

**MONDAY, JULY 31, 2017
SPECIAL CITY COUNCIL MEETING
Scappoose Council Chambers
33568 East Columbia Avenue**

Call to Order

Mayor Burge called the City Council meeting to order at 6:00 p.m.

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
Dave Sukau	Public Works Director

Excused: Legal Counsel Shelby Rihala

Press: Courtney Vaughn, Spotlight

Award Bid for West Lane Widening

City Manager Sykes explained as Council is aware staff went out to bid for the project and didn't receive an acceptable bid and ended up rejecting both bids. Staff went out again for a bid.

Assistant to City Manager Alexandra Rains explained they did receive two bids. She went over the staff report. In June 2017, Kittelson & Associates completed engineering for the West Lane Road Widening Project and delivered bid ready construction documents to the City. The City then advertised a Request for Bid (RFB) to solicit bids from contractors to complete construction of the road. The first RFB was issued on June 16, 2017 with a bid due date of July 12, 2017. The City received two bids and, after careful consideration, exercised its right to reject both bids upon finding it was in the public interest to do so. The project was opened up for a second round of bidding beginning July 21, 2017, with bids due back to the City July 28, 2017. Again, the City received two bids, with the low bid being submitted by TFT Construction at \$1,598,099.00. As stated above, TFT's bid to construct the improvements on West Lane Road is \$1,598,099.00. With engineering, this places the total cost of the project at \$1,788,092.05, which is \$24,558.05 more than the total funding made available through state grants and private owners along West Lane Road. City Staff recommends Council authorize the City Manager to negotiate with TFT to adjust the scope of the project in order to address the funding shortfall, approve spending up to

\$1,573,541.00 (equal to TFT's bid less \$24,558.05), and enter into a contractual agreement with TFT, pending the expiration of the challenge period on August 8, 2017.

City Manager Sykes stated we are really trying to expedite this project because we are running up against the paving season window and we want to get this project done by November. He explained the other thing we did, after the bids were opened, was we met with the low bidder TFT and talked to them about ways to reduce the bid the amount we have and he thinks we are in pretty good shape.

Public Works Director Dave Sukau explained there were a couple of things identified by the contractor, and in discussions with the design engineer, on ways we can reduce the costs.

Councilor Haugen asked Public Works Director Dave Sukau if he is comfortable with TFT doing this.

Public Works Director Dave Sukau replied yes.

Councilor Kessi asked what is the timing of when they can do the work?

Assistant to City Manager Alexandra Rains replied in the bid documents we have a tentative start date of August 21.

Council President Reed moved, and Councilor Riffle seconded the that Council authorize City Manager Sykes to initiate construction of the West Lane Road Widening Project, negotiate with TFT to adjust the scope of the project to address the budget shortfall and approve a construction contract in an amount not to exceed \$1,573,541.00 with TFT, pending expiration of the challenge period on August 8, 2017. 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.

Chapman Landing Discussion

City Manager Sykes explained as you recall last September we sent a letter to the Columbia County Commission asking for the possibility of acquiring Chapman Landing. He explained we received a response from our request and felt they should share it with Council and get feedback. He explained Mayor Burge and he spoke with Chair Heimuller and told him that Council would be talking about this.

Councilor Greisen asked if there were any additional comments from Chair Heimuller that are not in the letter.

City Manager Sykes replied not really. He stated it sounds like the County wants to create a committee for Crown Zellerbach Trail and study it and we made it clear that we have been looking at this for the last year and a half. He explained to him that we were anxious to do something with this property and felt like it was a real asset and part of the master plan for the Council and the community. He stated, to say the least, we are disappointed.

Mayor Burge explained like he told Commissioner Heimuller, the City, through the Parks Committee and Chapman Landing Sub-Committee, has been working on this for at least a year, with County members on the Board. He stated the City is ready and able to move forward on this and this is for the greater community, not just Scappoose. He explained to deny the City's request for the reasons that are stated when there are several potential uses including a City water supply. He stated City water supply is one of those things that could hold up development around the Airport if we don't have appropriate water and being able to explore that is huge. He explained additional water supply is a huge issue. He stated our main goal is really due to the City's Park and Rec Committee's recommendation and master plan that has done a lot of work towards moving forward on the Chapman Landing area, and we are ready. He is all for finding a way to get this reconsidered. He stated whether it is looking at other means, or talking directly to the Commissioners and going to their committee meeting and discussing it with them.

Councilor Haugen stated he thinks the reality of it is the letter the City received is not a rational argument given the history of the County, the City and the Port. He thinks if we can turn out at the Commission meeting in strong numbers to reinforce what our arguments are, we have some good ones.

Mayor Burge stated to him the key person that should have been reaching out to the City is the Port of St. Helens.

Councilor Haugen stated the County is not going to benefit by stonewalling this project, there is no benefit to anybody.

Mayor Burge explained when the City went through the Urban Growth Boundary expansion and Transportation Master Plan the same issue came up about the Crown Zellerbach Trail, the portion we own, and during the UGB portion we reasserted our commitment to that memorandum of understanding, and when we did the Transportation Master Plan a big portion of that discussion was we, the Council, recommitting to that commitment of the memorandum of understanding the Crown Zellerbach Trail. He stated in this case the spirit of the letter of the memorandum of understanding was violated when that property was transferred from the Port to the County without giving the City its equal first right of refusal.

Councilor Haugen replied not only that but we are on the threshold of major economic development here with OMIC and PCC. He stated this is an asset for everybody.

Mayor Burge explained we recognize now that this is a park land that is for the greater community of Scappoose. He explained there is only one County park in our area and that is the Airport RV Park. So at this point we are really the ones that are providing that recreational opportunity and we have accepted that role. He stated we want parks for everyone to enjoy, whether they live in Columbia County or not they will benefit.

Council President Reed explained when you look at this we are six years into this, and this is a big disappointment.

Councilor Sanders asked how much of this do you think is coming from Columbia County keying in on the water supply comment.

Mayor Burge replied he is not sure.

Council Riffle stated this isn't the only source of water.

Mayor Burge stated or access to the Multnomah Channel.

City Manager Sykes stated he thinks it is important to note that we have been to two different work sessions with the County. He stated he reads in the letter about potential uses for the park, and he explained they were very explicit, they had drawings and designs that laid out what the vision was. He is kind of surprised that wasn't clear. He thinks our vision has been pretty clear.

Councilor Greisen talked about the City recently adopting the park plan, has that been fully presented to the Commissions? She asked have they seen the plan of Chapman Landing, or just this idea?

City Manager Sykes replied he doesn't know if we have given them a copy of that.

Councilor Haugen replied we can do that on Wednesday. He asked did you present it to Commissioner Magruder?

Councilor Haugen stated what we are seeking is cooperation and collaboration.

City Manager Sykes stated maybe at the meeting on Wednesday we can find out what the County's vision is for this property.

Councilor Kessi asked if we know why the County doesn't want us to have this property?

Mayor Burge replied they don't have a vision for this site.

Councilor Kessi stated if the County wants to do a plan for Chapman Landing and this elevates that to the front burner, and the City takes responsibility of doing that, it seems like that would be a benefit to the County, if the County likes the plan. He stated the benefit if the City takes this over is the park gets built faster, and it benefits the whole community.

Mayor Burge stated the County wouldn't have to worry about maintaining it, the costs.

Councilor Haugen replied also the liability.

City Manager Sykes stated he thinks the other significant benefit is it creates a park in a part of the County that they don't really serve at this point in time, which is the second largest community in the County.

Councilor Kessi stated we can try to find out what the obstacle is from the County and try to come up with a solution to get through that obstacle.

Mayor Burge, Councilor Haugen, and City Manager Sykes will be going to the County Commission meeting on Wednesday.

Mayor Burge wrote down benefits ~ public park, County resources, maintenance, ongoing cost, liability.

City Manager Sykes stated as everyone knows when people work together and collaborate as a team you get so much more done.

Mayor Burge stated at the meeting on Wednesday he is going to present the County with a portion of the City's Park Master Plan that has Crown Zellerbach in it, he is going to ask them what is their vision of the park, what is the obstacle for us moving forward, and then the benefits. He stated it is a public park and it is going to be accessible by all citizens of this County, and the State, whoever chooses to access it. He stated we are going to save the County resources by them not having to maintain it. He stated the City would be building and paying for the park so the County won't have to worry about expending those services, there will be reduced County liability, and we will be able to immediately pursue grants to build the park versus waiting at least ten years to see the park built.

Councilor Haugen stated there are so many arguments for the City to do this.

Mayor Burge stated that is what he is going to present and asked Council if it sounded good?

Council agreed.

Executive Session ~ ORS 192.660(2)(e) Real Property Transactions

Mayor Burge read the Executive Session statement.

Council went into Executive Session at 6:31 p.m.

Present: Mayor Burge, Council President Reed, Councilor Riffle, Councilor Kessi, Councilor Greisen, Councilor Sanders, Councilor Haugen, City Manager Sykes, City Recorder Reeves, and Courtney Vaughn with the Spotlight.

Mayor Burge came out of Executive Session and into open session at 6:45 p.m.

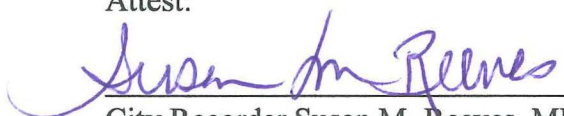
Adjournment

Mayor Burge adjourned the meeting at 6:45 p.m.



Mayor Scott Burge

Attest:



City Recorder Susan M. Reeves, MMC