



# SCAPPOOSE

Oregon

Thursday, July 21, 2022

## ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

Regular meeting at 12:00 pm

*This meeting will be held in a virtual format. Please submit public comment to Isaac Butman, Assistant to City Manager, [ibutman@cityofscappoose.org](mailto:ibutman@cityofscappoose.org) in writing or via email by July 20, 2022. Public comment can also be made in-person during meetings.*

### Topic

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1. **Call to order** 12:00 pm
  - 1.1. Approval of Agenda, July 21, 2022
  - 1.2. Approval of Meetings Minutes, May 19, 2022
  - 1.3. Citizen Communication
2. **Chair and Vice Chair Elections**
3. **Updates**
  - 3.1. City
  - 3.2. CET
  - 3.3. County
  - 3.4. CRPUD
  - 3.5. Library
  - 3.6. OMIC
  - 3.7. PCC
  - 3.8. Port
4. **New Business**
  - 4.1. Downtown Overlay Streetlight Design
  - 4.2. Small Business Spotlight
5. **Announcements and Next Meetings**
  - August 18, 2022
  - September 15, 2022
  - October 20, 2022

### Adjourn 1:30 pm

This meeting will be conducted in a handicap accessible room. If special accommodations are needed, please contact City Recorder, Susan Reeves at 503-543-7146, ext. 224 in advance. TTY 1-503-378-5938

City of Scappoose • 33568 E Columbia Ave • Scappoose, OR 97056 • 503-543-7146 • [www.ci.scappoose.or.us](http://www.ci.scappoose.or.us)



## **Economic Development Committee Meeting Minutes**

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

**May 19, 2022 12:00 Noon – 1:30 pm**

**Attendees:** Brian Rosenthal, EDC Member; Len Waggoner, EDC Member; Christine Turner, EDC Chair; Robby Backus, EDC Member; Brenda Michael, EDC Member; Casey Garrett, Columbia County Liaison; Jeff Weiss, Library Liaison; Heidi Ralls, CRPUD Liaison; Paul Vogel, CET Liaison; Alexandra Rains, City Manager; Laurie Oliver Joseph, City Planner; Isaac Butman, Assistant to the City Manager

**Absent:** Michael Leipzig, EDC Member; George Hafeman, EDC Member; Tina Amela, EDC Member; Mike Sykes, CRPUD Liaison; Nancy Ward, Port of Columbia County Liaison; Josh Koch, OMIC R&D Liaison; Scott Burge, Mayor; Josh Poling, City Council; Huell Whitehaus, Assistant to Public Works Director

### **1. CALL TO ORDER**

The meeting was called to order at 12:02 PM by Chair Christine Turner.

#### **1.1 Meeting Agenda**

A member made a motion to approve the May 19, 2022 meeting Agenda. A member seconded. The motion passed unanimously.

#### **1.2 Meeting Minutes**

Brian made a motion to approve the March 17, 2022 meeting minutes. Len seconded. The motion passed unanimously.

### **2. Vice Chair Nominations and Elections**

**2.1** Christine Turner Nominated Brian for Vice Chair, second by Len. Unanimous.

### **3. Updates**

**3.1** City – Laurie stated that the 50 Year Plan work is ongoing. The review of the Draft HNA document has been completed. The next portion coming to the SAC is the Residential Land Needs Analysis. The portion relating to Economic Development is the Economic Opportunities Analysis, which will be coming in August. There could be a joint session with the SAC and EDC regarding the EOA. The food cart pod application will be deemed complete and go to Planning Commission shortly. The first two pieces of the Airpark Subdivision were finalized so there are a few lots that can currently be developed.

**3.2** CET – Paul gave an update. The small business incubator has been moved forward, and the total cost will be around \$11 Million; there is fundraising to be done. Now that two phases of the commerce center are complete, CET is going to be working with the developer around the parcels and developing them. Next Renewables work is moving forward, and the DEQ permit is expected in the summer, and land use decision have been made, the EIS from the Army Corps. Of Engineers has begun. The county-wide housing needs analysis is underway, and CET is glad to be working with the City on the 50-Year Plan. The PCC OMIC facility is now officially open.

**3.3** County – Casey Garrett gave an update. The Budget Committee just completed a proposed \$98 Million budget. Susie Dahl is filling the role of planning manager for the County, and the



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County is excited to welcome her in her new role. The goal of the planning department is to make the department work better for the public. Plans for the various components of the John Gumm building are moving along nicely.

**3.4** CRPUD – Heidi Ralls from the CRPUD stated that the economic development program for the expansion of existing industry is now open, and they would like to get the word out.

**3.5** Library – Jeff Weiss stated that school is getting out for the summer soon, and the library has activities for every day of the week set up. Movies in the Park will be all of August. The library is working with the school district to link the school tablets with the library's E-Library and working to help update the schools' collections.

## **4. New Business**

**4.1** Council Goal Review – Christine stated that at the 50-Year Plan meeting an opportunity was identified around marketing for the City. Laurie stated that the goal 1.3 is about identifying a scope of work to help the City through the process. Len stated that the largest corporations in the community (CalPortland, Cascade Tissue, Fred Meyer) are not in a relationship with EDC or the City, and it seems like this could be a great opportunity to partner for progress. We could go to these groups with a proposal about something that needs to be done and work on their buy in, what that project is, is unknown, but the point is that they could be sharing their success with the community through community projects.

**4.2** URA Grant Program – The criteria for the grant programs were completed, and there is quite a lot of flexibility built in for the Agency. Once some minor changes are made the program will go live. Christine Turner floated the idea of EDC helping to review the applications before they go to council.

Brian reviewed the Downtown Overlay document, stating that many improvements were made, and it is workable, but there could be more improvements made, especially connected with the new grant program. There are requirements for height, square footage of window area, awnings, building materials, and other smaller features for new buildings. Brian stated that in the Downtown Overlay there are classifications for required and desirable design elements, and that these could be included in the grant guidelines. Staff responded that Council did consider and were presented with options for directed and manicured grant programs, and they declined those in favor of more flexibility.

**4.3** Derelict Commercial Property – Christine Turner stated that she went to a CET meeting, and there was language presented from Astoria stating that a building has to be in good repair or be in process of being repaired and be rented or for rent at a certain rate, and if they are out of compliance the municipality can step in in some fashion. Brian stated that he is not aware of any buildings that this would apply to within city limits; they may not be in the best of shape, but that is not the same as derelict. Laurie asked if Christine Turner knows where that language resided in the municipal guidance.

**4.4** Chairs Discussion – Christine Turner met with another hotelier and showed them a few properties in town, and they seemed interested generally, but were worried about the train noise. Christine Turner asked about a quiet corridor, and if that was part of the rail corridor



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study. Staff replied that some sort of quiet zone is part of the study. Brian asked how tight the trip count is. Laurie stated that the cap is 1,000 trips per day. Laurie also stated that ODOT indicated that they would look at changes and proposals as they come because they do not want to hamper progress.

## **5. Announcements and Next Meetings**

The June meeting for EDC overlaps a Jury Trial in the meeting room. The Committee decided to cancel the June Meeting.

- August 18, 2022
- September 15, 2022
- October 20, 2022

## **6. Meeting Adjourned at 1:03 pm.**

For questions about these minutes, contact Isaac Butman, 503.543.7184, [ibutman@cityofscappoose.org](mailto: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

CITY OF SCAPPOOSE  
33568 E. COLUMBIA AVE.  
SCAPPOOSE, OR 97056

503-543-7146

ATTN:

Utility Billing  
Customers

If your phone number has  
changed let us know by  
calling us at 503-543-7146.

*Small  
Town,  
Big  
Community*

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**SCAPPOOSE**  
*Oregon*

## December 2021 Newsletter

### Small Business Spotlight

#### Jason's Jewelry and More

33559 NE Prairie St. Scappoose, OR  
97056

503-310-3321

[Jasons.jewelry@yahoo.com](mailto:Jasons.jewelry@yahoo.com)

Monday-Saturday 11am – 4pm

Jason's Jewelry and More has been in business in Scappoose for over 6 years. Jason's specializes in antiques, vintage, and buys gold and silver. Offering a packed store full of

true antiques and vintage items, Jason's Jewelry offers a veritable treasure trove of curiosities you never knew you wanted. On walking through the door you can't help but be drawn in by a compulsion to look around at all the interesting rarities. The inspiration for the business is "a love of finding treasure and bringing them back for people to enjoy," and what makes the business unique is their pride in keeping an inventory of true antiques and vintage items. According to Jason's, the best thing about doing business in Scappoose is their history in the City, "I was born and raised in Scappoose and love to support my community." If you have some time to be immersed by real antiquities, stop by Jason's and support our local small businesses!



### Halloween Drive-Thru Trick-or-Treating

Employees from the Scappoose Police Department and the City of Scappoose hosted a drive-thru trick-or-treating event on Halloween. We had fun handing out trick or treat bags to everyone that stopped by and seeing everyone dressed up! It was really exciting to be out in the community again, and look forward to more community events in the future.









## JOIN OUR TEAM!

Scappoose School District continues to seek new hires in various certified, classified, and coaching positions. We are a positive, friendly, small-town employer, located just 20 miles from downtown Portland. We seek dynamic, student-centered, caring, and skilled employees to work with and on behalf of students. You can view our job postings and apply online with TalentEd [here](#).

Additionally, our educational partners, ESS.com (substitute placement service) and Durham Transportation are looking for excellent substitutes and drivers if you are interested. [[ESS Jobs](#) and [Durham Transportation Jobs](#)]

*We're HIRING!*

**Volunteers:** As we recently announced, Scappoose Middle School is ready to welcome parent volunteers who are willing to help out in a number of ways. Some areas in need of support are: before school; lunchtime; and after-school supervision. **If you are interested in volunteering please contact our volunteer coordinator, Christine Sprenger at [christinesprenger@hotmail.com](mailto:christinesprenger@hotmail.com)** When emailing please put Volunteering for SMS in the subject line.

**Substitute Teachers:** The state of Oregon recently relaxed requirements for becoming a substitute teacher. With this emergency change made by the state, through the beginning of next March, substitutes are not required to have a four-year college degree. Like most districts, the Scappoose School District has a significant need for people willing to sub. If you or someone you know is interested in becoming a substitute teacher please contact HR Director Gerald Gabbard at [ggabbard@scappoose.k12.or.us](mailto:ggabbard@scappoose.k12.or.us).

**SAVE THE DATE AND START SAVING YOUR  
CANNED AND NON-PERISHABLE FOOD ITEMS!!  
DRIVE-THRU DOUGHNUT DAY  
IS RIGHT AROUND THE CORNER!  
SATURDAY DECEMBER 11, 2021 7am-11am  
AT THE SCAPPOOSE POLICE DEPARTMENT!!**



Canned Food Drive







SCAN to download!



City of  
Scappoose



Download our **FREE**  
mobile app today!



### City Meetings Calendar

- City Council meeting - December 6 & 13 @ 7:00 pm
- Economic Development Committee - December 16 @ 12:00 pm
- Parks & Recreation Committee meeting - December 16 @ 6:00 pm
- Planning Commission - no meetings this month



Comments for all meetings may be emailed ahead of time to [sreeves@cityofscappoose.org](mailto:sreeves@cityofscappoose.org). You can attend meetings by calling in or joining online. Additionally you can watch recordings of Council & Planning Commission meetings online. [Visit our website for meeting details.](#)

Meetings are held in the Scappoose City Council Chambers at 33568 East Columbia Avenue and virtually.  
**Call City Hall at 503-543-7146 for more info and to confirm meetings**

**Utility bills are due the 15<sup>th</sup> of each month**  
**pay online at [www.xpressbillpay.com](http://www.xpressbillpay.com) or call 1-800-720-6847**

Looking for another fast and convenient way to pay your utility bills? Pay your utility bills using the mobile app from Xpress Bill Pay! The new and improved Xpressbill App is now available for download from the Google Play and App Stores. **Now available on Android and iPhone.**



To report a streetlight  
issue please contact  
City Recorder Susan  
Reeves at City Hall,  
503-543-7146, ext. 224  
Thank you!

### WATTS HOUSE INFORMATION

#### December dates for holiday tours and open house:

Dec 4 & 5, 11 & 12 and 18 & 19, from 4pm-8pm or by appointment for groups.

**Also December 11, from 5pm-9pm the Historical Society is hosting a holiday market  
in the house with local vendors in each room.**

Information about these events can be found on the Facebook page—  
@ScappooseHistoricalSociety—and tickets are available by calling 971-645-3320.  
If you have any questions contact the Watts House / Scappoose Historical Society at  
(971)645-3320.





# Small Town, Big Community

To report a  
streetlight issue  
please contact  
City Hall  
503-543-7146,  
ext. 224  
Thank you!

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CI.SCAPPOOSE.OR.US

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SCAPPOOSE  
*Oregon*

May 2022

**NOW OPEN!**  
**2022 COMMUNITY  
ENHANCEMENT  
PROGRAM GRANT  
CYCLE!**  
March 1, 2022  
to  
May 2, 2022

<https://www.ci.scappoose.or.us/cityhall/page/community-enhancement-program>

**Let's Talk about  
our future!**  
**Housing - Land Needs - Vision**

**Annual  
Town  
Meeting**

AT THE SCAPPOOSE HIGH  
SCHOOL AUDITORIUM

**A 2 Hour  
Discussion**

**Free &  
Open to  
the Public**

**Saturday  
April 30**

8:30am – 12:00pm  
Scappoose High School Auditorium  
33700 SE High School Way  
Scappoose, OR 97056

**Free Light Breakfast, Coffee,  
and Hot Chocolate**

## **Small Business Spotlight**

### **Amy Quaring LPC CADC III**

51579 Columbia River Highway, Suite I

Scappoose, OR 97056

(971) 380 - 0238

[amyquaringlpccadc3@gmail.com](mailto:amyquaringlpccadc3@gmail.com)

Monday-Thursday 8:30am - 5:00pm

Amy Quaring provides addiction and mental health treatment services to children, teens, and families. She specializes in working with children and adolescents ages 2-18. Amy has been a therapist since 2008 and recently celebrated the one year anniversary of opening her own practice here in Scappoose.

Amy was inspired to relocate to Scappoose after working at Columbia County Mental Health for a decade and falling in love with the community. Throughout her career, Amy has approached her work with the belief that each person is equipped with the strengths, knowledge, wisdom, and internal resources to help facilitate change. She says that our thoughts, beliefs, and feelings play a strong role in how we approach situations in life. Counseling provides a safe environment to establish, learn, and then test new strategies while gaining insight and receiving feedback from a professional.

Amy's credentials include a Bachelor of Science in psychology, a Master's in counseling psychology, a certification as a drug and alcohol counselor 3 (CDAC III), and 14 years of experience in the field. Amy is accepting new patients and works with a variety of insurance panels to make visits more affordable. Contact her office today for a free 15 minute consultation.



## Scappoose City Council Wants to hear from you!

This is your last chance to take the Peace Candle Paint Color Survey and tell us what color we should paint the Scappoose Peace Candle! Surveys are due May 1, 2022!

Rehabilitating the Peace Candle has been a Council Goal since 2015. Over the last year an opportunity to protect and rehabilitate the Peace Candle has arisen. The developer and owner of the land the Peace Candle sits on have agreed to work with the City of Scappoose to protect the Candle.

The Peace Candle needs a new coat of paint. Historically, the Candle was covered in real wax, in what appears to be a variety of colors. The wax proved unsustainable, the wax was removed, and the silo was painted.

The Peace Candle has been through a number of colors over its lifetime. The original color when the Candle was first constructed was closer to off-white, the color of natural candle wax. At one point the Candle was painted yellow which lasted through the early to mid 1990's, and was later painted red, the color it is today.

The City of Scappoose is seeking input on which paint color the community prefers. The off-white color would allow for the future installation of LED ambience lighting to project color onto the Candle, similar to the fountain sculpture in Heritage Park at night.

\*The flame assembly at the top of the Candle will not be changing. The picture below shows a proposed change to the flame that was not accepted by City Council.\*

This survey will be open through May 1, 2022. Please return your survey to the City of Scappoose by mailing it to 33568 E. Columbia Ave, Scappoose, OR 97056, dropping it off at City Hall or in the Drop Box in the back parking lot, or filling it out online at <https://forms.gle/8q9rVfajqvWfSwEy7!>

Do you live in the Scappoose Area?

\_\_\_\_\_

Which of the Three Paint Colors do you prefer?

Red \_\_\_\_\_

Yellow \_\_\_\_\_

Off-White \_\_\_\_\_







### Join us for the Grant Watts Elementary Annual Spring Auction!

**April 25th - April 30th**

The proceeds raised from this ONLINE fundraiser will benefit our school community in many ways. Thank you for your support!

For more information on how to donate items, bid, and more, please visit [www.gwpo.org/auction](http://www.gwpo.org/auction) or scan:



### Watts House Information

The Scappoose Historical Society is continuing to spruce up the landscape and flowerbeds and are always looking for helpers.

The museum is being updated and we hope to have it available for visitors in the fall.

For more information, please call Janet at 971-645-3320.

### Join us September 10th at Veterans Park for Run With Neil

A distance for everyone:  
1K, 6K, 10K or a virtual 5K

All proceeds will benefit Run With Neil which promotes whole body wellness for students and athletes in the Scappoose community.



SCAN ME

<https://runsignup.com/Race/OR/Scappoose/RunWithNeil>



This year, the Otto Petersen Parent Organization organized the annual Hoop-A-Thon fundraiser. With incredible student and community efforts, this event was a huge success and raised nearly \$25,000, setting a record in OPPO/OPE fundraising history! This was a huge accomplishment that could not have been done without the hard work and support of our families, community, and students!

Join Scappoose School District's efforts in putting in a turf field! Scappoose School District would like to upgrade the high school football field for year-round access to high school PE, football, soccer and make other fields available to the community. If you would like to donate, please use the QR code or contact Scappoose High School at 971-200-8005.



Scappoose School District is hiring!!  
Please visit the District's website at [www.scappoosek12.org](http://www.scappoosek12.org)

### Did you know there are three ways to pay your water bill without having to mail a letter or come to City Hall?!

1. Call Xpress Bill Pay, 24/7/365 at **1-866-775-2030**. There is no fee for this payment method!
2. Login to your Xpress Bill Pay account, or use auto-pay through your account! There are no fees for this either! <https://www.xpressbillpay.com/#/>
3. Make a one-time payment online through Point and Pay. There is a transaction fee assessed by the processing company. <https://client.pointandpay.net/web/CityofScappooseOR>

### City Meetings Calendar

- City Council meeting - May 2 & 16 @ 7:00 pm
- 50-Year Stakeholder Advisory Committee Meeting - May 17 & 31 @ 6:00 pm
- Economic Development Committee - May 19 @ 12:00 pm
- Parks & Recreation Committee meeting - May 19 @ 6:00 pm
- Planning Commission - May 12 & 26 @ 7:00 pm
- Budget Committee - May 23 & 24 @ 5:30 pm

Verify meetings, get virtual meeting details, and get more meeting information on our website:

[https://www.ci.scappoose.or.us/meetings?field\\_microsite\\_tid=27](https://www.ci.scappoose.or.us/meetings?field_microsite_tid=27)

