

BHT NA VIRTUAL MEETING MINUTES

Barrington Heights, Hidden Creek Estates, Tanner Woods Subdivisions

January 22, 2025

Meeting Link and Details at WestLinnOregon.gov/BHT

Agenda Topics, Discussion and Decisions

- A. **Call to Order:** BHT President, Robert Jester, called the meeting to order at 6:00 PM
- B. **Roll Call of Attendees:** Secretary, Rebel Steirer recorded the following Attendees:

BHTNA Residents	Guests
Tamara Gilbert Anne Miller Jan Jester Joe Steirer Ken	Luke Boreland, Public Works Communication Specialist Dean Suhr, Friends of Oppenlander

- C. **Board of Director Introductions:** President, Robert Jester, Vice President, Grace Cargni, Secretary, Rebel Steirer, Treasurer, Pia Snyder each introduced themselves to the attendees stating where they lived and what they do for the Board.
- D. **Election of President and Board Secretary.** Robert Jester for President and Rebel Steirer as Secretary were elected to another 2 year term. The required 4 board members plus 3 homeowners were present for the election.
- E. **Treasurer’s Report – Pia Snyder** We have a \$9,152.64. We spent a total of \$2,034.39 last year on our neighborhood, \$64 for zoom, and \$700 for trimming the bushes and landscape clean-up on Fairhaven Drive on the Cornwall Creek Bridge area. We also bought the A-frame signs to place in our neighborhood to announce furutr meetings. That was \$1,270. We spent a total of roughly \$2,034 last year and we still have the \$9152.64
- F. **Hot Topics with Luke Boreland, Public Works.** Luke Boreland, City of West Linn, public works: Addressing a current relevant conversation related to fire preparedness and reducing fire risk the city has been removing piles of wood chips (from 2020 storms) stored I 205 & Barrington Heights & adjacent neighborhoods.

Development of public works area: Surveyors are doing geotechnical exploration on the large hillside for future engineering to create the tiered areas needed to develop the area. Architects are meeting with operations crew to design crew/fleet facilities and material storage. The new design is addressing emergency needs such as crew meeting spaces, emergency overnight spaces to accommodate response crews during hazardous weather emergencies.

Once approved by the city council, it will be back to design drafts and then cost reduction. Mid-March, we’ll likely be working on land use and then open the process up to a public comment period for what the final design and the facility will look like.

FUEL STORAGE AND SAFETY PROTOCOLS AT NEW LOCATION: There will be fuel storage on site for the fleet. We expect to have a natural gas generator that could be run on gasoline or natural gas in case of an emergency. We need to be powered so we can help our city.

The topography will keep the visibility of maintenance areas significantly below the neighborhood and closer to the level of I 205. Fuel storage is designed with crash protection and other safety factors. EPA and other agency regulations will impose standards for the City to follow.

INCLEMENT WEATHER AND CITY'S PLAN TO RESPOND FROM NEW LOCATION: The access to the site from I-205 will be for more of a kind of an emergency/construction access. Regular access will be from Salamo Rd. It will also be a secure facility

The current facility is, is zoned commercial, but that would likely change, obviously, in decommissioning that. The city has purchased the 30 acres parcel along I-205 from ODOT.

OTHER UPCOMING ROAD CONSTRUCTION PROJECTS: We will be doing about 6000 feet of water line replacement that has substandard construction throughout the city.

PROJECT 43: Project 43 is more of a future vision of HWY 43. Potentially there will be zoning changes, to allow for future development. Residents are open to allowing buildings up to 55 feet for mixed use retail on the first floor and up to four stories of apartments above. Repaving HWY 43 would be a project down the road because its subsurface needs to be changed to a rock bed to get it to where it wouldn't be needing to be resurfaced every few years. Vision 43 would affect properties with road improvements, bike lanes, connected/ functional sidewalks. Will take private re-development.

CITY SURVEYS REGARDING CONSTRUCTION PROJECTS AND DEVELOPMENT: The City has been really proactive with putting out surveys where you can prioritize what you would like to see, And do synthesize this information and then put it in clusters of priority. There are links on the City's website.

TRIMET TRANSPORTATION UPDATE: TRIMET has proposed merging some bus routes to streamline stops & transfers and to reduce bus driver wait time. It affects Bus 153 and Bus 73.

G. OPPENLANDER, FRIENDS OF OPPENLANDER:

History: For decades, the school district has owned the land of Oppenlander Park with an eye toward building an elementary or other school there. The city sold the property to the school district. Oppenlander has been owned by our city/school district since it transitioned from farmland.

As the school district no longer needs this property, and they need to cover a budget shortfall of about \$15 million, they are selling it. They can make 6-7 million from a developer versus the amount they can get by surplussing the property to sell back to the city. Keeping the property in the government owned arena makes its value around \$175 thousand. And the property would be structured to use as a park, never to be able to be built on, and never to be able to be able to really have any kind of financial advantage.

School District agreed to sell Oppenlander to the city and WL Residents passed a bond for 3.5 million which included the property purchase, improvements to this park and other parks. Ultimately, the school district did not agree to the purchase price as they can change the zoning and make a lot more money from a builder/developer.

It ended up in a lawsuit with court action. Both the City and the School District spent a lot of money to go to court. Both likely around \$800,000. Judge determined the School District can back out of agreement, so basically, they won. Now the school district wants \$800,000 from the city to help with their legal fees.

The city of West Linn must either pay \$7.9 million for Oppenlander (newly appraised price) or they're going to sell it to the developer.

The organization, Friends of Oppenlander, has been trying to raise private money to make up the difference between the bond measure and the price the School District wants. They are trying to establish a public/ private partnership with the city.

The school district bought the land for cheap and now they are turning around and re-zoning it and making an enormous profit on it. The West Linn residents voted on the property to be purchased for one purpose. They determined a park to a school was an acceptable land change.

Visit friends of oppenlander.org to make sure you're on the mailing list. Please donate money if you can. Please keep watch over this matter and put pressure on the school district to use their funds appropriately. Although this is property under the school district's umbrella, it also belongs to the citizens.

H. FIREWISE MEETINGS:

Tualatin Valley Fire and Rescue would like to run a meeting with us to talk about fire prevention, wildfire prevention and the need for emergency planning so that communities can come together if another emergency event occurs. We'll have a dedicated meeting with them in March.

Wednesday March 19th, 6:00 PM

Meeting is Adjourned.

Minutes Approved By:

Signature	Title	Date
<i>Robert Jester</i>	Robert Jester, BHT NA President	3/10/2025
<i>Grace Cargni</i>	Grace Cargni, BHT NA Vice President	3/10/2025
<i>Rebel Steirer</i>	Rebel Steirer, BHT NA Secretary	3/10/2025
<i>Pia Snyder</i>	Pia Snyder, BHT NA Treasurer	3/10/2025