

**MONDAY, MARCH 4, 2019**  
**CITY COUNCIL MEETING AGENDA**  
**Regular meeting 7:00 p.m.**  
**Scappoose City Council Chambers**

**Call to Order**

Mayor Burge called the meeting to order at 7:00 p.m.

**Pledge of Allegiance**

**Roll Call**

Scott Burge	Mayor	Michael Sykes	City Manager
Patrick Kessi	Council President	Norm Miller	Police Chief
Natalie Sanders	Councilor	Susan M. Reeves	City Recorder
Joel Haugen	Councilor	Alexandra Rains	Assistant to City Manager
Josh Poling	Councilor		
Brandon Lesowske	Councilor		

Peter Watts	Legal Counsel	Press: none
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**Approval of the Agenda**

Council President Kessi moved, and Councilor Haugen seconded the motion to approve the agenda. Motion passed (6-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske.

**Public Comments**

There were no public comments.

**Consent Agenda ~ February 19, 2019 Council Work Session, February 19, 2019 City Council meeting minutes, February 23, 2019 Council Retreat minutes, appointment of Jeannet Santiago to the Economic Development Committee, and appointment of Jeffrey Weiss as the Scappoose Library Liaison to the Economic Development Committee**

Councilor Haugen moved, and Councilor Sanders seconded the motion to approve the Consent Agenda ~ February 19, 2019 Council Work Session, February 19, 2019 City Council meeting minutes, February 23, 2019 Council Retreat minutes, appointment of Jeannet Santiago to the Economic Development Committee, and appointment of Jeffrey Weiss as the Scappoose Library Liaison to the Economic Development Committee. Motion passed (6-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske.

## **New Business**

### **Ordinance No. 878: An Ordinance Amending Scappoose Municipal Code Chapter 3.20, Advance Financing Reimbursement System**

Assistant to City Manager Alexandra Rains explained following Council's recent establishment of an Advanced Financed Reimbursement District, staff noted the need for updated language in Scappoose Municipal Code (SMC) 3.20. The proposed changes are sweeping, addressing every section of the code including, but not limited to, definitions, the application process and fees, interest rates, noticing, hearings, reports, etc. Attached to this staff report is both a copy of the "clean" version of the new language referred to as Exhibit 1, and Ordinance No. 878, which includes the proposed changes with omitted language struck through and new language in bold and double underlined in Exhibit A. She explained staff is proposing the term of the AFR to be for 20 years. She stated it was always for 20 years prior to this, but it would be initially for 10 years then you had to come back and apply for 5 years, and another 5 years after that for a total of 20 years.

Mayor Burge opened the public hearing at 7:05 p.m. and closed it due to no one wanting to speak on this matter.

Mayor Burge asked if the 20 years is more consistent state wide?

Legal Counsel Peter Watts replied he has seen 20 years, he has seen 10/10, and he has seen 10/5/5. He explained when he and Alex reviewed the current code, they determined it would be easier to rewrite it, and the way they view it is their goal would be anyone who is reading the code, whether it be the developer, or a neighbor, they would be able to get through it and understand what they could or couldn't do, and what their rights would be. He explained how the Advance Financing Reimbursement works.

Councilor Haugen asked what are the risks of this for the City?

Legal Counsel Peter Watts replied the benefit of using this over a Local Improvement District (LID) is that with the Local Improvement District people can object, and if a high enough percentage of people object there can be a public vote on whether or not to implement it. He explained with the Advance Financing Reimbursement (AFR) because there is no requirement for an owner to develop their property, the property owner can disagree with the methodology or they can say they don't think you should do this, but they don't have veto power. He explained with the LID you know you will get paid back over a 10-year period because all the adjoining property owners are required to pay. He explained the AFR is a higher risk because they are only required to pay if they develop, and it is paid over a 20-year period.

Councilor Haugen moved, and Council President Kessi seconded the motion that Council adopt Ordinance 878: An Ordinance Amending Scappoose Municipal Code Chapter 3.20, Advance Financing Reimbursement System.

Mayor Burge read the title for the first time ~ Ordinance 878: An Ordinance Amending Scappoose Municipal Code Chapter 3.20, Advance Financing Reimbursement System Adopt Council 2019-2020 Goals.

### **Adopt Council 2019-2020 Goals**

City Manager Michael Sykes explained before Council is the draft goal list. He explained there were some goals that were redundant, so they were removed.

Council President Kessi talked about the complete Urban Design Framework being 3D, instead of being with 3A Complete Affordable Housing Plan.

City Manager Sykes explained Council President Kessi talked about wanting to have a 50-year plan on the goal list. He explained maybe it could be an ag/urban plan.

City Manager Sykes explained we can call it Ag/Urban 50-year plan. This will be listed as 8O.

Councilor Lesowske talked about the City's 100-year celebration in 2021 and explained he would like to have that on the goals.

Mayor Burge talked about the City's 100-year anniversary and the candles 50-year anniversary in 2021.

City Manager explained under 1D. Promote Community Events we can list (100-year Event & Signature event).

Councilor Sanders asked if Council wants to add something about staff recognition?

City Manager Sykes explained it would fall under Retain and Recruit Staff, 8L.

Councilor Poling moved, and Councilor Sanders seconded the motion that Council adopt the 2019-2020 Council Goals, as amended this evening. Motion passed (6-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske.

### **Discussion on possibly cancelling the April 1<sup>st</sup> City Council meeting**

City Manager Sykes explained there isn't any business/agenda items for the April 1 Council meeting.

Mayor Burge replied if there is nothing for the agenda, then we will cancel the April 1<sup>st</sup> meeting.

### **Announcements ~ Information only**

### **Calendar**

Mayor Burge went over the calendar.

### **City Manager, Police Chief, Councilors, and Mayor**

City Manager Michael Sykes talked about the City County dinner/meeting and explained if anyone is interested in attending to let City Recorder Reeves know. He highlighted a couple of items from the Department Report. He explained after a meeting with the railroad and ODOT there were some positive outcomes. He explained the railroad is going to make some improvements, which staff is really pleased about. He explained the City is responsible from mile post 19 to mile post 28 to maintain the park strip along the highway. He explained we are going to work on that because we only want to maintain what is in the City. He explained staff is also in the process of talking to the railroad about using areas outside 25 feet for improvement and given we have a lease the Portland Western staff felt we had a right to use that property as long as we consult with them. He explained where people park to ride the bus on NE 1<sup>st</sup> Street, if we wanted to widen the area and put a sidewalk there the Portland Western staff seems pretty favorable to it.

Mayor Burge talked about a potential way to fund the project on NE 1<sup>st</sup> Street, He stated if we are going to make it a park and ride, plus public funding we might be able to work with CC Rider with some of the new grant funding for capital improvement projects.

City Manager Sykes stated he thought we had a great Council Retreat.

Chief Miller explained Saturday they had Tip a Cop at Ixtapa for Special Olympics, and they raised over \$4,500. He explained it was their fifth year, and it was a great event.

Councilor Poling stated the Annual Town Meeting was great, staff did a phenomenal job, and he really enjoyed it. He explained the feedback that he got was that people enjoyed it. He stated the City did an awesome job.

Council President Kessi stated one thing he liked about the Town Meeting was there were School Board Members there also. He stated it is just really important that we all work together for the community. He thanked Councilor Haugen for putting on a great Chess Tournament, it was really good for the community.

Councilor Sanders stated she was sorry to have missed the Town Meeting due to being ill.

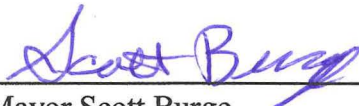
Councilor Haugen thanked Susan, Peter and Pat for their help with the Chess Tournament. He challenged Council President Kessi to a game next year.

Councilor Lesowske thanked City staff for the Annual Town Meeting, he thinks it was a great event, and a great way to engage the community and get their feedback on the goals and directives we are trying to move forward on. He explained this Wednesday he will be attending the Community Club meeting trying to help them identify ways to increase their membership. He is open to ideas on how to reach out to the business community and provide them information on how they can be supportive of the Scappoose Community Club.

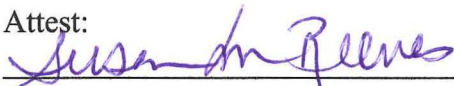
Mayor Burge thought the Annual Town Meeting was great. He is interested in the results of the second part and where people but the City centers and different things they wanted. He explained he attended the tourism meeting last week. He explained they are continuing to move forward and working on the strategic plan for County wide tourism and other issues. He gave an update on the Columbia County Economic Team. He explained there is going to be a meeting of the Enterprise Zone Sponsors, which hasn't happened before, and one of the things they are going to be discussing is for the entire zone, the betterment fund, that is 10%, come to find out that Portland Development Commission (PDC) charges 25%, others charge 15-20%, and we are at 10%. He explained there will be discussions on this, as they are looking at ways to fund economic development projects and having a discussion on how that all works. That leads right into the betterment fund and any changes we are going to make. He asked are we leaving money on the table if we don't have to.

### Adjournment

Mayor Burge adjourned the meeting at 7:50 p.m.

  
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Mayor Scott Burge

Attest:

  
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City Recorder Susan M. Reeves, MMC