Gary introduced Dick Orr of Beavercreek Telephone Co-op to start the meeting.

1. **Dick Orr (Beavercreek Telephone Co-op)** – Dick announced a few new services that BCT now offers its customers, among them “TV Everywhere” (cable TV with 44 channels) and 4G phones and data service. Cell phones use the same network as Verizon. As a public service, BCT is sponsoring several upcoming events:
   - Halloween for kids (treats given out at BCT in the afternoon and early evening)
   - Candy Buy Back – bring in your used Halloween candy and receive $1/lb. in return (ends 11-6)
   - Fundraiser at Burgerville for various local non-profit charities (Nov. 7)
   - Craft Fair at Beavercreek Elementary (Dec. 14 from 9AM – 4PM) – Santa will be there, too

2. **Mayor Dan Holladay** – The mayor presented his thoughts on several subjects that will be affecting our city in the coming years:
   - Willamette Legacy Project – the Riverwalk is now in the design stage; construction could begin in late 2017 and is considered a key factor in early development of the site; there have been preliminary estimates that infrastructure improvements needed in the area will be at least $100MM; the mayor noted that the TV series “Grimm” had recently used the site for one of their episodes
   - Clackamas Cove Development is now starting to move forward
   - The Beavercreek Concept Plan has been revived and is undergoing an update and revision
   - Meyers Road Extension is projected to be a $4MM project and is at least 2-3 years out until completion; a $60,000 engineering study grant for the extension was recently given to the city by ODOT; funding for the extension will be the hard part
   - Tri-City Service District – the mayor feels that the county has mismanaged the water treatment plant and that it should be overseen by the local entities that it serves: OC, West Linn and Gladstone; he has already found some cost savings in regard to equipment needed (e.g., distillers)

During a short Q & A session, the mayor answered several citizen concerns regarding the Legacy Project, the Meyers Road Extension, and the Tri-City Service District.

3. **Maplelane Road Development [Dan Fowler, Mark Foley, Lloyd Hill, Paul Glaunert]** – Dan and his development group again presented their plans for the site (bordered by Maple Lane, Beavercreek Road and Hwy 213); their concepts so far: senior housing/assisted living, a physical rehabilitation center, an extended stay hotel (similar to a Marriott Residence Inn), or an office building; A senior housing facility would consist of 110 -120 studio, one-bedroom and two-bedroom units with month-to-month rents (no buy-ins involved); To mitigate the traffic problems that will occur, they have purposely restricted any car trip usage at the site to 170 trips/hour at peak time. Street changes will still need to happen to Maple Lane, Thayer Road and possibly, Beavercreek Road. Mr. Fowler stressed that they want this project to fit into the neighborhood by not over-building, restricting retail usage and developing a pedestrian-friendly environment. At the 11-9-15 Planning Commission meeting, the development group will be seeking a zoning change from the current code to MUC-2 (mixed use corridor) and they will be purposely rejecting retail options like auto repair shops and fast food restaurants.
4. **OC Planning Dept. [Pete Walter, OC City Planner]** – Pete talked about the details involved in revising the Beavercreek Concept Plan. Although the plan was originally adopted by the city in 2008 (after much citizen input), legal land use problems kept it from being implemented until recently. The original plan will stay in place, but the transportation and water/sewer infrastructure planning will need to be updated and revised. Pete stated that the plan would take probably 20 years to fully develop.

Currently, the area covered by the plan is 453 acres. Approximately 50% of that will be used for full light industrial development, 30% for mixed work/live development, and 20% will be for natural spaces or parks (some due to power line corridor setbacks). It is to be developed similarly to the Kruse Way business park in Lake Oswego. When fully developed, approximately 5,000 jobs should be housed in the area, and 1,000 new housing units are expected to be established.

On Nov. 23, 2015, Pete and his staff will present their updates for the transportation and water/sewer infrastructure for the Beavercreek Concept Plan Area at the Oregon City Planning Commission meeting. Come and present your views.

5. **Fire District Report [Jonathan Scheirman]** – Jonathan thanked OC citizens for passing the recent bond levy which will provide for equipment upgrades. You can visit the department’s website ([www.clackamasfire.com](http://www.clackamasfire.com)) to see how the bond money is being spent. Jonathan also mentioned several events that the Fire District is involved in:

- Oct 9 – Nov. 9  Warm Coat Drive (drop off coats at the fire stations)
- Operation Santa Claus in various neighborhoods (watch for the signs) – annual food and toy drive

Jonathan also gave out “File of Life” magnets (used for emergency information for first responders)

6. **Police Report [Matt Paschall]** – Sgt. Paschall handed out the OC crime report for September. He mentioned that 5 new officers were being hired, bringing the total OC police force to 44. Officers will be involved with the “Trick or Treat on Main Street” handing out candy and information from 4 – 6PM at the Liberty Plaza (next to the Clackamas County Courthouse. Police officers will also be involved in Christmas 911, which provides food, clothing, toys and funds for needy Oregon City families. If you need more information, contact the Police Community Relations Office.

7. **Minutes** – The minutes from the 7-28-15 meeting were approved by voice vote. Secretary Malchow asked that everyone give their legible email address when they sign in, in order to receive the minutes in that way. Some hard copies will be available at each meeting. The e-mailed minutes will be sent to those who attend the current meeting and to those who attended the previous meeting. If you miss 2 meetings (or more) in a row, you will not be receiving meeting minutes via e-mail.

8. **Community Concerns & Announcements**

**Honoring Larry Hanlon** – Larry was presented with a cake by Sec. Malchow and a speech by Co-Chair Gary Davis honoring his long work history with the Caufield Neighborhood Assoc. and multiple city agencies. **Thank you for your dedicated service to the citizens of Oregon City, Larry. You’re one in a million! And Kerry is too!**

**Requests for Officers** - Co-chair Gary Davis mentioned that Co-Chairman Mike Mermelstein is requesting to step down from his role as Co-Chair in January. Gary asked for CNA member citizens to seriously consider becoming more involved in their neighborhood by serving as leaders. He also asked for people to fill seats on the C. I. C. and
Fire Chief’s Council boards. Contact either Gary Davis (davisgj2@comcast.net) or Mike Mermelstein (Mike1376@aol.com) or Katie Riggs at City Hall (kriggs@ci.oregon-city.or.us).

The CNA raffle drawing was held, then the meeting adjourned at 9:05PM

**Next Meeting:** Tuesday, Jan. 26, 2016 at 7:00PM in the Beavercreek Telephone Co-op Meeting Room (15223 Henrici Road)

Submitted: Robert Malchow, Sec.