

**MONDAY, DECEMBER 4, 2017**

**CITY COUNCIL MEETING**

**Regular meeting 7:00 p.m.**

**Scappoose Council Chambers**

**33568 East Columbia Avenue**

**Call to Order**

Mayor Burge called the City Council meeting to order at 7:00 p.m.

**Pledge of Allegiance**

Mayor Burge invited the local Cub Scout group that was in attendance to come forward and lead the Pledge of Allegiance.

**Roll Call**

**City Council Members Present:**

Scott Burge	Mayor
Mark Reed	Council President
Rich Riffle	Councilor
Patrick Kessi	Councilor
Megan Greisen	Councilor
Natalie Sanders	Councilor
Joel Haugen	Councilor

**Staff Present:**

Michael Sykes	City Manager
Susan M. Reeves	City Recorder
Alexandra Rains	Assistant to City Manager

**Legal Counsel** Peter Watts

Press: Courtney Vaughn, Spotlight

Excused: Police Chief Norm Miller

**Approval of the Agenda**

Councilor Riffle moved, and Councilor Haugen seconded the motion to approve the agenda. Motion passed (7-0). Mayor Burge, aye; Council President Reed, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye and Councilor Haugen, aye.

**Public Comments**

There were no public comments.

**Consent Agenda ~ November 6, 2017 City Council meeting minutes, November 20, 2017 City Council Work Session minutes and November 20, 2017 City Council meeting minutes**

Councilor Riffle moved, and Councilor Sanders seconded the motion to approve the Consent Agenda ~ November 6, 2017 City Council meeting minutes, November 20, 2017 City Council Work Session minutes and November 20, 2017 City Council meeting minutes. Motion passed (7-0). Mayor Burge, aye; Council President Reed, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye and Councilor Haugen, aye.

## **New Business**

### **Seely Lane Park Engineering Contracts**

Assistant to City Manager Alexandra Rains explained the City was awarded a Local Government Grant of \$442,600, by OPRD for the Seely Lane Park Project and received a Notice to Proceed in October. Since then, the City employed an informal procurement process to solicit three quotes from engineering firms qualified to complete the design of the park as well as the half street on Seely Lane that is required by Chapter 17.01.060 of the Scappoose Municipal Code. The park and street design will be completed by the same engineering firm but under two separate contracts as the street improvements are not approved expenditures under the Local Government Grant. After review of the quotes received, staff recommends the City enter into a contractual agreement with Mackenzie Engineering. In the staff report it explains the cost of engineering the park will be \$68,300 and covered by the Local Government Grant, while the cost of the half street will total \$20,100 and be covered with funds from the transportation budget, for a grand total of \$88,400. Staff recommends Council approve the expenditure of funds up to \$88,400 to complete the engineering of both the park and half street on Seely Lane, as well as authorize the City Manager to execute two engineering contracts.

Councilor Kessi asked if the \$20,000 was anticipated in the transportation budget?

City Manager Sykes replied no, it was not. He explained that money will be taken out of the SDC's.

Councilor Riffle moved, and Council President Reed seconded the motion that Council authorize the City Manager to initiate the engineering phase of the Seely Lane Park Project and execute two engineering contracts, one for the park at \$68,300 and one for the half street on Seely Lane for \$20,100, for a total amount not to exceed \$88,400. Motion passed (7-0). Mayor Burge, aye; Council President Reed, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye and Councilor Haugen, aye.

### **Charles T. Parker Way Road Design Contract**

Assistant to City Manager Alexandra Rains explained in order to progress on the Charles T. Parker Way Road Project, the City has prepared and advertised a qualification based Request for Proposal (RFP) to solicit proposals from engineers to design the road. The RFP was issued on October 20, 2017 and responses were received on November 9, 2017. A final recommendation

from the Selection Committee was made on November 17, 2017, to enter into contract negotiations with Kittelson and Associates. Final award of the contract is tentatively taking place on December 12, 2017. The cost of engineering Charles T. Parker Way Road is \$290,000 and will be funded by the loan received from Business Oregon. Staff recommends Council approve the expenditure of funds in an amount up to \$290,000 to complete engineering of Charles T. Parker Way Road and authorize the City Manager to execute a contract with Kittelson & Associates.

City Manager Sykes explained as far as this project goes, as the Council knows, this two million dollar plus project will be paid for by a loan from Business Oregon which will be paid by the State, so really there are no dollars coming out of the City. He stated also OIT is going to pick up about \$800,000 in costs. He explained they are hoping to have this constructed and operational this summer, so we are moving this pretty quickly.

Councilor Haugen stated he is curious why it is costing \$290,000 just for the engineering that seems like a lot of money.

Assistant to City Manager Alexandra Rains replied she agrees, it is. She explained to some extent the City does have the engineer contracted to provide services during construction for project management. She explained it is engineering, plus services through bid of construction, and also to provide that management oversight during construction as well.

Councilor Riffle moved, and Councilor Haugen seconded the motion that Council authorize the City Manager to initiate the engineering phase of the Charles T. Parker Way Road Project and execute a contract with Kittelson and Associates in an amount not to exceed \$290,000. Motion passed (7-0). Mayor Burge, aye; Council President Reed, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye and Councilor Haugen, aye.

## **Calendar**

Mayor Burge went over the calendar.

## **City Manager, Police Chief, Councilors, and Mayor**

City Manager Sykes explained Council has a copy of his written report in front of them. He explained the City of Scappoose recently hosted the City/County meeting which was held at the Warren Country Inn. He explained there were about twenty-five people in attendance. He stated just a reminder the Annual Town Meeting will be on February 10, at the Scappoose High School.

Councilor Riffle announced he will be retiring from City Council effective the end of the year. He stated it has been a tremendous pleasure working with you all, and a true honor.

Councilor Greisen stated she is sad to see Councilor Riffle go. She explained she is so excited, she drove by Miller Park the other day and the equipment is up, and there is signage. She explained there are a lot of happy people out there seeing the play equipment being installed.

Councilor Sanders stated she is sad to hear the news that Councilor Riffle is moving, and she wished him all the best.

Council President Reed wishes Councilor Riffle all the best. He apologized for his absence, his work is taking him out of town a lot. He explained he attended the ground breaking for the new Columbia River PUD Betsy Johnson Substation. He explained he is just a few days home after attending the AMRC, which is located in Sheffield, England. He gave an update and explained he has a presentation, but due to technical difficulties it will have to wait until a future meeting. He explained he went expecting to be impressed, what he did not expect is to just be blown away. He explained the facility in Sheffield is like nothing he has ever seen. In short, what they did was they took four hundred acres of what we would call a super fund site, and in twelve short years they have built a business park that is world class. He explained companies are begging to get into this park. He stated the stuff that he saw was futuristic. He stated their entire mode of how they do things there is so different than what we do here, and if we can get them to come here, we need to. He explained his understanding is they have fourteen locations over the world, and none of them are in the United States, and they want to come to Scappoose. He explained how the school process works.

Mayor Burge stated we need to do whatever we can to support it.

Councilor Haugen stated to Councilor Riffle that he will miss him. He stated he is disappointed this evening that we don't have Commissioner Magruder here with us. He talked with her at the City County meeting and she guaranteed that she was going to be here this evening.

Mayor Burge stated he invited her also.

Councilor Haugen stated he is disappointed, and he is not sure what the rational is, and there is no replacement. He stated that was going to be the lead in to this question about what is going to happen at Chapman Landing. He stated he has several comments he would like to make after Mayor Burge has his say.

Mayor Burge thanked Councilor Riffle for serving and stated it has been a great honor to work with him. He stated Councilor Haugen kind of brought it up about Chapman Landing. He explained at the City County meeting he did take an opportunity to invite Commissioner Heimuller, but he referred him to Commissioner Magruder, so we invited her and she said she would be here. He stated it is unfortunate that she is unable to make it. He stated he thinks this Council as a whole has been somewhat frustrated about the progress of the County when it comes to Chapman Landing, and some of our beliefs that when you read the original memorandum of understanding when the properties on Chapman Landing were purchased in the event the Port should desire to sell the riverfront portion of the property, and its portions of the road, the City and County shall jointly have the first option to purchase the riverfront portion of the property and the Ports portion of the road. He stated a conveyance is a sale of the property. He stated the Port never gave the City the option to buy that property, or to make an offer for that property. He thinks it is incumbent upon us to ask the Port to join us in requesting this property be brought back to the Port so that the City can have a full and fair offer to be made for this property, and to stand up for the 1997 Memorandum of Understanding, which gives us the right

to jointly have the first option to purchase the riverfront property. He feels that is very important that we stand up for that. He explained the Parks & Rec Committee Chair went and spoke with Columbia County and then he had a conversation with Councilor Haugen.

Mayor Burge explained when we went to talk to the County the issue was brought up, what is the land going to be used for, they wanted a concept report. He explained the City provided the County all that information stating we want to build a park. He stated at a Columbia County Work Session Commissioner Heimuller stated the City's positions and plans for Chapman Landing have been all over the map. We have presented the County with a plan for Chapman Landing, our Parks and Rec Committee has formed a Chapman Landing Subcommittee that was chaired by County Commissioner Hyde, and now Commissioner Tardif. He stated we have worked towards this goal to build a park. He stated having a partnership is great, but it still belies a very important question, we have the property next to it, and there is no clear designation, and one ownership of the entire property makes sense. He stated we are ready to go forward. He explained City Manager Sykes drafted a letter for him that he would like each Councilor to consider signing, and then it will be submitted to the local papers. He stated it is the foot dragging that bothers him the most. He explained when he talked to City Manager Sykes, and Council has directed him to contact Commissioner Heimuller or Commissioner Magruder and he doesn't get calls back, he calls them three or four times, and he gets no response. He stated to him that is just disrespectful to the person who we pay to run this City, and it is really disrespectful to every one of the Councilmembers that the County doesn't even have time to respond to our City Manager. He stated it is time for it to end, and that is why he thinks we should sign the letter and start talking to the Port. He stated the County has done nothing in regards to public parks and recreation on the Chapman Landing site. He stated it bothers him that the City never got the option to obtain this property. He explained Commissioner Tardif has called back and participated in meetings, so he has been a partner in this. He stated it takes two Commissioners to agree to do anything, it is just frustrating.

Councilor Haugen stated the lack of cooperation from two Commissioners is stunning, and the goal post keeps on moving, and they keep on changing their arguments. He stated we are getting all this bogus information from the County and he is beyond frustrated. What he would like to see for the next meeting or two is three options that this City can provide Council on how to proceed. He stated one option would probably be do nothing, and see if we can replace a County Commissioner. He asked what are some options we can consider. He stated for over ten years the County has sat on this property and done nothing, but obstruct.

Mayor Burge stated the fact that we have the motivation to do this should tell you everything about who is going to get it done.

Councilor Riffle stated he would like to lend support to these arguments. He stated when he first heard about this conveyance he started looking into it himself and in his humble opinion he finds the legality of the transaction questionable and if it is legal so be it, but it most certainly is unethical and the County has had numerous opportunities to fix that unethical transaction. He stated the County Commissioners sat in these meetings that we had on Chapman Landing, and every meeting he attended he got the impression that they were in full support of the process that was being made, the plans were made with them being present, so he doesn't understand why

they think we don't have a plan when they were sitting there helping us develop it. He stated it appeared on the surface that they were in full cooperation with this partnership to develop this and then suddenly for whatever reason they are not. He would support doing whatever we can to encourage and fully support the Port to get back that property and we can move forward.

Mayor Burge stated we have one of the most active parks & recreation committees. He explained they are a great group of people who care deeply about seeing recreation and parks, and Chapman Landing is one of their goals and one of the goals of the Council. He stated we are ready and willing to do this.

Council President Reed stated this has been on the drawing board since he has been on Council, seven years, and he is glad we are finally taking a stand.

Councilor Haugen stated it begs the question ~ what does Commissioner Heimuller have against parks, and against the City of Scappoose. He certainly can't be against parks.

Councilor Riffle stated he thinks we have all kind of hashed this out, and knows how we feel, what is our next step?

Mayor Burge stated he would like to have staff bring Council back some options on what we can do.

Legal Counsel Peter Watts stated he doesn't think Council needs to vote. He is more than happy to take a look at the MOU and the conveyance.


Mayor Burge talked about the City sending a letter to the Port.

Councilor Kessi suggested some updates to the draft letter for the County.

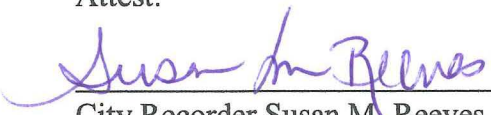
Mayor Burge wished everyone a very Merry Christmas and Happy New Year!

### **Adjournment**

Mayor Burge adjourned the meeting at 7:52 p.m.

  
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Mayor Scott Burge

Attest:

  
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City Recorder Susan M. Reeves, MMC