



**SCAPPOOSE
DRAINAGE
IMPROVEMENT
COMPANY**

Annual Report to Landowners –2025

Our Purpose: As stated in our articles of incorporation, the Scappoose Drainage Improvement Company (SDIC) exists to provide flood control, drainage and irrigation water as permitted by corporation regulations for particular lands.

SDIC Overview: The SDIC boundary is drawn around roughly 5,700 acres, 32 feet above sea level or lower, located close enough to the 11-mile-long Multnomah Channel levee to be protected by the levee. The approximately 900 owners of land within the boundary are members of the SDIC. The SDIC performs multiple functions benefiting lands located within its basin. Primary functions of the SDIC include responsibility for:

- Draining the lands within the footprint of the SDIC by transporting stormwater and groundwater efficiently through waterways and pumping stations to the Multnomah Channel.
- Maintaining the levee system consistent with federal regulations to provide flood protection to interior lands within SDIC.

The SDIC is funded through an annual assessment of its landowners collected by the County. The SDIC is governed by a Board of Directors (Board) consisting of five elected SDIC landowners who volunteer for staggered three-year terms. The current Board includes Megan Augeri (Director), Gary Wheeler (Director), Amanda Hoyt (Treasurer), Karen Kessi (Vice President) and Robert Hostettler (President). The terms for Mr. Wheeler and Mr. Hostettler are ending and nominations for their positions will be solicited from the floor at the annual meeting. We currently have two part-time employees – Chase Christensen (General Manager) and JR Shadley (Field Operations Technician) and one part-time contractor, Janell Greisen (Office Administrator).

Levee Accreditation: The Multnomah Channel levee is an earthen embankment constructed in the early 1900's. SDIC, as sponsor of the levee, has been pursuing full accreditation for the levee system for well over ten years at a substantial cost. Accreditation is a federal review process to assure minimum design, operation, and maintenance standards are met. In 2024 the levee received and passed a USACE formal inspection continuing its certification. The levee system is currently operating under provisional accreditation status. The final step in the accreditation process is the Interior Drainage Analysis portion which is underway. The SDIC Board is actively participating with the City of Scappoose and Columbia County as they work towards updating the Flood Insurance Rate Map as required by FEMA. In 2023, the city worked with West Consultants to update the Draft maps to include more recent Lidar and recently constructed city infrastructure. More recently, West Consultants produced and delivered the final drafts of the map to the City and County. It is our understanding they are to be approved and adopted soon. The SDIC is committed to keeping landowners informed throughout this process.

408 Permit Review: Per the USACE website, a section 408 review “requires a determination that the requested alteration is not injurious to the public interest and will not impair the usefulness of the project. This means USACE has the authority to review, evaluate, and approve all alterations to federally authorized civil works projects to make sure they are not harmful to the public and still meet the projects intended purposes mandated by congressional authorization.” Depending on the scope of the project, USACE requires the SDIC to provide a “letter of no objection” (LONO) either at the beginning or end of this review process.

Cadman Materials (now Heidelberg Materials) was granted a LONO for a single phase 408 after submitting their 30% design package in May of 2022 to perform exploratory drilling throughout the Ellis Farm. The Heidelberg/Ellis gravel mine multi-phase 408 is still moving through the process; it currently stands at the 60% submission level. Due to the risk level of the levee system the USACE is requiring a review of the information by an independent third party.

Financial: The board adopted an annual budget in June of 2024. SDIC's primary income source is the annual landowner assessment collected by the County with property taxes. The assessment has held steady the last few years at \$350,000 and remained the same for 2025. The assessment deposit directly from the County into a state-administered "local government investment pool." The board authorizes monthly withdrawals to cover expenses. Current cash is \$427,049.99 (2/7/25). Many of the SDIC's largest expenses are relatively predictable such as electricity (budgeted at \$90,000), payroll (budgeted at \$79,180) and payments towards loans incurred for accreditation (balance of \$73,867.47). Another substantial but budgeted cost was incurred to rebuild #3 Pump at the Evan's Pump Station (approximately \$60,000). We continue to invest in our critical infrastructure, assuring its readiness and reliability. In 2024 we experienced a power supply failure at the Evan's Pump Station. Costs to repair the electrical supply was \$40,052, as all the direct burial cable was replaced with conduit and wire – again ensuring its reliability for years to come. We continue our focus on financial and operational planning, by implementing our long-range plan and infrastructure improvement list, which continue to produce more consistent, predictive spending, creative cost sharing options, and an overall more efficient pumping and water conveyance infrastructure.

Legal: Our attorney Jeff Condit continues to attend regular board meetings to help ensure proper public meeting procedures are practiced and to provide counsel as needed.

Rental House: SDIC owns a house and small office building located at our main Evans pump station (53466 E. Honeyman Road). In 2022 the Board chose to rent the home (net annual income of \$22,238). The board utilizes a property management company and has had continuous occupancy in the unit.

Best Practices: The Board continues to make progress on the recommendations listed in the Organizational Assessment prepared by Special Districts Association of Oregon (SDAO). Last year, the Board granted our General Manager, Chase authority to assign priorities to the goals identified in the 2023 SWOT Analysis and to begin executing this plan. Chase is an excellent steward of our financial and other resources and has made significant progress towards accomplishing the priorities identified in the SWOT – many of which he will discuss in his annual manager's report.

We continue to pursue our goal of expanding the visibility and improving the professional image of the SDIC. In 2023 we created an informational pamphlet, to be distributed at local, community events informing citizens of our existence and purpose. We also created and adopted a company logo, which will be utilized on official, legal and other SDIC documents, signage, and on our website.

The SDIC continues to operate our website with a third-party entity which hosts hundreds of websites for special districts in multiple states. With increased storage capacities we have been able to upload more information, including meeting minutes, financial reports, and most recently audio meeting recordings to our website. The most updated versions of our Flood Emergency Response Plan, O&M Manual and master calendar are posted on our website.

How to Participate: Landowner participation and feedback are not only appreciated, but critical to the efficient operation and improvement of the SDIC. The SDIC Board of Directors hold business meetings generally on the second Thursday of each month at 6:00 p.m. Meetings are currently virtual with a "zoom" invitation available at www.scappoose drainage.org. The website also provides contact information for and effective methods for presenting a question or comment whenever you desire. Additional information on the topics covered in this annual report, as well as other SDIC-related resources, can be accessed on our website at www.scappoose drainage.org. The SDIC Annual Meeting is February 26th at 5:00 p.m. at the Scappoose City Council Chambers. If you received this, then you have a reason to be interested in the SDIC and are encouraged to attend. Thank you!

PUBLIC NOTICE

THE SCAPPOOSE DRAINAGE IMPROVEMENT COMPANY (SDIC) WILL HOLD ITS ANNUAL LANDOWNER MEETING AT 5:00 P.M. ON WEDNESDAY, **FEBRUARY 26, 2025**, IN THE SCAPPOOSE CITY HALL COUNCIL CHAMBERS LOCATED AT 33568 E. COLUMBIA AVENUE, SCAPPOOSE, OREGON 97056.

A SECOND MEETING OF THE NEWLY ELECTED SDIC BOARD OF DIRECTORS WILL IMMEDIATELY FOLLOW.

IF YOU RECEIVED THIS BY US MAIL, THEN COUNTY RECORDS SHOW YOU ARE A LANDOWNER (MEMBER) OF THE SDIC.

ATTENDANCE

This year's annual meeting can be attended in person or virtually through a link on our website at www.scappoosedrainage.org. Virtual attendance will require "Zoom" software. Please plan to attend as absence of a quorum of SDIC landowners will result in rescheduling. SDIC bylaws do not allow for voting through virtual attendance.

WHAT IS THE SDIC?

The SDIC is a public corporation comprised of approximately 900 landowners in the area protected by the Multnomah Channel levee. The SDIC provides flood protection and drainage. The levee along the Multnomah Channel is not owned or maintained by the federal government and therefore must have a local "sponsor" to which the federal government delegates levee maintenance and safety. The SDIC is the sponsor of the levee and must implement federal rules on what can be on or near the levee, reviews landowner projects which might affect the levee or drainage system and is pursuing levee "accreditation." Without accreditation, SDIC landowners would lose eligibility for federal programs including national flood insurance, disaster relief, and grants and loans for development.

SDIC GOVERNANCE

The SDIC has a volunteer five-person Board of Directors (Board) selected at large from its landowners, and two part-time employees. The SDIC is funded through assessment of its landowners determined by the Board and collected by the County. The SDIC assessment appears on your property tax bill.

ANNUAL MEETING BUSINESS

SDIC bylaws require an annual meeting of landowners, and a report of activities and financial condition. Please check our website for updates to the agendas and additional materials.

VOTING AT THE ANNUAL MEETING

All SDIC landowners are eligible to vote. Bylaws allow voting "in person" or "by proxy" but not virtually. This year we will vote on two director positions (nominations will be solicited at the meeting). Other business requiring a vote may arise during the meeting. Landowners which are **"partnerships, corporations, associations, and firms"** must provide a **"certificate of authority"** proving the voter is authorized to vote. "Proxy" and "certificate of authority" documents are attached. Please review these closely.

ONGOING REMINDERS

Any construction, planting, utility work, alteration, or any kind of encroachment that takes place within the levee easement must be approved by the SDIC and USACE. The SDIC has an agreement with Columbia 911 Communications District for the reverse 911 emergency call service.

Scappoose Drainage Improvement Company

53466 E. Honeyman Road

Scappoose, Oregon 97056

www.scappoosedrainage.org

PROXY

KNOW ALL BY THESE PRESENTS, that the undersigned landowner hereby appoints _____ as its proxy to vote all acres of land owned by landowner within the limits of the Scappoose Drainage Improvement Company ("SDIC"). Landowner currently owns _____ acres within the limits of the SDIC.

This proxy shall be effective only at the annual meeting of members to be held on **Wednesday, February 26, 2025, at 5:00 p.m.** at the Scappoose City Hall Council Chambers located at 33568 E. Columbia Avenue, Scappoose, Oregon, or at any adjournment of said meeting.

Date Signed: _____

Name of Landowner: _____
Print as listed on land title

Signature of landowner(s) or person authorized to sign on behalf of the Landowner:

Signature

Signature

Signature

Notes for voting by Proxy at a membership meeting:

1. If single individual on title, just sign in first location
2. If title is held jointly (spouse or partners), all should sign.
3. If title is held by a legal entity, such as an LLC or Corporation, then a "certificate of authority" to prove a particular human is authorized to vote the acres owned by the entity member is required. Use the CERTIFICATE OF AUTHORITY form or other appropriate documentation for the Landowner entity, unless already on file with SDIC. If this person cannot attend, then also complete the PROXY for the individual who will appear and vote at the landowner meeting. Both documents must be signed and given to SDIC at or before the landowner meeting in order for the human representative to vote the acres of the entity landowner.

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53466 E. Honeyman Road

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CERTIFICATE OF AUTHORITY

KNOW ALL BY THESE PRESENTS, that the undersigned entity hereby certifies that _____ has full authority to speak and act on its behalf and to bind it with respect to any matters related to its membership in the Scappoose Drainage Improvement Company.

This certificate shall remain in full force and effect until expressly revoked by a signed written document delivered to the President of Scappoose Drainage Improvement Company by the undersigned landowner.

Landowner Member currently owns _____ acres

Date Signed _____

Name of Landowner: _____
Print member entity name as listed on land title

Signature of person authorized to sign on behalf of the Landowner Member:

Signature

Title

Notes:

1. In accordance with Article 3 of the SDIC Bylaws, Members of SDIC may be individuals, partnerships, trusts, corporations, associations, and firms of every type and description. If the Member is not an individual, the Member entity needs to give the person it wants to go to a meeting on its behalf a "certificate of authority" to prove that person has authority to speak for that Member and to vote the acres owned by that Member entity for purposes of voting at a membership meeting.
2. If a partnership, Limited Liability Company or Corporation that is a member wants someone from the company to run for the Board of Directors, that person needs to be the current bearer of the company's "certificate of authority". For example, a Corporation may need to issue a Resolution issued by its Board of Directors. There should only be one person who has a given entity's "certificate of authority" at any one point in time. The authorization document shall acknowledge the Members designated person will abide by the SDIC Bylaws. The SDIC Board has sole authority to accept submitted documentation. If possible, the Member should provide the appropriate documentation 10 days before the annual meeting. *Please email or mail to address above.*