



# SCAPPOOSE *Oregon*

MONDAY, MARCH 6, 2023  
CITY COUNCIL MEETING  
REGULAR MEETING 7:00 PM  
COUNCIL CHAMBERS  
33568 EAST COLUMBIA AVENUE  
SCAPPOOSE, OREGON 97056

## Call to Order

Mayor Backus called the March 6, 2023 City Council meeting to order at 7:00 pm.

## Pledge of Allegiance

## Roll Call

Joseph A. Backus	Mayor	Alexandra Rains	City Manager
Megan Greisen	Council President	Steven Lougal	Police Chief
Pete McHugh	Councilor	Susan M. Reeves	City Recorder
Tyler Miller	Councilor	Dave Sukau	Public Works Director
Andrew Lafrenz	Councilor	Chris Negelspach	City Engineer
		Isaac Butman	Assistant to City Manager
		NJ Johnson	Associate City Planner
Peter Watts	Legal Counsel		

**Remote:** Councilor Jeannet Santiago; Councilor Kim Holmes; FCS Group Consultant Amanda Levine (left at 7:24pm); FCS Group Consultant John Ghilarducci (Left at 7:23pm); Gary Wheeler (Left at 7:34pm); Geoff Wenker (Left at 7:24pm); Leonard Waggoner (Left at 7:19pm); Debbie Murphey (Left at 7:25pm); Amanda (left at 7:24pm); Beth Rajski; and an unknown caller.

## Approval of the Agenda

Council President Greisen moved, and Councilor Lafrenz seconded the motion that Council approve the agenda with the amendment of continuing the stormwater presentation after public comment. Motion passed (7-0). Mayor Backus, aye; Council President Greisen, aye; Councilor McHugh, aye; Councilor Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Lafrenz, aye.

## Public Comment

Geoff Wenker, Scappoose, explained he doesn't live in the city limits, but he lives on 50 acres at the East end of Columbia Avenue, right next to the levee. He is retired from 40 years in commercial construction; management; and real estate. He explained every project has stormwater management and then basic tenant is to manage the stormwater, so you don't cause the water to go faster or increase or worse quality to your neighbors. He was on the Board of Directors for the Dike District from 2002 until August of 2021, 19 years, and president for most of that. He personally made about six presentations to the City Council, City Managers, and staff about what they do, which they would do those presentations every few years and maybe it's time to do that again because he sees we have a new Mayor; City Manager; staff; and Council Members. He explained he is not currently on the board, so he is not speaking for the Scappoose Drainage District directly, but he does know all about it and he is a landowner and is concerned. The City relies on the Dike District to attain certification from the Corps of Engineers and accreditation from FEMA. Now that part is a joint process between SDIC, the County and the City. That started in 2007 and has been ongoing and the members of the Drainage District have spent upwards of \$500,000 over a 16-year period from 2007 to 2023 to date. He explained the Dike District includes 5,700 acres, including 920 different property owners, of which 625 are homes inside the City limits and Urban Growth Boundary. Since 2019, he personally gave the City and County staff the certification documents from the Corps of Engineers, which is what we achieved. The next step is to work jointly with the City and Columbia County, who is the official map holder to get the flood maps updated. The City has been doing due diligence to improve the process and make the maps more accurate, which they totally support that but they'll be a letter of map revision and that process is underway. SDIC has an annual assessment of \$350,000 and it's held steady at that for the last five years, the members pay a fixed fee and a fee based on the acreage and elevation of the land, since it costs more to pump water from the lowest land than it does from the highest land and their District boundary extends to elevation 32 feet. Which a good benchmark is where the soccer field is on 6th Street, right there is about where the line is. Everything East of there is the Drainage District below 32 feet and above is out. The East half of Scappoose is in the District. Everything across the highway drains to Scappoose Creek. Their concern is the part that comes to them. He stated we are your neighbor; we are the downhill recipient of stormwater from the City and he is shocked that Brown and Caldwell did not mention Scappoose Drainage district in there once. The main drainage ditch of the District is the Santosh River, which is seven miles long, which pretty much follows the Eastern City limits and it's the main ditch that picks up water that overflows from the City system and whatever these things are, they all have a maximum. We have to pay attention to the 100-year flood because that's what certification and flood maps are built around and it's also the standard to keep the levee sound and maintain so that it doesn't break and flood all 5,700 acres and turned it into a great big bathtub till the water can get pumped out. He asked if the members in the District and the City limits are they paying double taxation for stormwater? He talked about the concern about development over time because you have to think in terms of decades and generations for development as it occurs. There's more and more impervious surface so there is more and more water coming to

the District at a faster volume and possibly a poorer quality and they are really hoping that the hydraulic analysis done for this will include some quantification of that so that everyone's concerns about that issue can be addressed.

Mayor Backus thanked Mr. Wenker.

Chase Christensen, General Manager for the Scappoose Drainage District, explained Geoff Wenker gave a very good kind of recap of what their concerns are and not seeing their infrastructure included in all of this. He stated it is kind of like the water comes to them and then it is kind of the end of the City's system, and they have to pick it up. He explained most of the year they have to pump it and that is where the assessment comes from.

Mayor Backus thanked Mr. Christensen.

City Engineer Chris Negelspach explained our stormwater is treated.

Public Works Director Dave Sukau explained the stormwater is treated at the site where it is collected, not at the plant.

Lenard Waggoner wanted to speak but due to being remote he didn't have a good connection.

City Engineer Chris Negelspach explained how the systems work.

Council President Greisen asked staff and the consultants if they could address the public comments.

Consultant Angela Wieland replied they have met with SDIC throughout the project duration to talk about the guidelines of their project and that was with City staff support and participation. She explained that the focus of the City Stormwater Master Plan is looking at City infrastructure and City condition and deficiencies; SDIC infrastructure is not readily mapped by the City and is located outside of the study area extents. She explained the hydrologic and hydraulic analysis that they went through is in conjunction with the design standards and methods documented for the City and they evaluate and assess City infrastructure in accordance with that. Whereas the FEMA process and LOMAR development that SDIC was mentioning is an entirely different hydrologic methodology. As mentioned, the SDIC system is a pumped system and not purely gravity fed, and pumping is an operational activity so direct impacts to SDIC pumping would not be able to readily assess. She explained that City property comprises about 10-15% of the total area within the SDIC service district boundary.

Councilor Santiago followed up on Mr. Wenker's question if residents are being double taxed. She also asked why the rest of Scappoose wasn't shown on the problematic map.

Consultant Angela Wieland explained in regard to the mapping they just clipped portions of the mapping for purposes of discussion today, but in the Master Plan there are comprehensive maps.

Mayor Backus thanked all the consultants.

**Consent Agenda ~ February 15, 2023 Special City Council meeting minutes; February 21, 2023 Council work session minutes; and February 21, 2023 City Council meeting minutes**

Councilor McHugh moved, and Councilor Miller seconded the motion to approve the Consent Agenda ~ February 15, 2023 Special City Council meeting minutes; February 21, 2023 Council work session minutes; and February 21, 2023 City Council meeting minutes. Motion passed (7-0). Mayor Backus, aye; Council President Greisen, aye; Councilor McHugh, aye; Councilor Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Lafrenz, aye.

### **Old Business**

**Ord. 911: A Ban on the Sale of Dogs, Cats, and Rabbits in Stores in Scappoose**

Mayor Backus explained this ordinance is on second reading.

Motion passed (7-0). Mayor Backus, aye; Council President Greisen, aye; Councilor McHugh, aye; Councilor Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Lafrenz, aye.

Council President Greisen asked Chief Lougal to explain why this ordinance is important to put into effect now in Scappoose.

Chief Lougal explained it prevents the lousy breeders. That way you would get dogs and other pets from legitimate breeders.

Councilor Miller explained there has been an issue regarding this not in Scappoose, but in Columbia County. He thinks this is really important on the basis of being preventative.

Mayor Backus read the title for a second time ~ Ordinance 911: A Ban on the Sale of Dogs, Cats, and Rabbits in Stores in Scappoose.

### **New Business**

**South Columbia County Chamber of Commerce**

Member Relationship Manager Jak Massey gave an update on what the Chamber is up to. She provided handouts to Council and staff.



#### **SEMI-ANNUAL MEMBERSHIP STATS**

February 1, 2022 -- 105 Active Members

August 1, 2022 -- 114 Active Members

February 1, 2023 -- 127 Active Members



**GROWING OUR MEMBERSHIP!!**

#### **NETWORKING EVENTS**

**Coffee & Commerce** is highly requested and is booked months out

**Happy Hour** concept has changed to now offer all members the opportunity to host:

- Monthly reports to LCC for Event Permits and applications
- Entry Fee of \$10 to attend provides 1 drink ticket, name entered in door prize drawing and appetizers
- Host is expected to provide appetizers, refreshments and a door prize
- Host often provides more than one door prize and other members can contribute items (for promotion)
- Due to Member feedback, we adjusted our event time to better accommodate Members work schedules
- Members who have not previously attended are now joining and attendance is consistently 30 or more

"**Plus-One Promotion**" Program is working, Members bring a guest – often guest joins the Chamber

#### **MARKETING AND COMMUNITY OUTREACH**

- Adjusted SCC Newsletter publication to one per month, with full list of events published at the beginning of each month and weekly SCC Bulletins or Special Announcements throughout the month to offer event reminders or other new activities not captured in publication released at the first of the month.
- Created brochure -- used for new member promotion and good benefits refresher for members\*
- Plan to participating in upcoming Scappoose Adventure Fest and upcoming Earth Day Event
- Plan to be involved with in Kiwanis Parade -- for public use and Kiwanis Members prep materials site
- Partnering with Columbia County Spotlight for promotional ad space
- Truly enjoyed meeting members of the community during 2<sup>nd</sup> Annual Blvd Trick or Treat event
- Chamber window displays & regular Kiosk updates to provide Chamber activities and Member Events
- Establishing schedule for weekly social media posts to expand promotion for all members
- Black Friday Sale -- 24 renewals and 10 new members took advantage of our 7-day membership discount
- Community Room used several times a month for presentations, training and learning opportunities for all
- Personal goals for this year -- 1) create a Chamber advertisement jingle 2) get Chamber back on local radio

#### **MEMBER SUPPORT**

- Using Google Calendar invite to extend reminders to Members for networking and ribbon cutting events
- Collaborating with Members to offer more creative event ideas to engage guests and increase participation
- New Members provided Welcome Kits at Chamber to offer full benefit review with building tour
- Ribbon Cutting Events Monthly the third week of each month -- booked months out
- Encouraging Members to join forces -- promoting the tag line "Prosperity Through Partnerships"

#### **AMBASSADOR PROGRAM**

— Brought back our program last summer and re-established new committees

- 10 new Ambassadors and 4 Ambassadors continuing to serve
- Four Committees (Networking, Events, Marketing, Building Use) comprised of Board Members serving as Chair and/or Co-Chair and up to 5 additional Ambassadors on each Committee
- Committees are meeting regularly and active with necessary tasks

#### **COMMUNITY INVOLVEMENT AND LEGISLATIVE UPDATES**

- Communications with Cities and County sharing public announcements, surveys and job postings
- Providing Semi-Annual Updates to City Councils (St. Helens, City of Scappoose, Columbia City)
- Hosted a Candidate Forum In September for Sherriff, House and Senate Q&A and MEET & GREET
- Holiday Gift Shop was a “no go” unfortunately – competing with too many other bazaars and sales

#### **SAVING THE BEST FOR LAST – OUR ANNUAL AWARDS BANQUET IS BACK!!! \***

- Event to be held on Friday, May 5<sup>th</sup> at St. Fredricks Catholic Church In the Buccini Hall
- Voting on Awards will take place in mid-March
- Live auction, Wine & Whiskey Wall and Awards presentation
- Promotional materials available – personal invitation to attend

#### **BUILDING, CAPITAL IMPROVEMENTS AND PROPERTY UPKEEP**

- Building Use Committee collected quotes for building upgrades and repairs
- Chamber Board considering grant opportunities for improvements and upgrades
- *The Promise Church*, Chamber Member has offered help with landscaping along the parking strip
- We plan to enter into another 2-year lease agreement for use of the additional office space

#### **VISTOR CENTER STATUS**

We are no longer pursuing funds or continuing efforts to identify the Chamber building as a Visitor Center. With limited budget for staff – our priority must remain our members. However, when the Chamber facility is staffed during the workweek, our doors will be open to the public. We will do our best to provide assistance to local citizens as well as non-locals for the good of the communities within South Columbia County.

The Chamber is dedicated to serving Columbia City, Scappoose, St. Helens and Vernonia. – continuing to offer referrals whenever given the opportunity in support our Chamber Members.

\* Printed materials will be offered to City Council during presentation

#### **CONCLUSION:**

THANK YOU FOR YOUR TIME AND THE OPPORTUNITY TO MEET WITH YOU.  
ON BEHALF THE SCC CHAMBER OF COMMERCE BOARD OF DIRECTORS, WE THANK YOU FOR  
BEING A CHAMBER MEMBER AND YOUR CONTINUED SUPPORT. ADDITIONALLY, WE  
APPRECIATE BEING INVITED IN THE CITY'S EVENTS AND HOPE TO PARTICIPATE IN MORE  
EVENTS IN THE FUTURE.

DO YOU HAVE ANY QUESTIONS OR COMMENTS?

Council thanked Jak.

### **2023-2024 Council Goals**

City Manager Alexandra Rains explained to Council in their packets this evening they will see a summary of the Council retreat and the goal list that they all put together. Staff is looking for review and approval from Council.

Council President Greisen explained she would like to have 2.3 Establish a relationship with the Grande Ronde Tribe, removed because she doesn't feel like that is something that we are

prepared to take on at this time or have a lot of knowledge about as a Council and she doesn't think it is pertinent at this time.

Councilor Holmes discussed how she had raised the shared use agreement with the School Board and didn't know if that should be officially added as a goal or if that is something that will be taken on separately. She explained it does seem to be something that has been identified by Council and discussions and Committees and discussions and other citizens in public comments.

City Manager Rains explained she does believe that was included in the Parks Committee goals. Also, she would still say that while maybe it is not called out separately under Goal 4 that it is something also that was still discussed under that Parks and Recreation Master Plan process. She does think it is covered. They have had recent discussions about actually scheduling something with the School District about it, so it is in process.

Councilor Holmes talked about how do we begin to measure and show the progress. She talked about possibly being updated on a quarterly basis.

City Manager Rains replied generally speaking when it comes to implementation that does fall within the realm of staff. Whenever we have presentations to Council that specially pertain to a goal we always make sure to include that in our staff reports. She stated with respect to action plans and things like that generally speaking those are really taken care of at a staff level. Staff does update Council as we move through those projects but in the past staff hasn't really come forward on detailed action plans on every single goal for Council because once they are assigned to staff they are in the implementation phase of the process.

Councilor Holmes explained she just wants to understand the process for implementing and having some visibility into where we stand in those project timelines.

City Manager Rains explained Council is given an annual update of each of the goals.

Councilor Santiago addressed the issue of Council meetings going late. She would encourage Council just to make better decisions to have a clearer head and adjourn by 9pm.

Mayor Backus explained he thinks we all would definitely like to be done by 9pm and that is his goal every time, but he doesn't want to short people and not go over stuff because of the timeline and miss things. He stated he needs to do a better job at time management and as he gets more experience, he hopes he can move through a little quicker. He explained he doesn't want to vote on something if Council hasn't got all the answers they need.

Councilor Santiago explained she understands but she feels maybe we need to move items to another meeting to have a clear mind and to make better decisions.

Councilor Lafrenz explained he thinks there is a value of addressing the goal updates so the public can see that we are actually moving ahead with the goals.

Councilor Miller explained maybe staff can ask for more frequent updates, but he doesn't want to prescribe to City Manager Rains basically how she is going to be able to do that because we don't really know the resources that it is going to take to do that. He does understand and feels the same way that Council does need to have consistent updates because they are accountable to their constituents and so they do need to be able to have those conversations with the public.

Councilor Holmes explained she too is not trying to make anymore work for anyone.

Councilor McHugh asked how much extra work would it take to have updates in September.

City Manager Rains explained as she mentioned before staff does do goal updates in staff reports as they come up. The larger goal updates that staff does on an annual basis, those do take quite a bit of time, just being honest.

Council President Greisen moved, and Councilor Miller seconded the motion to accept the 2023-2024 Council Goals as amended removing 2.3.

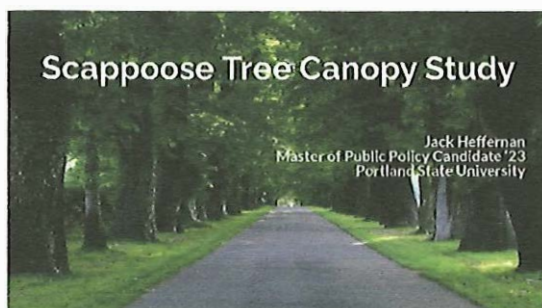
Mayor Backus said Councilor Santiago suggested maybe having a work session to discuss goals might work out great.

Motion passed (7-0). Mayor Backus, aye; Council President Greisen, aye; Councilor McHugh, aye; Councilor Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Lafrenz, aye.

### Work Session

#### **Scappoose Tree Canopy Study**

Jack Heffernan, MPP student, went over the Tree Canopy Study presentation.



---

#### **Tonight's Presentation**

- Background
  - Project specifics
  - Timeline/Review
  - Questions and Discussion
-





### Project Origin

- PSU public policy project
- How the project began
- About me
- Work to this point



### Benefits for Scappoose

- 50-Year Plan
- Benefits of tree canopy coverage
- Urban forestry planning



### Technology to be used

- iTree
- Columbia County GIS



### Development Code Review

- Work session
- Review of relevant code sections
- Code change considerations
- Staff consultation

### Final Presentations

- Final meeting
- Oral presentation
- Written report



## Questions and Discussion

Council President Greisen stated to Jack excellent work! She is looking forward to seeing his information and recommendations.

Councilor Miller stated he is supportive of this. He stated kudos to Jack for his presentation that was precise and thorough in a way that was easy to follow.

Jack Heffernan stated kudos to the Community Development Center staff.

Council thanked Jack for his presentation.

### **Announcements – information only**

#### **Calendar**

Mayor Backus went over the calendar.

#### **Updates: City Manager; Police Chief; Councilors; and Mayor**

Chief Lougal gave an update on the Scappoose Police Department cases. He also gave an update on the hiring process. He stated as far as the goals go, he kind of discusses them throughout so Council will always be in the loop as far as what the Police Department is doing.

Councilor Santiago explained the Police Department heard some issues and took initiative and developed a crimes tip email ~ [crimetips@scappoosepolice.com](mailto:crimetips@scappoosepolice.com). She thinks it is a great thing that we should promote. She reminded everyone about the Annual Town Meeting on April 8<sup>th</sup>, at 9am and Earth Day is April 22, 8am to 3pm at Heritage Park.

Councilor Lafrenz wants to make sure City staff doesn't think that Council doesn't believe that they're not working on the goals. He thinks staff does a really good job. He stated it is really kind of tied into decision making of the Council and that we need some really strong intentional community outreach with that the City is doing especially when it comes to fees. He stated if Council can highlight the great work staff is doing it will be easier to get buy-in for the fee increases and the development increases and the water bill increases and all that. He appreciates all staff is doing.

Councilor McHugh stated he thought the City newsletter looked particularly good this month and he appreciates the work that went into that. He announced that Mayor Backus is a coach of an undefeated girls JV/Varsity basketball team.

Councilor Miller explained on February 23 he attended the 911 Board meeting via Zoom and there were over five community members there that expressed concern about the whole soul source proposal that they are offering to Motorola and joining Washington County. That did not change the Board's mind though, so they are still headed towards that. On March 1 he attended the County Commissioner meeting and there wasn't really anything at that specific meeting that overlaps really with the City, so he doesn't have anything further to report on that. He reminded everyone that the City/County dinner meeting is March 28. He thanked Councilor Lafrenz for what he said about Council's appreciation for staff and the implementation of goals, he thinks he said it perfectly.

Council President Greisen explained tomorrow night is the second Bond Advisory Committee meeting for the School District. She explained she knows everyone is anxious to get some more defined information, but it is still an ongoing process.

Mayor Backus thanked Councilor Lafrenz for his comment on staff. He explained in his first two months he has been very appreciative in all the work they have put in. He thanked Councilor McHugh for acknowledging the basketball season. It is the first time the girl's team has been in the playoffs for seven or eight years. They had a great season, and it was a lot of fun.

Councilor Miller moved, and Councilor McHugh moved to approve going past 9:00pm if needed. Motion passed (7-0). Mayor Backus, aye; Council President Greisen, aye; Councilor McHugh, aye; Councilor Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Lafrenz, aye.

#### **Executive Session ~ 192.660(2)(f) Exempt Public Records**

Mayor Backus read the Executive Session statement and went into Executive Session at 8:35pm.

**Present:** Mayor Backus; Council President Greisen; Councilor McHugh; Councilor Miller; Councilor LaFrenz; Legal Counsel Ashley Driscoll; and City Recorder Susan M. Reeves.

**Remote:** Councilor Jeannet Santiago; Councilor Kim Holmes

#### **Open Session**

Mayor Backus went back into open session at 9:04pm


#### **Adjournment**

Mayor Backus adjourned the meeting at 9:04pm



Mayor Joseph A. Backus

**Attest:**



City Recorder Susan M. Reeves, MMC