



# SCAPPOOSE

Oregon

Monday, December 15, 2025

City Council Meeting, Regular Meeting 7:00pm

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=VNR8mdmwrEg](https://www.youtube.com/watch?v=VNR8mdmwrEg).

## Call to Order

Mayor Backus called the December 15, 2025 City Council meeting to order at 7:00pm.

## Pledge of Allegiance

## Roll Call

Joseph A. Backus	Mayor	Benjamin Burgener	City Manager
Jeannet Santiago	Councilor	Chris Fluellen	Police Chief
Kim Holmes	Councilor	Susan M. Reeves	City Recorder/HR
Joel Haugen	Councilor	Dave Sukau	Public Works Director
Marty Marquis	Councilor	Kevin Turner	Treatment Plant Superintendent
John E. Riutta	Councilor	N.J. Johnson	Assistant to City Manager/City Planner
Tyler Ferreira	Student Representative		

**Also present:** Planning Commission Chair Scott Jensen; Planning Commission Vice Chair Harlow Vernwald; Planning Commissioner Rita Bernhard; Planning Commissioner Sara Jones-Graham; Planning Commissioner Harry Bludworth; and Planning Commissioner Peter Williamson.

**Remote:** Council President Tyler Miller; Legal Counsel Ashleigh Dougill (left at 7:22pm; rejoined at 8:48pm, and left at 9:39pm)

Mayor Backus explained he is looking to, right after public comment, reopen the work session to continue the discussion

## Approval of the Agenda

Councilor Santiago moved, and Councilor Holmes seconded the motion to approve the agenda with the continuation of the 50 Year Plan work session. Motion Passed (7-0). Mayor Backus, aye; Councilor President Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; Councilor Haugen, aye; Councilor Marquis, aye; and Councilor Riutta, aye.

## Public Comment ~ Items not on the agenda

Brian Rosenthal, Scappoose, explained the presentation was nice. He thinks that there's a lot of good that could happen out there. He does want to point out a couple things. As far as this idea of collaboration the opportunity for that is now. Once they go into the City with a fixed zoning, that opportunity is gone because they're allowed to do whatever the zoning says. As far as he understands it, the zoning says the zoning is, meaning you bring them in, you give them a certain zoning it's over. The collaboration period other than what they choose to do voluntarily, which they may choose to do it, is not open for discussion. He really would strongly recommend that you consider a restrictive covenant limiting the number of housing units. It doesn't have to be punitive; it could be 400 and you can always increase it later. Definitely would want the restrictive covenant setup, where without the cities agreeing to, it can't be rescinded. It was a little unclear earlier about how that dynamic would work, but you would want the City to definitely not to be in a situation where they end up in mitigation if they don't agree to rescind. To be able to change it seems fine, but the more restrictive covenant you have, the more power you have to help guide the development. It's just something that is positive for the City. Besides that, the overall package looks fine. He does think that some of the numbers are off a little as far as commercial development. He can tell you that he has a 1,500 square foot space that's been available for a year and a half, and his price point is \$1.40 a square foot no triple net, no cams, which is below the price point they are talking about here. He explained they were talking about a different type of development than he does, and that could open some opportunities. He won't challenge that, because he thinks they're right. Again, if you look at price per square foot, it is going to be housing. So, if you don't have the restricted covenant and cap it what you're going to get is housing. It's not because anybody's bad or mean or anything else, it's just because that's what the numbers say.

Mayor Backus thanked Brian.

David Sideras, Scappoose, explained he wanted to comment a little bit on the plan, just in general. He had some knowledge of condos and development. He explained when you have a large parcel and you do a humongous condo complex, he believes you need to sell 51% or 50% of those units under contract before the first one and be financed, so they may have the funds to bankroll that 50% but it's tough and the larger the project gets, the more unwieldy it gets you. The best thing in terms of value is subdividing the parcel into smaller pieces and allowing things to happen organically. He looked at this and thought well, why aren't we doing that with the rest of the City? Are we not wanting to be organic elsewhere and just be organic there? He thinks they have had that conversation in the Economic Development Committee (EDC) where encouraging changes in zoning that would allow for more housing to happen or more flexibility for businesses because they've identified that what they said in EDC is that things aren't happening historically. We are kind of stale or we're slowing down, and we need to open things up a little bit to beat momentum. That was the takeaway that he got. He has been talking to members of the community about the Urban Growth Boundary expansion, and there are people that he knows that were going to be included, who either are talking about doing deed restrictions on their land so that they will not participate in that and you can undo it eventually, but it's very difficult and if someone does a deed restriction on their land to prevent

development the heirs are not going to be able to circumvent that, or once it divides into three or four, you have to collect more signatures instead of just one. He knows two people like that near him and so he would encourage you to look further than the properties that you've identified, assuming that you're going to have a certain number of rejections and it's not just in Portland. In Portland, they kind of say you don't have to like it, we'll deal with the next owner of your property. That doesn't work with deed restrictions and with covenants. So, he is glad that that was brought up. He explained personally he doesn't think that the covenant route, it's with regard to Parker's pit, anything that you do is going to have an unintended consequence. So, he would encourage you to have your zoning be in order so that the developers could do what they need to do to make money. What you don't want to do is get the property into the City and then have it sit and do nothing because you've painted yourself into a corner with your covenants.

Mayor Backus thanked David.

Alicia Heiges, Scappoose, read her formal written statement (which was submitted, scanned in and included below) into the record.

**Scappoose City Council – Public Comment Submission**

**Submitted by:** Alicia Heiges  
**Date:** December 15<sup>th</sup>, 2025  
**To:** Scappoose City Council  
**Re:** Public Comment Regarding Surveillance, Governance, and Accountability

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Good evening. My name is Alicia Heiges, and I am a resident of Scappoose.

I want to begin by addressing Chief Fluellen's comments about pursuing a grant for Flock Safety cameras.

License plate reader systems are often presented as tools that can help investigations. However, based on my family's direct experiences with the Scappoose Police Department, I have serious concerns about how such a system would be used in this community.

My family has provided SPD with recordings and documentation specifically intended to assist investigations. That information was not properly documented, was not meaningfully acted upon, and was not used to protect us. That history matters. When accountability and documentation already fail, expanding surveillance does not build trust, it undermines it.

Given that history, I am concerned these cameras could be used in a retaliatory or targeted manner against residents. Surveillance tools do not exist in a vacuum; they reflect the practices, priorities, and culture of the agency using them.

I also want to ask some basic governance questions.

Has this Council approved Chief Fluellen to move forward with Flock Safety cameras if a grant is obtained? If not, what is the approval process?

Was there any plan to seek community input before installing these cameras, or would residents simply be notified after they are already operational? Decisions involving expanded surveillance should include public discussion, transparency, and clear policy guardrails.

These concerns are not hypothetical. Multiple Oregon cities, including Eugene, Springfield, and Woodburn, have paused or canceled their use of Flock Safety cameras due to community concerns and legal scrutiny. In Eugene, the police department identified vulnerabilities and limitations that raised concerns about operational needs, data security, and community expectations, and ultimately decided to discontinue the contract.

That decision reflects broader issues with these systems, including data security vulnerabilities, access and data-sharing concerns, and the potential for misuse or manipulation. Once data is collected, questions of oversight, retention, and secondary use become serious civil liberty issues.

I also want to address the context in which statements about the FBI were made. I have been one of the primary speakers at these meetings, often with very few others providing public comment.

During the last meeting, Chief Fluelen stated that he had been reported to the FBI by a public commenter. That statement was made without providing documentation or clarification and reasonably appeared to single me out as a frequent and visible public commenter.

Even if intent is disputed, the effect of that statement is to associate a private citizen's protected speech with federal law enforcement. That framing was unnecessary, inappropriate, and reasonably perceived as retaliatory. It discourages public participation and discourages residents from filing complaints or reports out of fear that they may be identified or targeted.

If that statement was intended to reference me, then I am requesting clarification and documentation. If it was not, then that should be clearly stated on the record.

That brings me to my next point.

Being contacted by the FBI does not mean a public official has been cleared or vindicated. Federal contact simply means a complaint was serious enough to warrant review or inquiry. The FBI does not issue verbal exonerations or informal findings.

Without written confirmation, a case number, or a public finding, no conclusion can be drawn about the status or outcome of any allegation. Referencing FBI contact without documentation can mislead the public and discourage accountability.

I also want to address recent comments from council members about the importance of upholding the Constitution.

I find it deeply ironic that these principles were not meaningfully defended when my family was experiencing retaliation, unequal treatment, and failures of protection by city officials and SPD. Upholding the Constitution is not situational, and it is not optional.

Before this city expands surveillance, pursues new enforcement tools, or invokes constitutional values, it must first address its existing failures of accountability, documentation, and equal protection. Trust is not built through cameras or grants. It is built through consistent, lawful, and transparent conduct.

Thank you.

**(end of Alicia Heiges formal written statement)**

Mayor Backus thanked Alicia Heiges. He stated he has many of the same questions that Alicia does regarding flock. If we do continue down that road, he would hope that the community members' education and understanding would be a top priority. He explained that as we learn more, we'll definitely let you all know more as well.

Kathryn Hugill, Scappoose Community Club, explained she was before Council about 10 months ago and spoke with Dave Sukau concerning the upgrade of the holiday decorations on Columbia Avenue and 2<sup>nd</sup> Street. She wanted to specifically come in and thank Council for any action they took on this matter; they are beautiful. She believes it is definitely an upgrade to the City. She has had a lot of communication with different people in the park, many of our visitors, they greatly appreciate those streets being lit up the way they are, and they are very beautiful. She stated the only comment she is hearing is that they would like to see them on Highway 30, but money is a factor. Maybe it will happen all in good time. She just wanted to make that point, that the public definitely appreciates that and would like to see more of it. In regard to displays our Scappoose Community Club and Connection has greatly increased the displays in the park. You probably have noticed the displays as the park is a whole lot brighter. With our community partners it has been a very successful month. Again, we are seeing a lot more traffic in the park, regardless of the time. She explained the event on November 30 was a phenomenal success. They did the event in partnership with Whoville. She stated Mayor Backus was wonderful and she appreciates him speaking to the crowd and having such a resounding effect on the community. She explained they have had a lot of community partners assisting them and they have already bought two new displays for next year. As they continue to grow she is really optimistic about what we can do with this town and that would include everything from the North welcome island to the South welcome island. She explained she greatly appreciates the Council's support. She stated along with the community partners they have had phenomenal assistance from the Parks Department and Dave Sukau. They would not do any of this without all of their help. She just wanted to let Council know that they greatly appreciate that. She stated it takes a partnership. She is looking forward to doing some really neat things in the future.

Mayor Backus thanked Kathryn.

Mayor Backus opened the 50 Year Plan work session. He asked about the steps, do we rezone it first and then it gets annexed at a later time?

Community Development Director Laurie Oliver Joseph replied that for this part of the process, the only thing the City would potentially be doing is redesignating it from industrial to commercial on the comprehensive plan map. It doesn't change the zoning, and it does not change the fact that it's still in the County. At a later date, when the landowner decides, they would apply for annexation and as part of that they would need to develop their master plan. For our purpose we're looking at the potential future land use and to make sure that the water, the sewer, the storm on site can support the proposed uses. That is a hearing for annexation that is required to go before the Planning Commission, and they would make a recommendation to City Council. What Romano Group is proposing is that they would take some additional steps prior to applying for annexation to get feedback from Council and the

community in terms of what they would like to see there, because obviously at the end of the day they want their investment to go well and they want to be serving the community in a way that's going to be successful in the future and attracting again industrial users. She explained when we get requests from really large industrial users, they do ask about livability, and they do ask about how much vacant land is available for housing. The rezone happens at the time of annexation.

Community Development Director Laurie Oliver Joseph explained what she needs in order to move forward and not have increased costs, hopefully to the project, is to keep it moving. She asked if there is a sense of interest in redesignating as part of our process; one of the parcels; both of the parcels; and in what capacity. Should we just move forward and wait until annexation is proposed to think about a restrictive covenant?

Mayor Backus prefers the flexibility of doing it all at once. He explained if we can at the time of annexation maybe have a discussion, maybe they're working with us along the way before that and we'll get a sense of what their plans are. If we see that a restricted covenant might be kind of what we're looking at, then he would entertain it because they could have all these plans in a master plan and nothing get developed and years down the road it could be completely changed. He is fine with moving forward.

Councilor Santiago wants to make sure we are flexible, be able to build, but Romanos is an investment company, which they, but we want to make sure that they work with us as a community because for us that is what's important. She just wants to make sure that we are able to work with the development as they go along.

Councilor Holmes explained she does think this is a very important decision for the long-term growth and development of the community, so she is in favor of moving with a bit more caution. She would say if the property owner and the developer were in favor of exploring a restrictive covenant then she would be more comfortable with rezoning the entire parcel rather than taking it stepwise with just a partial portion of the rezoning.

Councilor Haugen explained he is on the maximum flexibility side of the ledger on this. His inclination would be to look at one parcel first, but first he wants to see the conceptual plan. If we are working in the blind we don't know what we are approving. He asked would that fit on one parcel.

Community Development Director Laurie Oliver Joseph explained just to be clear, if we were to move forward with just the redesignation not the annexation or rezone as part of the 50-year plan, we would not see anything conceptual prior to heading to adoption to change this to commercial on the comp plan map.

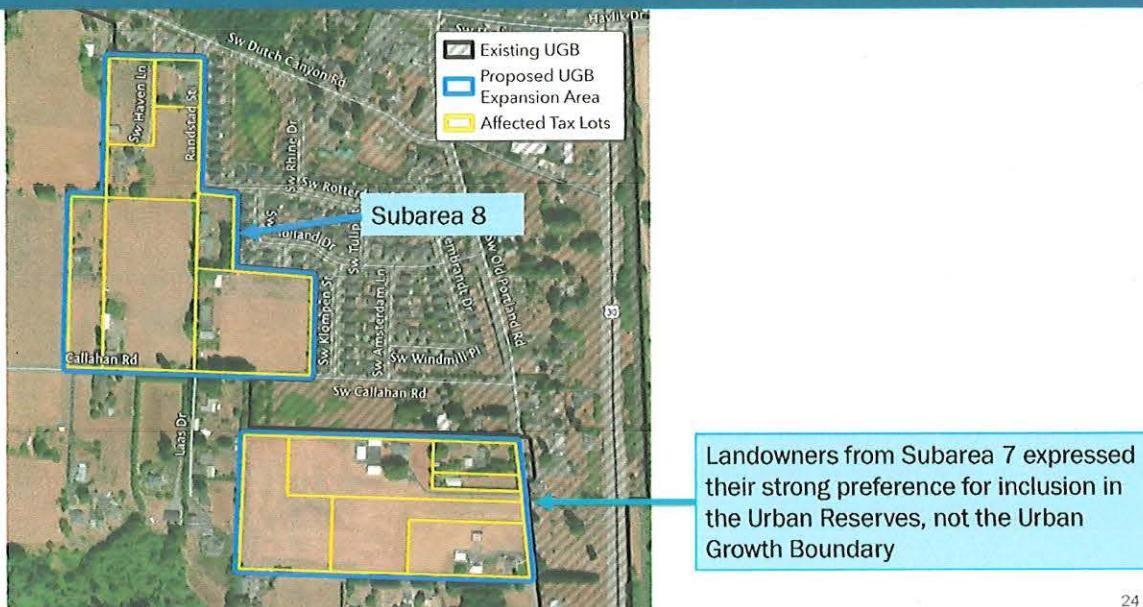
Councilor Marquis explained he is in favor of redesignation.

Councilor Riutta explained he thinks all that could be said has been said in various ways and he would simply fall back on the old adage in for a penny, in for a pound so he would do exactly what Mayor Backus said and do the whole lot.

Council President Miller feels similar to what Councilor Holmes stated. His biggest concern is the number of apartments that are going to go in and be a drain on City resources. He also shares some of the same opinions that Councilor Haugen stated.

Community Development Director Laurie Oliver Joseph explained in terms of UGB areas, that's the last item that she needs to get clear on. She shared her screen (as shown below).

### Comment from Landowners in Subarea 7



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Community Development Director Laurie Oliver Joseph explained we have these two areas ~ subarea 7 & 8, which were selected based on the way that we have to look at and categorize and consider areas for UGB expansion. She explained they have to write findings to state why the areas that we're considering meet or don't meet those criteria. These are the areas that meet the criteria best, mostly because of the provision of public utilities. She explained let's just say area 7 & 8 don't get developed, as was mentioned, and if that's the case, then they certainly could do that, provided it's not against anything in State Statute, like it's not referencing certain housing types or things like that. There are restrictions around recording restrictive covenants that call out types of housing, specifically. If they were to just do a blanket, sort of restriction on any development, they may be able to do that, it would greatly reduce their property value, likely, but that would be their choice. Our point is, and she thinks you've heard her say this, is that essentially if these properties don't develop, we still need to be able to have these areas then around it would be in the Urban Reserve which become first priority for the next UGB expansion. If these properties identified for the UGB don't develop, that's fine, they'll retain their current County zoning and the next UGB would push past them, and utilities would have to get extended past them to have the next development move forward. That is their choice, but in terms of the natural growth of the form of the City, these by virtue of the fact where

they're located next to existing development still need to move forward, still needs to happen. Again, it just might mean if they don't develop it, we'll have a UGB expansion sooner, as other parcels in the City that are generally vacant and have developable abilities would go first. Mayor Backus explained he is okay with continuing with those, understanding their feelings and moving forward.

Community Development Director Laurie Oliver Joseph stated knowing that we are not going to force development. She explained the City is able to move forward with this plan even with the opposition, because as long as we are writing the findings that are proper they could appeal but they would have to show how we are not meeting the criteria to include these areas essentially. She explained there are going to be some challenges in serving these areas with utilities because of some storm improvements that are needed for both of these areas to move forward. However, these are still the best situated UGB lots in the City. There are area 4 that was not contested.

Councilor Haugen stated the umbrella thought here is to maintain livability and part of that is maintaining some balance of green space. We don't need to fill up every property with houses.

Planning Commissioner Harry Bludworth asked in the demographic studies, considering the fact that millennials have a low participation here and the cost per square foot of monthly rate on housing and Scappoose is somewhat higher than St. Helen's and the County, was that taken into consideration when thinking about absorption rate of new housing within the City? Since there's already a low participation rate of millennials within the Community and the housing is slightly higher, in new housing development, was that considered in the absorption rate in being able to build those houses?

Greg McGreeey, Romano VP of Development, replied that's a great question. He explained all of the units you're building now are getting absorbed very fast. On a national level, the trend is toward what they're calling the flight to quality, and particularly amongst young people, where they're looking for higher quality, higher amenities, spaces, which are slightly more expensive and so the rent doesn't seem to be necessarily the sole driving factor, it's the availability of newer amenity products that has much of the livability things that young people are looking for.

Councilor Holmes stated this change would have no tax impact or public easement requirements on them?

Community Development Director Laurie Oliver Joseph replied that is correct. She thanked everyone and stated she thinks she has what she needs to move forward. She will continue to explore the restrictive covenant concept and may touch base with Council again before they head to adoption on that.

Mayor Backus and Council thanked Laurie.

**Consent Agenda November 17, 2025 City Council work session minutes; November 17, 2025 City Council meeting minutes; Appointment of Willow Ryan to the Planning Commission as Alternate; and Reappointment of Sandie Wiggs to the Budget Committee**

Councilor Santiago moved, and Councilor Riutta seconded the motion to approve the Consent Agenda November 17, 2025 City Council work session minutes; November 17, 2025 City Council meeting minutes; Appointment of Willow Ryan to the Planning Commission as Alternate; and Reappointment of Sandie Wiggs to the Budget Committee. Motion Passed (7-0). Mayor Backus, aye; Councilor President Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; Councilor Haugen, aye; Councilor Marquis, aye; and Councilor Riutta, aye.

**New Business**

**Contract Amendment – Contract #2025-04**

Public Works Director Dave Sukau explained in attendance this evening is Treatment Plant Superintendent Kevin Turner; GIS Consultants Robyn Cook; Kenny Jansen and Matt Thomas. He went over the staff report. Contract amendment authorization for additional well shaft and screen drilling services for the Miller Road Basalt Well project. The City of Scappoose had multiple projects funded from the State of Oregon's ARPA allocation -- the engineering and construction of the Miller Road Basalt Well is one of those projects, with \$1.95 million dedicated for the completion of the Basalt Well. In 2023, City Council authorized then-City Manager Rains to enter into a contract with Carpenter Drilling for \$949,780. While Carpenter made good headway initially, unforeseen circumstances, varying from equipment issues to geological formations not being as anticipated, caused delays to the project that went beyond the initial contract expiration date. In May of 2025, the City signed a new contract with Carpenter to continue construction of the well. Shortly after this work resumed, it was determined that a different drilling method was needed due to the depths the drilling was beginning to enter and the soil conditions that were present. At that time, Carpenter Drilling subcontracted with Yellow Jacket Drilling to utilize a different method that was better suited to the heaving soils that were present in the hole. Yellow Jacket Drilling was able to successfully reach the basalt layer at just over 800 feet in depth, but was unable to successfully get a casing to that depth to begin drilling through the rock formation due to the continued heaving soils that are present @ 600 foot in depth. A plan was then created to remove the upper casing that was successfully installed and replace it with a larger casing that would allow for larger drill bits to pass through the hole creating a larger tolerance for a casing to pass through. Yellow jacket and Carpenter have both attempted to remove the casing, but the upper 200 feet is stuck and now risks being damaged by continued efforts to remove it.

With the current scenario the City is facing, a decision of how to move forward needs to be made. Those choices are as follows:

- Complete an alluvial well with the current casing and stop construction of a basalt well.

- Drill an exploratory testing well through the existing casing and backfill to an alluvial well after basalt well feasibility data has been collected.
- Move over approximately 20 feet and drill a new basalt well with the information gathered about the formation factored into the design to allow for a more positive outcome. The approach would also include the development of the currently drilled well as an alluvial well which would ultimately give the City two functioning wells from two different water sources.

Approximate pricing for the scenarios listed above:

Option #1 - \$340,000

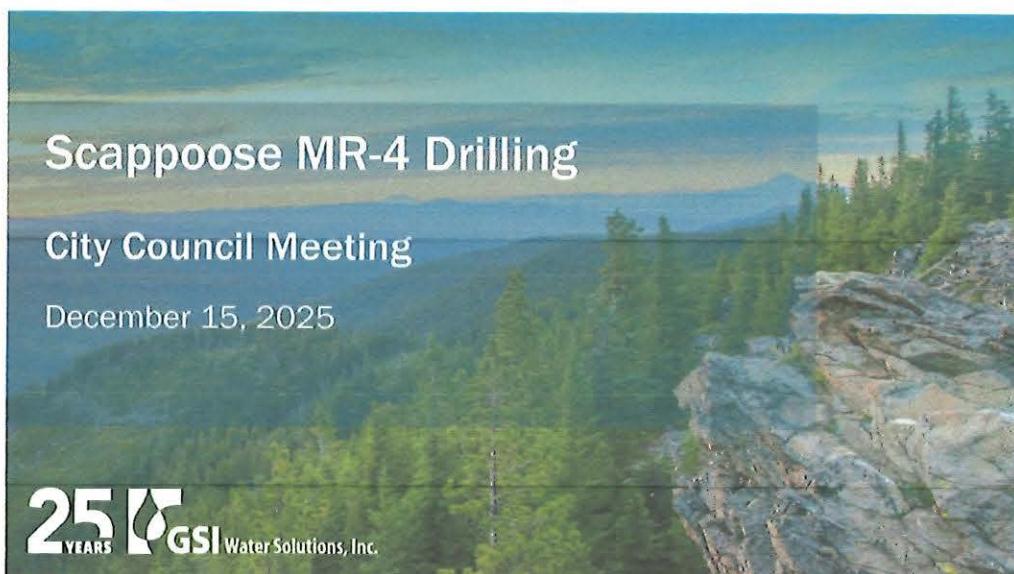
Option # 2 - \$970,000

Option # 3 - \$1,500,000

\*Note that this pricing does not include costs for pumping and pumping infrastructure.

The City received \$1,950,000 in ARPA funds toward this project and has been awarded \$350,000 in a forgivable loan from Business Oregon from the Semiconductor Industrial Land Loan Program. Additional funds required to complete this project would be funded from the City's Water Department budget and potentially a loan. Staff is currently working with Carpenter Drilling and Schneider Drilling to explore other potential options and pricing for cost savings. With time being of essence due to ARPA timeline guidelines and contract terms, Staff is seeking an approval from Council to move forward as soon as possible with one of the identified options. Staff recommends an approval for pursuing Option #3 to complete two wells with an additional \$200,000 in contingency. We believe that well drilling costs will continue to rise and that delaying this work would lead to higher costs down the road.

Robyn Cook, GSI, went over the presentation.



## GSI's Prior Work for Scappoose

- City of Scappoose Hydrogeologist of Record since 2022 (first project was in 2014)
- Construction of DC-2, DC-3, and CZ-1
- Rehabilitation efforts at Dutch Canyon and Miller Road Wellfields
- Provided water right support since 2015

## Development of MR-4 Project

- Groundwater alternatives study (2015) identified basalt aquifer as a potential option.
- Depth to basalt unknown between southern tip of Sauvie Island and St. Helens – contour lines through Scappoose are estimates.
- Reviewed prior mapping of top of basalt surface

USGS/OWRD: Ground-Water Hydrology of the Willamette Basin, Oregon (Conlon et al., 2005) – shown on this slide

PSU: The spatial and temporal evolution of the Portland and Tualatin forearc basins, Oregon, USA (Scanlon et al., 2021)

USGS: Geologic Map of the Saint Helens Quadrangle, Columbia County, Oregon, and Cowlitz and Clark Counties, Washington (Evarts, 2004)

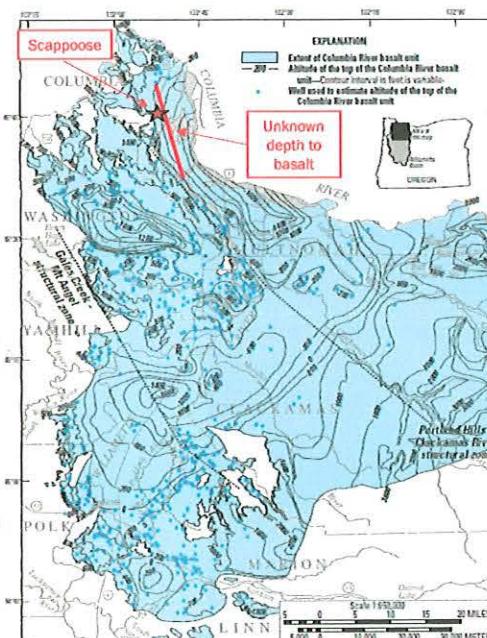


Figure 5. Extent and altitude of the top of the Columbia River basalt unit, Willamette Basin, Oregon (modified from Garrett and Calvert, 1998).

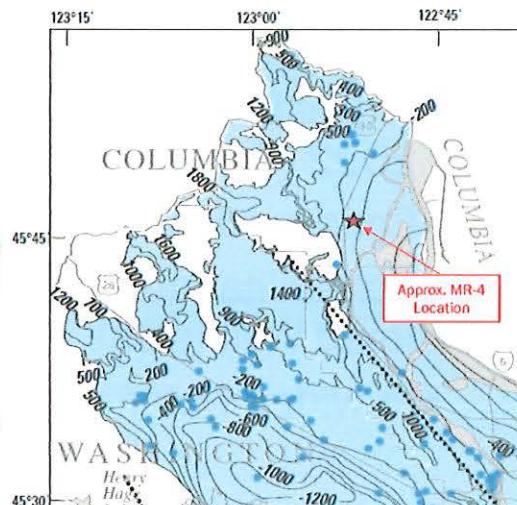
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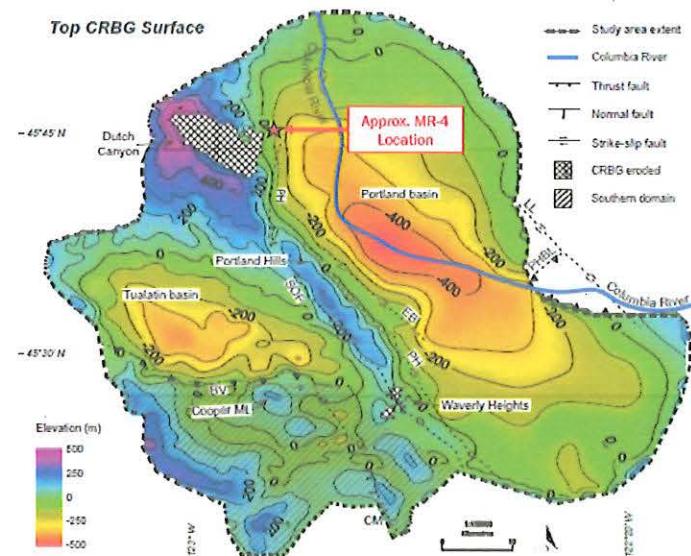
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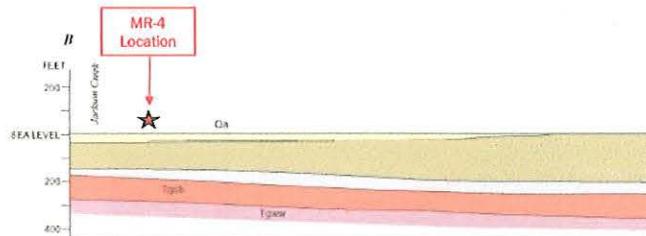
## Development of MR-4 Project



From Scanlon et al., 2021 (PSU). Top of basalt contours displayed in meters.

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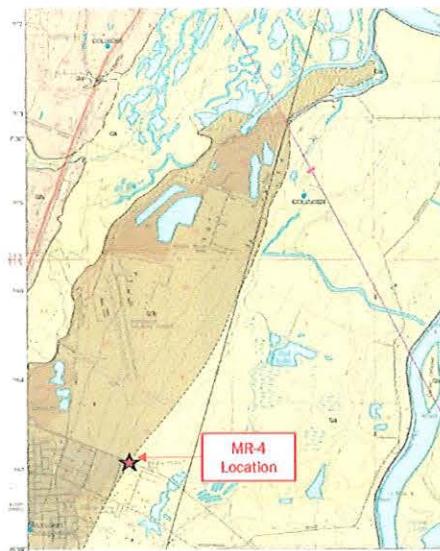
# Development of MR-4 Project



- Basalt = red (Tgssb) and purple (Tgww)

From Evarts, 2004 (USGS)

GSI Water Solutions, Inc.



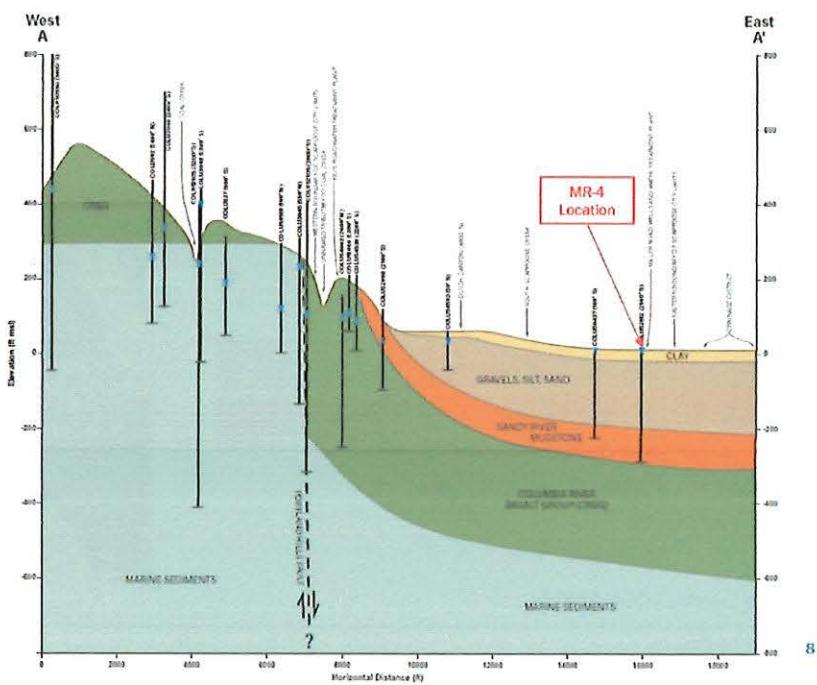
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## Development of MR-4 Project

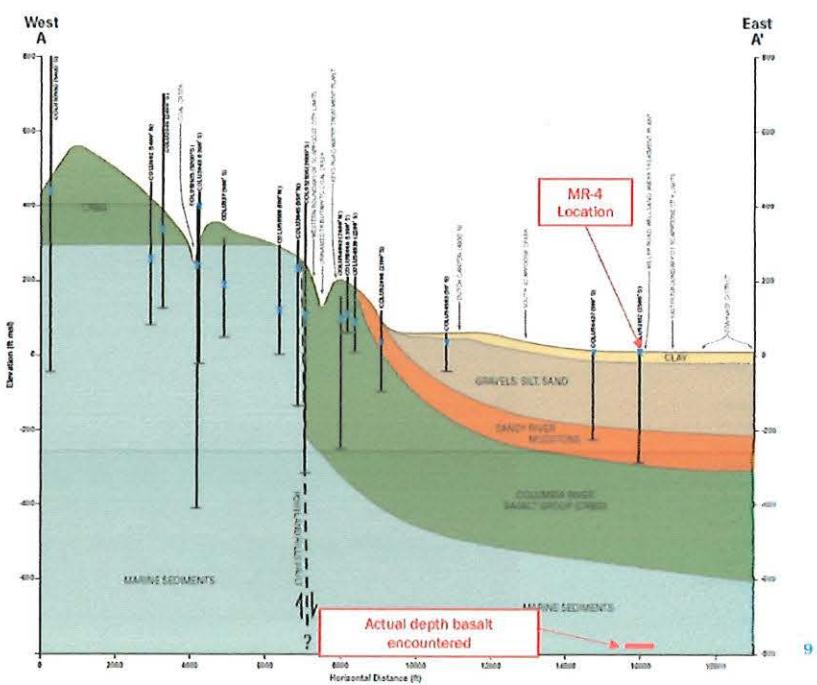


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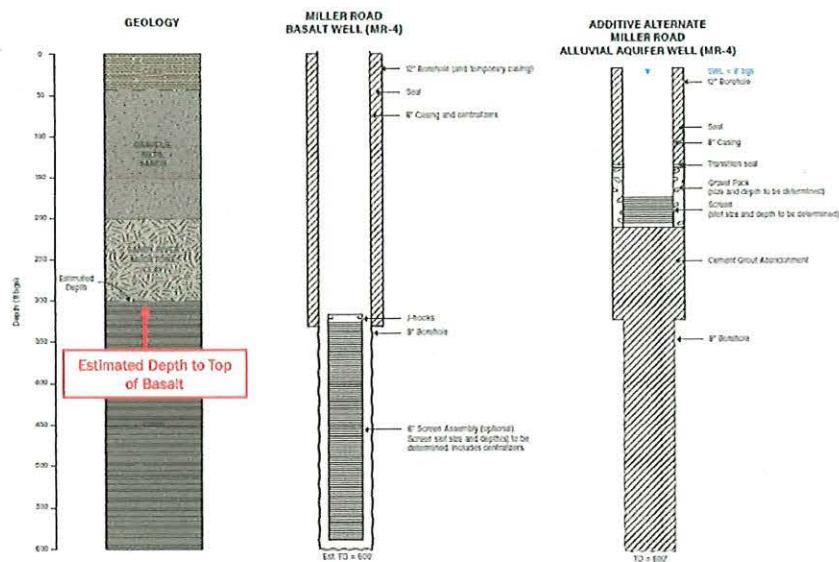
## Development of MR-4 project



## Development of MR-4 Project



## MR-4 Conceptual Diagrams (included in bid documents)



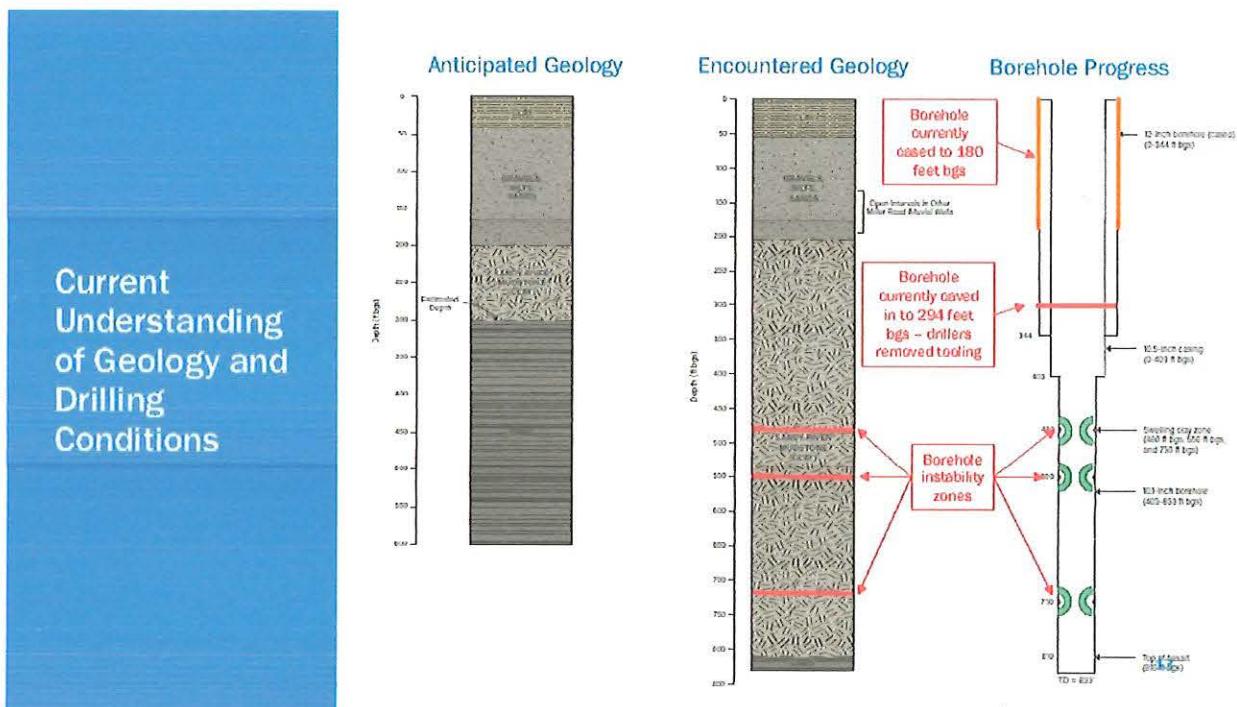
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## Project Goals

- Drill, construct, and test a new basalt well
- If basalt aquifer not suitable, backfill and complete wellbore as alluvial well in same aquifer as existing Miller Road wells
  - Key factors in basalt aquifer suitability: (1) production rate; (2) water quality.
- Target production rate: 300 gpm

# Project Narrative

- Bidding: Fall 2023
- Carpenter Drilling: Started February 2024
  - Carpenter Drilling only bidder (cable tool)
  - Slow drilling due to cable tool method, equipment issues
- Cobalt Drilling (rotary): July 2024-October 2024
- Carpenter Drilling resumes: October 2024-January 2025
- Yellow Jacket Drilling (rotary): June 2025-October 2025
- Schneider Water Services: January 2026?

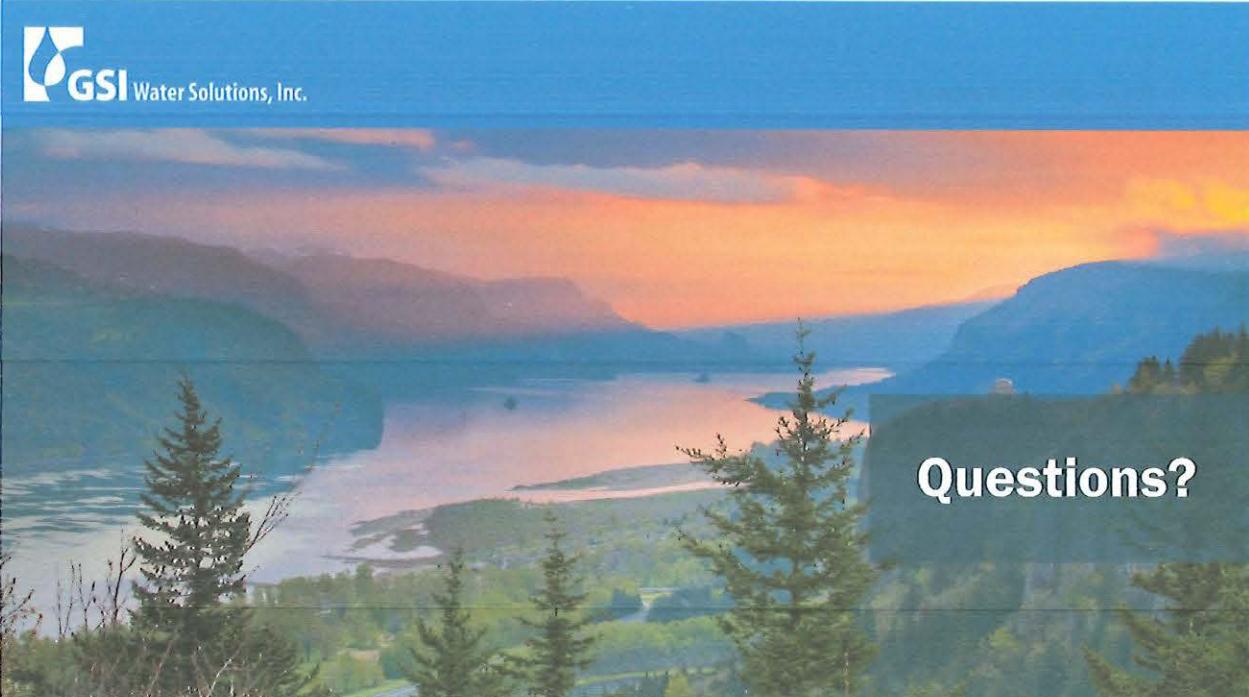


## Next Steps

- Carpenter Drilling to subcontract Schneider Water Services
- Option #1: Drill new borehole with larger starting diameter. Gives drillers more options to deal with heaving/swelling material.
  - If basalt aquifer suitable for supply purposes, construct basalt well in new borehole. Option to construct alluvial well in current borehole or backfill to surface.
  - If basalt aquifer not suitable, backfill and construct alluvial well in new borehole. Backfill current borehole to surface.
- Option #2: Re-drill existing borehole to explore into basalt with small borehole. Enough to test water, not enough to complete as municipal supply well.
  - Goal: get data to inform design and drilling approach for future well.
  - Regardless of basalt aquifer suitability, backfill and construct alluvial well in new borehole; backfill current borehole to surface.
  - Option exists to attempt to complete a basalt well if basalt aquifer suitable. Currently waiting on approach and costs from drilling team.

## Next Steps – Costs and Possible Scenarios

Scenario	Details	Outcome for City	Total Remaining Cost
Scenario #1	Construct alluvial well in current borehole	(1) New alluvial well in Miller Road wellfield	\$340,000
Scenario #2	Re-drill existing borehole, explore basalt with small borehole, backfill, construct alluvial well	(1) Data on production capability and quality of basalt aquifer for future planning (2) New alluvial well in Miller Road wellfield	\$970,000
Scenario #3	Drill new borehole, construct basalt well in new borehole, construct alluvial well in existing borehole	(1) New basalt well (2) New alluvial well in Miller Road wellfield	\$1,500,000



## Questions?

Council, Staff and the Consultants discussed the basalt well into more detail.

Councilor Holmes moved and Councilor Riutta seconded the motion that Council authorize City Manager Burgener to contract with Carpenter Drilling, LLC, for the completion of an alluvial well and a new basalt well in a not to exceed limit of \$1,700,000.

Public Works Director Dave Sukau explained what staff is doing is getting a pre-authorization for some contingency because if something does go a little bit sideways, it gives City Manager Burgener some buffer there to sign a change order and not pause the whole thing. He explained what we were facing before was \$9,500 a day in standby time. He stated we are trying to put in some contingency, that is not the amount we are going to sign a contract for.

Councilor Haugen explained he would condition this more on getting it more paid for from some kind of State fund because he thinks it is highly unlikely that they are going to hit water based on his experience. He would go for option 1 unless we can get some more funding out of option 3 because he thinks that it's almost a pipe dream getting into water at this point.

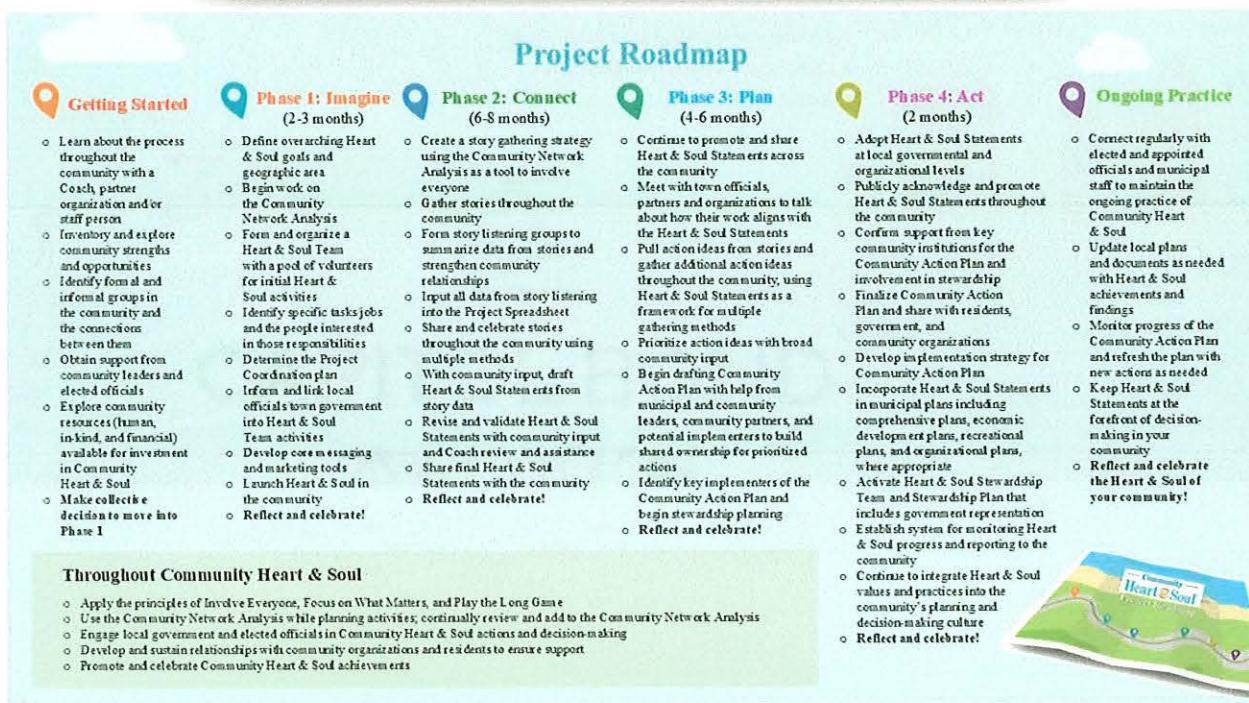
Mayor Backus explained he would like to pursue grants, any funding, to help.

Motion Passed (6-1). Mayor Backus, aye; Councilor President Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; Councilor Marquis, aye; and Councilor Riutta, aye; and Councilor Haugen, nay.

### **Community Heart & Soul Presentation**

Certified Project Coach Bill Flood, Community Heart & Soul showed a video and then went over the presentation.

# Four Phases



Community  
**Heart & Soul**  
**Getting Started**

- Learn about the process throughout the community with a Coach, partner organization and/or staff person
- Inventory and explore community strengths and opportunities
- Identify formal and informal groups in the community and the connections between them
- Obtain support from community leaders and elected officials
- Explore community resources (human, in-kind, and financial) available for investment in Community Heart & Soul
- **Make collective decision to move into Phase 1**



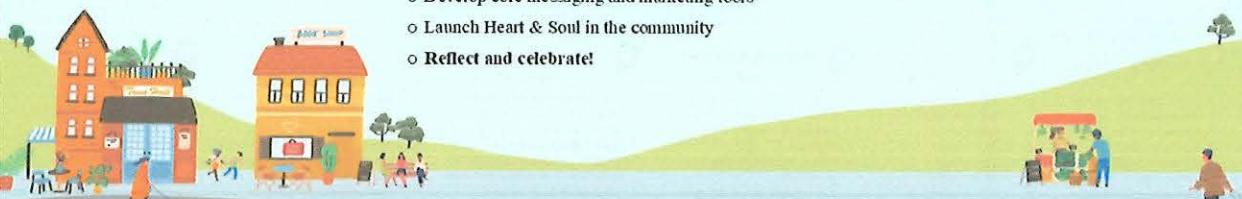
**Throughout Community Heart & Soul**

- Apply the principles of Involve Everyone, Focus on What Matters, and Play the Long Game
- Use the Community Network Analysis while planning activities; continually review and add to it
- Engage local government and elected officials in Community Heart & Soul actions and decision-making
- Develop and sustain relationships with community organizations and residents to ensure support
- Promote and celebrate Community Heart & Soul achievements



Community  
**Heart & Soul**  
**Phase 1: Imagine**  
(2-3 months)

- Define overarching Heart & Soul goals and geographic area
- Begin work on the Community Network Analysis
- Form and organize a Heart & Soul Team with a pool of volunteers for initial Heart & Soul activities
- Identify specific tasks/jobs and the people interested in those responsibilities
- Determine the project coordination plan
- Inform and link local officials/town government into Heart & Soul Team activities
- Develop core messaging and marketing tools
- Launch Heart & Soul in the community
- **Reflect and celebrate!**



**Throughout Community Heart & Soul**

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## Phase 2: Connect (6-8 months)

- Create a story gathering strategy using the Community Network Analysis as a tool to involve everyone
- Gather stories throughout the community
- Form story listening groups to summarize data from stories and strengthen community relationships
- Input all data from story listening into the Project Spreadsheet
- Share and celebrate stories throughout the community using multiple methods
- With community input, draft Heart & Soul Statements from story data
- Revise and validate Heart & Soul Statements with community input and Coach review and assistance
- Share final Heart & Soul Statements with the community
- Reflect and celebrate!



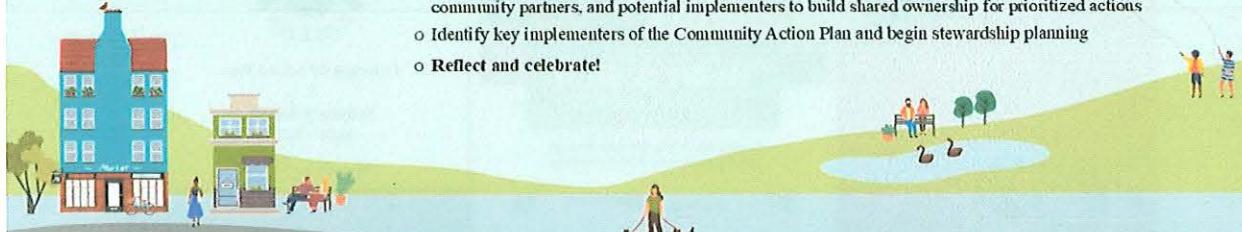
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## Phase 3: Plan (4-6 months)

- Continue to promote and share Heart & Soul Statements across the community
- Meet with town officials, partners and organizations to talk about how their work aligns with the Heart & Soul Statements
- Pull action ideas from stories and gather additional action ideas throughout the community, using Heart & Soul Statements as a framework for multiple gathering methods
- Prioritize action ideas with broad community input
- Begin drafting Community Action Plan with help from municipal and community leaders, community partners, and potential implementers to build shared ownership for prioritized actions
- Identify key implementers of the Community Action Plan and begin stewardship planning
- Reflect and celebrate!



### Throughout Community Heart & Soul

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- Use the Community Network Analysis while planning activities; continually review and add to it
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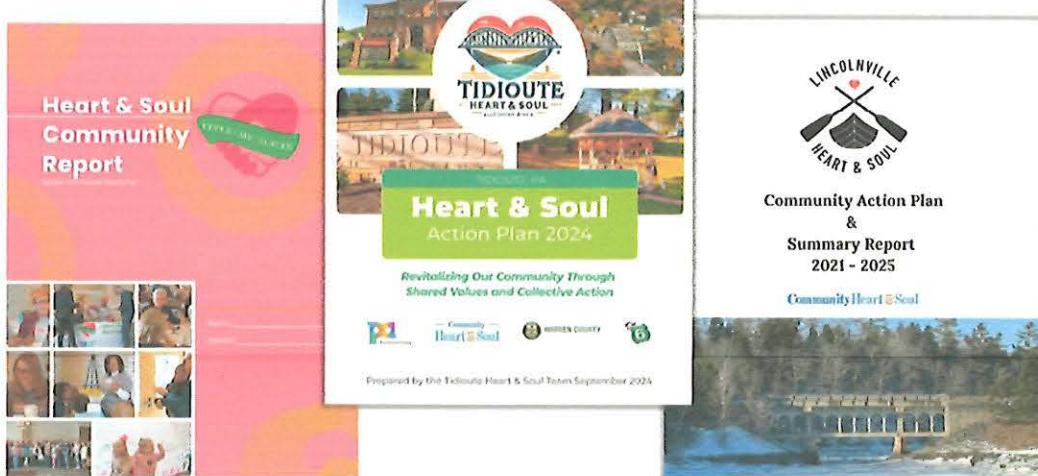
Community  
**Heart & Soul**  
**Phase 4: Act**  
(2 months)

- Adopt Heart & Soul Statements at local governmental and organizational levels
- Publicly acknowledge and promote Heart & Soul Statements throughout the community
- Confirm support from key community institutions for the Community Action Plan and involvement in stewardship
- Finalize Community Action Plan and share with residents, government, and community organizations
- Develop implementation strategy for Community Action Plan
- Incorporate Heart & Soul Statements in municipal plans including comprehensive plans, economic development plans, recreational plans, and organizational plans, where appropriate
- Activate Heart & Soul Stewardship Team and Stewardship Plan that includes government representation
- Establish system for monitoring Heart & Soul progress and reporting to the community
- Continue to integrate Heart & Soul values and practices into the community's planning and decision-making culture
- Reflect and celebrate!



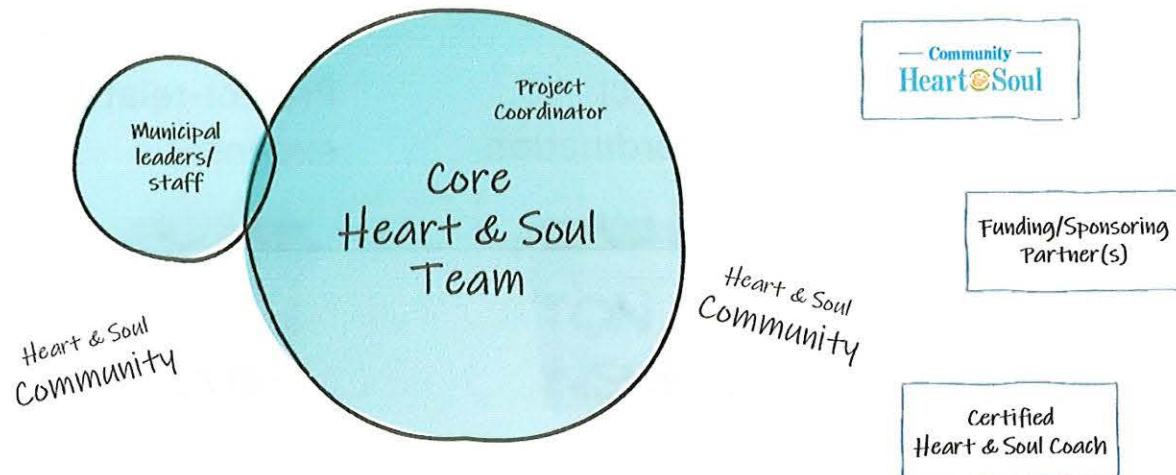
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Community Action Plans

Community Heart & Soul



Roles & Relationships in Heart & Soul

Community Heart & Soul

Building a Better Future. Together.

## Timeline

Getting Started series = 3 months

After launch (4 phases) = 14-19 months

Ongoing Practice



## Coaching



## Project Coordination



## Project-related expenses



Office/admin, marketing and communications, food, supplies, subscriptions, etc.

3 categories of investment

Community Heart & Soul

If Scappoose launches Heart & Soul,  
Community Heart & Soul provides...



**\$10,000 Seed Grant to  
launch Heart & Soul in your  
community + Coaching  
support (\$25K value)**



**Community Heart &  
Soul Project Roadmap**



**Support through  
national peer  
network**



**All the materials,  
resources, and  
toolkits to  
complete the  
step-by-step  
process!**

## Certified Heart & Soul Coach provides...

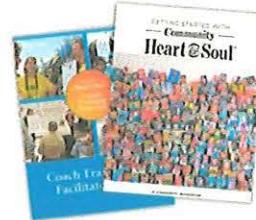


Training Workshops for each Phase

Strategy sessions and mentoring throughout



Feedback and guidance to keep the project on track



Help with using the Heart & Soul materials, resources, and toolkits

## Scappoose community provides...

Matching \$10,000 for Seed Grant + other fundraising for project expenses

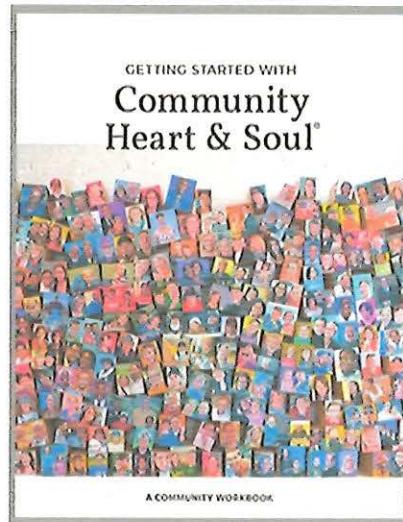


Energy, effort, and enthusiasm to determine "what matters most" to those in Scappoose

Core Team of volunteers to steer the project and engage the community

Local Project Coordinator

## Next Step: Schedule Getting Started



Scan the QR code to access the electronic version of *Getting Started with Community Heart & Soul*.

What is  
Getting  
Started?

Series of exploratory conversations and activities within your community to determine...

- if Heart & Soul is **right** for your community
- if your community is **ready** to do Heart & Soul



## What's involved in Getting Started activities?

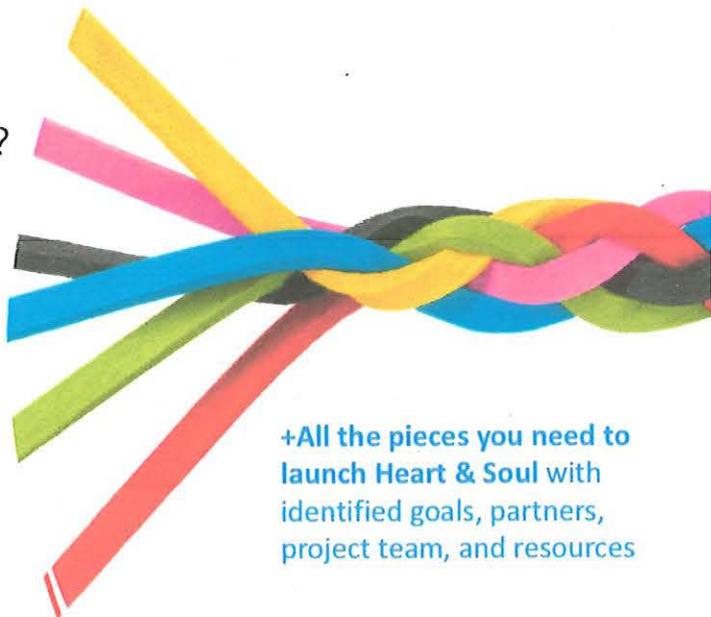


- Community members gather to participate in a series of workshops facilitated by a Coach
- Activities can be repeated on your own—instructions are in Community Workbook
- Community has “Homework” to do between workshops

**Goals:**

- Explore together, generate interest, and build momentum
- Increase the number of community members participating over time
- Complete milestones and make a decision about launching Heart & Soul

What will your community gain from the Getting Started series?



+All the pieces you need to launch Heart & Soul with identified goals, partners, project team, and resources

# Who should participate?

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**Anyone interested in getting to know their community better and contributing to making it a thriving one! Including...**

- Arts and cultural groups
- Community and civic groups
- Faith-based groups
- Local non-profits
- Municipal officials
- Municipal services staff
- Neighborhood associations and groups
- Major employers, business owners, and organizations supporting businesses
- Schools, educators, and youth organizations



- Workshops and conversations facilitated by a Heart & Soul Certified Coach
- Digital copies of *Getting Started* Community Workbook to guide conversations and activities
- \$500 for Getting Started activities (refreshments and materials to bring people together!)

## Getting Started support

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# Community Heart & Soul

## An Introduction City of Scappoose City Council

December 15, 2025

### Spirit Lake Idaho Community Heart & Soul Phase 2 – Story Gathering

<https://vimeo.com/1118894700/5c1e2a5482?share=copy>



Mayor Backus and Council thanked Bill.

This will be on the Council Retreat agenda.

#### **The Non-Partisan Pledge of Civility and Stewardship Discussion**

Councilor Haugen explained this is a continuation from last month's meeting and he is increasingly convinced that we need to do something along those lines to kind of move the ball forward. He explained the 30,000 some communities that have city councils in our Country, they're the foundation of the Country and we need to do the modeling for that because we're not getting modeling from certain sectors of our system. He thinks it's incumbent on us in our communities to do the modeling. The civility and stewardship concept he thinks is really essential and important to push forward and he is not all that concerned at what this precise language is. He explained Councilor Holmes provided a South Carolina example of their pledge, which is fine. It's probably not as pointed as the one that he prefers, but that's fine too. At least

we're making a statement that we're going to be models for our communities and by extension for the Nation and for the citizens that come in to visit with us, especially on public comments. He is hoping that whether we use the one that he presented or the one that comes out of South Carolina that we get this done sooner than later.

Councilor Holmes stated she doesn't particularly love the one from South Carolina. She just presented an alternative, and she would say they took the approach of a resolution. She thinks that is an important distinction for us to consider in this conversation. Are we looking to ask Council members to do individual personal pledge and then how does that bind future Councils potentially and what if a Councilor does want to do it versus a resolution which would just be a majority kind of one-time action statement.

Councilor Haugen explained if we can't get unanimity on this, he wouldn't even do it. If everyone doesn't agree to this he wouldn't want to proceed with it because that doesn't send the right message.

City Manager Burgener explained there are some pieces in the team agreement that reflect the civility pledge, that is why it was in the packet. He asked Councilor Haugen if he wants to reconstruct the team agreement or does he think this should be completely separate?

Councilor Haugen replied he thinks the team agreement is separate because that is for the Council. To him this is sending the message to the broader community and everywhere else that we believe in civility and stewardship going forward. He stated regardless to what happens everywhere else we here in Scappoose believe in this and we stand behind it with unanimous consent that we support this and he thinks it is a powerful statement.

Council President Miller moved, and Councilor Santiago seconded the motion to extend the meeting past 9:00pm. Motion Passed (7-0). Mayor Backus, aye; Councilor President Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; Councilor Haugen, aye; Councilor Marquis, aye; and Councilor Riutta, aye.

Councilor Haugen stated since our goal setting session is in January, let's put this as an item that we are going to resolve during the goal setting as a Council.

Mayor Backus and Council will send feedback to City Manager Burgener prior to the goal setting session.

Councilor Holmes would like to see what is the merit of this and what additional value does this bring.

The consensus of the Council is to go forward with this at the Council retreat.

## **Resolution Discussion**

Councilor Santiago explained she brought this up at the last meeting as well. She explained the reason why she brought this up is because even though we haven't had any documentation of ICE related incidents within the City of Scappoose, it's obviously on the news and on the radio, it is all around. She stated it is impacting our residents and it is a safety issue, a sense of safety. She explained our role as local leaders is to foster trust, transparency, and then also proactive language. Fear is not, it just doesn't say okay, here in Scappoose that's where the fear stops, right? She is hearing and seeing that people are scared to go to school to go to work, to go shopping. There are many residents that work here that travel from their homes or live here and then go to work, so they're afraid to go to work there. She is sure this is not news to any of you. Over the past few months, she has heard, like she said, directly from families. She has asked them to come and present during the Council, she can't make them, but they have shared their concerns with her about not feeling safe, and about not being able to do their work. A lot of them do work in the trades and they're afraid. So, this fear does exist and so it's important for us. We should really be concerned because this is also a mental health issue. She doesn't know if we have heard school attendance is down. It has affected the businesses economically, and it has affected a lot of institutes. As local leaders, it's our responsibility to respond to what's happening. She likes to be proactive instead of reactive, so we need to foster trust, provide clarity and dialogue before the fear turns into harm. She wants to be clear she understands the limits and that we cannot change Federal Law. We have to abide by Federal Law, she gets that, but that doesn't mean that we're powerless, right? She fully understands that any resolution, any statement must respect the boundaries of Federal Law. She is not trying to interfere with any Federal operations. Last time when she was asking, she did pass out a resolution and guidelines and it is more to highlight what's already in place. She is not asking for any policies to pass. This is how we as local leaders can be transparent. Since she last brought this up, she came across a letter dated November 24th of this year, the Attorney General Dan Rayfield, issued a formal notice of the US Department of Justice and Department of Homeland Security regarding reported patterns of excessive force by Federal Officers within Oregon. The letter makes clear that the Oregon Department of Justice, along with local attorneys, are actively monitoring the Federal conduct within the State asserting Oregon interest in protecting the safety and constitutional rights of our residents. She is not raising to debate the Federal authority, but to underscore the concern about community safety and that it's not hypothetical. It's being addressed at the highest level at State government, so local community organizations, including the Columbia County Coalition of Human Dignity, are raising questions and asking for clarity. As part of that, Chief Fluellen, her, and others met. She thanked Chief Fluellen for answering their questions. She explained it's just a lot of information, a lot of people have questions, but just reiterating it just helps people process things. We are clearly informed that Oregon is a longstanding sanctuary State and that the law enforcement does not participate in civil immigration enforcement and that neither Scappoose Police Department nor Columbia County Sheriff's Office is aware of ICE operations in our City or County. That clarity is important, but it does not erase the fear that people are feeling. One of the most urgent gaps to identify is the residents do not know where to turn for accurate information. That's where we can help. So last time she did give out resources and so we should be able to publicly trust these resources and put that out into our social media for residents. The Portland Immigration Rights Coalition, the IRC Echo, it's ACO are doing great work for families. She explained if you have any questions, feel free to reach out to her. These resources

provide guidance, rapid response, and coordination to support families who are scared and impacted. This information should be accessible not only tonight, but throughout the City's communication channels so residents know where to turn if needed. She stated tonight she is asking Council not to change any laws or adopt new enforcement policy. What she is asking is to discuss how, as a City, we can formally, clearly communicate the commitment to being safe. Inclusive community, one where one resident knows that the local government sees them, hears them and will help direct them to the appropriate resources. That could take the form of a statement, a resolution, another legal sound approach the Council is comfortable with. So doing nothing is basically neutral and it's not very helpful for our community. So, this is about transparency, this is about trust, this is about being proactive instead of reactive. Every resident in Scappoose deserves to feel safe going to school, going to work, going to the grocery store regardless of their background and or immigration status. She is bringing this forward because our community is asking for reassurance and because local leaders matter when the people feel uncertain and afraid. Thank you for hearing her out and she looks forward to your thoughts moving forward.

Legal Counsel Ashleigh Dougill explained she heard a question to the extent that the City can share resources for Community Members. If you're simply sharing information that is accurate or resources that are, you know, publicly available in the Community and potentially publishing that just on the city website, for example, she would direct you to Hillsboro and the web page they have on immigration resources on their government website, if you're doing something along those lines, that wouldn't be an issue from her perspective. It becomes more of a potential legal issue where you are giving targeted advice or targeted assistance to specific Community members. With the caveat that she would suggest having legal counsel review the resources that you're sharing and then vetting internally before formally publishing them.

Mayor Backus and Council discussed this agenda item further and will add this discussion to the Council Retreat agenda.

#### **Announcements – information only**

##### **Calendar**

Mayor Backus went over the calendar.

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

City Manager Burgener explained we are looking at January 31 or February 7 for the Council Retreat. He stated he appreciates all of the staff and everything they do.

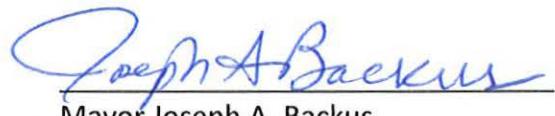
Chief Fluellen gave an update on the Police Department. He gave an update on the Annual Donut Day and explained they collected \$4,000 and about 800 pounds of food. He gave an overview on the Flock system and how it would help our City.

Council President Miller thanked everyone on Council for sharing their different viewpoints that they have on these difficult conversations and just being able to engage in respectful dialogue. It has already been said but thank you to Janet Williams and the rest of the Historic Society team. If you don't know, Janet starts working on Whoville months in advance, and it's amazing to see. If you ever stop and see some of the things she's working on it is quite amazing. He wished everyone Happy Holidays!

Mayor Backus stated thank you, Tyler, for the Youth Council information, that'll be exciting. Whoville has been great. He has gone a couple of times. He thinks the Mayor of Whoville might show up again. He thanked staff. He stated he is finishing up his third year and it's been great. He stated be safe this holiday season and we'll see you next year.

#### **Adjournment**

Mayor Backus adjourned the meeting at 9:50pm.



\_\_\_\_\_  
Mayor Joseph A. Backus

Attest:



\_\_\_\_\_  
Susan M. Reeves  
City Recorder/HR Susan M. Reeves, MMC

Student Representative Ferreira gave an update on the Youth Advisory Council within the school.

Councilor Riutta would like to extend his deep appreciation to all who put on the Whoville 2025. He and his family enjoyed it, and it was absolutely fantastic. It is a shining star in our community that everyone should come and enjoy.

Councilor Marquis explained there are a lot of people who don't share any of our values in the community and he doesn't think that it behooves us to represent some of the worst instincts in the community. He knows that we are representing Scappoose but he thinks we need to be representing the best instincts in Scappoose. He stated half the City might be a bigot and he doesn't want to be a bigot just because half the City is a bigot. Same thing with civility. There might be a lot of people who are into divisiveness or trying to ruffle feathers and stuff. That's not the kind of representative he wants to be, so he just wanted to say that because it was on his heart.

Councilor Haugen gave an update from the School Board meeting. Enrollment is now over 4,000, primarily because of the online academy. He handed out his annual calendar.

Councilor Holmes wished everyone who observes Hanukkah Happy Hanukkah, we're in the midst of that and a wonderful Christmas as well. She will not be able to join the City for the end of year celebration, as it is her son's birthday. She wished him a Happy birthday! She does want to offer her gratitude. This is wrapping up her third year serving as a City Councilor and she would say this is the most successful year that she's been engaged in with the City. The future looks bright for Scappoose and it's because of all the hard work that the City staff and Council does. She stated thank you all and she wants to wish everyone a wonderful holiday season. She explained she had the opportunity to attend the very first CERT meeting and it was very exciting. CERT (Community Emergency Response Team) is a Federally supported program that helps bring community members together to ensure that the community is prepared for a variety of natural disasters or other incidents that might require support so that we can be resilient as a community. She applauded Chief Fluellen's efforts to bring the group together. She thinks we have a solid initial core group and look forward to seeing the group grow.

Councilor Santiago explained she unfortunately won't be able to attend the celebration, but she wants to wish everyone a Merry Christmas, Happy Hanukkah. Speaking of Hanukkah, she is so sorry and pray for all the people that were affected by the tragedy in Australia. She stated we should be better and even though there's hard times we should be sharing the holiday cheer to everyone. She explained she volunteered on Sunday night as a greeter at Whoville and it was a great experience because you get to hear about how amazing it is. They had people drive from Seattle to come and see the display. They had 360 people show up on a Sunday night. Even people that live here were just in awe. Janet and her team do an amazing job. There was a conversation just briefly on how we can expand Whoville, and maybe we can have that conversation at the Council Retreat.