



# SCAPPOOSE *Oregon*

THURSDAY, OCTOBER 10, 2024

## ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

REGULAR MEETING AT 12:00 PM

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

*Please submit public comment to N.J. Johnson at [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov) or in writing to Scappoose City Hall (33568 E Columbia Ave; Scappoose, OR 97056) by October 9, 2024 at 5:00 pm. Public comment can also be made verbally at the beginning of scheduled meetings.*

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

### Topic

- |           |  |                 |
|-----------|--|-----------------|
| <b>1.</b> | <b>Call to order</b>   | <b>12:00 pm</b> |
| 1.1.      | Approval of Agenda: October 10, 2024   |                 |
| 1.2.      | Approval of Minutes: September 19, 2024  |                 |
| 1.3.      | Public Comment   |                 |
| <br>      |  |                 |
| <b>2.</b> | <b>New Business</b>  | <b>12:05 pm</b> |
| 2.1.      | <b>Watch</b> Suburbia is Subsidized<br>David Sideras   |                 |
| 2.2.      | <b>Discussion</b> Economic Development Strategic Plan<br>Vice Chair Karl Fenstermaker  |                 |
| <br>      |  |                 |
| <b>3.</b> | <b>Announcements</b>   | <b>1:25 pm</b>  |
| 3.1.      | Next meetings <ul style="list-style-type: none"><li>• November 21, 2024 at 12:00 pm</li><li>• December 19, 2024 at 12:00 pm</li><li>• January 16, 2025 at 12:00 pm</li></ul> |                 |
| <br>      |  |                 |
| <b>4.</b> | <b>Adjourn</b>   | <b>1:30 pm</b>  |



# SCAPPOOSE *Oregon*

THURSDAY, SEPTEMBER 19, 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/dNS1MgKANcl>*

**Attendees:** Chair Christine Turner, Vice Chair Karl Fenstermaker, Committee Member Brian Rosenthal, Committee Member George Hafeman, Committee Member Judy Isaman, City Councilor Jeannet Santiago, Columbia Economic Team Executive Director Paul Vogel, Columbia County Commissioner Casey Garrett, PCC OMIC Training Center Director Chelsey Lynne, PCC OMIC Training Center Program Manager Natalee Phelps, Scappoose Public Library Director Jeff Weiss, Associate Planner N.J. Johnson, Community Development Director Laurie Oliver Joseph, City Manager Ben Burgener, Doug Bean

### **Committee Members Absent:**

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

The meeting was called to order at 12:03 pm by Chair Christine Turner.

##### **1.1 Meeting Agenda**

Vice Chair Karl Fenstermaker made a motion to approve the September 19, 2024 agenda. Brian seconded. The motion passed unanimously.

##### **1.2 Meeting Minutes**

Vice Chair Karl Fenstermaker made a motion to approve the June 20, 2024 minutes. Brian seconded. The motion passed unanimously.

##### **1.3 Public comment**

*No public comment.*

#### **2. NEW BUSINESS**

##### **2.1 Welcome New City Manager!**

Ben: I'm excited to be here and be working with all of you. I have a lot of background in economic development. In Stanfield, we led a lot of changes and that started with their downtown. They wanted economic growth and so I worked on helping them see the connection between residential growth and economic development. I have experience working with different economic development agencies around the state.

##### **2.2 Updates**

- Columbia Economic Team - Paul



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- Met with Ben and it's very clear he cares about this community and has the skills to help bring us to great places.
- I'd like to welcome the new PCC OMIC Training Center Director, Chelsey Lynne. I was on the hiring committee and she was by far my top choice. She comes from a manufacturing family and has a deep background in higher education and workforce training.
- Project Spice is an aerospace and aviation manufacturing company. Scappoose is among 3 finalist sites. OMIC and the community are clear anchors for the pitch. This would be about 250 local jobs.
- The Cascade building is for sale on different listings.
- Energy is at the forefront of everything we're doing, mainly securing and transmitting power. We got a community load and transmission planning grant.
- As part of our business retention and expansion efforts, we interviewed 75 businesses across the county and all sectors of the economy. That data is being used to build a report on business conditions and opportunities. This will feed into CET's strategic plan.
- CET has partnered with PCC OMIC on Community to Careers, a microcredential for machining. It's an intensive 2-week course that'll get its participants ready for all the basics in machining.
- Our board normally avoids making endorsements on partisan races and political measures but they recently voted unanimously on two of them. They endorsed a yes vote on the jail levy and a no vote on State Measure 118. I encourage everyone to do their own research and make choices that best serve you and your communities.
- Scappoose City Council - Jeannet
  - After many months of recruiting and hiring, the Council has hired Ben and really enjoyed working with him during his first couple weeks.
  - We have a new Interim Police Chief, Chris Fluellen.
  - The City is having ongoing discussions with the Police Guild to finalize a CBA.
  - Council will soon begin the process of setting Council Goals for Fiscal Year 2025-2026.
- Columbia County - Casey
  - I chair the Association of Oregon Counties Governance Revenue and Economic Development Steering Committee. This coming weekend will begin our legislative priority setting for the upcoming year.
  - We also have major concerns over Measure 118.
  - FEMA's new requirements will highly restrict development in floodplains, which would have huge economic impacts in terms of developing residential and employment uses.



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- The County's Department of Land Development Services received a grant from DLCD to fund a housing taskforce to meet Governor Kotek's housing production goals.
  - Thank you to the Scappoose City Council for your resolution to support the jail levy.
  - The John Gumm building will have a ribbon cutting ceremony tentatively scheduled for October 2nd.
- PCC OMIC - Natalee & Chelsey
  - Manufacturing Day is October 4th.
  - We have a supporting women in manufacturing day sometime in December.
  - Career fair will be in the spring.
  - Fall term is starting soon, beginning with a welcome week.
- Scappoose Public Library - Jeff
  - Just finished a whole month of Movies in the Park with 200 people showing up to each showing.
  - We did children's programming all summer.
- City of Scappoose - Laurie
  - Wauna Credit Union has submitted for land use. They're working through our completeness comments for their 2nd submission.
  - We'll be holding a pre-application conference for a 36-unit apartment complex across NW 1st Street from InRoads Credit Union. This received Planning Commission approval in 2019 but their approval expired so they're bringing it back.
  - We'll be holding a pre-application conference for a self-storage site on the cinnamon tree parcel.
  - Huser Estates will be receiving construction document approval soon but they may wait until the spring to start work. They received an early grading permit so they did some site work a few weeks ago.
  - Dutch Canyon Estates Phase IV will begin construction in about a month.
  - Smith Road Pump Station is being remodeled right now to accommodate larger flows.
  - There's a creek layback project going on in the Grabhorn Park parcel. This will increase flood storage capacity and reduce the velocity of the flow.
  - The Keys Road Reservoir replacement will begin next month.
  - Our wastewater treatment plant is going to be receiving major upgrades, including a biosolids drier, which means that the end product could be used as fertilizer.
  - To add to what Paul and Casey discussed with FEMA's new floodplain regulations, cities have until December 1st to decide how they want to comply with the new rules. The options are 1) Allow no development in the floodplain; 2) Indicate that you plan to adopt their model code; 3)



Allow floodplain development but require every developer to submit an environmental impact assessment and mitigate for those impacts.

## **2.3 Discussion on Economic Development Strategic Plan**

Jeannet: Sierra Trass from Keep it Local gave a presentation today highlighting the challenges and current economic conditions in Scappoose. Her data and report would be great for this project.

Laurie: I believe Sierra's project will result in a county-wide economic development strategic plan.

Vice Chair Karl Fenstermaker: I think our next steps in developing this plan are completing the Current State of Economic Development in Scappoose and the Vision for Economic Climate of Scappoose sections. Please send me any information, insights, or perspectives you have on these topics. When we surveyed residents at the Annual Town Meeting, the responses were all over the place for where the downtown is, if we have one, and if we *should* have one.

Jeannet: I really like innovation as a theme of our city being that we have OMIC in our backyard.

## **2.4 Vote on October 2024 Meeting**

Chair Christine Turner: Laurie and NJ have a conference on the date of our next scheduled meeting, October 17th. I move to reschedule the next meeting to Thursday, October 10th at 12:00 pm.

Vice Chair Karl Fenstermaker: I second.

*The motion passed unanimously.*

## **2.5 Vote on Chair and Vice Chair**

Chair Christine Turner: I am now accepting nominations of yourself or another voting member for the position of Scappoose Economic Development Committee Chair.

Vice Chair Karl Fenstermaker: I nominate Christine.

Chair Christine Turner: I accept.

*No other nominations were made.*

*Christine Turner was unanimously confirmed as Chair.*

Chair Christine Turner: I am now accepting nominations of yourself or another voting member for the position of Scappoose Economic Development Committee Vice Chair.

Chair Christine Turner: I nominate Karl.



Vice Chair Karl Fenstermaker: I accept.

*No other nominations were made.*

*Karl Fenstermaker was unanimously confirmed as Vice Chair.*

### **3. ANNOUNCEMENTS AND NEXT MEETINGS**

- Next meetings
  - October 10, 2024 at 12:00 pm
  - November 21, 2024 at 12:00 pm
  - December 19, 2024 at 12:00 pm
- Scappoose Farmers Market
  - Every Saturday in September from 9:00-2:00

### **4. Meeting adjourned at 1:32 pm.**



# ECONOMIC DEVELOPMENT STRATEGIC PLAN

A Vision for a Thriving Scappoose

Scappoose is at an inflection point in its growth. Recent trends in the general economic climate of the greater Portland Metro have resulted in an opportunity for Scappoose to intentionally draw residents and businesses to our City. Scappoose City Council is already engaged in key activities to guide this development in the coming years, such as developing a 50-year plan and implementing City Branding. This document is intended to work together with these efforts to give focus and direction to the Economic Development of Scappoose. It is not intended to replace existing city code, nor should it be taken as direction to City Staff to perform any specific actions. Instead, it is intended to provide a vision for a thriving Scappoose, documenting the learnings of the Economic Development Committee in the preparation of this plan and intended to be used as a map for City Council to reference as they guide the City into the next phase of its development.

Prepared by Scappoose Economic Development Committee

01/12/2024, Rev A

## **Executive Summary**

Executive Summary to be written last

### **The Current State of Economic Development in Scappoose**

This section to discuss the current state of Economic Development. It should reference relevant codes, such as the downtown and urban renewal districts. It should discuss any relevant development pending or in progress, such as hotel, food cart pods, airpark, and new restaurants.

### **The Vision for the Economic Climate of Scappoose**

What does an end state look like? Location of a true downtown area. Alignment with Branding/50-year plan. What kind of businesses (size, industry, etc) are here?

### **Programs, Actions, and Other Levers Available**

A list of potential things Scappoose can do to drive to the Vision, along with a discussion of pros/cons.

### **Recommendations**

A list of the actions the EDC recommends for Scappoose City Council to implement.

### **Appendices**

Reference material to support findings. Examples of other city programs, interviews, etc.