

MONDAY, JULY 15, 2019
CITY COUNCIL MEETING
Regular meeting 7:00 p.m.
Scappoose Council Chambers
33568 East Columbia Avenue

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
Megan Greisen	Councilor	Susan M. Reeves	City Recorder
Natalie Sanders	Councilor	Alexandra Rains	Assistant to City Manager
Joel Haugen	Councilor	Laurie Oliver	City Planner
Josh Poling	Councilor	Huell White	Program Analyst
Brandon Lesowske	Councilor		

Peter Watts Legal Counsel Press: Anna Del Savio, Columbia County Spotlight

Approval of the Agenda

Councilor Sanders moved, and Councilor Greisen seconded the motion to approve the agenda. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske, aye.

Public Comments

NJ Johnson explained he is a lifelong resident of Scappoose and is currently a college student. He explained for the past couple of weeks he has been interning here at City Hall.

Council welcomed NJ.

Consent Agenda ~ June 17, 2019 City Council meeting minutes and reappointment of Christine Collins, Brian Rosenthal and Phil Griffin to the Economic Development Committee

Councilor Sanders moved, and Councilor Haugen seconded the motion that Council approve the Consent Agenda ~ June 17, 2019 City Council meeting minutes and reappointment of Christine Collins, Brian Rosenthal and Phil Griffin to the Economic Development Committee. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske, aye.

Old Business

Ord. No. 882: An Ordinance to Establish Urban Renewal Agency

Assistant to City Manager Alexandra Rains explained this is on second reading. She explained there were no requested changes by Council at the last meeting, so it is the same as it was prior. She explained staffs recommendation is for Council to adopt Ordinance No. 882 as presented.

Mayor Burge read the title for the second time ~ Ordinance No. 882: An Ordinance Declaring that Blighted Areas Exist in the City of Scappoose Establishing the Need for an Urban Renewal Agency in the City and Electing a Method for Exercising of the Power of an Urban Renewal Agency Within the City. Creating Sections: 2.56– 2.56.080 Urban Renewal Agency of The Scappoose Municipal Code.

Council President Kessi asked if the middle school will be added in?

Assistant to City Manager Alexandra Rains replied yes, we will add that in.

Councilor Lesowske explained at the last discussion regarding this you indicated that you were going to have a discussion with Chief Greisen regarding his concerns. He asked if staff could provide an update on that.

Assistant to City Manager Alexandra Rains explained the she, City Manager Sykes and Consultant Elaine Howard met with Chief Greisen and she thinks his general frustration was that he felt like there wasn't enough information shared with him. She explained Chief Greisen did feel the memo that was provided to him addressed most of what he was asking about. She explained Chief Greisen said he would respond to the memo, however, he hasn't as of this date. She explained Chief Greisen did ask some additional questions that staff followed up on and they just provided him with some information today. She feels there was just some general confusion on the nature of this particular ordinance, that this was just to establish the agency because of the process the State requires, in that the agency has to be established in order to review the plan. She explained at this point we are just waiting on his response and then we will take it from there.

City Manager Sykes stated he thinks they can assure Council that over the course of developing the plan we are going to make sure to keep Chief Greisen abreast of the information and try to alleviate any concerns. He stated at the end of the day it does take funds that would have gone to the Fire District and puts them into Urban Renewal.

Assistant to City Manager Alexandra Rains explained she thinks some of the additional confusion also came in because when St. Helens just did their Urban Renewal District, their budget was much bigger than ours, so the consulting team actually had time to go meet each individual taxing district and we couldn't afford to have the consultant team come out and do that, so we did the TAC meetings in lieu of the individual meetings.

Councilor Lesowske replied thank you for the update.

Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske, aye.

New Business

Seely Lane Right-of-Way Dedication

Assistant to City Manager Alexandra Rains went over the staff report. She explained as part of the development of Chief Concomly Park, the City completed a half street improvement on Seely Lane that requires a dedication of City property to the public right-of-way. Exhibits A and B of the staff report, provide the description of the property to be dedicated. She explained staff recommends Council approve the dedication of City property to public right-of-way.

Councilor Sanders moved, and Councilor Haugen seconded the motion that Council approve the dedication of City property to public right-of-way, as described in Exhibits A and B. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske, aye.

Res No. 19-13: Amendment to Park & Recreation Committee Bylaws

Program Analyst Huell White explained at their June 20th meeting, the Parks and Recreation Committee recommended City Council consider revising the Committee's bylaws to allow additional consecutive terms to be served by its members. Currently, the bylaws only allow two consecutive terms, and four consecutive terms is being proposed. The Committee felt this was important for two primary reasons, 1) it's often difficult to find volunteers to serve on a Committee that holds evening meetings, and 2) two existing members whose terms are expiring in August were only given a one-year long second term. In order to establish the staggered terms required by the bylaws, one of those members was chosen by the Committee at the May 16th meeting to serve as the new Committee Chair. He explained staff recommends Council approve Resolution No. 19-13, thereby approving the updated language to the Parks and Recreation Committee's Bylaws. He explained the new committee chair that was elected by the committee is one of the members whose term is up next month.

Mayor Burge replied he doesn't understand why we have a term limit on this. He explained they are appointed by the Mayor and ultimately the Mayor can say no, we want a change and do it. He stated he doesn't know why we even have it written in here.

Legal Counsel Peter Watts explained he thinks the bylaws have some unique features in them. He said it is really just up to the Council on what you want to do.

Consensus of the Council is to remove any term limits.

Councilor Haugen moved, and Council President Kessi seconded the motion that Council approve Resolution No. 19-13, as amended to remove any term limits, thereby approving updated language to the Parks and Recreation Committee's Bylaws. Motion passed (7-0). Mayor

Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske, aye.

Res No. 19-14: A Resolution Adopting the City of Scappoose Housing Strategy Implementation Plan

City Planner Laurie Oliver went over the staff report. She explained seeing the need for a proactive approach on affordable housing, City Council set a goal for the 2018-19 fiscal year to “Develop an Affordable Housing Plan.” To this end, the City applied for and received a grant from the Department of Land Conservation and Development (DLCD) to adopt or advance strategies to increase the supply and affordability of housing in Scappoose. The grant provided funding for ECONorthwest to assist the City with the creation of a housing strategy implementation plan, with guidance from an Affordable Housing Strategy Technical Advisory Committee (TAC), composed of City Councilors and housing providers. Just a note, adoption of Resolution 19-14 does not implement any of the strategies identified in the Housing Strategy Implementation Plan. It is the final report on what strategies could be implemented in Scappoose should Council decide to do so in the future. ECONorthwest evaluated a range of potential strategies - options for local funding sources to support affordable housing and property tax abatements that can provide an incentive for certain types of housing. The tools identified are summarized in **Exhibit 1** (found on pages 3 – 5 of the Housing Strategy Implementation Plan, which is attached), along with the TAC’s recommendations. At a high level, the TAC recommended that the City advance the following elements of an affordable housing plan and housing strategy:

- Establish a locally controlled funding source to support Regulated Affordable and/or workforce housing.
- Support providers of Regulated Affordable Housing by offering a local program for property tax exemptions.
- Explore the potential to offer incentives to owners of existing low-cost market-rate housing to keep rents affordable as local market rents increase.
- Depending on how market conditions change over the coming years, consider one or more incentives to support housing development in specific situations that offer a public benefit and may not be financially feasible on their own (e.g., mixed use development in the town center or certain types of multifamily housing).

Exhibit 1 shows how the various tools considered through this process align with and can support these strategies as well as recommendations for how they could be applied in Scappoose if Council decides to implement them. Tools highlighted in green had strong support from the TAC for near-term implementation. Those in yellow had mixed opinions, require further study, or are recommended for consideration in future. Tools shown in orange were not supported by the TAC at this time. This exhibit also includes a column that outlines the next steps needed for each strategy identified.

City Planner Laurie Oliver explained staff recommends that the Council adopt Resolution 19-14 as presented.

Council President Kessi asked what do you see as the next steps?

City Planner Laurie Oliver replied the next step is going to be bringing a consultant on board to coordinate the interaction between the overlapping taxing districts, the housing agencies, and any other stakeholders that we need input from. She explained it would probably make sense to either reconvene the TAC to discuss the next steps of implementation or to just hold work sessions with Council moving forward, since we have already kind of completed the exercise to look at what is possible. She explained now it is really an issue for Council to decide which of the tools that are identified make the most sense to move forward with. She explained a big question was going to be whether or not the betterment funds could be used, which she has not received clarity on yet.

Legal Counsel Peter Watts replied it can't be under our current ordinance, but it appears we can amend the ordinance.

City Planner Laurie Oliver stated Mayor Burge had brought up the question, which she thinks is a great idea, how can we keep existing multifamily development affordable as opposed to those rents continually increasing. She explained there is a way to use MUPTE to retain older units as affordable. She explained it does require the property owner to sign an agreement that they will keep rents affordable. She explained if they are willing to enter into some sort of an agreement with the City, that could be a tool that could be used.

Councilor Lesowske stated so if the property were to change hands it would still following with that same potential abatement of property tax.

City Planner Laurie Oliver replied correct.

Council President Kessi moved and Councilor Poling seconded the motion that Council adopt Resolution 19-14 as presented. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske, aye.

Res No. 19-15: A Resolution to approve the lease agreement with Feenaughty Machinery Co/Wells Fargo Vendor Financial Services for an Excavator

City Manager Sykes explained at the June 17, 2019 City Council meeting Council authorized the purchase of the new Kobelco SK140SRDZ-5 Excavator. The City Council (the "Governing Body") has the power under the laws of the State to lease or purchase personal property for use by the Lessee; and the Governing Body has determined, and hereby determines, that it is in the best interests of the Lessee to enter into a Municipal Lease Agreement with Feenaughty Machinery CO ("Lessor") which lease will be assigned to Wells Fargo Vendor Financial Services, LLC ("Assignee") pursuant to an assignment by Lessor to Assignee (such Municipal Lease Agreement and Assignment are herein together referred to as the "Lease") for the purpose of financing the acquisition of the equipment (the "Equipment") described in Exhibit A to the Lease, and that the use of such Equipment is essential to the Lessee's proper, efficient and economic operation.

Councilor Sanders moved and Councilor Haugen seconded to the motion that Council adopt Resolution No. 19-15: A Resolution to approve the lease agreement with Feenaughty Machinery Co/Wells Fargo Vendor Financial Services for an Excavator. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske, aye.

Announcements ~ information only

Calendar

Mayor Burge went over the calendar.

City Manager Sykes explained on August 6 the Scappoose Police Department will have National Night Out.

City Manager, Police Chief, Councilors, and Mayor

City Manager Sykes explained the City did apply for a grant to remodel the porch at the Watts House and it was successful, and we have \$17,000 for that project. He explained we hired someone to do the code enforcement. He explained the Sauerkraut Festival planning is moving forward. He explained staff has been meeting with the sauerkraut festival committee. The event will be on September 14. He explained City Planner Laurie Oliver has been working on lots of subdivisions. He explained staff is working on getting two wells completed. He explained he was in Newport last week with Alex and Huell at the Summer OCCMA conference. He explained there was a lot of good information there.

Chief Miller explained National Night Out is coming up on August 6, starting at 5:00.

Council President Kessi explained they had a Traffic meeting today, which was good. He thanked Chief Miller for putting that on. He thanked City Planner Laurie Oliver for the Affordable Housing Strategy Plan.

Councilor Greisen explained she had the opportunity to sit on the interview panel for the Police Officers.

Councilor Sanders thanked staff for getting the grant for the Watts House.

Councilor Haugen asked if the issue of the stop sign at Havlik Road and Old Portland Road was brought up?

Councilor Greisen replied yes.

Councilor Haugen explained Jenna with Tumblewheel Studios met with him and City Manager Sykes. He explained Jenna is really enthusiastic about developing a community art program. He

explained City Manager Sykes made the suggestion that he and Jenna go to the Senior Center Meeting. He explained Jenna took the afternoon off to go to the meeting, and they met there and there was not a meeting. He felt bad that Jenna took the afternoon off, so they decided to go to the School District and found out there was a board meeting that night. He attended the School Board meeting and proposed the idea of a dedicated space in the School District for these community art programs and there seemed to be a positive reception. He suggested we take a further step sometime soon to explore collaboration among Tumblewheel Studio, the City and the School District to get things rolling.

Mayor Burge asked Councilor Haugen if he would like to serve on the Crown Zellerbach Trail committee.

Councilor Haugen replied yes; he would be happy to.

Councilor Lesowske reminded everyone the Farmers' Market is up and running, and it is a great event.

Mayor Burge explained he went to the US Conference of Mayors for the very first time and it was good. He explained some Cities are taking a pledge that everyone in the City would be a ten-minute walk from a park, which allows additional access to opportunities for grants.

Mayor Burge read the opening statement and then went into Executive Session at 7:49 p.m.


Executive Session ~ ORS 192-660(2)(d) Labor Negotiations

Present: Mayor Scott Burge, Council President Patrick Kessi, Councilor Megan Greisen, Councilor Natalie Sanders, Councilor Joel Haugen, Councilor Josh Poling, Councilor Brandon Lesowske, City Manager Michael Sykes, Legal Counsel Peter Watts, Police Chief Norm Miller, City Recorder Susan Reeves and Anna Del Savio with the Columbia County Spotlight.

Mayor Burge came out of Executive Session at 8:05 p.m.


Adjournment

Mayor Burge adjourned the meeting at 8:05 p.m.



Mayor Scott Burge

Attest:



City Recorder Susan M. Reeves, MMC