



Economic Development Committee Meeting Minutes

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

October 21, 2021 12:00 Noon – 1:30 pm

Attendees: Christine Turner, Chair; George Hafeman, Member; Brian Rosenthal, Member; Jeannet Santiago, Vice-Chair; Brenda Michael, Member; Huell Whitehaus, Assistant to Public Works Director, City of Scappoose; Isaac Butman, Program Analyst Intern, City of Scappoose; Laurie Oliver Joseph, City Planner, City of Scappoose; Casey Garrett, Columbia County Liaison; Jeff Weiss, Scappoose Library Liaison; Len Waggoner, Member; Heidi Ralls, CRPUD Liaison;

Absent: Michael Leipzig, Member; Robby Backus, Member; Nancy Ward, Port of Columbia County Liaison; Tina Amela, Member; Michael Sykes, CRPUD Liaison; Paul Vogel, CET Liaison; Josh Poling, Scappoose City Council; Alex Rains, City Manager, City of Scappoose; Alex Tardif, SRFPD;

1. CALL TO ORDER

The meeting was called to order at 12:06 PM by Chair Christine Turner.

1.1 Meeting minutes

Brian made a motion to approve the July 15, 2021 meeting minutes. George seconded. The motion passed unanimously.

George made a motion to approve the September 16, 2021 meeting minutes. Brian seconded. The motion passed unanimously.

1.2 Agenda Approval

Brian motioned to approve the October 21, 2021 Agenda. Len seconded. The motion passed unanimously.

2. New Business

2.1 Updates

2.1.1 County – Casey gave an update about ARPA projects for the approximately \$10 million the County will be receiving in funding. The County narrowed down their list to their top projects, strategically targeting eligible projects that were long term benefits for the County.

Projects include:

Improvements to the John Gumm building and the Courthouse Annex, incorporating some new office spaces to the buildings and moving some existing offices around to create efficiencies in accessing services such as building and planning departments.

The Fairgrounds may be getting a master plan for the complex, which will include public health and emergency preparedness goals.



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Regarding broadband the County will be looking at some local improvements and at working with COLPAC towards a regional broadband plan.

Prescott Beach park expansion, including a land purchase from PGE, as well as improvements to Prescott beach's wastewater system.

Improvements to the Counties records management system, allowing the County to go paperless for development and permitting, this includes an updated GIS system.

Ambulance services study for the A1 service area, as well as a hospital study to examine the needs of the County.

Water study, which is complete, looking at drinking water availability in the County.

Small business resource center support, filling a gap in their needs to get the center started.

Upgrades to the Microsoft Office Suite for the County.

These projects will likely see ARPA money to fill gaps and move projects forwards.

Brian asked what the John Gumm building cost. Casey stated around \$1.4 Million, and the improvements will be around \$2 Million.

George asked if there was a location that the hospital study will be looking at. Casey stated that a location may come out of the study, but that the study is not looking at any particular location, but that only certain locations may qualify for a Certificate of Need, allowing the application of federal funding to a potential hospital.

Christine asked how long it had been since Columbia County had a hospital. The committee thought it had been at least 25+ years.

Jeannet asked if the business center is going to be established before the John Gumm renovation is done, and if not, when. Casey replied that the scope of the project is still under review, and the timeline detail has not been established yet.

- 2.1.2 City** - Laurie gave an update on the SDIC. A submittal was received to do more analysis on the stormwater drainage throughout the city. This will go to the SDIC stakeholders for review, Business Oregon would write a grant for the study projects, totaling around \$60,00 and would include a monetary match.

OMIC will be going to Planning Commission this month, and phase 3 and 4 of East Airpark have seen some movement, with platting under review. This would include the platting of the "Cat Ears" property that will be eventually given to the City. Well production capacity for the site is under review.



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Tomorrow the 50-Year Plan will be released, proposals are due November 22, 2021. This project will look at land needs for the city over the next 50 years, look at UGB and Urban Reserves, update the HNA/EOA/Comprehensive Plan. The city received a grant for part of the HNA review through DLCD, and will be kicking off both of these projects early next year. The 50-Year Plan will start with a community visioning process to explore what the community would like to see of their city; this will include residents, businesses, community groups, and other stakeholders.

Les asked if the municipal code will be updated as the project runs. Laurie replied that that may make sense but will be coordinated with the consultant.

Brian stated that having the School District involved would be a good idea. Laurie stated that the School District will be involved and will be part of the Technical Advisory Committee to weigh in on various aspects of the project.

Len asked if population growth is targeted in the process. Laurie stated that this is looked at, starting with the HNA and EOA, and carried through the entire process.

Huell gave an update on ARPA funds. Monday, Council approved half of the ARPA allocation: \$750K for water meter replacement for the entire City; money to the CET small business resource center; \$200K to Scappoose Rural Fire Protection District for the purchase of a new ambulance.

Huell state that one water department project is out to bid at the moment, for improvements for one of the water treatment facilities, and there will be a project coming shortly for improvements to the sidewalks on Old Portland Road.

Brian asked if there would be the “bubble-out” ADA ramps on Old Portland Road. Huell stated that no, not on Old Portland Road. Laurie added that the purpose of those is as a traffic calming measure, and to provide parking, and is not a standard for collector streets, which Old Portland Road is.

Christine stated that apartments around the Peace Candle are under construction and asked if improvements to the Candle are coming. Laurie stated yes, there is money for this, and improvements have to be made before the apartments seek occupants.

2.1.3 CRPUD Heidi stated that the CRPUD is re-working their economic development grant program to help more grantees get funded. They are also working on a project to make it easier for folks to get power put in.

2.1.4 CET Casey stated that Paul is not here today and mentioned that the County just approved \$500,000 in ARPA funds to be funneled through CET to backfill 501(c)3’s who had net operating loss from the pandemic.

Brian asked how a loss is shown. Casey replied that this is shown through a loss of donations. There is a timeline before the money gets returned, so this is a critical project.



3. General Discussion Jeff stated that the last Columbia County Reads event is coming up.

Christine asked how the charging stations are coming along. Huell replied that there will be a staff report going to Council about this within the next few weeks.

Jeff stated that the library received an ARPA funded grant for park improvements, including picnic tables, charging stations, and water bottle filling stations.

Isaac mentioned that goal setting is coming up and that the Committee might address that during the next meeting or two and mentioned that sometimes the December meeting gets canceled.

Christine replied that direction would be good for the committee.

Huell stated that there is a Police Chief recruitment survey out and available. Brian stated that it might make some people uncomfortable to record their name on the survey. Huell stated that he would pass this along to staff. Jeannet asked who would see the surveys. Huell stated that this is being done by a recruitment consultant, and they will likely be the only ones seeing the survey. Christine asked how the consultant firm is chosen. Huell stated that this is the same firm that did the City Manager hiring, and it was likely a City Council decision, but would get back to the committee on this.

4. Announcements and Next Meetings

- November 18, 2021
- December 16, 2021
- January 20, 2021

5. Meeting Adjourned at 12:54 pm.

For questions about these minutes, contact Isaac Butman, 503.543.7184, ibutman@cityofscappoose.org
The EDC conducts its meetings in an ADA accessible room. If special accommodations are needed, please contact City Recorder Susan Reeves at 503.543.7146, ext. 224 TTY 503.378.5938