



SCAPPOOSE *Oregon*

MONDAY, AUGUST 5, 2024

CITY COUNCIL MEETING

REGULAR MEETING 7:00 PM

COUNCIL CHAMBERS * 33568 EAST COLUMBIA AVENUE * SCAPPOOSE, OREGON 97056

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at: www.youtube.com/watch?v=4YZZgXB7Ffo.

Call to Order

Mayor Backus called the August 5, 2024 City Council meeting to order at 7:00 pm.

Pledge of Allegiance

Roll Call

Joseph A. Backus	Mayor	Dave Sukau	Acting City Manager
Tyler Miller	Council President	Chris Fluellen	Interim Police Chief
Jeannet Santiago	Councilor	Susan M. Reeves	City Recorder
Kim Holmes	Councilor	Charlotte Baker	Contract Administrator
Marisa Jacobs	Councilor		

Excused: Councilor Andrew Lafrenz and Councilor Ty Bailey

Remote: There was no one remote.

Approval of the Agenda

Mayor Backus added to the consent agenda the reappointment of Rita Bernhard to the Planning Commission.

Councilor Santiago moved, and Council President Miller seconded the motion to approve the amended agenda. Motion passed (5-0). Mayor Backus, aye; Council President Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Jacobs, aye.

Public Comment

Joel Haugen, Scappoose, congratulated Council for their selection of Ben Burgener for their next City Manager. He explained he had an opportunity to meet with him recently and after

that meeting, he was favorably impressed. He thinks Ben is going to be a good fit for Scappoose and it will be a really good thing for the City.

Joel Haugen stated his point for being here this evening is the Buxton remand and he thinks it's been about 90 days. He stated April 30th was when he thinks LUBA ruled on that and he has been advised to publicly request both the anticipated procedures and the schedule for adjudicating this matter. He explained those two things he has been advised to request so it is on the record. He stated regarding that, given FEMA's pre-implementation compliance measures, he handed out a flyer to Council and staff, and talked about the potential for a comprehensive watershed study grant from the Columbia River Restoration Fund being sponsored by Scappoose Bay Watershed Council. He stated it seems sensible to pause plans for any new Buxton hearing. Both actions could well have significant impacts on Buxton Farm's floodplain development. He stated by the way, just by coincidence this afternoon he got an email from FEMA's Region 10 office, and they noted that all CLOMR F's and LOMR F's in Oregon are suspended as of August 1, pending full National Flood Insurance Program GIS implementation, that is of significance.

Consent Agenda ~ July 10, 2024 Special City Council meeting minutes; July 15, 2024 City Council meeting minutes; and reappointment of Rita Bernhard to the Planning Commission

Councilor Santiago moved, and Council President Miller seconded the motion to approve the Consent Agenda ~ July 10, 2024 Special City Council meeting minutes; July 15, 2024 City Council meeting minutes; and reappointment of Rita Bernhard to the Planning Commission. Motion passed (5-0). Mayor Backus, aye; Council President Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Jacobs, aye.

New Business

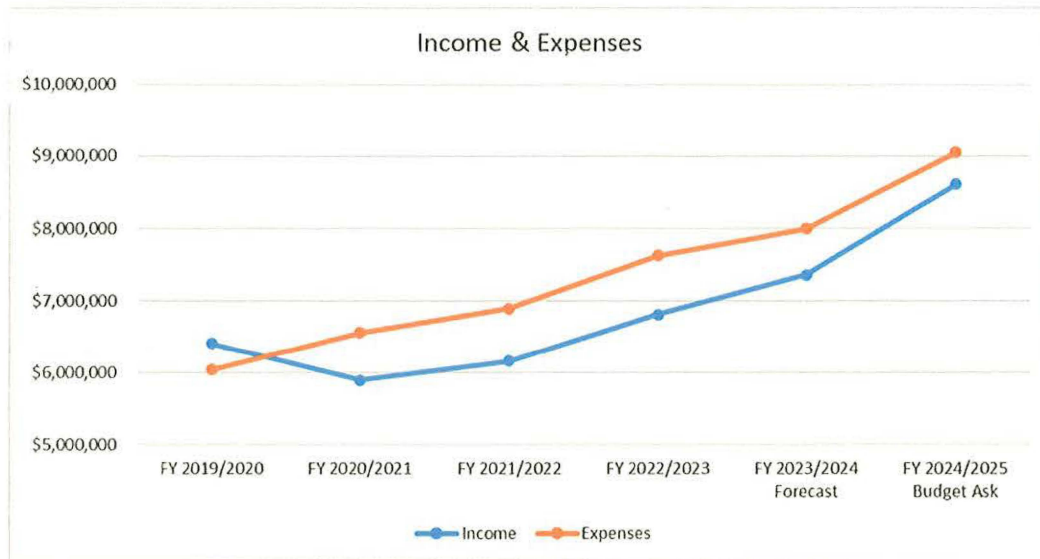
Scappoose Senior Center Quilt Donation

Mayor Backus presented the plaque that will hang by the quilt donated by the Scappoose Senior Center. He thanked everyone who worked hard and made the donated quilt.



Columbia County Jail Levy

Sheriff Brian Pixley thanked Council for getting him on the agenda for tonight. He gave some history on the Columbia County Jail and the levy that they will be asking the community to approve. He went over the Income and Expenses graph. He explained health care costs and food services costs have substantially increase. He explained without the jail levy there just isn't enough to keep the jail open and if the levy fails, they will have to look into different ways we can hold people accountable. He explained what he is hoping for tonight is for Council to vote to support the jail levy.



Council discussed the levy with Sheriff Pixley.

Council thanked Sheriff Pixley.

The consensus of Council was to look into a resolution supporting the Columbia County Jail Levy.

Contract for Keys Road Reservoir Project

Contract Administrator Charlotte Baker went over the staff report. As part of updates being made to the City's water treatment and distribution system, a new 3.0-million-gallon reservoir is being constructed at the Keys Road Water Treatment site. The City worked with RH2 Engineering for the design of the new reservoir. RH2 completed the engineering phase of the project in May 2024. On June 5, the bidding process for the construction phase of the project began with the advertisement of Invitation to Bid 2024-04 on the City's website, as well as on Willamette Print and Blueprint's digital planroom and local Pamplin newspapers. A pre-bid meeting was held June 13. The bid opening was extended until July 11 from the original date of July 2 at the request of bidders, as well as to ensure as many bids as possible were received.

The bids were opened July 11 at 2 PM, with the following bids received:

Emery and Sons Construction	\$9,365,505
Moore Excavation, Inc.	\$8,845,000
Ward-Henshaw Construction	\$9,762,558

Moore Excavation, Inc. submitted the lowest bid. Their bid package submission was reviewed for completeness and responsiveness by City staff and RH2 Engineering staff. After that review was completed, it was determined that the City should move forward with Moore Excavation, Inc., for the construction of the reservoir. This project is funded in part by American Rescue Plan Act funds distributed by Business Oregon as well as a State Revolving Fund through Oregon's Department of Environmental Quality. Staff recommends that Council authorize Acting City Manager Dave Sukau to enter the City into a contract with Moore Excavation, Inc. to complete the Keys Road Reservoir Project.

Council President Miller moved, and Councilor Jacobs seconded the motion that Council authorize Acting City Manager Dave Sukau to enter the City into a contract with Moore Excavation, Inc., to complete the Keys Road Reservoir Project. Motion passed (5-0). Mayor Backus, aye; Council President Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Jacobs, aye.

Contract for Basalt Well Infrastructure and Conveyance Design

Contract Administrator Charlotte Baker went over the staff report. The City's Miller Road Water Treatment Plant (WTP) includes several wells, and the City has been working to secure additional water supplies to meet the needs of a growing population, including drilling a new well on the Miller Road WTP site. In December 2023, the City entered into a contract with Carpenter Drilling, LLC to drill and case a well at the Miller Road WTP. This well is known as the Miller Road Basalt Well (MR-B-1) Once the well drilling and casing of MR-B-1 is completed, an engineering firm is needed to assist in the design and construction of the well equipping and connection to the existing WTP facilities. The estimated value of the engineering services required to complete the MR-B-1 well project fell below the \$250,000 threshold for intermediate procurement. Per Oregon public procurement law, bids can be solicited by phone, fax, or email. Dave Sukau, Public Works Director, attempted to source quotes from three engineering firms that the City has worked with successfully in the past: PACE Engineers, Inc., Consor Engineers, and RH2 Engineering. While PACE initially agreed to provide a scope and fee for the MR-B-1 project, they ultimately determined that they did not have the time or resources to take on the project. The two successful submissions came from Consor and RH2. The fees quoted by those firms were as follows:

1. Consor: \$163,317
2. RH2: \$97,800

The Scopes of Work submitted by Consor and RH2 were both satisfactory, responsive to the City's requested work, and comparable to one another. As a result, the City chose the lowest of the two bids and intends to sign a contract with RH2. This project is funded by American Rescue Plan Act funds distributed by Business Oregon. Staff recommends that Council authorize Acting City Manager Dave Sukau to enter the City into a contract with RH2 Engineering for Basalt Well Infrastructure and Conveyance Design.

Councilor Holmes moved, and Councilor Jacobs seconded the motion that Council authorize Acting City Manager Dave Sukau to enter the City into a contract with RH2 Engineering for Basalt Well Infrastructure and Conveyance Design.

Council President Miller is happy to see that the lowest bid met the requirements because that is not always the case with RFP's.

Motion passed (5-0). Mayor Backus, aye; Council President Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Jacobs, aye.

Conсор Contract Amendment ~ Wastewater Treatment Plant Phase I Engineering Consultation and Project Management Services

Contract Administrator Charlotte Baker went over the staff report. In May 2024, Council approved a contract with McClure and Sons, Inc. for the construction of the City's Wastewater Treatment Plant Phase I Project. The engineering for that project was completed by Consor Engineers. Consor was also responsible for putting this project out to bid, as well as evaluating bids received by the City. The purpose of the Wastewater Treatment Plant Phase I Improvements project is to construct a new headworks building, a new grit separator, a new washer compactor, a new aeration basin, a new blower building and electrical room, new UV disinfection channel, new utility water pump station, and modify the existing effluent pump station, including adding new electrical service and updating existing electrical components and the SCADA system, and upgrading the existing influent pump station. In addition to the Plant improvements, the Contractor will construct a housing for the City's new Biosolids Dryer within the existing pole barn on-site. This will require selective demolition, a new concrete slab and equipment pads, and installation of the dryer and its associated equipment, including boiler, scrubber and conveyors, and electrical service hookup. Due to the technical and complex nature of this project, it is necessary for Consor to remain part of the project for the duration of the construction phase. Consor will provide additional project management, construction administration, engineering services, and project close-out support for the City and construction contractors. City staff worked with Consor to value engineer their initial proposal and scope in order to save on costs while maximizing the services provided. The fee for Consor's services during the construction phase of the project is \$835,592. Staff recommends that Council authorize Acting City Manager Dave Sukau to enter the City into a task order with

Conzor Engineers to complete the Wastewater Treatment Plant Phase I Engineering Consultation and Project Management Services.

Council President Miller moved, and Councilor Jacobs seconded the motion that Council authorize Acting City Manager Dave Sukau to enter the City into a task order with Consor Engineers to complete the Wastewater Treatment Plant Phase I Engineering Consultation and Project Management Services. Motion passed (5-0). Mayor Backus, aye; Council President Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Jacobs, aye.

Announcements – information only

Calendar

Mayor Backus went over the calendar.

Updates: Acting City Manager; Police Department; Councilors; and Mayor

Acting City Manager Dave Sukau explained Movies in the Park went well this past Friday. He gave an update on Public Works.

Interim Police Chief talked about Movies in the Park. He gave an update on the Police Department.

Councilor Holmes talked about the uptick of traffic accidents.

Councilor Santiago talked about the OMIC events that are happening. She stated please use the resources we have in the community.

Council President Miller explained he and Mayor Backus attended Movies in the Park and it was a great time. He talked about having a “go kit” for Council to have when they attend events. He gave an overview of the County Commissioners meeting that he attended last week where they discussed broadband. He encourages Council to watch the recording from that meeting.

Mayor Backus thanked the Police Department for cooking at the Movies by Moonlight. He talked about the City hosting the City County dinner meeting in October (22, 23, or 24). He asked Council for their support with hosting this event.

Executive Session ~ ORS 192.660(2)(d) Labor Negotiations (Only if needing to continue from earlier)

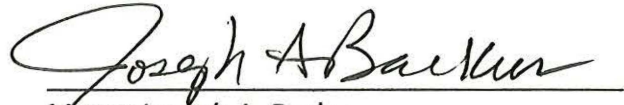
Mayor Backus read the Executive Session script and went into Executive Session at 7:51pm.

Open Session

Mayor Backus came out of Executive Session into open session at 8:26pm.

Adjournment

Mayor Backus adjourned the meeting at 8:26pm.



Mayor Joseph A. Backus

Attest:



City Recorder Susan M. Reeves, MMC