



## **Economic Development Committee Meeting Minutes**

**Scappoose City Hall, 33568 E Columbia Ave., Scappoose, OR 97056**

**May 16, 2019 12:00 – 1:15 pm**

### **Attendees:**

Len Waggoner, Marty Baldwin, Susie Wilson, Brian Rosenthal, Christine Collins, Scott Burge, George Hafeman, Brady Preheim, Michael Sykes, Laurie Oliver, Alex Rains, Huell White, Jeff Weiss, Larry Ericksen, Norm Miller

### **Absent:**

Phil Griffin, Alex Tardif, Scott Burge

1. **CALL TO ORDER** - The meeting was called to order at 12:05 by Chair Len Waggoner.
  - 1.1 Introductions – none.
  - 1.2 Meeting minutes from March 21<sup>st</sup>, 2019 approved.
  - 1.3 Citizen Communication – none.

2. **New Business**

#### **2.1 Debrief from Final TAC Meeting:**

Alex Rains provided a copy of the meeting minutes from the final meeting and notified the group of next steps and the Council meeting on the 20<sup>th</sup>. She also noted that the meeting materials would be available on the website as of Friday. Aside from the schedule, there were no additional questions.

#### **2.2 Events Sub-Committee – Next Steps:**

Alex Rains listed the Committee members who had volunteered to be part of the Sub-Committee and asked the group how they envisioned this moving forward towards the goal of planning events. Jeff Weiss began by distributing a list of the Library's upcoming events including confirmed concert bookings and movies in the Park. Jeff noted that they had food carts last year at the Library sponsored events in Heritage Park. Michael Sykes asked if there has been any coordination with the Farmers Market? Jeff responded that it has been discussed with Bill Blank, and there is some overlap possible, but not with every event. Susie Wilson asked when the Saturday Market starts, the response was this Saturday, 5/18/19.

Michael Sykes brought up the Sauerkraut Festival, the Pow Wow and other events once held in the City. He asked whether or not the group wanted to fund a resurgence of one of those types of events? Generally, the consensus seemed to be that that it would be nice to get those events back but that a lack of volunteers created a huge barrier. Brian Rosenthal added that those



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events didn't charge enough for booths, but he also said it's a real fine line because if they are too expensive no one makes any money.

Brady Preheim noted that he had joined the community club to partner with them, and they threw one Party in the Park, but that they didn't hold a second event because of a lack of volunteers, sponsorships, etc. He said only 4 to 5 people attend the Community Club meetings. They need 50-60 volunteers to pull off something like the Sauerkraut Festival. Susie Wilson mentioned that local real estate offices would like to be involved and partner on local events. Brady stated that he wants something unique to Scappoose.

Jeff Weiss asked who is the target audience of the event? For the community only? Or Outside of the community? Or both? You should pick a target audience. The response from the group was that Sauerkraut was for both.

Jeanete noted that she was part of the Pow Wow, and that the group currently has access to the Community Club as well as others who might be able to band together to pull off a larger event. Susie Wilson expressed concern that there would be "too many chiefs." Len reiterated Brady's point that there is no single group in the community with 40-50 people, those don't exist anymore. Summer Fest 2017 was done by the boosters but the weather was terrible so it didn't have great attendance. Brian Rosenthal added that carnival rides of any kind are very expensive.

Some of the Committee members mentioned that the Community Club was not welcoming to new people/members, so most of the Committee has stopped attending their meetings. Len Waggoner noted that some types of events wouldn't require as many volunteers, for instance a marathon can raise a lot of money and doesn't need much, we could do the CZ Trail, and charge \$50-\$75 per runner. The marathon could be an event on its own. Susie Wilson suggested coupling it with something else, but Len emphasized that the marathon could stand alone, and money could be raised for events that way.

Brian Rosenthal commented that Wings and Wheels was much better last year and that it was pretty respectable, particularly since it was combined with the antique car show, which was great. The Century Challenge is also a great option.

Michael Sykes noted that the Events Sub-Committee should meet to discuss. Brian and Jeff noted that they thought the group should try to plan something for Fall of 2020, because it was too late for anything in 2019. George Hafeman recommended his son, Bart Hafeman, to perform and act as a draw. Brady Preheim interjected that a basic event with food and music isn't a signature event, he said he wants a signature event, something unique and different. That's what we need to look at. Christine Collins noted that she wasn't sure if bringing back the Sauerkraut Festival makes sense anymore, we no longer have the factory, why bring that back? Both Susie Wilson and Jeannet said that this event has name recognition, people know this



event. Christine responded that older people know the event and, she would like to see younger people and families attend. Larry Ericksen offered that airplane racing might be a thing you could have at the airport. Michael again reiterated that the Sub-Committee should set up a meeting, and maybe we start something small in the fall. We could recommend using EDC funds. Susie Wilson, referring back to Christine's comment, said who has the money? Not 20-30 year-olds, they want everything for free because they are broke from having kids. Michael proposed having a lunch meeting to discuss this further. George Hafeman said he wanted the focus to be on the Sauerkraut Festival, as you already have the formula for putting it together. That Festival got a lot of attention from local news. Laurie Oliver asked when the festival first started? Is there an anniversary coming up to celebrate? And Could we use the school facilities? The last year of the event was 2013 and that was the 24<sup>th</sup> year, so 2019 would be the 30<sup>th</sup> anniversary. Susie Wilson noted that Josette Hugo might have more information. The third week in September was the typical date, and this festival was alcohol free. Jeannet said she wanted to be on the Events Sub-committee so she was added. Brady and Christine appointed Susie Wilson as the chair for the sub-committee.

### **2.3 Committee Terms Expiring:**

Alex Rains noted the upcoming expiring member terms in August and the Committee requested that the Mayor and Council consider changing bylaws to allow 3-4 consecutive terms rather than the 2 currently allowed.

### **2.4 Updates:**

Larry Ericksen delivered the update for the Port of Columbia County, he began by saying that the Port is in a very positive position in terms of their budget, and that they look forward to completing projects. He noted that the airport viewing area is open and that it's a nice spot for lunch. Larry also mentioned that the Port and City are partnering on a sewer line project near Wagner Court. He said it's important that the Port have properties that are ready to go for OMIC related growth and new companies. He mentioned that the Port Director, Doug Hayes, drove up to Yakima yesterday to meet with prospective companies because we'd like to see more than 12 jobs at OMIC. Michael Sykes interjected that the sewer line will make the pit and the west side of the airport shovel ready. Larry continued that Devonaire would be signing a lease with the Port soon, the Port built a 31,000 Square foot building they are going to be using to house their operations, they provide medical transport. Larry said they had resolved the fire suppression issues. He also noted that Premier Jets sold their property back to the Port. The Port is a land speculator, if a company in question isn't going to create jobs, they would rather have the property and find another company who will. He wrapped up by mentioning that the Railroad Study is moving forward, he said we need to be proactive and have a plan for the area.

Michael Sykes delivered the update for the City, he began by mentioning some ongoing projects including the CZ Road Extension, and noted that the City hired an inspector specially to oversee that project. He also provided an overview of the City's efforts to protect the Scappoose Peace Candle, the developer purchasing the land would prefer to tear it down, but the City is working



on an easement. An Apartment complex will be built on that lot. The City would maintain it, and possibly repaint it yellow. Michael noted that It does complicate the developer's site layout but isn't worried about preserving the candle, although the red barn will be torn down. Michael then went on to say that Charles T. Parker Way is basically complete. He also noted that the City is wrapping up their Budget process for 2019-2020. It includes new municipal wells, and strategic design for Chapman Landing. He then mentioned that the play-ground equipment is building built at Chief Concomly Park as we speak. Michael then noted the improvements that have been made at Chapman Landing, we cleared a lot of the blackberries and put up fencing. Short term we will put out some benches and take care of the existing site. Long term, there are more complications, but we are working on it. The Friends of Scappoose Parks put on their first did Earth Day event this past April, it hasn't really taken off yet but they are trying. Michael noted that the City wants to help them attract dollars and help with Parks, etc. For Vista, the City would like to add signage and benches and groom the trails. Michael also mentioned that the City has been successful with grants and that the City was acquiring more equipment so that more work could be done in house rather than be contracted out.

Len Waggoner interjected that there can't horses on the dike at Chapman Landing, because their hooves negatively impact the dike. He also said that from Honeyman to the logging bridge, there are lots of pot holes. Michael noted that Dave is aware of that and working on it.

Laurie continued the City's update by saying that PCC had received conditional use of approval last week. The property sale for the lot located off of Wagner Court will close after the protest period expires. She also noted that the first cottage housing application was just submitted for a location off of Maple St., and that another apartment building is going up off of 1<sup>st</sup> St. near In-Roads Credit Union. The cottage homes will be around 1200 square feet and on individual lots. The green space and parking will be jointly owned and have a HOA to manage it. All the homes are self-contained. Laurie mentioned that in some cases, cottage housing has become "boutique" with really high finishes, thus increasing the price significantly, although she didn't anticipate that would happen with this development. OSG purchased the 6 acre parcel near OMIC's site, they need a 1200C to surcharge the pad and move forward with land use approval.

Guest from the Audience – Natasha with Next Renewables, works as their Community Coordinator. She noted that Next Renewables is currently in permitting. They will have 200 jobs from this development. Brady Preheim stated that he has big concerns about this development as the main principle for Next Renewable hasn't been successful, he has a bad track record, so why don't we get somebody with a good track record? Larry Ericksen interjected that he disagreed with that assessment. Len Waggoner then said that discussion needed to be tabled and resumed at another venue.

#### **2.4 Summer Break:**

The Committee discussed cancelling the August session but decided to keep the meeting on the books and make a final decision in July in case the meeting was needed to discuss events.



3. **Announcements and Next Meetings**

- Charles T. Parker Way Dedication Ceremony – June 19<sup>th</sup>, 2019, 11:30 am – 12:00 pm
- **Wednesday**, June 19<sup>th</sup>, 2019 – OMIC Tour
- July 18<sup>th</sup>, 2019
- August 15<sup>th</sup>, 2019

4. **Meeting Adjourned at 1:15.**