

MONDAY, DECEMBER 13, 2021
CITY COUNCIL MEETING
Regular meeting 7:00 pm
Council Chambers
33568 East Columbia Avenue
Scappoose, Oregon 97056

Call to Order

Mayor Burge called the meeting to order at 7:01 p.m.

Pledge of Allegiance

Roll Call

Scott Burge	Mayor	Alexandra Rains	City Manager
Megan Greisen	Council President	Shaun Davis	Interim Police Chief
Joel Haugen	Councilor	Dave Sukau	Public Works Director
Brandon Lesowske	Councilor	Susan M. Reeves	City Recorder
Tyler Miller	Councilor	Isaac Butman	Assistant to City Manager
		Laurie Oliver Joseph	City Planner
Peter Watts	Legal Counsel	Chris Negelspach	City Engineer

Remote: Councilor Josh Poling; Councilor Pete McHugh; Amy Prince (left at 7:17pm); Robby Backus; Wela Negelspach

Approval of the Agenda

Mayor Burge amended the agenda to add the appointment of Josh Koch, OMIC R&D's Business Development Director, as OMCI Liaison to the Economic Development Committee.

Council President Greisen moved, and Councilor Miler seconded the motion to approve the agenda as amended. (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 Comment

Paul Fidrych, Scappoose, explained he is here to talk about Scappoose's identity, who are we, what do we want to become; Urban Renewal funds, which they just heard; the 50 year plan; ARP funds appropriation; promotional video's from last week, tracking companies through our industrial sector, building a vibrant downtown, all topics facing our City today, all have been subjects of meetings recently and they are all interconnected. He stated it is all about branding our town, who are we. He explained the Sandy example was quite interesting, Sandy was like

Scappoose, 20 miles from Portland and pretty nondescript and then they decided when they got their Urban Renewal funds what are they all about, the gateway to Mt Hood and they built a mountain town, a mountain esthetic, and they rebuilt their town and now it is a cohesive unified downtown, it is beautiful. He stated you look at that and ask what could we do, what is our vision. He stated during the centennial they worked on the theme of past, present and future, and he and Pete worked on what is our future and what are we all about, and they kept getting stumped. He asked who are we and what do we stand for? He stated this keeps coming back to, where are we going to put our resources at, what is most important to us. He stated if we had that nailed down that would help drive us to go in a certain direction, whatever we chose. He talked about when Robby Backus came to Council and asked why can't Scappoose have nice things. He stated it was an interesting point and the City Attorney said we are not Lake Oswego, or whatever, we should look at towns like Molalla, same population as us and they did rebrand, they rebranded around recreation, and they've been spending money toward that. He explained they have an off-street walking plan that they brought in consultants for. He explained they actually had a plan that helped create a complete walking plan, which is a great thing. He explained they put money toward a BMX course, a disc golf course, an aquatic center, more playing fields, more open space parks, and they have allocated their ARP funds accordingly. He explained they put \$150,000 from the last ARP into recreation updates. They used their branding or what they thought their town was to be to help guide them. He stated every time this comes up, we ask what is the most important thing to do for our town or what direction should we go in for infrastructure versus amenities. He stated if we had that guiding light, he thinks it would really help out a lot. He stated it is going to be hard, but once it is finished, once it is complete it will really help make everything easier. He does like Peter's suggestion around exploring, we are not professionals, and he thinks we need to hire somebody, a consulting company to come in and work with the City leaders and help tell our story and that will drive what we want to do, what is our town all about, what businesses we want here. Do we want tourism, what tourism dollars will we get, what are we going to put that money toward? He really hopes, especially after today's discussion about the Urban Renewal funds, that we really make this a priority and put funding toward this because if we don't, we are going to end up spending money for not. He asks the City and the Councilors to please make this a very high priority. He has over thirty years of experience in branding. He thanked Council.

Council thanked Paul.

Marisa Jacobs stated thanks Paul for that, that really kind of got to her, who are we, what are we going to be. She thinks there's some good stuff there. She stated good evening my name is Marisa Jacobs. She stated thank you Mayor and City Council and staff for allowing her to speak this evening. She stated first she would like to thank them for continuing to listen to her comments. She stated even though they don't align, it brings about conversations that might not otherwise happen and usually results in an outcome that is best for the citizens, thank you. She stated second, she would like to thank them for commencing an ad hoc committee for Grabhorn Park. She is excited to see the next draft version of the park and thank you for reopening the bathrooms last week, their walking group is whole again. She stated thank you for your efforts. She stated to close out 2021 her public comment is regarding the topic of

contract policing by Columbia County. She has listened to the public comments, council discussion and reviewed the presentation, and the question appears to be fair and timely for review for a council work session. She stated for the record, she doesn't have a fully formed opinion on the topic, yet she is curious to learn how this proposal could or could not benefit our City. As elected officials you accepted many responsibilities to govern the citizens of Scappoose and two critical obligations bestowed upon you are to be good stewards of the taxpayers' dollars as well as the safety of our community. She stated it has been revealed over the course of the year that Scappoose's Police Department is understaffed resulting in limited coverage to our town. Add in the additional comments from staff and Council that the City is understaffed and overworked. She stated if this proposal can provide 24-hour police coverage that our town deserves, save significant money and remove workload from the City Manager to focus on projects to improve the overall livability of our City, she thinks it is a worthy topic for Council to debate the merits before hiring a full-time police chief. She stated if she is asking these questions, other citizens are too. She stated Mr. Mayor, last session you stated that the County doesn't have capacity to serve Scappoose and this statement may very well be true and she would like to hear that question as well as other questions directed to Sheriff Pixley himself during a work session for the public to hear. She urges them to uphold their obligation to the tax base, herself, and she is asking Council to include the proposal on the agenda for a work session with Sheriff Pixley in January 2022 to openly debate the merits of the proposal with each Council members questions and perspective on the record for the public to understand why this proposal is or is not beneficial for our town. She stated, thank you very much.

Council thanked Marisa.

Lisa Hoffmann explained she is Neil Hoffmann's mom and has been a resident of Scappoose community for over 20 years. I would like to introduce you to my sister Sarah Waud-Elrod who is on the Run with Neil board, and they want to talk about another run.

Sarah Waud-Elrod stated good evening council. I would like to share with you what Run with Neil is about and the impact it will have on the city of Scappoose. She explained Run With Neil was formed by Neil's family and community members to bring awareness to the mental health problems facing youth today. Neil Hoffmann was a Scappoose High School junior who was a kind, compassionate and a highly skilled athlete who prided himself on being a good teammate, and an exceptional friend. As you know, Run For Neil was a great success as part of the Scappoose Centennial. Funding from the run, plus donations have gone toward creating mentorship programs between the middle school and high school. We have sponsored students to attend camps that address topics such as mindset, puberty, nutrition, being intentional, and how to ask for help-giving student's tools to improve coping skills. We have partnered with OSU's Dam Worth It, a non-profit student led organization committed to breaking down the stigmas surrounding mental health. Run With Neil has provided monies to build the first high school chapter at Scappoose High School. This partnership gives us access to resources geared towards meeting the mental health needs of students. Resources that have potential to be the most impactful are virtual resources that are readily available to address mental health concerns in the moment. Currently it could take a person twelve weeks to a year to gain access

to one visit with a mental health professional. As you can imagine, the opportunity to make an impact at that point is low. In the past several months we have met with coaches, school officials, teachers, and most importantly students in the Scappoose school district to assess the need for mental health resources. It is clear there is a significant deficit. Students we have spoken with have made it apparent that we must do more to meet their needs. It is difficult enough to ask for help, but can you imagine being brave enough to reach out and be met with nothing? The surgeon general has gone as far as to call the mental health crisis of our youth "The Second Epidemic" since COVID. It is imperative that this need be addressed. Run With Neil is committed to raise funds to provide resources to kids, parents, teachers, coaches and community members. This requires a long-term investment from this community. We believe this council has the potential to be a part of Run With Neil changing lives. After our very successful Run For Neil Centennial run, we have been in the planning stage for making this an annual event. Last week, we learned that Scappoose has plans for a 2021 summer festival, as the Treadway Events presentation made note of a 5K run, without much details. We believe partnering Run With Neil with the City on the Scappoose Summer Event would best benefit our community. Our group was extremely successful in creating a well organized event, raising money and awareness to the cause. We bring with us the resources and experience to make an even bigger impact going forward. The over 350 participants were largely made up of Neil's teammates, family members, and community members who were committed to our mission, and we continue to grow. Paul Fidrych, who ran last years event, along with our track coaches and volunteers are ready to step up again next year. Run With Neil is asking the council to be a part of breaking down barriers, and to support the mental well-being of the most important long-term investment we have in Scappoose- our kids. Instead of running our own stand-alone event, we believe partnering with the City on the Scappoose Summer Festival would best benefit our community. Time is of the essence, the earlier we can begin planning the better. I ask the Mayor and City Council to vote immediately to include Run With Neil into the 2022 Summer Festival. Thank you for your time.

Council thanked Lisa and Sarah.

Consent Agenda – Appointment of Amanda Haner, PCC, College Success and Career Coach, as a Liaison to the Economic Development Committee and Josh Koch, OMIC R&D's Business Development Director, as OMCI Liaison to the Economic Development Committee

Councilor Haugen moved, and Councilor Lesowske seconded the motion to approve the Consent Agenda – Appointment of Amanda Haner, PCC, College Success and Career Coach, as a Liaison to the Economic Development Committee and Josh Koch, OMIC R&D's Business Development Director, as OMCI Liaison to the Economic Development Committee. (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

Contract for Old Portland Road Sidewalk Infill Project

Public Works Director Dave Sukau went over the staff report. He explained Old Portland Road between Dutch Canyon Rd. and Highway 30 (at the Totem Pole) features only a partial sidewalk connection, due to various gaps in previous developments. This project was designed to fill in the missing sidewalk gaps, ADA sidewalk ramps, curb and gutter, and storm drainage upgrades on both sides of Old Portland Road. This project marks the first large sidewalk project to be funded by the Scappoose Local Fuel Tax authorized by voters in November 2019. ANALYSIS: The City initially entered a contract with Kittredge Engineers in July 2020 to provide professional civil engineering services to design the sidewalk infill work, evaluate storm sewer needs, prepare engineering specifications, and provide construction plans. On November 5, 2021, City Staff released the Invitation to Bid for this project. The bidding period for this project closed on December 2, 2021.

The received four (4) responsive bids:

Contractor	Bid amount
Carter & Company, Inc.	\$606,862.00
Brown Contracting, Inc.	\$722,888.00
Clark & Sons Excavating, Inc.	\$567,219.12
Pacific Excavation, Inc.	\$584,000.00

Councilor Miller asked what will this project bring our fund down to?

Public Works Director Dave Sukau replied it will bring it down to very little, where we will need to build it up over the next few years.

Councilor Haugen moved, and Council President Greisen seconded the motion to the Council authorize City Manager Rains to contract with Clark & Sons Excavating, Inc. for the completion of the Old Portland Road Sidewalk Infill project as advertised in the amount of \$567,219.12 pending the conclusion of the required bid protest period. (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.

Annual Goal Updates 1-4

City Manager Alexandra Rains went over the goal updates.

CITY OF SCAPPOOSE 2021-2022 COUNCIL GOAL STATUS UPDATES

GOAL 1: Develop a Vibrant and Diverse Local Economy

Objectives:

1A. Continue to support OMIC's expansion (2017/18)

On October 28, 2021, the Planning Commission unanimously approved applications submitted by OMIC R&D for Site Development Review (SDR1-21) and Sensitive Lands Development Permit (SDR4-21), which will allow the construction of the second OMIC building.

The City continues to participate in monthly coordination meetings with OMIC and other stakeholders.

1B. Design Downtown Revitalization Program (2021/22)

The Scappoose Urban Renewal Agency (URA) met to discuss revised financial forecasting and a storefront/business improvement program. The City's urban renewal consultant, Elaine Howard, detailed the types of support that other successful URAs have implemented early in the development of their respective districts. The URA is interested in moving forward with such a program. Elaine Howard developed a survey for the URA to guide the analysis, and proposed plan for the agency to review on December 13, 2021.

1D. Support and monitor development of the Columbia Commerce Center (2019/20)

- The developer has constructed the roads for Phases I and II, the sewer pump station, the trailhead parking lot with bathroom facilities and other amenities, and recently completed construction of the new municipal well.
- The applicant has submitted for final plat approval of Phases I and II. Staff issued an incompleteness memo to the applicant in April 2021 of items that must be addressed prior to final plat approval. The applicant submitted those missing items for a second review in October 2021 and staff is reviewing that submittal at this time.
- The applicant has submitted construction documents for Phases III and IV and the plans are currently under 2nd review for completeness.
- A mass grading permit was issued for the roads and utilities related to Phases III and IV and the grading work has been completed.
- As of 11/22/2021, the municipal well construction is complete and the well's capacity has been determined to be 140 gpm, which will meet the conditions of approval requirements for the first three phases of the subdivision.
- Final work is being completed on the 30-inch sewer main replacement in E Columbia Avenue.
- Final punch list items are being addressed in the field by the developer's contractor.
- The City is meeting bi-monthly with the developer and contractor to discuss the project and coordinate on the punch list and progress being made.

1E. Revise Resolution 16-19 (Betterment Fund) (2020/21)

Paul Vogel reported that this topic has been raised in two Board meetings and during CET's Strategic Planning session. Several board members recommended it be raised in an Enterprise Zone workshop with the full complement of EZ sponsors, among other topics and an overall orientation. CET has not yet plotted a time for that within their planning framework.

1F. Update City's Land Use code for EC and C zones to allow brewpubs, microbreweries, micro

distilleries, and micro-wineries outright (2019/20)

Updates to the City's Land Use municipal code—including the EC and C zones—is contemplated under RFP 2021-04, 50-Year Plan. This project will be kicking off in early 2022, with expected municipal code updates coming at later project stages.

1G. Work with partners to develop a robust economic development marketing (2019/20)

- The City engaged with Dan Rocha Design to review the City's Brand, work with City Staff to determine a path forward regarding Brand consistency across departments and publicly facing platforms, and develop and implement a brand style guide (this is **not** a re-branding effort). This project includes updates to critical and public-facing documents and communications to bring them in-line with the style-guide. This project includes a review of the Police Department's brand.
- The Mayor continues to participate in the county wide tourism initiative and represents Scappoose on the CET board.
- Scappoose worked and coordinated with CET on multiple RFI's and RFP's from Business Oregon and GPI.
- Scappoose remains involved with the South County Roundtable.
- The City has been involved with the Port's industrial lands inventory, which should be completed in early 2022. Scappoose has been working with the Port to identify and verify key industrial sites within Scappoose.
- Scappoose, CET, OMIC, and the Port are working on creating industrial/commercial advertisement for the Scappoose region, including Scappoose, that will be released in 2022.
- Scappoose is working with CET and GPI to advertise the East Airpark subdivision.
- The City worked to help fully fund CET's Small Business Resource Center.

Mayor Burge stated he assumes this could just be marketing in general.

City Manager Rains stated it could be marketing in general, but she thinks to date this has been more focused on marketing the industrial sites that are available. She stated we have been working with Dan Rocha just simply to bring consistency to the city's logo and things. She stated a larger more focused branding project she thinks is a little bit different than this, that is something we could continue to plan for in the future.

Mayor Burge replied this should be discussed at the Council annual goal setting, and it really should be a part of the 50-year plan.

1H. Rename OMID – Scappoose Innovation District/Park (2020/21)

Paul Vogel reported he had multiple discussions with stakeholders, including Craig, Melanie, Andrew Lattanner, GPI, and Board members (in strategic planning sessions and elsewhere). The future of the concept needs to be revived and discussed; and a disposition—confirmed, modified or scrapped—determined. In November 2021, Paul noted that it was more likely than

not that this will be dropped altogether, and the area would continue to be advertised without creating a larger district.

1I. Implement GAAP basis of accounting (2021/22)

- Staff is still actively working on updating the remaining CIP and Master Plans.
- The City entered into a contract with Merina+Co to develop a 3-5 year Budget Forecast template, which was part of the original goal.
- The 3–5 year Budget Forecast was completed this past winter and included in the FY 21-22 budget document.
- Once the forecast was complete the City prepared the FY 21-22 budget using the modified accrual GAAP basis of accounting.
- The FY 20-21 financial statements are being prepared using the modified accrual GAAP basis of accounting.
- This goal is now fully complete.

GOAL 2: Enhance community livability

Objectives:

2A. Update Public Works Design Standards (2015/16)

- Brown & Caldwell are still working on the Stormwater Master Plan with Standard updates.
- Public Works Design Standards updates have been budgeted for FY 21-22.
- Limited Staff time is impeding progress on this Goal.

Councilor Lesowske stated it shows with limited time for the staff to complete this, is there a need to move this forward?

Public Works Director Dave Sukau replied this is a goal that's been on the list since before he got here, and he's actually learned a lot as this has gone on year after year and we really are making progress, it is just taking longer. He stated right now, our current status is that we are in the stormwater master plan process. He explained after the stormwater is done, he thinks there will be some transportation items to review and then it is just a matter of getting the drawings put together. He stated there is limited staff time with everything going on.

2B. Update Rail Corridor Study (2018/19)

The Port committed \$34,000 and received a grant from Business Oregon for an additional \$30,000, towards the Phase II work, budgeted to cost \$84,000. Although additional money is needed from the stakeholders to complete the Phase II work, the Port opted to start the public involvement portion of phase II work with an "open house" discussion on November 16th via Zoom, to identify issues related to the 48-existing crossings, nine of which are identified as "tier-one" high priority crossings.

The Phase II work will involve concept plans for up to three (3) tier-one crossings which may benefit from grade separation due to the significant vehicle delay from unit trains (100-car

strings) and various safety upgrades to another six (6) tier-one crossings. Scappoose has three (3) listed tier-one crossings, including those at E. Columbia Ave, High School Way and Crown Zellerbach Road. The latter two were added to the tier one list due to the significant safety concerns associated with these crossings.

The city engineer submitted a summary of the significant ADA deficiencies at SE Maple Street and E. Columbia crossings prior to the public hearing on November 16th for consideration in the study. The City Engineer then followed up with the consultant team to discuss next steps;

"Phase 2 will also develop conceptual solutions, including improvement details for up to three (3) crossings as one-page alternatives summary sheets, and one 2-D grade-separated crossing overlay drawing to generally show clearances and construction limits. The project team will work with the steering committee created by the Port as a sounding board for project review, and technical materials will be shared for feedback at open houses and community forums. These public events are planned to continue to seek community input and help build consensus for the study recommendations.

The most likely crossing that could merit a grade separation will be determined and examined in terms of expense, funding sources, and potential impacts to the community during construction. Project requirements and possible impacts during construction of a grade-separated crossing will be reviewed and explained in order of magnitude terms for the steering committee and stakeholders interested in the relative cost for a grade separation solution at a key intersection."

The city will be looking forward to the next meeting with the Port's steering committee to discuss the study recommendations and concepts.

2C. Promote community events – Scappoose 100 Year Celebration & Signature event (2018/19)

- The City of Scappoose hosted the Scappoose 100-Year Event on August 13-14, 2021. This celebration included: over 100 vendors; 1,300 participants; eight musical acts; a 6K/10K run that attracted around 300 participants and raised around \$8,000 for the Neil Hoffman Memorial Fund; a parade that was extremely well participated in and attended; formation flying flyovers; a key note address by the Mayor and Michael Sykes, with a parallel National Anthem and salutatory cannon shot; and many other events. This celebration was a memorable and momentous occasion, gathering a large amount of positive feedback from the community, Council, and community partners, all indicating that they would like to see more events in Scappoose in the future.
- Following the Scappoose 100-Year Celebration a Staff Report about City involvement in an annual event was presented to City Council on November 1, 2021, and a conversation was had on this matter. Council directed staff to meet with an event coordinator to begin planning an event for Summer 2022.
- On 11/8/2021 a meeting was held with Treadway Events and Entertainment to plan next steps towards an event in Summer 2022. Staff presented to Council on December 6th regarding next steps, were asked to make some modifications, and then to bring a more

complete concept back to Council.

Councilor Haugen stated based on Lisa's comments this evening he would like to see, he would kind of like to weave that into the annual event in collaboration with the Run for Neil. He stated it is a good foundation for the event and he could see the value of adding that.

Mayor Burge stated he likes the idea that it is raising money for a purpose, not just paying for an event.

City Manager Rains replied that was the intension of staff and they actually thought Lisa was going to come present on the same night Treadway was going to come back to Council with their modified proposal and then show how they would actually be a part of the event. She didn't realize they were going to come tonight instead, but that was the intent.

Paul Fidrych explained Lisa came this evening so they could start getting something going for next summer.

City Manager Rains explained they want to have something in September, but they don't have a date yet.

Paul Fidrych stated he could work with whomever they want.

Mayor Burge replied he should work with Isaac.

2D. Develop a Long-Term Comprehensive Community Vision (50-year plan) (2020/21)

- The City released the RFP for the 50-Year Plan on October 22, 2021, consisting of a variety of projects including: a robust community visioning process; an HNA/BLI extension; an EOA update; reports on, and potential implementation of UGB expansion, UGB land swaps, and Urban Reserve establishment; various Municipal Code updates; Comprehensive Plan/Map/Policy updates; and the creation of a 50-Year Plan guiding Scappoose's long-term development.
- On November 22, 2021 the RFP proposal acceptance period closed and two proposals were received. Over the month of December the proposals will be reviewed, and a consultant will potentially be selected to begin work on the 50-Year Plan starting in early 2022.

2F. Sidewalk Plan (2021/22)

- Bids for the Old Portland Road Sidewalk Infill Project have been received. This includes all missing sidewalk portions from Dutch Canyon Road, North to the intersection of Hwy 30.
- The Sidewalk Repair Program is still actively offered to the Community with occasional participants. This program tends to slow during the winter months.
- Staff will work with Council on identifying next locations for sidewalk infill and repair projects.

Council President Greisen asked Public Works Director Dave Sukau when does he plan on coming back to Council to identify future potential locations and needs?

Public Works Director Dave Sukau replied right after the first of the year.

2G. Annual One-on-One Meetings with Neighboring Local Leaders – School District, County, Fire, Port, OMIC, Senior Center, 911 District (2021/22)

Council has met with the Port of Columbia County, Columbia County, the School District, and the Fire District over the past 6 months. The Senior Center has been invited to a work session on February 22nd, 2022. OMIC is the only remaining group on the list that has yet to be scheduled for a work session.

GOAL 3: Keep Scappoose one of the safest communities in Oregon

3A. Complete Operational Needs Analysis (2021/22)

CIS/Stuart Roberts conducted a best practice review of the department in April 2021.

CIS/Kurt Chapman conducted a Best Practice Review for hiring and retention of personnel in April 2021. Reports were sent to the City, and CIS presented those reports to the council at the October 18, 2021 work session.

The city hired an Interim Police Chief while contracting with an outside recruitment consulting firm to find a full time Police Chief. The hiring process has begun for recruit and lateral police officers to fill vacancies. Currently, we are completing backgrounds on 3 Recruit Officer positions. The vacant Lieutenant position will be opened in December. Recommendations from Kurt Chapman's report and consultations with Kurt were and are being utilized in these hiring processes.

The city has started a wage study for all police officer positions.

Councilor Lesowske stated he would just stress that we continue to keep this as a priority especially during this transitional period.

Councilor Miller stated we had talked about potentially doing some sort of study to see if we were on track with our police force as far as the number of officers per thousand and making sure that we were consistent with whatever the National Standard is. He stated that would be an important thing to do after the new police chief is hired but he just wants to make sure we don't lose sight of that because he thinks that is important with goal number 3. He stated we are not going to be able to effectively do that if we don't have the right manpower. He just wants to make sure we keep that in mind.

GOAL 4: Develop a Park/Rec System within a 10-minute walk from all neighborhoods

4A. Peace Candle – protect and restore, update Welcome to Scappoose sign (2015/16)

- Construction of the residential building at the developer's property is underway.
- The site and access easements for the Candle have been recorded with Columbia County.
- Michael Curry Design (MCD) has been engaged and is working on creating a design proposal for the Candle's renovation.
- The wick on top of the Candle needs to be removed and assessed by a structural engineer, which will inform MCD's design proposal.
- The Grabhorn family donated \$20,000 to the City for the Candle's renovation.
- City Staff has coordinated on this project, and the various parts of the renovation are all underway.
- Upgrades need to be complete before the final Occupancy is certified, which is expected to happen late summer 2022.

Council President Greisen explained recently there was some conversation on a social media platform regarding the maintenance of the candle, etc. She stated luckily on this platform Anna, with the Spotlight, had made reference to an article written about the City's agreement with the developer of the apartments. She asked, we are waiting until what point to address the candle, just so the public knows.

City Manager Rains replied we are actually getting started on improving it now. Staff is getting some quotes, and have talked to Michael Curry a bit on some ideas from him. Staff plans on coming and presenting that to Council more formally, very soon. She explained the goal would be to have it completed by summer because that is when they believe they will get their certificate of occupancy for the apartments and in the easement agreement we have with them, that is what we said we would do; make sure it looks nice by the time they are ready to rent their apartments.

4B. Develop the Grabhorn property Conceptual Plan (2021/22)

GPAHC concluded its review process and generated a new list of priorities for the Grabhorn Property, culminating in a set of recommendations presented to City Council. Following GPAHC's prestation of their recommendations to City Council, City Staff re-engaged the engineering design consultant that developed the original conceptual plan. Staff shared the recommendation list with the consultant and asked them to develop a proposal and fee estimate for developing the new design. The updated proposal and fee estimate for this preliminary work has been received.

The following 'road map' was recently shared with SPRC to outline the general steps at this juncture through grant application submittal:

1. Re-engage with 3J Consulting. This task was completed on September 20. Staff shared the requests of the recommendations adopted by City Council. The Consultant is working on putting together a new estimate and scope of work for the re-design work (to 10% level).
2. Review estimate from 3J Consulting. Proposal has been submitted by consultant.

3. Consultant works on new design to incorporate recommendations – The consultant has the list of recommendations approved by City Council. They'll work to incorporate the recommendations to the greatest extent possible, potentially with versions to choose from if all recommendations cannot be feasibly incorporated into a single design.
4. Present new design(s) to SPRC – SPRC will have the opportunity to view the new design(s) prior to City Council and provide their comments/recommendations to City Council officially.
5. Present new design(s) to City Council – Consultant and staff will present new design(s) to City Council for their feedback. At this juncture, it may be necessary for Council to choose between designs, if more than one conceptual design is proposed (see #3 above).
6. Incorporate City Council feedback (if any) into the selected design – Consultant will work to incorporate feedback. Consultant will develop an Engineer's Cost Estimate.
7. Present finalized design and cost estimate to SPRC – SPRC will have the opportunity to view the finalized design and cost estimate prior to City Council and provide comments/recommendations to City Council officially.
8. Present finalized design and cost estimate to City Council – request City Council direction on preparing a grant application – Consultant and staff will present the finalized design and cost estimate to City Council for their approval to move forward.
9. Begin preparing grant application – Pending City Council's direction, staff will assemble the final grant application package to submit to Oregon Parks and Recreation Department (OPRD). Letters of Support may be sought simultaneously from community organizations and citizen boards and commissions.
10. Incorporate plan into the Parks, Trails, and Open Spaces Plan (i.e. Parks Master Plan).

4C. Support Trail to Tillamook Project (2021/22)

To support this goal, City Staff is working with the Scappoose Parks and Recreation Committee to examine the trail to Tillamook concept and explore what kind of recommendation would be appropriate for SPRC to make to City Council based on progress on the trail project to date. This project could be added to the Parks Master Plan during the future update.

4D. Community Pool – determine construction and operation and maintenance costs (2021/22)

- Costs to construct and operate a pool were researched and estimated by City Staff in Spring 2021. Costs were estimated at:
 - Indoor Pool: Construction, \$11,000,000. Operation and Maintenance, \$500,000
 - Outdoor Pool: Construction, \$3,500,00. Operation and Maintenance, \$500,000.

- Council requested the release of a survey to gauge the willingness of Scappoose to support various funding strategies to pay for the construction and operation of a pool based on accepted Staff estimates.
- The Pool Cost Survey (outreach campaign) closed on June 3, 2021. Results were tallied and analyzed.
- 68.8% of respondents indicated they would not support additional property taxes of \$0.40 per \$1,000 of assessed property value to construct, and \$0.69 per \$1,000 of assessed property value to operate an outdoor pool.
- 71.5% of respondents indicated they would not support additional property taxes of \$1.34 per \$1,000 of assessed property value to construct, and \$0.69 per \$1,000 of assessed property value to operate an indoor pool.
- The vast majority of respondents, who were representative of the population of Scappoose, when surveyed about their willingness to support a property tax increases to pay for a pool, indicated they would not support property tax increases to pay for either an indoor or outdoor pool.
- Subsequent to Staff's presentation of the survey results on July 19, 2021, City Council indicated that the data does not seem to support the City building a pool and voted to remove a pool from inclusion in the Grabhorn Property redesign plan.

4E. Identify Park Property on the East/South Side of the City (2021/22)

No progress has been made specifically investigating available land for public recreation in Southeast Scappoose. The City's 50-Year Plan RFP has been released as of October. City staff anticipates negotiating a contract with a consultant in mid-November. Additionally, the Parks, Trails, and Open Spaces Plan (i.e. Parks Master Plan) is due for an update. An update to the Parks Master Plan would include revisiting current and future availability of land for public recreation purposes.

Mayor Burge talked about the new monies that are coming from the Build Better Back Bill and asked, are we looking at those and thinking of what we can go for to get money on roads, water and sewer?

City Manager Rains replied we have not had much internal discussion about that as of yet.

Mayor Burge stated he would hope that we engage with the League of Oregon Cities staff who are putting out information.

Legal Counsel Peter Watts explained we usually wait until we get preliminary treasury guidance on that. He stated we will probably wait until we get that guidance, which comes out a few months before we get the money.

Mayor Burge replied, he understood that the money wasn't coming directly to us, but it would probably be a competitive grant program through the State.

Announcements – information only

Calendar

Mayor Burge went over the calendar.

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

City Manager Rains explained the Council retreat will be on February 12, 2022, and they do have a consultant that we'll be working with and in the near future she will be reaching out to each of the Council, as she wants to do quick one-on-ones with Council to have some preliminary discussion of your goals and what you would like to get out of that session.

Councilor Haugen stated he talked to Dave, and they talked about the possibility of holding the retreat at the water plant as there is a nice open space and it is kind of nice to look at the actual infrastructure now in the context of our goal setting.

Legal Counsel Peter Watts replied as long as it is ADA accessible you can have the retreat there.

Interim Police Chief Davis gave an update on Donut Day. He stated overall it was a great success; we brought in over 700 lbs of food and \$1045 for the food bank. He thanked Timmi Sue for organizing the event and her and Susan for going at 5am to pick up a lot of donuts.

Councilor McHugh thanked the citizens who made the comments today. He thought they all did a fantastic job and gave us some insight into what he thinks is some good work for the community. He is not sure where all that is going to take us, but he appreciates their input.

Councilor Poling wished everyone a happy and safe holiday. He thanked staff for all their hard work and everything they are doing. He stated they have done a phenomenal job and he really appreciates them.

Councilor Miller stated as we close the year out here, he does want to just give a sincere thank you to staff. He feels like we have accomplished a lot through this year. He stated the centennial event was amazing and he still has visions of Isaac running around non-stop and not enough thanks can go to Isaac for that. He stated the 14 million dollars we received for infrastructure he thinks was just an amazing accomplishment, especially for the size of our City, so he just wants to make sure he definitely says thank you from the bottom of his heart for everything they have done and continue to do. He looks forward to a very positive and proactive 2022.

Council President Greisen stated she would like to echo Councilor Miller's comments also. She stated we went through the process of hiring a new city manager, we are in the process of hiring a new police chief. There are a lot of big things happening in Scappoose and when she talks to people at the County level, even the State level, we are known for a lot of positives and that feels really good to just have the privilege to be up here and work with staff. She hands down trusts every one of the staff and their expertise and they make the decisions Council has to make a lot easier because of the amazing work that they do. She stated she will never claim to be an expert in any of the thing's staff does. She stated she has to admit she is a little shaky, she gets a little flustered, but sometimes things have to be said and that isn't always easy. Unfortunately, we have come to a point where this conversation about contract policing, we are talking about peoples lives here, people sitting in this audience who give day in and day out their literal actual life for the people that live in this community and she thinks if there is going to be a conversation about outsourcing the work that they do, granted technically their job would remain, is what people think, that's not always the case, some people like to come in and they like to clean house. She would imagine that that is a very vulnerable and scary feeling for the people that we employ and that we trust. She stated to sit up here and have conversations without the involving the people that actually do the work is unfortunate. She stated it is actually a little bit cruel and she is sorry that somethings are being said or suggested that affect your livelihood. She doesn't claim, again, to be an expert in anything. She doesn't know what the Sheriff's Department looks like, you hear things, you see things, you listen to the inside scoop, who know, but unfortunately, she had to pull out Chapter 2.04 of our code that we just approved as a Council and the amount of highlighting that occurred due to recent actions taken by Councilor Haugen literally has her shaking at this moment in time. She stated as a reminder to everybody who serves on Council that if you are taking a position that has not been adopted by this Council as a body that you should disclose that information as your personal opinion and not take it as the position of the Council. She stated again she doesn't know the conversations people are having in public or with other people, but just as a reminder. She read, representing the City ~ If a member of the Council appears as a representative of the city before another governmental agency. She stated conversations are occurring with other governmental agencies about this topic. She stated, for the media or an organization to give a statement of an issue, the member may only state the official position of the City, as approved by the majority of the Council. She stated there has never been a conversation or an agreement by this body to look into this topic or agree that we should look into this topic. She read, Personal Opinions ~ If a member of the Council appears in their personal capacity before another governmental agency, the media, or an organization, to give a statement of an issue the member must state they are expressing their own opinion and not that of the City before giving their statement. She stated again, she doesn't know what is happening behind closed doors or in public settings, however, again these are just reminders. She stated Councilors shall have authority only to act as part of the Council and shall not have individual authority to bind the city or direct the actions of city officers or employees. She explained sometimes emails are sent or conversations are had that imply that staff should take certain actions. She stated Councilors

individually cannot do that. She explained, she wants to point out that the code defers some of these next actions to the mayor. She read, the mayor shall attempt to resolve the matter and prevent future violation by contact with the offending councilor. A councilor found by the council to have violated this chapter may be publicly reprimanded by the council. Lastly, the council agenda is ultimately approved by the mayor. She stated sometimes there are allegations that happen in these chambers that staff are feeding Council information or only tell Council what they need to know or are making decisions behind closed doors. She explained that has been said in public comments and that is absolutely not true. The Mayor is the final say of what goes in front of the public. If there is somebody that needs to be called out, and it shouldn't be the staff, and it saddens her since they literally bend backwards and spend hours of their time doing what Council asks them to do. She explained it also says that if a councilor is requiring significant time resources, two hours or more from staff members that would normally require time outside of your daily tasks, there needs to be an approval by council before certain councilors can ask staff to do things or take a certain amount of staff's time. She explained again, these are just reminders. She read over the City Council Team Agreements. She read information available to one council member will be available to all in a timely manner. She stated there has never been a time in her personal experience, again she is not speaking for everyone here, that she has found something out from staff directly, then another councilor already knew, and she didn't have to say how come you told them, and you didn't tell me. She stated, not once; however, there have been multiple occasions when a councilor or councilors have invited people to speak in front of Council; County Commissioners; they've asked the Sheriff to come, which didn't end up happening, but they've been blindsided and those people who have been invited to come in were blindsided not understanding the full information about why they were here or talking about projects in a really obscure way and Council has no idea what's supposed to be happening in front of them. She just wants to remind Council that in the council agreement it says that we will work as part of one team with the staff. She stated we need to trust the staff to implement our council goals. She stated questions need to be provided in advance to the city manager. She stated if we have a special interest or a curiosity or something we want to know more about or something we want to look into, it goes to the city manager and then she's going to make sure that it goes to you. She stated there have also been occasions where certain councilors meet with other individuals in public settings, and they have been heard to be speaking about staff in negative ways. She stated, that immediately breaks our team agreement and the chapter she just read from our code. She stated again these are just reminders to those of us that sit at this desk and how we present ourselves to the public. She stated she wishes everyone a happy new year and happy holidays. She stated she can't say it enough to all of you employed by us, as city staff, you are what make us, so thank you.

Councilor Haugen stated in the spirit of the holidays, he is just going to note that you know public service can be a noble undertaking, it can be, and the operative word is can be, and so he would like everyone to think about that in the context of time now and time going forward. He

stated he would like to wish everyone a wonderful holiday, period. He wanted to give a special shout out and thank you to the Scappoose Historical Society for putting on the marvelous event and he saw Isaac there on Saturday night. He stated it was phenomenal and he is hoping that we can continue that, because that was just a really cool event. He stated on the subject on contract policing that he and Councilor McHugh brought up a couple of sessions back after a conversation with Sheriff Pixley and then with the follow up from Robby Backus and this evening from Marisa, he has done due diligence he thinks, as a steward for our community where he has an obligation and a duty to do what he thinks is something we should in the best interest of the community. He explained he has talked with staff; he has talked with Councilors, and we have to put this into that context you know. We don't make decisions, but we do have to do fact finding, we do have to do our due diligence as stewards for the community. He stated our public safety our taxpayer dollars are something we are obligated to deal with and look into and so when he and Pete talked with the Sheriff over his proposal, they thought this is worth looking at and that's why we brought it up a couple sessions ago and so that to him makes common sense. He explained then they followed up with the community and why not look at this at this particular juncture. He explained he's mentioned to Alex, and he thinks she shared this information with Megan, otherwise she wouldn't know it, that he contacted the Troutdale city manager, the Clatskanie city manager, and the Cornelius city manager; all of whom employ contract policing and the Cornelius city manager was also a retired Beaverton mayor, so he's got some expertise in this area. He explained Cornelius's city managers comment to him was when he went into this, he saw the value of contract policing for the reasons that we would find out he thinks, if we actually studied it and look into it. He found the value was that it was manyfold, not to mention just the money, but just the service, the professionalism and not to demean or discredit anyone's sense of our fine police force in Scappoose, but to look at this as an option. He explained the Cornelius city manager's comment was that this is the time to do it when you don't have a police chief, once you hire a police chief, it is kind of a moot point and so if you don't consider this at this point then there is no reason to even think about it and if we actually look at it maybe we'll say no, this doesn't make sense for Scappoose. He stated he caught that from the last meeting, maybe it doesn't make sense, maybe Columbia County doesn't work for Scappoose, but let's listen to the people or let's listen to Sheriff Pixley and invite him in for a work session before we actually go through the process of hiring our next police chief and find out if we want to look at this or not and then you might also think about the city managers that are using contract policing and find out if there are any that don't like it. He hasn't found any yet, so that tells him something that maybe there is merit at looking into this and the police forces are happy with it. He stated we could invite the police union into the equation, but let's be complete and thorough in our process here and not shortchange our options and possibilities. He stated to him they really have a duty as community stewards to look at this. He was hoping we would do this early, but his comment then is that we, at the earliest possible juncture, before we finalize the hiring of our new police chief, that we at least give a look at Sheriff Pixley's proposal and actually dive into this and see if this is going to be a good fit or not. He asked what is wrong with information, information is good and the more

information you have the better off and the better decision making you can make. So please, please consider this for the good of the community and for transparency and for all the reasons that we have already talked about. Thank you!

Councilor Lesowske stated as we end 2021 and move into 2022, he just wanted to take a moment and thank the citizens of Scappoose; one, for their faith in the Councils decision making and this body that represents their voice. He stated 2020 was obviously a very difficult time for a lot of us and so as we move through 2021 more and more opportunities existed for citizens to be participants especially with the Grabhorn ad hoc committee, having more and more voices of our citizens come into and provide public testimony or comment and for those that we know are tuning in through our streaming of the City Council meetings. He stated with that he just wants to say thank you again for your vote of confidence. He stated additionally, he would like to say Happy Holidays, Merry Christmas and Happy New Year to everyone in our community and he appreciates City staff and all that you do. He appreciates the opportunity to share.

Mayor Burge stated it is the last meeting of the year. He explained in the past before Covid hit, they would have a thank you dinner for City staff, but now we are not able to do that. He stated the pandemic has really stifled the camaraderie for a lot of people because we can't have the same types of meetings. He thanked staff for all the work they do. He explained everything that we do we are trying to do the best thing for the City at all times and some of us have very good knowledge on different parts of the World and we take that to our place. He wished everyone Happy Holidays. He looks forward to making Scappoose a better place and he appreciates the comments. He stated when people come in and comment they help Council make better government and he appreciates that a lot. He thanked them for coming in and commenting.

Adjournment

Mayor Burge adjourned the meeting at 8:09 p.m.


Mayor Scott Burge

Attest:


City Recorder Susan M. Reeves, MMC