

**MONDAY, JUNE 21, 2021
CITY COUNCIL MEETING
Regular Meeting 7:00 pm
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	Norm Miller	Police Chief
Joel Haugen	Councilor	Jill Herr	Finance Administrator
Josh Poling	Councilor	Susan M. Reeves	City Recorder
Brandon Lesowske	Councilor	Laurie Oliver Joseph	City Planner
Pete McHugh	Councilor		
Peter Watts	Legal Counsel		

Remote: Councilor Tyler Miller, Program Analyst Intern Isaac Butman, Marisa Jacobs, Peggy LeBlanc and Mike Virosteck.

Approval of the Agenda

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

Public Comments

Marisa Jacobs, Scappoose, stated good evening Mayor Burge, City Council and City staff. She stated I am speaking to you this evening as a citizen of Scappoose. She stated as a daily park user and advocate against extending Captain Roger Kucera Way to Smith, she is sharing with Council a scene none of you may have been blessed to have witnessed. She explained last Thursday evening while a baseball game was underway about twenty teenagers were running and playing along the creek behind the maintenance shed in between the dog park. She stated if only she had a phone on her to record them running, laughing and playing out and around the creek because it was just pure joy watching these young people interact with nature and not with their iPhones. She explained the more time she spends at the park the more time she

reflects on what an opportunity Scappoose has with the Grabhorn property. An opportunity to expand the footprint of Veterans while preserving the natural landscape and habitats living around the creek. She stated interesting fact, besides the two covered shelters, the creek between the dog park and the maintenance shed is the only natural shaded section of the park where you want to expand the road. On sunny days, groups of people can be seen sitting and walking in the shade. She read that Scappoose has a high native population. Many people who are born and raised in Scappoose stay or return to Scappoose and as a person who has traveled and lived many places around the world, she can understand why so many people would return here. It is a beautiful, peaceful, and friendly place to make a home. She stated it would be a shame if Council were overly aggressive to utilize natural park space to be destroyed and covered by concrete or a road that is unwarranted and unwanted. She stated just because you can doesn't automatically translate into you must do. What was considered a possibility five years ago doesn't need to make sense now and she hopes Council will listen to the Parks and Recreation Committee and take their recommendations seriously. The Committee is working hard towards laying the groundwork for a holistic approach to the Scappoose park system, work that is desperately needed for such a jewel of a town. Growth is necessary but not at every turn, not every plot needs to be overly engineered, sometimes it is okay to be small and not large.

Sincerely,
Marisa

Mayor Burge thanked Marisa Jacobs.

Peggy LeBlanc stated she would like to comment. She explained her and her husband James own the property that runs fully adjacent to Grabhorn, now City of Scappoose property. She explained, she has lived here for the majority of her life and her mom, who currently lives here in the family home above this property, is 98 years old. She explained they have a unique perspective on this land and the Grabhorn property. She has sent a letter to the City of Scappoose and within that letter, which is too lengthy for her to read, is a view of their history, the concerns she has for the proposed plan, her comments and in general the development. She sent the letter to the Mayor, the Interim City Manager, all City Council and Grabhorn ad hoc Committee members, as well as the Police and Fire Chief. She would at this time instead of trying to review that letter in such a short period of time, respectfully ask that one of the City Council members who feel a need to fulfill his or her responsibility as a representative to the public read this letter out loud so that the weight of it can be fully felt and become public record for this meeting, for anyone attending today, or accessing it in the future. Further, she would request that in full transparency and to go along with the bulletin and surveys that you have been sending out, that this letter be incorporated in the next mailing of the utility bill or emailing and also pasted on the City's Facebook or other social media pages. She very much thanks Council for giving her this opportunity to speak to them today and she really is very hopefully that one of them will come forth and read her letter. She stated thank you for giving her this opportunity.

Mayor Burge thanked Peggy LeBlanc and then read her letter into the record.

June 18, 2021

To City of Scappoose Oregon

As our property, LeBlanc-Shoemaker Family Trust, sets adjacent to the full length of the Grabhorn property and is profoundly impacted by its development we are submitting comment on the proposals being set forth. Additionally, we are adding our observations on the personality of the land and our concerns from the experience of living by Veterans Park since its establishment. We have an invested interest in the development of this land as we are the only private residence that now resides adjacent to both Park Properties. Neither of which were in existence when we build here. One had no residence, and another was a single home residence at that time. Observance of the Land and History of the Large Incense Cedar Trees:

Having lived at this location for 23 years, and myself having grown up just above this property, as well as having family that have lived above this property for over 90 years, I have a unique perspective on the land in which this park will be established. The Incense Cedar trees were planted 60 plus years ago by my father, who just recently passed away. We have spent a great deal of money preserving their beauty and health. When we heard the possibility of the trees coming down, it was more than devastating to us. We would not be agreeable to their removal and would pursue avenues to prevent this from happening. It was also extremely disturbing that we had not been notified in any form or way that our trees were being considered for removal.

The property minimally:

Is home to migratory birds and other wildlife.

Is extremely wet and soft in the winter months.

Has standing water up to the property line with heavy rains, and underground springs, which become visible during wet months of the year.

Is susceptible to liquefaction beyond the flood hazard area.

Concern:

I would question, even with mitigation, the viability of the land for evacuation, (road), in the event of a 100-year flood or similar as well as large to severe earthquakes.

Our well sets in close proximity to the park property and we would request an analysis from a USGS Hydrologist to determine if construction done on this park would contaminate the water that feeds our well. Seepage feeds aquifers. Road construction, parking lot construction or pool/splash pad construction does present the possibility of contamination.

Opinion:

It is a property unique in its setting. In this day and age of climate change, environmental protection, green spaces and a definite need to de-escalate development of these endangered

and delicate areas. The proposal set forth is not proactive in protecting this land while trying to integrate with it.

Scappoose has an opportunity to distinguish themselves by developing an area that could be an exemplary model of a park that lends itself to a peaceful noninvasive intermingling of nature and human interaction. The land lends itself to a myriad of possibility to add trees, paths, (walking and bike), quiet areas with strategic bench/table placement throughout the entire park area. Consider a simple mowed area for children to play. You could have Horseshoes, Badminton, Croquet. Quiet fun things that can be done by older adults as well. Soccer, Baseball and Splash Pads are geared to young people only. We have noticed simple enjoyment of the land as is. Children playing tag football and other activities such as riding bikes and just generally having fun. Adults walk their dogs or just walk utilizing the open space. With walking and biking paths and places to sit it could attract people of all ages to physically and mentally exercise mind and body. The proposed road, parking lots, sports fields, disc golf, pickle ball/tennis courts and a swimming pool/splash pad are all counterproductive to a low impact development of a natural setting and are geared towards a limited amount of people that would/could use these amenities. They are for the most part loud, and disruptive overwhelming any natural peaceful area you would develop next to them.

Observations living next to Veteran's Park:

The children's play area is somewhat used but not overly so. They do seem to like the swing set best.

The parking lot is mostly empty and rarely utilized during baseball events rather people park along Kucera Way and up on the grass area by the Bocce Ball Court.

The dog park is used more for social gatherings whereas most dog owners use the open space of the park to exercise their dogs as well as themselves. I have witnessed groups of people that gather daily and walk their dogs on the pathways.

The paths are the most used feature in the entire park, and severely lacking in Scappoose. I also notice that people avoid the paths closest to the road.

Concerns:

I have witnessed speeding on Kucera Way and have been told people will withdraw further from park use with more roads even an access road being installed in the park. The safety issue is very much a concern for these individuals, especially those with children, given what already occurs on Kucera Way.

The plan being discussed requires more than a minimal increase in maintenance. Veterans Park plants along JP West never have the overgrown grass clipped around them and 99 percent of the natural plant restoration along the Scappoose Creek is dead or overgrown with weeds. Admittedly there are a handful of struggling plants still visible. It is very evident that the

maintenance for the existing parks is overwhelming. Establishing this park should lean towards minimizing the impact of maintenance not expeditiously increasing it. The evidence leaning towards the need to increase taxes is not desirable and irresponsible to suggest especially for recreational purposes. Example being the cost to install and maintain a swimming pool/Splash Pad. And a seasonal one at that.

Comments:

There are viable alternatives to connectivity that are less invasive.

Pushing through Blair to Vernonia or Manor Drive to Vernonia are both viable options.

Apple Valley, although County Controlled, could be upgraded.

Bringing bridges up to code (earthquake especially) is really a more pressing necessity.

I would like to know how a cul de sac is not as dangerous as a single entrance and exit property (Buxton)?

The undeveloped land next to the park property has no interest in developing. We intend to leave it as is. This property is not owned in anyway by West Coast Shoe Company as presented in the Ad Hoc meeting.

Conclusion:

We do not disagree with certain needs of the community. We just do not agree and oppose how these plans, road/park, address them.

James and Peggy LeBlanc
33250 NW EJ Smith Road
Scappoose, Or 97056
Email: peggy@wescoboots.com
end of letter

Consent Agenda ~ April 19, 2021 Work Session minutes, April 19, 2021 City Council meeting minutes, May 3, 2021 Work Session minutes, May 3, 2021 City Council meeting minutes and May 17, 2021 Work Session minutes

Councilor Haugen moved, and Council President Greisen seconded the motion to approve the Consent Agenda ~ April 19, 2021 Work Session minutes, April 19, 2021 City Council meeting minutes, May 3, 2021 Work Session minutes, May 3, 2021 City Council meeting minutes and May 17, 2021 Work Session minutes. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

New Business

Community Enhancement Program (CEP) Recommendations

Interim City Manager Alexandra Rains explained you will see included in your packet this evening the totals on what is proposed to be awarded to each entity that applied.

Councilor McHugh moved, and Councilor Poling seconded the motion that Council approve the proposed amounts to entities that applied for Community Enhancement Funds. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

Resolution No. 21-07: Extending Workers' Compensation Coverage to Volunteers

Police Chief Norm Miller explained this covers volunteers and reserves and is something that the City does on an annual basis.

Councilor Haugen moved, and Councilor Lesowske seconded the motion that Council approves Resolution No. 21-07: Extending Workers' Compensation Coverage to Volunteers. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

Resolution No. 21-08: A Resolution to Apply for a DLCD Grant

City Planner Laurie Oliver Joseph went over the staff report. She explained City Council adopted Goal 2D – Develop a Long-Term Comprehensive Community Vision (50 Year Plan) in FY 21-22. An identified component of the 50 Year Plan is an update to the 2018 HNA (Housing Needs Analysis). The Department of Land Conservation and Development (DLCD) recently released a grant opportunity which, if funded, would provide a consultant to the City to complete the needed update to the HNA. The City's most recent HNA spans the planning horizon of 2018 – 2038. As part of the 50 Year Plan, the City will be completing a new EOA (Economic Opportunities Analysis) and the EOA and HNA must cover the same planning horizon in order to be used to forecast needed land supply in the City. DLCD is offering Planning Assistance Grants for the completion of HNA's to cities with a population greater than 10,000, for which the City of Scappoose does not qualify since the population is currently 7,360. However, as stated in the grant application, if HB 3155 is adopted, then cities with a population under 10,000 will also be eligible to apply for the grant. Planning Department staff wish to apply for this grant in the hopes that the grant will be awarded, which would reduce the overall cost of the 50 Year Plan. While the grant does not require a match, it would strengthen the possibility of receiving funding, as it shows the City's commitment to this endeavor. The total cost of the HNA update is unknown; however, the HNA completed in 2018 cost \$58,950 and the City has identified \$10,000 to use as a match, with an additional \$2,000 of staff time as an in-kind match. This equates to a roughly 20% match of the grant funds (if the total is close to the previous cost)

that would be requested. Staff recommends approving the resolution to apply for a Planning Assistance grant.

Councilor Lesowske moved, and Council President Greisen seconded the motion that Council approve the resolution to apply for a Planning Assistance grant for an update to the Housing Needs Analysis and approve the allocation of \$10,000 as a match.

Councilor Haugen thanked staff for taking the initiative on this.

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

2021-2022 Budget

Consideration of the 2021-2022 Fiscal Year Budget

Hold a Public Hearing to determine if the City should elect to receive State Shared Revenues

Mayor Burge opened the public hearing at 7:19 p.m. and closed it due to no one wanting to speak on this matter.

Resolution No. 21-09: A Resolution Certifying that the City of Scappoose Meets All Requirements to Receive State Shared Revenues for Fiscal Year 2021-2022

Consider Resolution No. 21-10: A Resolution Declaring the City's Election to Receive State Revenue for Fiscal Year 2021-2022, for the City of Scappoose

Finance Administrator Jill Herr gave an overview of the Budget meeting held on May 24, 2021.

Councilor Lesowske asked, with the State Shared Revenue portion of this allocated revenue dollars, it is his understanding there could be potentially a reduction in that portion of dollars moving forward due to one of the ballot initiatives. He asked, has any projection for future revenues been reviewed?

Finance Administrator Jill Herr replied they haven't yet given us information.

Councilor McHugh moved, and Councilor Lesowske seconded the motion that Council adopt Resolution No. 21-09: A Resolution Certifying that the City of Scappoose Meets All Requirements to Receive State Shared Revenues for Fiscal Year 2021-2022 and Resolution No. 21-10: A Resolution Declaring the City's Election to Receive State Revenue for Fiscal Year 2021-2022, for the City of Scappoose. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

Adopting the City of Scappoose 2021-2022 Budget

Resolution No. 21-11: Hold a Public Hearing on the proposed Approval budget for the Fiscal Year 2021-2022, Making Appropriations, Imposing the Tax, and Categorizing the Tax

Mayor Burge opened the public hearing at 7:22 p.m. and closed it due to no one wanting to speak on this matter.

Finance Administrator Jill Herr explained the Budget Committee met on May 24, 2021 and approved this budget as is.

Councilor Haugen moved, and Councilor Poling seconded the motion to adopt Resolution No. 21-11: Hold a Public Hearing on the proposed Approval budget for the Fiscal Year 2021-2022, Making Appropriations, Imposing the Tax, and Categorizing the Tax.

Councilor Poling thanked Finance Administrator Jill Herr for the phenomenal work on the budget.

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

Resolution No. 21-12: Supplemental Budget Transfer of Appropriations, Establishing Appropriation with the 2020-2021 Budget

Mayor Burge opened the public hearing at 7:24 p.m. and closed it due to no one wanting to speak on this matter.

Finance Administrator Jill Herr explained this doesn't really change dollar amounts in the total budgets, just merely moving it from two different categories.

Councilor Poling moved, and Council President Greisen seconded the motion to adopt Resolution No. 21-12: Supplemental Budget Transfer of Appropriations, Establishing Appropriation with the 2020-2021 Budget. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

Resolution No. 21-13: A Resolution Amending the City of Scappoose's Water Rates, Fees, and Service Charges and Rescinding Resolution No. 13-13

Interim City Manager Alexandra Rains explained following the meeting where we discussed this when Steve Donovan was here, all the changes Council requested have been made, which she went over.

Mayor Burge opened the public hearing at 7:28 p.m. and closed it due to no one wanting to speak on this matter.

Councilor McHugh asked if the City has a provision for large families who are low income who would receive an offset for the water bill. He just hopes the Council's decision doesn't negatively impact those with large families with low income. He feels that needs to be considered at some point.

Mayor Burge explained the PUD has a glow program and maybe we can look at having some sort of program like that, where people can round up to help with others who are struggling.

Councilor McHugh feels that is a good suggestion.

Councilor Haugen thinks that is an excellent idea.

Police Chief Miller explained in the Police Department they have the Salvation Army money and every year they help people with electric bills and water bills. There is also Community Action Team that we point people to, so they are helping people in the community.

Mayor Burge would like a presentation from Chief Miller, so they have a better understanding on that.

Council President Greisen stated she feels this Council approached this task in a much different way than it was presented to them and she just wanted to give her thanks to the Council members that stepped up and rebutted against what was coming at them and they took a more holistic approach. She thinks in general they all approached this from a lens of not trying to shock payers, but also trying to promote conservation, yet trying to balance our budget and meet the needs that we have in the City. And honestly, she is pretty proud of this resolution and she thinks this is a Council has that the best interest in the rate payers in their minds and in their hearts. She stated looking at something like a glow program or revisiting this and seeing if people are taking action and conserving would be nice to know.

Councilor Lesowske moved, and Councilor Poling seconded the motion that Council adopt Resolution No. 21-13: A Resolution Amending the City of Scappoose's Water Rates, Fees, and Service Charges and Rescinding Resolution No. 13-13.

Councilor Lesowske asked City staff that there be a continued effort on providing best practices on how ratepayers can reduce their water usage or other best practices that could be shared.

Council President Greisen would like to see notification go out regarding the rate increase. She just thinks it is better to over communicate.

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

Resolution No. 21-14: A Resolution Establishing all Fees and Charges for the City of Scappoose and Rescinding Resolution No. 20-16 2021-2022 Fee Resolution

Finance Administrator Jill Herr explained new/updated fees are in red on the resolution.

City Planner Laurie Oliver Joseph explained she held off doing any fee increases last year due to Covid. She went over the proposed fee increases/new fees.

Mayor Burge opened the public hearing at 7:43 p.m. and closed it due to no one wanting to speak on this matter.

Councilor Poling stated for the most part most of these are pretty gradual changes overall. He stated the biggest ones obviously are the water system development charge's, is that just because of our upgrades and things that we are doing?

Interim City Manager Alexandra Rains explained they are based on our capital improvement plan and the new plan we just completed is what was used. She explained it just looks at what we need to do over the next several years and they haven't been adjusted since early 2000's.

Mayor Burge replied, those are also increased by resolution of Council.

Council President Greisen moved, and Councilor Poling seconded the motion that Council approves Resolution No. 21-14: A Resolution Establishing all Fees and Charges for the City of Scappoose and Rescinding Resolution No. 20-16 2021-2022 Fee Resolution. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

Announcements

Calendar

Mayor Burge went over the calendar.

Updates: City Manager, Police Chief, Councilors, and Mayor

Interim City Manager Alexandra Rains explained she just wants to point out again that Council has a joint session with the School Board on July 19th and they have requested that any items or things Council would like to discuss and cover, that they know about it in advance so they can

prepare. She asked Council to please email her anything they would like to discuss. She explained we will be reopening City facilities on July 1st.

Chief Miller explained he just wants to give a huge kudos to Jill Herr. He explained they have worked together a long time and she has done a phenomenal job and has taught him a lot. She will be really missed when it comes to this process. He stated a huge shout out to Jill for the job she has done for the City.

Councilor Poling stated it is going to be hot outside, so everyone stay cool.

Council President Greisen thanked Asa for turning on the fountain last week, it was great to see his excitement. She stated she is so glad that other communities have opened their water features and we are starting to get back to feeling a little more normal out there. She explained she just wants to reiterate to Council that they have quite a responsibility and opportunity coming up now that they have opened up for applications to be received for our city manager position and she just hopes that throughout this process they will be able to follow the procedures and make the best decision for our City. She wanted to thank our staff because it seems that any request Council has, the next meeting, email or phone call is the response to that ask or request. She is so proud to have competent and confident leaders in our community. She thanked staff.

Councilor Haugen explained he missed the last meeting, but he listened to it and he so appreciates the work of the ad hoc committee. He stated they are doing a superb job and are diligent and hardworking and what they have done to date is so impressive. He stated we should applaud them. He explained the ad hoc committee is going to have their public forum on July 10, at 4pm at Concomly gazebo and if Council is able to participate in that he thinks they would greatly appreciate that. He stated to Council if there is any way that you can recruit people for the centennial run, please go out of your way to do that. He stated this is something that hopefully will be carried forward, in addition it's a really good cause.

Councilor Lesowske stated to staff, he appreciates everyone's efforts. He stated thank you and keep up all the great work.

Councilor Miller thanked staff and said it is obvious in reading through all the materials in the binder that they were very busy putting this all together.

City Planner Laurie Oliver Joseph stated an official meeting has not been scheduled but it sounds like the second Chapman Landing rezone hearing will occur sometime in August.

Mayor Burge explained he has signed up and is training for the centennial event run and he encourages anyone else to run.

Mayor Burge talked the cedar trees not being on the Grabhorn property.

City Planner Laurie Oliver Joseph replied no, they are not.

Mayor Burge stated the City would not be able to compel private property owners to cut down their trees.

City Planner Laurie Oliver Joseph replied no and there are provisions in the code for retaining significant trees within a planned right-of-way.

Mayor Burge stated everyone have a Happy Independence Day.

Adjournment

Mayor Burge adjourned the meeting at 7:53 p.m.



Mayor Scott Burge



Minutes type by City Recorder Susan M. Reeves