

MONDAY, APRIL 4, 2022
CITY COUNCIL
WORK SESSION WITH SCAPPOOSE COMMUNITY & SENIOR CENTER, 6PM

Present: Mayor Scott Burge; Council President Megan Greisen; Councilor Josh Poling; Councilor Pete McHugh; Councilor Tyler Miller; City Manager Alexandra Rains; Legal Counsel Peter Watts; Assistant to the City Manager Isaac Butman; City Recorder Susan M. Reeves; Assistant to Public Works Director Huell Whitehaus; Budget Committee Member Ty Bailey; Scappoose Community and Senior Center Board of Directors President Kay Stuck-Werings; Scappoose Community and Senior Center Board of Directors Vice President Clara Pell; Scappoose Community and Senior Center Board of Directors Member James Jeffery; Scappoose School District Superintendent Tim Porter; and Scappoose School District Board Member Michelle Graham.

Remote: Beth Rajski (joined at 6:28pm).

City Manager Rains explained tonight members from the Scappoose Community and Senior Center are present to meet with Council. She explained this is a continuation of the goal that Council wanted to meet with other governing bodies from the area.

Scappoose Community and Senior Center Board of Directors President Kay Stuck-Werings thanked Council for the opportunity to be here this evening. She gave an update of the Scappoose Community & Senior Center by going over the letter she submitted, which was included in the packet. Scappoose Community & Senior Center has been hard hit by COVID-19 pandemic. The Center was forced to close on March 14, 2020. This closure impacted not only the Center but our Thrift Store and Bread Place cutting off our sources of self-funding. Ordinary donations dropped considerably but the expenses continued. Some funding was received from a production company that utilized the empty building for filming a movie. However, all of that was paid out for overdue utilities, salary, etc. Some COVID-19 funds were received but were all used for COVID-19 allowed purchases. At the present time all accounts that we are aware of, are current and back payroll has been paid in full and payroll terminated. We are currently in the process of bringing the Center's main building into compliance with safety rules and fire code adherence. Fire alarm system, smoke detectors, fire extinguishers and exit signs have all been serviced and or repaired. We still have a couple of purchases to be made specifically to meet the fire department requirements and are waiting on the information to complete these tasks. The estimate for repairing the hood for the kitchen stove came in at \$2,500.00 and the repair company honored their original bid, and the hood is repaired. We need to get the residing finished in our main building at the Center. The kitchen end and the back wall have been completed however the NW end and the front side, including the portico, need to be completed. We have requests for bids out, with one bid coming in at +/- \$40,000.00. Part of the NW end was done; however, we have been told it must be redone. We are still awaiting a second bid. In addition to the repairs at the Center our Thrift Store and Bread Place roofs need to be replaced. The Thrift Store has been patched but is starting to leak again. A roofing fund was started a couple of years ago and still has \$6,000.00 that we know of that is designated for the Thrift Store roof. There are also supposedly funds from the city designated for the center

siding, however this has not been verified. Roof bids on both buildings have been received, all coming in under \$20,000 for each roof. The roofing decision is set for the Board Meeting, April 10, 2022. Fund raising and donations were non-existent during the pandemic. The bank accounts are beginning to increase, however there are office equipment and software purchases that need to be made as well as bookkeeping services and further repairs and maintenance, particularly in the kitchen, before we can round the corner and be fully open. Funds need to increase considerably before we can even think about hiring a cook or a new director. At the present time we cannot provide the Council with prior financial information; however, we can provide you with the balances in each of the bank accounts, if that is required. I am writing this as the President of the Board of Directors; however, the duties of an executive director have fallen on my shoulders, and I am learning as I go. Most of our Board of Directors is new to the duties of being on a board and are also learning. We appreciate the current interest in our stretch of Dutch Canyon Road but also have concerns as to its future. We have questions as to what the City expects of the Center as well as what we can contribute to the City and what the City can do for the Center **end of letter**

Scappoose Community and Senior Center Board of Directors Vice President Clara Pell gave an update on Bingo, and said it is better than it used to be. She explained she has been doing landscaping and working in the garden. She explained she also tries to get more volunteers. She also is in charge of emergency preparation.

Kay Stuck-Werings explained they do still have two things that they are waiting on the Fire Marshall to get back to them on. They are waiting for a final report, and they need to get a knocks box for the front door, as well as the address letters larger.

Councilor McHugh stated the newsletter looks great, and it's really well done. He asked where are their financial needs. He read the letter but maybe we can highlight them verbally in this meeting.

Kay Stuck-Werings replied they do have some funds coming in. The main concerns right now are the thrift store roof needs to be replaced, the bread store roof needs to be replaced, and the siding on the center needs to be finished.

Council President Greisen asked what caused the siding project to stop?

Kay Stuck-Werings replied funds and COVID, beyond that she is not sure because she is new back in this process of July.

James Jeffery, Board Member, explained why the siding didn't get done. He explained when COVID hit they had some money set aside for funding to buy some tools and material, not nearly enough to do the whole center, but part of it. He was President at the time, and he started the project thinking that maybe if he started working on the building peoples would volunteer to help. He explained one of the Kessi brothers brought a crew in, who did a fine job, and furnished all the labor. He explained at the end there was a bill of \$5,260 for the siding, so

he wrote a check for that. He then wrote a grant through the City and got some matching funds for the north and west wall of the Center. He explained they were awarded the grant. He explained there still weren't any volunteers, and he was doing everything by himself. He asked Julie from the Center to return the check to the City and they contacted the City and he expressed that he thought they should give the funds back because he wasn't going to be able to meet the deadline that the grant asked for and City Recorder Susan Reeves explained as long as they are moving forward that the City would be forgiving. They put the money in the bank, and he went out and bought the siding and he is the one who put it on the south wall of the Center and started installing it on the front. He did have the help of a community service worker. He explained he is beat up from trying to get volunteers from the Center, so he just stopped. He explained the siding that is on there is hardy plank and it doesn't need to come off, it just needs to continue and move forward whether they contract it or get volunteers.

Councilor McHugh explained during COVID there was a lot of improvements done at the Center and the bread store. He explained right now it seems like the Center is in the position to do some projects and there is no real hope of being able to raise enough money to get those things done. He stated it seems to him after reading the letter it is about \$70,000 needed to do what they need to get done.

Mayor Burge asked Legal Counsel Peter Watts to talk about the final rules for ARPA funds and if any of the Community and Senior Center projects would qualify.

Legal Counsel Peter Watts explained he and City Manager Rains have really been struggling to find something the Center could qualify for regarding ARPA funds. He explained the ARPA funds were designated primarily for water, sewer, and broadband projects. He stated there is really no obvious project on their list that qualifies for any of the funds.

City Manager Rains replied with that said in the draft budget that will be coming before Council pretty soon, she was proposing to have in there earmarked just for the Center \$15,000 and they could also apply for the Community Enhancement Program grant. She explained we also have funds to pave the road to the bread store. She explained we have identified money for them.

Mayor Burge talked about leveraging our social media presence by putting some of the Scappoose Community and Senior Center calls for donation. He stated sometimes it just takes a bigger voice to call out to a wider range of people.

City Manager Rains replied we actually have been doing some of that.

Councilor Poling stated just adding in the fact that they need volunteers and skilled labored volunteers would be ideal for the Center. So having that information out there as well that would probably help them tremendously.

Council President Greisen asked Scappoose School District Superintendent Tim Porter if there is still a graduation requirement that entails community service or service hours?

Tim Porter replied yes.

Council President Greisen asked Kay since this is the Community and Senior Center is she actively making contact with the High School Leadership group or seniors that need graduating service hours?

Kay Stuck-Werings replied she has been trying to reach out to different organizations like that, but she has not specifically been to the schools. She explained she has had phone calls from them asking her to return the call, which she does and doesn't get anyone and she never gets called back.

Mayor Burge asked if there are items that are going to be in the upcoming budget proposal that would meet the use of ARPA funds, if so then we could take those funds out of that fund and use it to help the Center with some of these projects.

City Manager Rains replied that is essentially what the City has done because we have funds allocated for the Center.

Legal Counsel Peter Watts stated there isn't an obvious way to get them funds out of ARPA.

Councilor Miller thanked Kay for all the work they are doing. He explained he would like to focus on the things we can do versus the things we can't do. He explained there are a lot of resourceful people in this room, and he thinks that we should try to connect the Center with the right resources. He explained we could make a list of all the different things they need help with and then try to figure out how to connect them with the proper resources. He asked Kay how much out of their budget can they use towards the projects?

Kay Stuck-Werings replied probably half.

Councilor Miller explained he would like to help organize the human resources part of it and he can work with Pete to try to help get some volunteers and hopefully be able to effect a positive change there.

Kay Stuck-Werings replied they appreciate the concern and the help.

Councilor Miller replied we really appreciate everything Kay and the Board has done. He explained they will do what they can, there's just some limitations.

Council thanked the members from the Scappoose Community and Senior Center for all they do.

Scappoose School District Superintendent Tim Porter gave Kay the phone number to the District Office and asked her to call him.

Councilor McHugh stated City Manager Rains has been a big part of what is going on at the Center right now. She goes to all their meetings and a lot of things are getting done because she has been directly involved with what's going on.

WORK SESSION THE SCHOOL DISTRICT REGARDING DAYCARE

City Manager Rains explained there has been a request by Council that we meet with representatives from the School District to discuss the idea of daycare. She explained that has been a topic of discussion when the City has been thinking about how to spend ARPA dollars.

Council President Greisen explained Ty Bailey is here from the Budget Committee and other Budget Committee Members might chime in as they are aware representatives from the School District would be here and that will help us collectively make a decision on how to move forward on this topic. She explained the City has been approached through COVID and prior to the lack of childcare within our City and we have looked for so many ways to try and help and support and she thinks these ARPA funds have allow them to maybe have that opportunity. She explained we talked a lot about and had people share with them that in the past there has been housed in a school district building an after-school childcare. She explained unfortunately, prior to COVID, that went by the wayside. She explained in looking for something that is accessible to school age students and people in our school district, we have run into a dead-end. She feels we are just really at this crossroads, this point of we need to have something provided to us in a school district building or we're not able to get anything started. She talked about having someone who can come in and review a contract, etc., and we would be able to support financially to get that started.

Budget Committee Member Ty Bailey explained the one thing that Council and the Budget Committee discussed was a private space that would involve capital investment in private property which would have limited duration, which is really concerning on a number of levels, but we need something like this.

Legal Counsel Peter Watts talked about one of the things that we have learned is to bring in a third-party host, we need the District on board with that because those service providers provide the service in the school.

Scappoose School District Superintendent Tim Porter explained he doesn't see a reason why we couldn't bind forces and try to take care of something like this, but they would need to see the particulars of what this is going to involve with them. He stated it sounds like the vast majority

of it is a location, and if we are talking about a location, obviously they have locations. He does think it is something they would be opened to pursuing.

Mayor Burge talked about bringing the consultant in soon to talk about this.

Councilor Poling explained it is almost impossible to find day care, even locally. He explained the community has spoken multiple times about how do we as a community developed more childcare in our community. He stated if we can find a way to make this happen it would be awesome.

Tim Porter replied he does want to be careful and make sure we are talking about after school care.

Councilor Miller asked for efficiency purposes would it be possible for the School District to start making a list of questions and concerns now?

Tim Porter replied he would need to gather some information, but yes.

Mayor Burge stated that was very helpful.

Mayor Burge adjourned the work session at 6:50pm.



Mayor Scott Burge

Attest:



City Recorder Susan M. Reeves, MMC