

MONDAY, DECEMBER 14, 2020
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	Alexandra Rains	Interim City Manager
Megan Greisen	Council President (arrived at 7:29pm)	Norm Miller	Police Chief
Joel Haugen	Councilor	Susan Reeves	City Recorder
Josh Poling	Councilor	Laurie Oliver Joseph	City Planner
Brandon Lesowske	Councilor	Huell White	Program Analyst
Pete McHugh	Councilor		

Legal Counsel Peter Watts

Press: none

Also present: Council Candidate Tyler Miller, Fire Chief Jeff Pricher, Michael Sykes, and Paul Vogel, CCET.

Remote: Becky Hewitt, ECONorthwest.

Approval of the Agenda

Councilor Haugen moved, and Councilor Lesowske seconded the motion to approve the agenda. Motion passed (5-0). Mayor Burge, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; and Councilor McHugh, aye.

Public Comments

There were no public comments.

Consent Agenda December 7, 2020 City Council work session minutes and December 7, 2020 City Council meeting minutes

Councilor Poling moved, and Councilor Haugen seconded the motion to approve the Consent Agenda December 7, 2020 City Council work session minutes and December 7, 2020 City Council meeting minutes. Motion passed (5-0). Mayor Burge, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; and Councilor McHugh, aye.

Introduction of new Patrol Officer

Chief Norm Miller introduced Patrol Officer Collin Babcock. Welcome Collin!

Old Business

Ord No. 894: An Ordinance Approving Annexation of Property to the City of Scappoose and Amending the Zoning Map

City Planner Laurie Oliver Joseph explained this is on second reading and she is willing to answer any questions Council may have.

Mayor Burge read the title for a second time ~ Ord No. 894: An Ordinance Approving Annexation of Property to the City of Scappoose and Amending the Zoning Map.

Motion passed (5-0). Mayor Burge, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; and Councilor McHugh, aye.

New Business

Request for Enterprise Zone Application, Resolution No. 20-23

Paul Vogel, CCET, thanked Council and Interim City Manager Rains for assisting with the Small Business Grant funding. He explained they had a gap between applications and allocations, and they were only able to fund all eligible applications because of the City of Scappoose stepped up and took some of the grants which allowed them to fund them. He went over the letter he submitted to Council. The letter explains they submitted a draft resolution for Scappoose City Council consideration, as co-sponsor of the South Columbia County Enterprise Zone.

The application:

- Represents investment by an existing business, Cascades Tissue, at its Scappoose location, adding new product lines to existing operations
- Meets the new job-creation requirements for a five-year exemption
- Has been completed and signed by Cascades Tissue (attached)
- Has been reviewed and discussed with Business Oregon
- Has been reviewed and discussed with the Assessor's Office of Columbia County
- Has been reviewed in a Pre-Authorization Conference, per state Enterprise Zone Guidelines
- Requires authorization by all six Zone sponsors, after which an agreement will be drafted and signed, committing the applicant to meeting all appropriate and required conditions.

Paul Vogel explained as Zone Manager, CCET respectfully requests a vote for authorization by the City Council.

Councilor Haugen asked if we don't extend the enterprise zone, will they ship the jobs elsewhere?

Paul Vogel replied they have not had that conversation, but they know they were competing with other facilities around the Country for this. He explained they would probably look at a numbers perspective and see if it still was competitive to bring it here.

Councilor Haugen asked what does this cost the City of Scappoose for the next two years to extend the Enterprise Zone?

Paul Vogel replied they haven't actually had the Assessor run the tax rate numbers yet. He explained the current exemptions they have overall is about \$877,000 tax benefit zone wide.

Fire Chief Pricher explained Scappoose Fire is sort of in a challenging position because it may come across that they are not in support of economic development and jobs and the growth of our community, but that is not mercenarily true. He explained he is here to express a situation as a result of these tax limitation measures and other things that place a real significant impact on the service district and the services that Scappoose Fire provides for our community. He explained Enterprise Zones for them are not good. He stated here we have one of the largest employers in Scappoose, one of the largest industries in our community and for five years they are not receiving any tax revenue and for a service district that is responsible for providing ambulance and fire protection, not just to that business, but to all the residence, they need that tax revenue in order to meet the growth of our community. He explained a big industry like this, they affect all of your insurance rates with something called ISO. He explained ISO rates communities and when we have big industry and we don't have the tools or equipment to be able to meet those needs the insurance rates go up, which basically means that community pays more. He stated there was some discussion about how at the end of five years this property will go back on the tax rolls, but unfortunately this particular property is within the Urban Renewal District, which basically means Scappoose Fire for thirty years will never see any tax revenue from this particular project because currently it is not on the tax rolls. He explained so when it does go on the tax rolls any new tax revenue automatically goes to Urban Renewal and therefor, they are going to have a challenge. He stated Scappoose Fire is not in opposition of growth in the community, nor are they in opposition of economic development, but they can't support any program or project that limits their ability to provide services. He stated he is here procedurally just to get on the record so down the road if somebody says you never spoke up or said anything, they are officially on the record as saying they have a hard time with this particular program.

Councilor McHugh asked Chief Pricher if he has an idea of the impact.

Chief Pricher replied he wants to say it is about \$60,000 a year. He explained just to be clear, they don't want to impact Councils decision to not support this, they just need to make sure they are getting on the record for the Enterprise Zone.

Councilor Haugen stated it seems that is a pretty big hit for the Fire District, so he is wondering if we couldn't come up with some type of formulation where they are not impacted like that and still support economic development.

Mayor Burge explained you are doing the Enterprise Zone as a way to bring in the business, to bring in the economy. He stated what he thinks Chief Pricher is saying is they are not opposed to it; they just want to be on the record and be thoughtful of what you are doing because it does affect the Fire District. He explained one conversation they have had is what are projects they can add into it that are beneficial to the Fire District. He stated maybe that is one of the things that we talk to the consultants about.

Interim City Manager Alexandra Rains explained they have discussed that and there are some options the City can consider in terms of making sure our partners in the area aren't feeling the impacts of the District too heavily. She stated we can certainly discuss that and in January we will be having an Urban Renewal Agency meeting so there is an opportunity to discuss some more of this if you would like.

Mayor Burge stated he appreciates Chief Pricher bringing this up.

Paul Vogel stated they appreciate it as well and unless you are reminded you don't necessarily think of the consequences of the using those tools to bring folks in. He stated the value of Chief Pricher bringing this up is it lead to a conversation and he knows a lot more about the Fire Districts situation and some of the options they are looking at and they started to discussing is when CCET is recruiting business to site here one of the things that they tend to assume is that we have emergency services and public safety.

Mayor Burge talked about increasing the betterment fund and maybe putting a little of that towards the Fire District.

Paul Vogel replied he feels there are a number of options to look at so that we are not creating a bigger problem in smaller districts using a larger tool.

Councilor Lesowske thanked Chief Pricher for his leadership, staff and volunteers for the service that they provide for our community and our district, it is obviously a vital resource for all of us and we see the work that your team does perform and we appreciate it. He would like to understand a little better regarding the financial impact to the Fire District.

Chief Pricher went over the financial impact.

Councilor Poling stated he wants to take a look to see how we can help the Fire District because they do need the funding as well.

Councilor Poling moved, and Councilor McHugh seconded the motion to adopt Resolution No. 20-23: A Resolution of the City of Scappoose Authorizing Extended Enterprise Zone Benefits for a Fourth and Fifth Year to Cascades Tissue Group-Oregon Converting, A Division of Cascades Holding U.S. Inc (Cascades), Located in the South Columbia County Enterprise Zone.

Councilor Haugen asked if there would be any harm in getting additional information and postpone this?

Mayor Burge replied at the end of the day, with this application even if it doesn't go forward at this point the Fire District isn't going to see any of the money because it will be going to Urban Renewal. He talked about discussing this at the Urban Renewal Agency meeting in addition to increasing the betterment fund and allocating some to the Fire District.

Motion passed (6-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; and Councilor McHugh, aye.

Res No. 20-21: COVID-19 Emergency Resolution

Interim City Manager Alexandra Rains went over the staff report and resolution. She explained Since March of 2020, City Council has issued three Emergency Resolutions declaring that a state of emergency exists within the City as a result of the COVID-19 Pandemic; these include Resolution Nos. 20-05, 20-10 and 20-18. Resolution 20-18 remains in effect so long as the COVID-19 Virus poses a threat to the City or until December 30, 2020, whichever is less. Staff has observed the recent increase in COVID-19 cases across the state and believes the threat to our City still exists. Columbia County has reported 554 confirmed COVID-19 cases and 4 deaths as of December 8th, 2020 (when Council adopted Resolution 20-18 on July 29, 2020, Columbia County had reported 70 confirmed cases and 0 deaths). Additionally, on December 3rd, Governor Brown implemented *Oregon's Risk and Protection Framework*, which places all Oregon counties into one of four categories based on their level of COVID-19 spread: Lower Risk, Moderate Risk, High Risk, and Extreme Risk. She has categorized Columbia County as "extreme risk." This categorization requires the County to follow many of the same requirements imposed under the "Temporary Freeze" that was effective November 18, 2020 - December 2, 2020 (see attachments A and B for details). Columbia County's status will be reviewed in two week increments by the Oregon Health Authority for potential adjustment. Finally, the State's total death toll as of December 7, 2020 was 1,045 (the State's death toll as of July 29, 2020 was 305) and many of those deaths occurred in nearby Multnomah, Washington and Clackamas Counties. With that information in mind, it is staff's recommendation that Council continue to be vigilant in their efforts to combat this contagious virus that has taken the lives of over 280,000 people around the United States. Resolution No. 20-21 declares that a state of emergency exists due to COVID-19. The Resolution would be effective until June 30, 2021, or so long as the COVID-19 virus poses a threat to our City, whichever is less. Finally, and very importantly, this Emergency Declaration will qualify the City for funding from state and federal relief funds. Staff recommends that Council adopt Resolution No. 20-21 to declare a State of Emergency.

Councilor Haugen moved, and Councilor Poling seconded the motion to adopt Resolution No. 20-21: A Resolution Declaring that a State of Emergency Exists within the City of Scappoose. Motion passed (6-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; and Councilor McHugh, aye.

Ord. No. 895: Amendment to SMC Chapter 3.34 ~ Non-Profit Low-Income Rental Housing Tax Exemption

City Planner Laurie Oliver Joseph went over the staff report. She explained On August 10, 2020, Council adopted Ordinance 891, which established Scappoose Municipal Code (SMC) Chapter 3.34 - Nonprofit Low-Income Rental Housing Tax Exemption. As stated in the language of Ordinance 891 and in SMC Chapter 3.34, unless governing boards representing 51% of the combined tax rate agree to the exemption policy, as specified in ORS 307.543(1)-(2), the exemption will not be enacted. She explained she met with the Scappoose School Board twice in October to explain the program and to request their support. The School Board ultimately chose not to consider the request and did not put it to a vote of their members. Without the School District's support and knowing that the Fire District has already expressed their inability to support the exemption program due to decreased revenues it could bring, the City is unable to gain the 51% support needed from overlapping taxing districts. The implication of this is that Chapter 3.34, while already adopted into the Scappoose Municipal Code, has no effect at this time.

City Planner Laurie Oliver Joseph explained the Council Options are:

1. Council has the option to adopt Ordinance 895, which would amend SMC Chapter 3.34, to state that "In the event that the City has not secured taxing district consent, as defined by 3.34.020, only City taxes shall be abated".
2. Council can choose to do nothing, leaving SMC Chapter 3.34 as is, meaning that the program will not be in effect, until some future date when the 51% support is gained.

FISCAL IMPACT (if Council chooses to abate City taxes): According to Table 2 within ECONorthwest's memo (City of Scappoose Housing Initiatives: Update and Staff/Consultant Recommendations) dated February 25, 2020, the estimated annual forgone City property tax revenue is \$2,207. This estimate was based on actual 2019 taxes paid on four potentially eligible properties in Scappoose, adjusted for 3% annual increase in property values.

Mayor Burge opened the public hearing at 7:45 p.m. and closed due to no one wanting to speak on this matter.

Councilor Lesowske stated so if the ordinance was adopted with the amendment taxing districts, School District or the Fire District, would still be able to receive on those tax revenues based on the property value.

City Planner Laurie Oliver Joseph replied correct, it wouldn't affect them.

Councilor Greisen stated she thinks when this all came to us a few months back, this is something she is very much in support of, nonprofit low-income housing. She stated the timing is so unfortunate, we've already come at taxing districts with Urban Renewal, it was just kind of one more thing on top of that, and she just felt the timing wasn't right. She stated in the future she would love to come back to this, it is something she is in support of but just not at this time.

Councilor Poling explained he would say personally let's just table this and not go with this option for now or just abate the City taxes.

Mayor Burge stated he thinks the options are City tax only. He stated it really requires the School District to be onboard or its just really not going to be enough. He stated it's just a little amount with just the City and it almost makes no sense to do the extra work. He thinks it should just be left as it, because that make more sense.

City Planner Oliver Joseph explained Council did make this a goal. She explained we went through the process and looked at it in depth and a lot of the tools that are out there are really geared toward larger Cities that have more staff. She stated the good news is we have this on the books, and it is there as soon as we want to use it and as soon as it makes sense to do so. She appreciates Council being forward thinking and making this a goal and going through the exercise.

Councilor Haugen agrees with Council Poling to but this on the back burner.

Discussion of the History of Pool Funds in Scappoose

Program Analyst Huell White went over the staff report. He explained during the City Council meeting on November 16th, Council instructed staff to prepare information on the history of the City's Pool Fund, the Bob Caswell Pool Fund and the Swim Council Pool Fund and, once approved, to distribute the information to the community. Staff has prepared the requested information and attached copies to this staff report, please see Exhibits A, B and C.

OPTIONS FOR COUNCIL CONSIDERATION:

1. Instruct Staff to share this information with the community as presented via the website, newsletter, Facebook and, in the near future, the City App;
- OR
2. Instruct Staff to modify or add to this information prior to sharing with the community on the various platforms listed above.

Mayor Burge stated Interim City Manager Lehman did a report and it would be nice to find that. He stated the letter from the Department of Justice is very important because it is information that was independently investigated by them. He would like the Department of Justice letter and the information from Interim City Manager Lehman on the website.

Councilor Haugen would like to have five bullet points with the information.

Councilor McHugh agrees with Councilor Haugen regarding bullet points, not something too long. He thinks keeping it short is critical.

Mayor Burge thinks Huell White's information is fine, he just wants to add Interim City Manager Lehman's report.

Councilor Lesowske would like to have staff talk with the Spotlight about this.

Interim City Manager Alexandra Rains replied she just recently contacted by Anna with the Spotlight and she requested all of these documents, which staff provided to her, but she hasn't heard any following up from that.

Councilor Lesowske thinks it would be good for staff to follow up with the Spotlight to see if they would like an interview. He thinks Huell's summary would be a great landing page for this with supporting documentation. He stated creating this clarity will help with the decision making moving forward.

Michael Sykes stated he thinks it would be a good idea for staff to do a paid article to assure it gets in the paper.

Councilor Haugen suggested sending this information to the School District for their newsletter.

Mayor Burge talked about using Facebook services to help get the word out on City information. He also asked about creating a QR Code which people can scan and be able to get more information.

Interim City Manager Alexandra Rains explained staff can put something together relatively quickly and get it out.

Executive Session ~ ORS 192.660 (2) (a) Employment of Manager or Attorney

Present: Mayor Burge, Council President Greisen, Councilor Haugen, Councilor Poling, Councilor Lesowske, Councilor McHugh, Legal Counsel Peter Watts, Chief Miller, City Recorder Reeves, Tyler Miller and Michael Sykes.

Mayor Burge came out of Executive Session at 9:05 p.m.

Mayor Burge stated he is going to entertain a motion to adopt the job description and timeline for the hiring process, with the changes Council discussed which includes the pay range of \$10,000 to \$12,000 per month, and the addition, if he is willing, Pat Kessi to the application review committee or someone comparable.

Councilor Poling moved, and Councilor Haugen seconded the motion to adopt the job description and timeline for the hiring process, with the changes Council discussed which include the pay range of \$10,000 to \$12,000 per month, and the addition, if he is willing, Pat Kessi or someone comparable, to the application review committee. Motion passed (6-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; and Councilor McHugh, aye.

Announcements ~ information only

Calendar

City Manager, Police Chief, Councilors, and Mayor

Interim City Manager Rains explained she was contacted by the Scappoose Drainage District a few weeks back and they were asking if Council would be interest in quarterly presentations on updates of what they are doing. She explained they want to make sure that communication with the Council is a little better than what it has been.

Council President Greisen replied she is in favor of twice a year.

Councilor Haugen stated how about annually.

Interim City Manager Rains explained the tentative date for the Council Retreat is February 6, if that works for Council. She stated on January 19 staff does intend to return to Council on the next steps for the Grabhorn parcel, that would also include potential discussions on the future of the pool, the Parks Master Plan and some other details like that.

Chief Miller explained he has been working on the OSHA regulations for the whole City with the safety Committee. He explained they have already implemented a lot of stuff throughout the City and the employees are doing a great job.

Councilor McHugh explained his wife is on their HOA board and she reached out to Lieutenant Mike Rouches and she was just really impressed with how he handled everything. He explained he was happy to hear the City was sending their condolences to the City of Waldport in memory of Councilor Campbell, who passed away tragically.

Councilor Lesowske stated as we bring closure to 2020 and he reflects over the year, he would like to highlight while we are here. He thanked Michael Sykes for all your services to our community. He stated to Interim City Manager Alexandra Rains that he thinks she has done a great job in transitioning into her role as an interim. He stated he appreciates both of their leadership over the last year. He stated to Chief Miller, that he thinks his force has done a fantastic job in keeping our community safe. He stated to City Recorder Reeves, he doesn't know how our City would move forward without all of your support and efforts and he stated he thanks her very much for all of her time and commitment. He stated to Legal Counsel Watts, thank you for always being there for giving us the best advice that he knows through the legal process and he appreciates it. He stated to this Council he appreciates all of their support and collaboration and he looks forward to 2021 so we can put a stamp on 2020 and move forward. He stated have a Happy Holiday, Merry Christmas and Happy New Year!

Councilor Poling stated just a little bit of feedback that he has heard from the grant program that they released from the restaurants most recently has been very positive feedback and they have

been very excited about our contributions. He stated good job to everybody and thank you for putting that all together.

Councilor Haugen stated again to follow up on Councilor Lesowske's comments, kudos to everyone, but thanked you Mike in particular in helping us with this next step with the City manager recruitment.

Council President Greisen explained she continues to work with the equity team with the School District. She explained she is really looking forward to all the work that we have to come in 2021, and she is really looking forward to the Council orientation and goal setting and she thinks we can do a lot of positive things next year. She stated we are continuing the right direction. She thanked everyone for their leadership.

Mayor Burge stated 2020, our last meeting. He stated we started this year with a new virus, and we are ending 2020 with a vaccine for the virus. He stated we really lived an entire lifetime in this year and it really seems like it. He thanked staff for another great year. He stated Mike we miss you, but we have your protege and she is doing a great job. He looks forward to the goal setting session. He wished everyone a happy new year and stay safe.


Adjournment

Mayor Burge adjourned the meeting at 9:16 p.m.



Mayor Scott Burge

Attest:



City Recorder Susan M. Reeves, MMC