



SCAPPOOSE *Oregon*

THURSDAY, MARCH 21, 2024

ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

REGULAR MEETING AT 12:00 PM

33568 E COLUMBIA AVE; SCAPPOOSE, OR 97056 & MICROSOFT TEAMS (HYBRID)

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at: <https://youtu.be/fQDHSnOqHxw>

Attendees: Chair Christine Turner, Vice Chair Karl Fenstermaker, Committee Member Paul Fidrych, Committee Member Sean Findon, Committee Member David Sideras, Councilor Jeannet Santiago, OMIC R&D Business Development Manager Josh Koch, Columbia River PUD Administration/Public Relations Manager Heidi Ralls, Scappoose Public Library Director Jeff Weiss, Associate Planner N.J. Johnson, Mayor Joe Backus, City Engineer Chris Negelspach, JJ Duehren, Casey Kellar, Byron Kellar, Michelle Liccardo

Committee Members Absent:

1. CALL TO ORDER

The meeting was called to order at 12:00 pm by Chair Christine Turner.

1.1 Meeting Agenda

Paul: I'd like to add a discussion on power supply to the agenda. The City Council discussed this on Monday and I think it's important that we discuss it as the Economic Development Committee.

NJ: I'm going to say what I've said before but we put out the agenda to the public a week in advance so that the public knows what EDC is going to discuss on a particular day. We're consistently adding agenda items last minute, which goes against the spirit of this.

Jeannet: I agree with NJ. If you want to watch the City Council meeting, there's good information in there but there's nothing we can do about the power issue at this point.

Chair Christine Turner: Can we discuss it since we talked about it at the last meeting? It would be a continuation of that discussion.

NJ: You're going to be adding substantive discussion and you'd still need to introduce it as an agenda item. If the public wanted to know what the EDC had to say about the issues with power, they deserve notice that you're going to discuss it.

Paul: This meeting occurred Monday so it's impossible for us to get the agenda item in within 7 days before this meeting.



Chair Christine Turner: I move to add a discussion on power to the proposed agenda.

Paul: I second.

Joe: You can discuss this today but it's not really going to do anything. Project Sprint is making a decision next week and if you invite someone from the Columbia River PUD, you'll be able to get a lot more out of the discussion.

Chair Christine Turner: I'd like to discuss it at this meeting and the next one.

The motion passed unanimously.

Vice Chair Karl Fenstermaker made a motion to approve the March 21, 2024 agenda with the proposed amendment. Sean seconded. The motion passed unanimously.

1.2 Meeting Minutes

Sean made a motion to approve the February 15, 2024 minutes. Vice Chair Karl Fenstermaker seconded. The motion passed unanimously.

1.3 Public comment

JJ: The Scappoose Earth Day event has all sponsors lined up. We're giving away an electric bike again. Sean is donating burgers and hot dogs, Fultano's will be donating pizza, and Fred Meyer will be donating breakfast for our volunteers. We will have live music. The Summer Festival is going very well too.

2. NEW BUSINESS

2.1 Review Urban Renewal Grant Request: E Columbia Ave Sidewalk

Chair Christine Turner: The Economic Development Committee will now begin reviewing an application for the Scappoose Urban Renewal Grant Program. Staff has deemed the application before us complete to be reviewed by our committee and the Urban Renewal Agency. This meeting today is strictly to allow the applicant to present their proposal and for us to ask questions of the applicant or City staff. When we meet in June, we will discuss the merits of this application and any others submitted during the same period and ultimately make a formal recommendation to the Urban Renewal Agency. For this meeting, we are just gathering information. Casey and Byron Kellar have submitted an Urban Renewal grant request for sidewalk improvements to their commercial rental property at 33611 and 33615 East Columbia Avenue. Their property currently hosts a hair salon, real estate agents, and a family therapy center as tenant businesses. Casey and Byron are requesting a grant of \$5,500. The quote provided by the contractor was for \$11,750 but \$750 of that is for City right-of-way permits, which is not a reimbursable expense under the Urban Renewal Grant Program guidelines, making \$11,000 the total eligible project cost. The applicant has committed to the one-



to-one matching requirement of the Grant Program. Before we begin the applicant's presentation, does anyone on the Economic Development Committee wish to declare a financial, business, or familial conflict of interest in their review of this application?

No response.

Chair Christine Turner: Has anyone had any communications with the applicant related to this project outside of Economic Development Committee meetings?

No response.

Chair Christine Turner: Thank you. We will now begin with the applicant's presentation. *Technical difficulties delayed the applicant's presentation.*

Chair Christine Turner: While Casey and Byron get set up, I move to move into discussion on power supply.

Vice Chair Karl Fenstermaker: I second.

The motion passed unanimously.

2.2 Discuss Power Supply Issues

Paul: The Columbia River PUD presented to the City Council at their March 18, 2024 meeting. We should all watch that. The biggest takeaway is that there are concerns about high usage users. I'd like to invite Ed Freeman to our next meeting to discuss this.

Chair Christine Turner: I agree.

Jeff: Keep in mind that with data centers popping up everywhere, this problem isn't unique to Scappoose or Columbia County.

2.1 Review Urban Renewal Grant Request: E Columbia Ave Sidewalk (continued)

Casey: We weren't aware that the substation sidewalk improvements were going to extend to the corner of our property. Once that happened, it didn't look right and we wanted to find a way to extend the improvements. If we had the funding, we'd like to be part of the City's plans for the sidewalk. Mitch Wallace quoted us a really good price because he's the property behind us and when he develops his property for his construction office, he'll lump our improvements in with his at the same time so the project cost dramatically decreases.

Chair Christine Turner: Did you get more bids than one from Mitch Wallace? Usually, the City has to get three bids.

NJ: This is different because it's a private project funded by a public grant program.

Chair Christine Turner: Why did we make the corner handicap accessible but the sidewalk is gravel?



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Chris: When you do curb returns with ADA ramps on one corner, you should typically do the receiving side. On Casey's frontage, there were no sidewalks at all. We looked at doing the curb return but because the rest of their frontage was gravel, there would be a sidewalk gap between 4th Street and Highway 30. We spent some additional money to link the curb return on 3rd and Prairie with the sidewalk in front of the CenturyLink building.

Chair Christine Turner: This would not only create the sidewalk but also the path to their building, correct?

Chris: Correct.

Vice Chair Karl Fenstermaker: Is Mitch fine waiting for your grant to go through?

Casey: Yes, his project is actually behind ours.

NJ: Mitch will at some point apply for Site Development Review through the Planning Department. He's already had a pre-application conference with us.

Vice Chair Karl Fenstermaker: If Mitch gets his grant request in by June, we can review these two together in the same cycle.

NJ: He likely won't because Site Development Review takes longer than a few months.

Casey: Mitch is planning to start construction for his site in September.

NJ: Grant approvals are good for 12 months after their final review.

David: Would the City require a bond for this project?

Chris: A project of this scale wouldn't typically require a bond. We'll expect them to give us a 1-year warranty.

David: What standards would they have to follow?

Chris: The Scappoose Public Works Design Standards. We'll inspect all of that.

Chair Christine Turner: How will this be cohesive with the overall street? It feels like we're just putting a band aid on it.

Chris: CenturyLink does have a cohesive sidewalk. If you look at it carefully, there's a curbline about 4 feet from the sidewalk but it's been buried by paving overlay. We're shooting for that original alignment of all of E Columbia Avenue.

2.3 Discuss Opportunities Following Columbia Economic Team Tourism Brand

Paul: I think we should ask CET how Scappoose and the other four cities fit into their tourism brand. Whatever we do, we should be unified with the other cities.

Vice Chair Karl Fenstermaker: I agree. If we're not in alignment, it'll go nowhere.



Chair Christine Turner: It is their brand but I want to ask CET how we can support that brand.

Paul: I think next steps should be bringing CET back and asking them these questions.

Vice Chair Karl Fenstermaker: I'd suggest asking them some questions in advance of the meeting. Let's start with letting them know we support the brand, we're excited about it, and we want to know how the cities can support it.

David: I'd add "How are you forecasting to make it cohesive among the five cities?"

2.4 Assign Sections of Economic Development Strategic Plan Research

Vice Chair Karl Fenstermaker: We have the outline for the Strategic Plan Research document. We now need to decide how we want to divide up the work among people and over time.

Paul: I'd suggest we all take some time to bulk up this outline, send it back to you, and then we can go over it as a group. At that point, we start assigning sections to people based on knowledge.

Vice Chair Karl Fenstermaker: I like that.

NJ: I like that idea too. Could we start assigning sections in this meeting?

Paul: Not right now. Let's give Karl the information over email before the next meeting.

NJ, if we have a question on any information, can we direct it to you?

NJ: Yes.

Joe: Please also copy Jeannet.

3. ANNOUNCEMENTS AND NEXT MEETINGS

- Annual Town Meeting
 - April 6, 2024 at 9:00 am at Scappoose High School
- Jeff Merkley Town Hall
 - April 6, 2024 (time unknown)
- Next meetings
 - April 18, 2024 at 12:00 pm (canceled)
 - May 16, 2024 at 12:00 pm
 - June 20, 2024 at 12:00 pm
- Tomorrow is the final day to apply for the open City Council meeting.
- The Community Enhancement Program grants are open now.

4. Meeting adjourned at 1:11 pm.