

**MONDAY, APRIL 15, 2019**  
**VISTA CONCEPTUAL TRAIL DESIGN WORK SESSION, 6:00 PM**

Dan Miller, National Parks Service  
Alexandra Rains, Assistant to City Manager

Present: Council President Patrick Kessi, Councilor Megan Greisen, Councilor Natalie Sanders, Councilor Joel Haugen, Councilor Brandon Lesowske, City Manager Michael Sykes, Assistant to City Manager Alexandra Rains, City Recorder Susan Reeves, Public Works Director Dave Sukau, City Engineer Chris Negelspach, Treatment Plant Supervisor Kevin Turner, Consultant Dan Miller with National Parks Service, and Consultant Steve Donovan. Also, present Bryan Hammond with the Parks and Recreation Committee.

Assistant to City Manager Alexandra Rains explained NPS – Rivers, Trails & Conservation Assistance (RTCA @ [www.nps.gov/rtca](http://www.nps.gov/rtca)) is providing technical assistance through a non-monetary grant to the City of Scappoose for the development of a conceptual plan for Vista Park. City staff applied for the grant and were awarded technical assistance in the Fall of 2018. RTCA conducted a site visit on November 26th, 2018 with City staff to assess the existing logging road network and analyze the potential for trail development on the Vista Park parcel. RTCA staff worked via digital imagery to develop numerous rough draft alternatives and phases which City staff helped to shape. On March 21st, RTCA staff met with the Scappoose Parks & Recreation Committee to discuss the rough draft maps and made adjustments as suggested.

Dan Miller explained he works for the National Park Service for a program called the River, Trails & Conservation Assistance program. He explained they provide technical assistance to cities, counties, nonprofits, and state agencies that want to plan some sort of outdoor recreational or conservational project. He explained the way you get their assistance is to apply for it, like a grant, except instead of getting money to do the project, you get technical assistance, people power to come work alongside City staff or, stakeholders in this case, to develop a conceptual plan for Vista Park. He stated the site is really a great site and the City is really fortunate to have it and he applauds the City for moving forward and taking a look at developing the park. He explained the maps he is showing (on power point) are not meant as finalized plans for Vista Park. They are intended to show what is possible and RTCA staff's best professional judgement of where trails could go based upon the single site visit and digital imagery. Lines representing trails do not represent exactly where the trail should be located. They are designed to give a general idea of where the trail could be located. Prior to construction, trails will need to be flagged and then pin-flagged for final routing. He explained the roads on the site are adequate for walking and biking, if you decide to develop biking.

Dan Miller explained RTCA staff were asked by City staff to generate a number of alternatives which included "hiker-only" options and options that included mountain biking. In addition, RTCA was asked to develop phases for the potential development of the park's trail network. The steep topography and relatively small size of the site made it difficult to propose much mileage of trail and even more difficult to add mountain biking capacity. However, RTCA staff do believe that the City could provide a quality experience for pedestrians and bikers at this site. The potential to expand the trail system outside of Vista Park through willing landowner easements, agreements, or purchases could create a first-class trail network for locals and regional residents alike.

### ***Five Year Plan - Pedestrian Alternatives***

#### **Five Year Plan: Phase 1 – Roads and Parking -**

<https://drive.google.com/open?id=17RuQo2QJezfhwR5FyNShrJSpsLDh-&usp=sharing>

This phase would simply open the existing dirt road network (approx. 1 mile) to bikes and pedestrians and provide a parking area/trailhead for the park. RTCA's advice would be to create a simple gravel parking area (6-8 cars) that could be expanded for more vehicles and a restroom/port-a-potty as needed. Rough cost estimate for the parking area not including restroom would be \$15-25k.

#### **Five Year Plan: Phase 2 – Addition of Hiking Trails -**

<https://drive.google.com/open?id=1VJRwOm4TXpLUj-u9GHxF2axPgcd0fdhD&usp=sharing>

This Phase would develop 1 mile of hiker-only trails roughly estimated at costing \$10k-20k.

#### **Five Year Plan: Phase 3 – Reroute of Steep Section of Logging Road**

<https://drive.google.com/open?id=1XchbBrWPqqvgO0LDexV0mowTGME98Yu9&usp=sharing>

This phase would construct a .25 mile long trail that would allow for the closure of the steepest portion of logging road likely to cause erosion and maintenance issues. It is roughly estimated at costing \$2-4k.

### ***Long Term Plan – Mountain Biking Alternatives***

#### **Long Term Plan: Phase 1 – Mountain Biking and Parking Off of Luma Vista**

Create a 3 - 5 acre bike park that allows for a pump track, skills course and other features to develop new riders and challenge skilled riders. Bike parks are great for families as parents and kids can enjoy these facilities. Family Man Bike Park in Hood River County's Post Canyon area is a great example of this. For a basic article on bike parks go to

<https://outdoorindustry.org/article/pump-jump-and-flow/>. Parking could also be developed at Luma Vista Drive if needed/desired.

#### **Long Term Plan: Phase 2 – Addition of Descent Trail**

A ½ mile biker-only descent trail would be constructed to allow for a one-way directional bike loop (1 mile) on trails and roads either open only to bikes or shared. The rough estimate of constructing this biker-only descent trail is \$6-10k.

#### **Long Term Plan: Phase 3 – Extension into Adjacent Lands**

This phase would only be developed if adjacent private timberland owners were willing to provide an easement or agreement to allow trails on their lands or they were willing to sell their lands to the City or other buyer. Shared-use (non-motorized) trails could be constructed from the existing road network to the adjacent lands to allow for bike and ped access. To see a larger map of adjacent landowners go to

[https://drive.google.com/open?id=1tZbRwgE3so4cYl\\_tzgwBJr6F\\_YOR4P0v&usp=sharing](https://drive.google.com/open?id=1tZbRwgE3so4cYl_tzgwBJr6F_YOR4P0v&usp=sharing)

### ***Cost Estimates***

Cost estimates are "ballpark" figures to give the overall idea of cost for the various elements of the park. Signage is added into the cost of trail construction. Actual costs could vary greatly from the estimates. Actual costs could be reduced using volunteers and/or partnering with trail-related non-profits such as Northwest Trail Alliance. Grants can also help offset costs. Likely sources

include Recreation Trails Program (RTP), Local Grant and Small Grant programs which are all managed by Oregon Parks and Recreation Department

Councilor Sanders asked what do people use this site for right now?

Dan Miller replied he did see some evidence of people walking dogs.

Dan Miller explained one thing that he thought about in this type of park, because it is so small and you do have the potential to have times when you might have heavier use, is he tried to separate uses as much as he can. He gave examples of different trails.

Councilor Lesowske expressed his concerned with shared trails.

Dan Miller replied the trail could be built a little bit wider. He explained if the trail is a steep climb it will slow the bikes down. He explained you could design the hiking trails to be not so fun for bikes.

Councilor Greisen echoed some of Councilor Lesowske's concerns. She likes the idea of the shared trails being wider.

Councilor Haugen asked Dan Miller if he is aware of any examples of where shared use has become a problem?

Dan Miller replied it varies, the more people you have the more issues you have, and the more places people can interact. He explained he will try to develop this potential park and trail system with that in mind.

Council President Kessi asked if there is any way to connect the descent trail directly with the parking lot?

Dan Miller replied yes there is, and he thinks if the City wants to go that route you can do it. He asked Council how they see moving forward? He asked do you feel that they have a pretty good understanding of what the community wants, or do you want to spend some time figuring out what they want.

Councilor Greisen asked if there was data from the annual town meeting when this site was discussed?

Assistant to City Manager Rains replied yes they received information and staff actually used it in the RTP Program. She thinks in general there is a lot of support for it, along with some concerns.

City Manager Sykes replied it is his sense that anytime you build a park in a neighborhood there will be people that are uncomfortable because you have new people in the neighborhood, even though most of those people are using it anyway. He stated the thing he likes about this plan is that in phase one we would just develop that area for six to eight cars to park, and then just try to groom the trails that are there now for community use. He said it really is a spectacular hike. He stated in a way it will be a pocket park for the neighborhood, then in a couple of years Council

can take a look and determine if they want to pursue other phases. He thinks the main thing is to just get it into use.

Councilor Greisen asked Dan what he sees is the potential maximum parking opportunity?

Dan Miller replied he thinks you can develop eight to twelve spaces pretty easily.

Councilor Greisen wants to make sure that we are respecting the neighborhood.

Councilor Haugen explained with shared use you are serving a much greater demographic, and you get much broader support. He thinks the phased approach makes sense.

Councilor Sanders agrees that it should be for biking and hiking.

Council President Kessi said he thinks the five-year plan seems to be a good approach. He explained with the shared trail, smaller trail, he does like the idea of maybe taking the descent trail and having it connect to the parking area.

Dan Miller replied when you go to the public, maybe spend a little more time thinking about terminology. He explained if you plan on adding mountain biking, show it in the long-term plan so people understand that the City is potentially looking at developing mountain biking trails, so you are not catching people off guard. He stated this is an exciting project.

Council and staff thanked Dan Miller.

### **Adjournment**

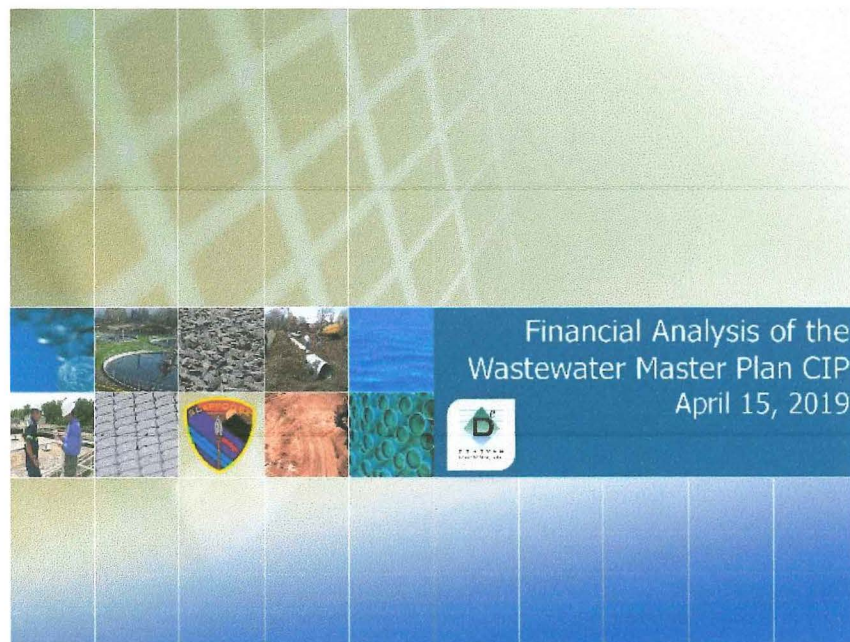
Council President Kessi adjourned this work session at 6:41pm

### **Work Session ~ Wastewater Rate Review, Steve Donovan**

Present: Council President Patrick Kessi, Councilor Megan Greisen, Councilor Natalie Sanders, Councilor Joel Haugen, Councilor Brandon Lesowske, City Manager Michael Sykes, Assistant to City Manager Alexandra Rains, Chief Norm Miller, City Recorder Susan Reeves, Public Works Director Dave Sukau, Treatment Plant Supervisor Kevin Turner, City Engineer Chris Negelsbach, and Consultant Steve Donovan.

Public Works Director Sukau gave a recap of where we are at. He explained we are kind of looking forward to how we are going to implement that plan. He explained just over a year ago we completed the Facilities Master Plan. He explained projects were identified to replace aging infrastructure and to meet future demands. He explained they created a timeline to phase in and prioritize those improvements and what they think are most important and necessary for the system. He explained out of that they came out with phase 1, which basically is about \$6,000,000 worth of improvements. He explained last year we had the work session where we discussed the rates. He explained since it has been such a long gap between now and then we wanted to revisit it. He explained in January we were preapproved by DEQ, put on their intended users list, and they are accepting our project, but we have some more things to do.

Consultant Steve Donovan went over the power point.



Agenda

- What has changed since we talked in January, 2018
- Review the base case rate profile
- Forecast of Sewer Fund cash and reserves attainment
- Forecast of annual Sewer Fund debt service
- Conclusions

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2



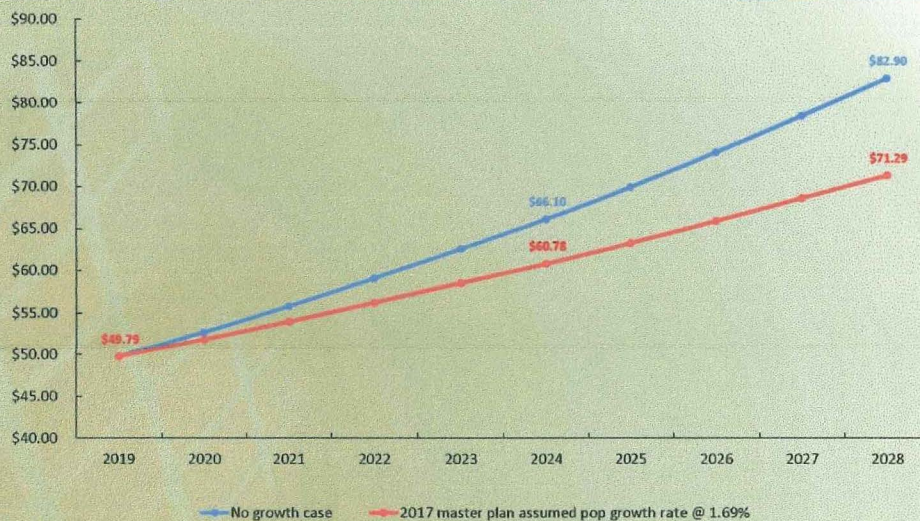
## What has changes since last year



- Scappoose was approved for an Oregon Clean Water State Revolving Fund loan on January 18, 2019.
  - ✓ Approved loan amount - \$6,430,600
  - ✓ Current interest rates on the 20 year design and construction loan is 2.77% (2.27% plus an administration fee of 0.50%); better rates than we expected. These rates adjust quarterly.
  - ✓ City has one year to enter into a loan agreement with the DEQ
- The sewer fund started this FY with \$1.0 million; we think the fund will end the year with about \$1.3 million.
- We have rearranged the timing of some master plan projects, but the overall plan is still in tact.
- For this presentation, we have added \$500k in FY19-20 for engineering design services.

3

## The Wastewater Rate Profile Base Case -20 Year Bonds/Loans-

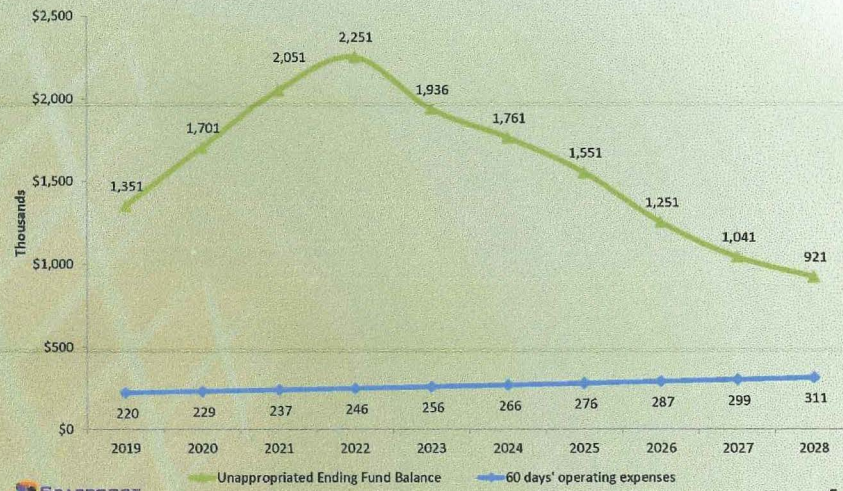


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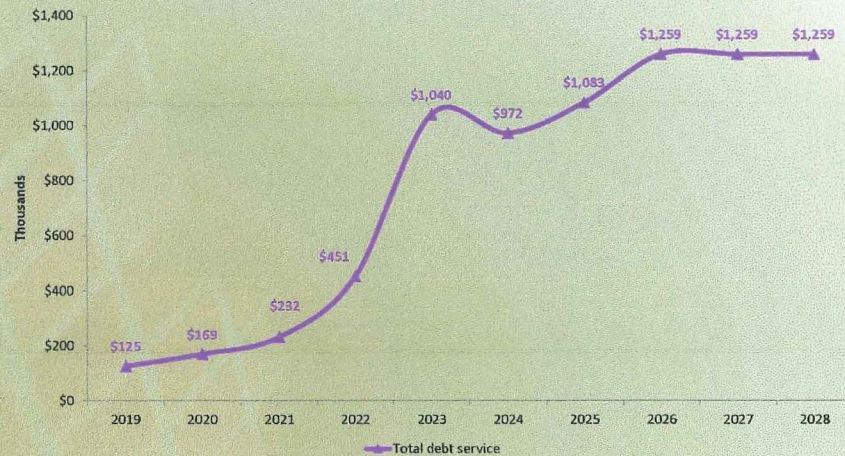


## Wastewater Fund Cash Balances & Reserve Requirements



5

## Forecast of Sewer System Annual Debt Service



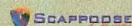
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## Conclusions



- The sewer utility is in good financial shape, and has sufficient reserves to move forward with the master plan CIP.
- As we start design and construction of the master plan projects, total annual rate increases of 5% per year will be necessary. We anticipate 5% per year rate increases through 2028.
- The issuance of new long term debt (via the DEQ SRF loan program) is necessary to achieve level and predictable annual sewer rate increases.
- We plan on starting engineering design as early as July 1, 2019.
- Staff recommends the Council enter into a loan agreement with the DEQ for the approved \$6.4 million.



7

## Questions



8

Steve Donovan explained time is of the essence. He thinks management is going to be coming back to Council in short order for a rate increase request and a request to get into the loan agreement. He gave an overview of how the loan agreement works. He stated you are going to see a lot of things happening fast and a lot of paper coming in front of Council. He explained rates are good right now, so he suggests we get moving on this unless there is a compelling reason not to.

Councilor Lesowske stated as we are already planning for the 3% increase and taking that to the residents and the homeowners and then asking for an additional 2% on top of that, where does that put us in comparison to other communities, maybe with similar infrastructure?



Steve Donovan replied we had that charted last time with neighboring communities, and Scappoose is kind of at the lower end. He explained the average single family is \$50 a month for sewer. He explained he has clients on the coast, and they are paying \$100 a month for sewer, and in Portland they are paying \$60 to \$65. He explained St. Helens is right where we are at \$50 and facing the same thing we are with old infrastructure.

Councilor Haugen asked how lengthy is the application process?

Steve Donovan replied when you sign your loan agreement you have three years to build a project, but you can get an extension. He explained you don't have to pay the principle back until the project is complete, and you should be paying that accrued interest as you go along.

Council President Kessi explained he would like to see a 10-year and a 15-year loan with the rate to see what the cost is compared to the 20 year.

Steve Donovan replied we did that calculation, but he will do it again, but it seemed like it was \$5.00 a month to go with a 15-year loan.

Council President Kessi replied it is a little bit more difficult to swallow the rate increase, but we also have a lot less expenses over all. He explained we will have to look at the rate increase versus the savings to see which one we would rather go with. We just want to make the right choice.

Council thanked Steve Donovan.

### **Adjournment**

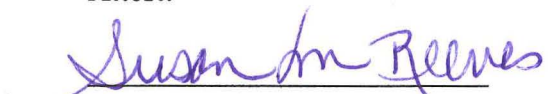
Council President Kessi adjourned the work session at 6:57 p.m.



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Council President Patrick H. Kessi

Attest:



City Recorder Susan M. Reeves, MMC