



SCAPPOOSE

Oregon

Thursday, December 16, 2021

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 Susan Reeves, City Recorder, sreeves@cityofscappoose.org in writing or via email by December 15, 2021. Public comment can also be made in-person during meetings.

Topic

- | | | |
|--|-----------------|-----------------|
| 1. Call to order | 12:00 pm | |
| <ul style="list-style-type: none">1.1. Approval of Agenda, December 16, 20211.2. Approval of Meetings Minutes, November 18, 20211.3. Citizen Communication | | |
|
2. Old Business | | |
| <ul style="list-style-type: none">2.1. Brief overview of Council Goal-Setting process2.2. Goal Setting and Recommendations | | |
|
3. New Business | | 12:05 pm |
| <ul style="list-style-type: none">3.1. February Meeting3.2. City Promotional Videos | | |
|
4. Announcements and Next Meetings | | |
| <ul style="list-style-type: none">• January 20, 2022• February TBD• March 17, 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



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Economic Development Committee Meeting Minutes

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

November 18, 2021 12:00 Noon – 1:30 pm

Attendees: Christine Turner, Chair; Jeannet Santiago, Vice-Chair; Brian Rosenthal, Member; Len Waggoner, Member; George Hafeman, Member; Robby Backus, Member; Brenda Michael, Member, Jeff Weiss, Scappoose Library Liaison; Nancy Ward, Port of Columbia County Liaison; Wela Negeslpach, CET; Alex Rains, City Manager, City of Scappoose; Laurie Oliver Joseph, City Planner, City of Scappoose; Huell Whitehaus, Assistant to Public Works Director, City of Scappoose

Absent: Michael Leipzig, Member; Tina Amela, Member; Michael Sykes, CRPUD Liaison; Heidi Ralls, CRPUD Liaison; Casey Garret, Columbia County Liaison; Paul Vogel, CET Liaison; Alex Tardif, SRFD Liaison; Josh Poling, Scappoose City Council; Isaac Butman, Assistant to the City Manager, City of Scappoose

1. CALL TO ORDER

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

1.1 Meeting minutes

Brian made a motion to approve the October 21, 2021 meeting minutes. George seconded. The motion passed unanimously.

1.2 Agenda Approval

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

1.3 Citizen Communication - None

2. New Business

2.1 Updates

2.1.1 **County** – None. County liaison absent.

2.1.2 **City** – Huell provided an update on larger projects from the Public Works perspective: Keys Filter Media Replacement contractor has been awarded, a sidewalk improvement project is out to bid for Old Portland Road, Public Works crews have started to shift to winter duties, such as storm and sewer-related maintenance tasks.

Laurie gave an update about new developments in planning approvals or currently underway. Laurie did inform the Committee that the well production requirements for East Airpark Development LLC is moving in a progressing positively, with enough water production sufficient to record the first three phases of the development project. The Maple Street Cottages are moving forward, with construction document approval occurring soon. Laurie emphasized that this will be the first development of its kind in



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Scappoose. Finally, City staff are working to determine the final scope of work with the Scappoose Drainage Improvement Company (SDIC) for the updated floodplain mapping.

- 2.1.3 Port** – Commissioner Nancy Ward delivered the update. Sean Clark has been chosen as the permanent Executive Director, bringing with him to the position over 14 years of experience working for the Port. Re-zoning issues are ongoing, which the Port will be formally providing recommendations to the County Board of Commissioners at their first meeting in January.

Brian asked about NEXT Energy and the use of oil trains. Nancy mentioned that the lease agreement for the rail traffic is quite 'tight.' She clarified that no increase in rail traffic above and beyond what was agreed upon is permissible, without approval from the Port's Board.

- 2.1.4 Library** – Jeff delivered the update. The Library dedicated the new mural on Saturday, November 13. The Library has developed 'comfort packs,' which are kits for first responders to hand out to children in crisis. Lastly, Jeff mentioned the park amenities grant that was awarded for auxiliary picnic tables, solar-powered charging plinths (for mobile devices), and a new water fountain + bottle refill station that will be installed adjacent to the Library in Heritage Park with the help of Public Works.

Brian asked Jeff about homelessness and Heritage Park. Jeff mentioned that they have changed around the exterior lighting to discourage overnight camping outside of the Library.

- 2.1.5 CET** – Wela – filling in for Paul Vogel (CET Liaison) – delivered an update for their organization. Wela discussed the nonprofit and small business grants that are open; out of the 65 applicants thus far, 12 are based in Scappoose. CET has signed the contract for the Small Business Resource Network, which CET is going to find and hire a director for. Jeff asked if nonprofits with no employees can apply? Wela replied that volunteer-only organizations are eligible.

2.2 Goal Setting

Christine discussed asked the Committee about *what* they see themselves as achieving and how to best use everyone's time towards a goal or goals. Starting with Robby, Christine asked him generally about why he joined EDC. Robby stated that he wanted to be a part of coming up with ideas and proposing those ideas to City Council – whether through initiation of those ideas or getting some direction from the City (in terms of what is possible, what funds are available, and how to actualize ideas).

Christine then asked Robby about his recent letter to the editor that he published in the Spotlight, stating that writing letters to the editor representing the City in a negative light may be considered a violation of the Committee's Team Agreement. In response, Robby discussed the various wealth/income indicators for Scappoose as a community, emphasizing median home prices, schools, and crime, but not necessarily the City's tax revenue. Alex Rains, City Manager, gave a high-level overview of how the City collects tax revenue and from which sources. Alex stated that while Scappoose may have a relatively high median income, that does not necessarily



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translate to increased property tax revenues for the City's General Fund or other local government entities. Alex added that a driver for population growth in Scappoose is due – at least in part – to the comparatively low property tax rates. Robby clarified that he was speaking more towards the State of Oregon's property tax structure, citing the disconnects between [real] market value (RMV) and assessed value (AV). He added that the unique circumstances of the pandemic have exacerbated problems with the State's property tax structure. Robby continued that the point of his letter was about moving the conversation and expressing his personal perspective and beliefs as to taxation policy.

Christine asked Alex about some of the higher value homes in the community and whether or not they are inside city limits. Alex responded that, as a broad generalization, yes, many of the higher value homes are inside city limits. Brian brought up the point about the taxes/fees that are paid during development by developers. Robby added the difficulties that the Scappoose School District (SSD) has in raising revenues, stating that the City and SSD should work more collaboratively. Alex responded that the City and SSD do in fact work together when our focus areas overlap. Jeff added that Oregon is unique when it comes to the property tax measures of the early 1990's. Robby reiterated that the RMV vs. AV discrepancy is a problem, and one that he doesn't see getting any better based on his conversations with real estate professionals.

George discussed the structure of the housing construction market, housing costs, and the ability for some folks to afford taxes when their income remains stagnant, but the value and cost of housing is out of reach. George mentioned the reality of some homeowners not being able to control the cost of taxes (in terms of being tied to property values largely outside of the control of the homeowner). George remarked that he thinks the County has done well with not jumping AVs all at once, adding that he sits on the County's tax committee as well. George mentioned that with income tax, it scales with how much someone makes, rather than someone's home increasing in value and subsequently increasing property taxes beyond someone's ability to pay.

Christine asked George what he was looking to get out of EDC. George said he was interested in helping apply his knowledge and experience in home building and real estate to help contribute to the City. Christine emphasized that the Committee needs to find a purpose, mentioning that she thinks the economy drives real estate. Len stated that he sees development potential in Columbia County as virtually unlimited, in the sense that there is the demand, adding that if a restrictive approach to development is taken, then it will be challenging to fund public improvements. He added that he sees [Scappoose] as being 'on the cusp.'

Jeannet commented with regard to Robby's letter – she thought it was a good start to the conversation and thanked him for writing it. In response to Christine's question, Jeannet mentioned that she had the same question when she came to EDC – are we an events committee or an economic development committee? Jeannet added that she feels passionately about economic development, both personally and professionally. Rhetorically, she asked the group if they saw themselves as 'catalysts, initiators, or supporters; how can we attract and support new business, existing business, and support economic development initiatives across the community.'

Brian added that he thought there have been some fantastic points made by the Committee today. Speaking about development, Brian added that it will not happen by a single decision, but



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rather a series of decisions and policies. He discussed that, as Alex had mentioned, a [comparatively] low cost of living and for doing business is what attracts people to Scappoose. Brian brought up the extension of the property tax exemption that Cascade Tissue requested at a recent City Council meeting. Brian added that he testified in opposition of the extension, but Council voted the other way in a 4-3 vote. He mentioned that it is important to run cost-benefit analyses rather than increase taxes on individuals, but reemphasized that he felt Cascade had not fulfilled their part of the agreement. Brian wants to see the Committee get more involved with Council by providing recommendations, adding that they could've helped Council in their decision had there been more time. Robby stated that he agreed and that there should be more committee involvement in terms of reviewing policy, adding that he felt the ARPA funding decisions made by Council were hasty.

Christine stated that as a founding member of the Committee, she wanted to make a difference. She expressed strong support for OMIC and the idea of more people who live here being able to *work* here as well. She stated that event planning doesn't fit with what she sees EDC as doing in terms of economic growth. Brian interjected that Scappoose needs to think creatively about fostering economic development, by utilizing the value of the community as the driver, rather than tax incentives.

Christine brought up the bylaws and attendance of members, and increasing interaction with City Council. Alex mentioned the advisory role that EDC played during the development of the Urban Renewal Agency as a Technical Advisory Committee (TAC). Alex added that Urban Renewal will need more committee support for the 50-Year Plan, but that what such involvement will look like depends on how the consultant's work plan takes shape. The 50-Year Plan is currently in the middle of the Request for Proposals (RFP) phase – a consultant has not yet been chosen. Alex added that the TAC (which was EDC) for Urban Renewal was very helpful.

Christine raised the topic of storefront improvements. Len mentioned that it often doesn't work out financially for many business that really need help with improving their façades. Brian added that structural concerns with many old buildings tend to make upgrades financially infeasible. Brian and Len emphasized the volume of vehicle and rail traffic through Scappoose, mentioning that ODOT has helped to ease congestion, but that the railroad effectively divides the community. Nancy interjected, encouraging more residents to speak up about the issues with rail traffic.

Christine asked the members to come together on December 16 to continue this conversation and get their goals set. The Committee generally agreed that we could proceed with meeting in December. Christine also asked staff to provide member attendance records and encourage interested residents to join EDC.

3. General Discussion

4. Announcements and Next Meetings

- December 16, 2021
- January 20, 2022



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- February 17, 2022

5. Meeting Adjourned at 1:29 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

DRAFT



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EDC Goal Recommendations for 2021-2022

1. Support the outreach, engagement, and development initiatives of OMIC and PCC.
2. Focus on increasing Scappoose's water supply to accommodate new industrial development.
3. Support the Scappoose 100 Year Celebration and other community events in 2021-2022.
4. Update Scappoose Land Use Development Code to allow brewpubs, microbreweries, micro-distilleries, and micro-wineries outright.
5. Pursue grant funding for a transportation corridor study for West 1st Street including connectivity to Highway 30 via West Columbia Avenue.
6. Support signal and intersection improvements at the Wikstrom Road and Highway 30 intersection, and coordinate with South County stakeholders to include this project on ODOT's STIP.
7. Support the development of Chapman Landing.
8. Coordinate with CCET and Port to develop marketing materials for industrial and commercial properties available in Scappoose.

CITY OF SCAPPOOSE 2021-2022 COUNCIL GOALS

Highlights are the goals most related to Economic Development or included in EDC goal recommendations.

GOAL 1: Develop a Vibrant and Diverse Local Economy

Objectives:

- 1A. Continue to support OMIC's expansion (2017/18)
- 1B. Design Downtown Revitalization Program (2021/22)
- 1D. Support and monitor development of the Columbia Commerce Center (2019/20)
- 1E. Revise Resolution 16-19 (Betterment Fund) (2020/21)
- 1F. Update City's Land Use code for EC and C zones to allow brewpubs, microbreweries, micro distilleries, and micro-wineries outright (2019/20)
- 1G. Work with partners to develop a robust economic development marketing (2019/20)
- 1H. Rename OMID – Scappoose Innovation District/Park (2020/21)
- 1I. Implement GAAP basis of accounting (2021/22)

GOAL 2: Enhance community livability

Objectives:

- 2A. Update Public Works Design Standards (2015/16)
- 2B. Update Rail Corridor Study (2018/19)
- 2C. Promote community events – Scappoose 100 Year Celebration & Signature event (2018/19)
- 2D. Develop a Long-Term Comprehensive Community Vision (50-year plan) (2020/21)
- 2F. Sidewalk Plan (2021/22)
- 2G. Annual One-on-One Meetings with Neighboring Local Leaders – School District, County, Fire, Port, OMIC, Senior Center, 911 District (2021/22)

GOAL 3: Keep Scappoose one of the safest communities in Oregon

Objective:

- 3A. Complete Operational Needs Analysis (2021/22)

GOAL 4: Develop a Park/Rec System within a 10-minute walk from all neighborhoods

Objectives:

- 4C. Peace Candle – protect and restore, update Welcome to Scappoose sign (2015/16)
- 4D. Develop the Grabhorn property Conceptual Plan (2021/22)
- 4E. Support Trail to Tillamook Project (2021/22)
- 4F. Community Pool – determine construction and operation and maintenance costs (2021/22)
- 4G. Identify Park Property on the East/South Side of the City (2021/22)

GOAL 5: Address Aging Infrastructure

Objectives:

- 5A. Capacity upgrade – Wastewater treatment and collections, Phase 1 (DEQ Loan) (2019/20)
- 5B. Update Stormwater Master Plan (2019/20)
- 5C. Update Water, Wastewater, and Transportation SDCs/Fees (2015/16)
- 5D. IT upgrades (2021/22)

GOAL 6: Ongoing (programs intended to continue indefinitely)

Develop a Vibrant and Diverse Local Economy:

6A. Coordination/One Stop Meetings (2017/18)

6B. Promote and support small local businesses (2018/19)

6C. Promote and support county-wide and local tourism (2018/19)

Enhance Community Livability:

6D. Continue communication outreach – focus on additional transparency and use of social media (2021/22)

6E. Support Senior Center (2018/19)

Keep Scappoose one of the safest communities in Oregon:

6F. Continue community outreach by Police Department (2017/18)

6G. Maintain emergency response preparedness and update Emergency Operation Plan (2017/18)

6H. Provide School Resource Officer (dependent on Scappoose School District funding) (2017/18)

6I. Traffic enforcement plan (2017/18)

6J. Maintain sufficient staffing levels (2017/18)

6K. Continue Citizens Academy (2017/18)

Develop a Park/Rec System within a 10-minute walk from all neighborhoods:

6L. Continue Friends of Scappoose Parks (2018/19)

6M. Support public art (2015/16)

GOAL 7: Long Term (projects identified for future years)

Develop a Vibrant and Diverse Local Economy:

7A. Create a marketing/branding program (2018/19)

7B. Coordinate with County to explore alternate route to east side of airport (2017/18)

Enhance Community Livability:

7C. Explore possibility of community center (2017/18)

Develop a Park/Rec System within a 10-minute walk from all neighborhoods:

7D. Develop funding strategy for Parks (2018/19)

7E. Explore possibility of community center (2017/18)

7F. Explore development of 14-acre park east of airport (2018/19)

7G. Veterans Park/Chief Concomly Park Bridge Feasibility Study (2019/20)

7H. Develop Vista Property (2017/18)

7I. Begin development of Chapman Landing (2015/16)

Address Aging Infrastructure:

7J. Develop City Facility Master Plan (2017/18)

Isaac Butman

From: Paul Vogel <paulvogel@columbiacountyoregon.com>
Sent: Monday, November 15, 2021 8:06 AM
To: Christine Turner; Isaac Butman
Cc: wnegelspace; Alexandra Rains
Subject: [External] Upcoming Economic Development Committee Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine,

I'm writing you as Chair of the Scappoose Economic Development Committee, and including Isaac as the staff gear-puller for the Committee. Unfortunately, I'll be away when the Economic Development Committee meets to revisit and refresh its goals on the 18th, a disappointment because this is a really good time for the committee to step forward proactively and take on more of a leadership role, one which Columbia Economic Team (CET) would welcome, and welcome being a part of.

Although I can't attend, I want to offer some input for your consideration and potentially, the discussion and some suggestions regarding achievable goals.

- What does the EDC want its role to be? A catalyst, an initiator, or a supporter. And if a supporter, what does that mean?
- Determining the Committee's desired role is at the core of what its goals are and how they're stated. Generally, goals should be action-oriented, achievable, task or objective driven and measurable. For example, the first recommended goal for 2021-2022 "Support the outreach, engagement, and development initiatives of OMIC and PCC" might become

Goal: "Development and growth of OMIC and the PCC Training Center in alignment with their respective initiatives to increase localized investment, workforce development, and employment in advanced and additive manufacturing." Under that goal, objectives relating to support (and by that we mean...), partnering, marketing, potentially recommend city actions re: planning & permitting, etc.; then tasks the EDC could take on that contribute to accomplishing the objectives and the goal overall.

Applying that proactive and measurable frame to each goal would seem to be a beneficial step.

- Other issues or topics for goal consideration --- all of which, in our view, directly relate to economic development:

Goal: Successful establishment of the Business Resource & Small Business Center (which is now funded and was approved for launch by the CET Board on 11/9) Objectives or actions could be: promote SBDC services in the Scappoose business community, establish a city start-up benefit incentive or program for new and/or expanding businesses working with the SBDC, etc.

Goal: Endorse use of the South Columbia County Enterprise Zone as a competitive business expansion, start-up and recruitment tool in the City of Scappoose.

Goal: Achieve dike/levee accreditation that benefits the properties in the Scappoose Drainage Improvement District and does not negatively impact or reduce the currently available developable industrial lands or city infrastructure and planning.

Goal: Utilize countywide industrial lands inventory (currently underway managed by Port, with participation by city and others; will be complete by Jan/Feb 2022) to develop city/EDC strategy for small (5 acres and less) parcels.

Goal: Create a Scappoose available commercial property and building inventory. Collaborate with property owners to develop a cooperative strategic plan based upon available assets, encumbrances (access, transp., permitting, zoning, etc.), ownership interests and market interest/demand.

Goal: Integrate long term asset development plan for Chapman landing into countywide tourism destination development plans and initiatives.

- If “support” or “focus upon” remain in goals, strongly recommend defining what that means for the EDC in terms of how it demonstrates or activates that support or focus. For example: a committee vote that is conveyed to the city council to influence decision making? Letters or statements of support for OMIC, PCC and/or other initiatives or applications? Support the strategic marketing plan ...(which has the indirect effect of requiring that there be a strategic plan, always important).....That sort of thing...

Again, I’m regretful I’m unable to participate in the meeting, discussion, and decision-making on the 18th. My colleague Wela, who I have cc’d here in case she can be of assistance, will personally attest to the greater societal benefit of me taking a few days of PT. Still, I wanted to contribute some thoughts proactively to the important goal-setting work of the group, and hope this will be viewed in the spirit intended.

There are some good things happening around which the Scappoose Economic Development Committee can rally and even lead. Please consider this our commitment to full participation going forward.

Best regards,

Paul

Paul Vogel
Executive Director



M: 503.805.5139

paulvogel@columbiacountyoregon.com

columbiaeconomicteam.com