 8-1.

Jeri McMahon announced the Tourism Action Plan would be reviewed Thursday, March 6, 2:30-5:30pm at Mt Hood RV Village. She passed out agendas for the meeting.

Russ Branson updated the progress of the Community Garden. The group has met several times, chosen a name, Iwak Community Garden. They have elected a board of directors, chosen a mission statement, developed a website and will break ground in early May.

George Wilson asked for an update on the sale of the Cedar Ridge property. Western Rivers Land Conservancy has sold a portion of the south side to the Bureau of Land Management. Chris related that the property will be paid for in three segments of \$1million in 2007-08 FY, another payment of approximately \$2million in 2008-09

FY and the remaining balance in 2009-10 FY. The north half of the property, which is the developable portion, is still for sale with several interested parties looking at it.

Both Keith Schacher and George Wilson had questions about the financial transaction which Chris could not answer. It was suggested they contact County Counsel to discuss any questions they had regarding the sale of this property.

Don Mench reviewed the process leading up to the sale of Cedar Ridge property and that Dan Zinzer had requested a letter of support from the Villages. Don claimed that Dan had made a commitment of 3% of the proceeds of any sale of County lands in the Mt Hood and Rhododendron CPO areas in exchange for the Villages supporting these sales. Don countered with a recommendation that 25% of any land sale remain in the community for community benefit. Usage of these funds could include the Community Center or other projects done by the Parks Department.

Rick asked if a letter had been written to support the CPOs position on Cedar Ridge. Don said yes. Robert Baker asked if the letter was available and also the minutes of the meeting. Nancy said they would be provided.

A community member asked if the Mountain Express was aware of funding available through Project Action. No one was aware of it. Project Action is a project of the Easter Seals Foundation and funded through a Federal Transportation Administration. Bob will investigate it.

#### New Business

Nancy announced that Frances Renard has agreed to provide temporary secretarial duties, including taking minutes for the next several months. Rick Applegate moved the Board accept Frances Renard as recording secretary for the next several months. Barbara Saldivar seconded the motion.

Vote:

Aye: nine

Nay: none

Motion passed unanimously

Rick Applegate asked about dates for work sessions. Nancy announced work session will be held March 19, 1:00-3:00pm at Hoodland Fire Station meeting room. The April meeting will need to be held elsewhere due to a conflict in scheduling that room. Topics will include a report from the Safety Committee and their conversation with Sheriff's representatives; discussion of the Villages cooperation with the Tourism Marketing Alliance; speed issues in the Villages and use of radar guns; Strategic Planning Organization becoming a recognized division of the Villages.

Shirley Dueber informed the Board that she will be unable to attend any Tuesday or Wednesday meeting due to work conflicts. Brigitte Romeo also has difficulties with

meeting then, also due to work conflicts. Brigitte requested that work session immediately precede the board meeting to make it easier for business owners to attend. Nancy suggested they go with the arranged date and discuss alternate dates at that meeting.

Keith asked about the Neighborhood Watch program. Pat Buckley will follow up with the Sheriff's office about this program.

Nancy adjourned the meeting at 5:40 pm.

Respectfully submitted,

Christine Roth  
Staff Liaison/ temporary interim Recording Secretary

DRAFT