

SPECIAL CITY COUNCIL MEETING
Monday, April 24, 2017, 7:30 p.m.
Scappoose Council Chambers
33568 East Columbia Avenue

Call to Order

Mayor Burge called the City Council meeting to order at 7:36 p.m.

Pledge of Allegiance

Roll Call

City Council Members Present:

Scott Burge	Mayor
Rich Riffle	Councilor
Patrick Kessi	Councilor
Megan Greisen	Councilor
Natalie Sanders	Councilor
Joel Haugen	Councilor

Staff Present:

Michael Sykes	City Manager
Norm Miller	Police Chief
Susan M. Reeves	City Recorder
Chris Negelspach	City Engineer
Alexandra Rains	Program Analyst
Ben Tolles AmeriCorp	RARE Participant

Excused: Councilor President Mark Reed and Legal Counsel

Approval of the Agenda

Mayor Burge is suggesting we drop item number 7.0 altogether. He explained it is a special meeting and that is not really an item in a special meeting.

Councilor Riffle moved, and Councilor Kessi seconded the motion to approve the agenda as amended. Motion passed (6-0). Mayor Burge, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye and Councilor Haugen, aye.

Public Comments

Ryan Svenson, Scappoose, wanted to thank Council and the City Staff for assisting with the Mock Council for the Scappoose High School Students. He explained last week on Tuesday they came to City Hall to prepare and then Thursday when they were here they held a mock council. He stated staff couldn't have been more accommodating and helpful. He wanted to just thank everybody involved and who helped make it happen. He explained the students got a lot out of the process. He thanked Council. He explained the last week in May the students will be doing a mock Congressional Hearing for their final, so if anyone is interested in assisting let him know.

Pat Russell, Scappoose, stated we do have complex issues in the City. He apologized for not attending the study session but he has been following the Housing Needs Assessment study. He stated there are two quick points he wants to bring out from his experience from urban planning and both as a citizen representative and a practitioner. He stated South Scappoose Creek is a

highly rated stream in the region. He would like to see in the Housing Needs study that we identify the dwellings within the 100 and 500 year floodplain so that we can identify hazards that we want to incorporate into our policy. He stated the reason he includes the 500 year floodplain is the South Scappoose Creek is a meandering stream, the lower elevations are high quality habitat for future juvenile salmon. He stated the other primary issue is that it is prime beaver habitat. He stated he would encourage that. He stated the other thing he would like to encourage is that we think of our transportation plan, we think of our parks plan, we think in terms of long term capital improvement planning, well we need to think in terms of long term capital improvement for fish and wildlife, especially for the salmon habitat. He asked what does it take to create that habitat? He explained another thing he would encourage is creating identification of the neighborhoods. He stated you begin to identify what those perimeters are and then work on housing needs that complement the neighborhood rather than creating frustration. He thanked Council for their time.

New Business

Res No. 17-15 OPRD Recreational Trail Program (RTP) Grant

City Manager Sykes explained City staff saw an opportunity for a grant with the Recreational Trail Program. He stated typically we would have wanted to wait until we adopted our Master Plan before we move ahead on a project like this, but this grant is funded every two years and so staff is in the process of drafting up a grant application that is due at the end of the month.

AmeriCorp RARE Participant Ben Tolles explained, as City Manager Sykes mentioned, Council will see this in the Parks Master Plan. He explained the plan in Council's packet was developed through the process of a few Park and Rec Committee meetings, and then he would go back and talk to the Police Chief, City Planner, and the City Engineer to see how plausible the Committees ideas were and then eventually, they came up with a pretty reasonable plan and they also brought it to the Annual Town Meeting, where they got a lot of support.

Program Analyst Alexandra Rains explained as City Manager Sykes mentioned, this grant is only available once every two years. She explained the match requirements are 20%. She explained the tentative plan is to use money from the thinning of the property. She explained the specific elements of this project include a paved road, a parking lot for approximately 22 vehicles, signage, a restroom, information kiosk, a paved trail leading from the trail head to a paved lookout point, and at the lookout point there will be a bench and a picnic table. She explained this first phase will only focus on the trailhead.

Councilor Haugen stated this is a wonderful idea from his perspective. He stated the Park and Rec Committee has been looking at this for the past year or so and is very enthusiastic about it. He stated this continues the momentum that the community has been looking into at the last two Town Hall meetings for developing park and recreation facilities. He stated this gives us a foothold into what will be an elegant trail system at some point. He stated this is the first phase and this grant only comes around every two years.

Mayor Burge stated he is not opposed to go for the grant. He explained he just felt like we are basing it off of a draft master plan. He explained a master plan is something that is passed by this Council and that is the plan we want to go forward with, not a draft master plan, and that is something Council hasn't seen yet. He explained he has a concern about the letter from the City Engineer because he thinks in regards to the restrooms, the City should be held to the exact same standards as any other developer in the City. He stated he has concerns, but he is not going to vote against going forward with this. He stated he has to express his concerns with the process and sometimes just because there is money out there, putting the cart before the horse isn't always a good idea. He stated he is not going to oppose it, he is just venting his frustration on how the process went. He stated he gets it that it is a draft parks master plan. He has concerns that the letter from the neighbor wasn't included in the packet. He stated we are currently going through an issue with the neighbor by the dog park and neighbor relations should be a priority for this Council, and we work with people on how we do things. He stated again, he is not going to vote against this, he is going to support it, but he thinks it could have been done better and he thinks it should be done through a system that includes the City of Scappoose Parks Master Plan, not draft master plan.

Councilor Haugen replied the good news is that we will have a parks master plan here shortly. He stated he sees Mayor Burge's point that this is kind of a rushed process but it is because of the grant application deadline being May 1st as opposed to June 1st.

Councilor Riffle asked what would happen, on the off chance that the master plan that was presented to Council was voted down, what happens to this?

City Manager Sykes replied that is why we are bringing this to you tonight. He stated we didn't have time to wait for the adopted plan, but staff felt like there was an opportunity here for \$70,000 to do something that this Council identified as a goal. He stated staff is asking Council if you like this plan and if you want staff to submit it, recognizing that staff hasn't had time to finish vetting it through the process so that is why it is here tonight.

Councilor Haugen explained the Parks Master Plan will be approved or denied prior to receiving the grants notice to proceed, if awarded.

Ben Tolles stated Park Master Plans are not binding in what you put at the parks.

City Manager Sykes explained our preference would have been to have brought the whole document to Council, but staff saw an opportunity to apply for the grant.

Mayor Burge stated in our documents let's start calling these areas what they are, they are park projects on these properties, we haven't named them yet. He stated Council is the one who ultimately gets to choose the name.

City Manager Sykes explained that is a discussion that he and Mayor Burge have had regarding figuring out a process for Council to determine how to name these properties.

Mayor Burge stated he would have rather had a discussion about this park then go out after the grant. His biggest complaint is when staff just gives Council all this information at once and makes them feel like a rubber stamp up here. He stated he felt like that after the Seely Park grant request because they didn't really even know the details of Seely until a member of the community came and vented his frustrations to the Council, at which point some of the plans changed because of the concerns that were raised. He stated he is more comfortable knowing the plan and then moving ahead with the grant.

Councilor Riffle agrees but he also appreciates the position we are in.

Councilor Kessi agrees with Mayor Burge regarding this, and the issue of not providing the opposition email regarding the location of where it is going. He asked if we receive the grant but then decide to change the location of the access to the park, do we still get to use the money, or is the money just for this particular plan on how to use the park.

City Manager Sykes replied he thinks there is flexibility in the plan. He explained as far as the opposition, the City had a neighbor send in a letter with some questions and none of them were legal issues and staff sent them a response telling them that we would keep them informed as we move forward with the development of the property. He stated there is no real issue here at this point in time.

Councilor Haugen explained he really like the access from the bottom at Bella Vista, but when you start looking at ADA accessibility the slope is too great there, and then there is a question of the fire access. He stated when the Master Plan is done, he would like to see multiple access points to the park, one that is ADA compliant at the top, and one lower for the trails.

Mayor Burge would like us to adopt trail standards as soon as possible. He also wants to have a discussion, because he has a bigger vision for this, on the possibility of accessing/acquiring more property than just the 80 acres. He is looking at the big picture opportunity. He stated on Resolution No. 17-15 he wants to drop Section 1 because it doesn't really go with this.

City Manager Sykes explained without any access to this property it would be about as valuable to this community as it has been in the forty years since the City has owned it.

Councilor Haugen moved, and Councilor Riffle seconded the Motion to Approve Resolution No. 17-15: A Resolution of the Council of the City of Scappoose Authorizing the City Manager to Make Application for a Local Government Grant from the Oregon Parks and Recreation Department for Funds to Develop the City's Property Located off of Luma Vista and Delegating Authority to the Mayor to Sign the Application.

Councilor Kessi replied he would like to look into this a little further of having the primary access off of Bella Vista and the second area access would be for the ADA off of Luma Vista. He stated if there is a way to apply for the grant with the main parking lot being off of Bella Vista. He stated he knows there is a Fire Marshall issue but if we could look into that further and make sure we have really exhausted all options.

City Manager Sykes replied we think there is flexibility but we can't guarantee it.

Program Analyst Alexandra Rains stated she thinks one of the main concerns that she should point out is that they had to go through a pretty extensive intergovernmental review. She explained we had to have four State agencies review the plan, so we would have to go through that again. That had to be done prior to the grant before submitting it. She explained it is not that we don't have some flexibility, but she would have a little concern if we changed it that drastically, also she doesn't know how that would change the budget. She stated it is not necessarily that it is impossible, but she is a little bit concerned with how that looks to the grant program, who we might want to go back to in the future and ask for more money from again.

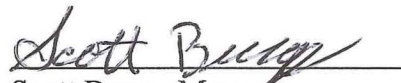
City Manager Sykes stated without grant money we aren't building any parks in Scappoose anytime soon.

Councilor Sanders stated she thinks it is very important to have an ADA accessible spot in this park and if Luma Vista is the only place that can be located then she thinks we have to do it even if other places would make more sense. She stated to get it moving and to get it more accessible for more people, she thinks it is important.

Motion passed (6-0). Mayor Burge, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye and Councilor Haugen, aye.


Adjournment

Mayor Burge adjourned the meeting at 8:13 p.m.



Scott Burge, Mayor

Attest:



Susan M. Reeves, MMC, City Recorder