



COUNCIL WORK SESSION

Wednesday, October 07, 2020

APPROVED MINUTES

MEMBERS PRESENT

Mayor Rick Scholl
Council President Doug Morten
Councilor Keith Locke
Councilor Ginny Carlson
Councilor Stephen R. Topaz

STAFF PRESENT

John Walsh, City Administrator	Jacob Graichen, City Planner
Matt Brown, Assistant City Administrator	Mike DeRoia, Building Official
Kathy Payne, City Recorder	Shanna Duggan, Recreation Manager
Sue Nelson, Interim Public Works Director	Sharon Darroux, Engineering Project Manager
Jenny Dimsho, Associate Planner	Ed Trompke, City Attorney
Brian Greenway, Police Chief	Tina Curry, Event Coordinator
Rachael Barry, Government Affairs & Project Support Specialist	

OTHERS

Al Petersen	Wendi Worlitz	Richard Mason
Brady Preheim	Judy Thompson	Janine Norris
Paul Vogel	Doug Hayes	Chuck Cohen

CALL WORK SESSION TO ORDER VIA ZOOM – 1:00 p.m.

VISITOR COMMENTS - *Limited to five (5) minutes per speaker*

- ◆ Judy Thompson. She dropped off some information about Main Street at City Hall for the Council. She hopes Council had a chance to review it. She looks forward to more good stuff happening.
- ◆ Al Petersen. He wanted to follow-up on Judy's comments. Council received information from Judy and the full Main Street report from Sheri Stuart. He had a conversation yesterday with City Administrator Walsh regarding Main Street. All of the SHEDCO Board agrees with Sheri's report. They are ready to move forward.
- ◆ Richard Mason. He has been in contact on multiple occasions with Council President Morten and City Administrator Walsh about the failure to enforce stay limit Codes on the City docks. He has been unsuccessful with Walsh and the current Code Enforcement Officer. People have been living there for weeks and nothing is happening.

Council President Morten reported that he has visited the docks and agreed with Richard's statement. He understands that the Police Department is busy. Richard is seeking follow-up of what was done by Code Enforcement. City Administrator Walsh agreed boaters staying too long is a problem. He and Code Enforcement have talked to boaters, but it has certainly been a challenge.

Richard talked about the destruction that happened at RiverPlace in Portland. The homeless destroyed that area. They are trying to build up the waterfront and riverfront. He informed the Council that he will remain persistent on cleaning it up.

Councilor Carlson asked for a Police Department update on this. She does not want to see it forgotten.

Mayor Scholl talked about the slips available. If they want to live on a boat, they need to pay for a space and not take advantage of public docks. He informed Richard that the City will continue to monitor it.

Discussion ensued.

Council President Morten recalled a verbal agreement with Brad Hendrickson to monitor the City docks and Sand Island docks when they entered into a lease for Sand Island Marine Park. He would like to revisit that conversation. Mayor Scholl recalled that discussion as well. Part of that discussion was charging a \$2 fee that would be paid to Brad, but Council decided not to charge the fee.

Mayor Scholl reassured Richard that they will look into the issue of boaters staying too long.

- ◆ Brady Preheim. He agreed with charging a usage fee at the docks. Referring to Al Petersen's comment about moving forward, the report said there is no moving forward for Al and Amanda. It clearly says they need to leave the SHEDCO Board. The report asks for the City to invest substantial money, time, and resources in SHEDCO. He would like to know when that resignation date is going to happen. After they resign, then the City can talk about what needs to be done to rehabilitate the organization.

DISCUSSION TOPICS

1. Update from the South County Collaborative Group - *Rachael*

1:21 p.m.

City Administrator Walsh recalled the meeting that was held in February with the leaders of South Columbia County agencies. They are here today to give an update on the group.

Government Affairs & Project Support Specialist Rachael Barry reviewed the PowerPoint presentation, which is included in the archive packet for this meeting. They have identified four regional priority projects:

- Rail Corridor Study
- Scappoose Alternate Route (County TSP #67)
- Hwy 30/West Lane Road Intersection Improvements (County TSP #48)
- Broadband Initiative

Paul Vogel, Columbia County Economic Team, reviewed regional tourism. Discussion ensued about the tourism that Next Adventure and Scappoose Bay Kayaking has brought to the region.

Doug Hayes, Port of Columbia County, reviewed his report:

- They actually made money at Scappoose Bay Marina, which is very rare.
 - The marina had over 6,100 visitors over a three-day weekend.
 - Planning design work to create a designated area for kayakers and expand the boat ramp.
 - Appreciates the work being done by staff.
- Devinaire in Scappoose has changed to Titan Aviation. The building should be complete within the month. They will do everything between avionics to charter services.
- They entered into an agreement with Pipistrel at the airport for aviation training. They have a good relationship with PCC.
- Redesigned the taxiway at the airport and improved the infrastructure by putting in City water and sewer services.
- The McNulty property is a certified site through the State of Oregon. It is shovel ready.

- Designing new facilities at Multnomah and Milton Creek.
- Taking new pictures for marketing the Boise property.
- Phase I of the rail corridor study is complete.
- Marketing responses have increased.

Councilor Carlson talked about travel habits changing and boomers moving to the area. What is the Port doing to reduce accessibility barriers in their facilities? Doug responded that they have talked about that, especially when it comes to Scappoose Bay. Accessibility is definitely something to keep in mind as they make improvements.

Council President Morten asked about the switching yard in relation to the study of the rail corridor. Quite a few years ago, Council requested Senator Johnson find out if there were options to place the switching yard somewhere other than in the middle of the city. It gained stride and then the oil train issues took over. The community would really benefit from moving the switching yard outside of City limits. Doug agreed. He has had those conversations with ODOT Rail and PNW Railroad. They see the advantages of moving it. It would certainly reduce the wait time.

Paul reviewed County marketing/brand development. The branding needs to identify the character of the entire County and individual city identities. Discussion ensued about including equity and inclusion in branding.

Councilor Topaz would like to see the river marketed more. Paul explained that Port Westward has a deep river facility that they market. Council President Morten explained that a big reason that Asian companies are not coming over here is because they want to bring their entire work force because they don't want to pay American wages. They are not interested in investing.

Barry talked about how well the group works together. It serves the constituents well for them to be unified as a south county region. Mayor Scholl thanked everyone for participating.

2. Recreation Program Semi-Annual Report - *Shanna*

2:13 p.m.

Recreation Manager Shanna Duggan reviewed a PowerPoint presentation, a copy of which is included in the archive meeting packet.

- Building culture
- SHARP after-school program
- Middle school afterschool clubs
- Basketball league
- COVID-19 cancelled all in-person programming and staff members were laid off
- Virtual Coffee Connect
- Partnered with the Public Library for programs.
 - Distributed 1,500 activity kits through the Food Bank, Library, and Recreation Center
 - Created the McCormick Park Story Stroll
 - Held story time and Art in the Park
 - Held a virtual Scavenger Hunt
- Received a grant from the Trailblazers
- Partnered with the Library and OSU Extension Office for Let's Play activities
- Next Adventure has been an amazing partner. They donated coats from their store to give out.
- Fall events
 - Let's Play activities
 - Scarecrow contest
 - Nature Buddies
 - Halloween Drive-Through Boo

- Continuing her education to help the Recreation Program
- Grants received in August and September
 - CPCCO Community Wellness Investment Fund \$25,000
 - Blazer Play Grant Presented by Nike \$10,000
 - MODA Play Grant \$37,000. This is for the all-inclusive playground. She and others will be visiting playgrounds in Portland tomorrow.
- Ongoing and future programs
 - More nature and trail programs
 - Bicycle program
 - Permanent story stroll
 - Mobile recreation and library
- Vision for the future
 - Continue current programming
 - Future programming; including, teen programs, out-of-school time support, outdoor playgroup, family programs, wellness HUB, physical activities, and connecting events.
- Building authentic relationships with partners. We have such a great community!

Councilor Carlson would like to see more information about trails in the community for students to use during distant learning. Duggan will bring that up in conversation with partners.

3. Review Proposed Bench Donation for Grey Cliffs Waterfront Park

2:32 p.m.

Interim Public Works Director Nelson reported that this is a new bench request to be placed in memory of two people. A copy of the request is included in the archive packet for this meeting. The Parks & Trails Commission has recommended approval.

Discussion ensued about types of benches.

4. Review Proposed Amendment to Police Sergeant Job Description - *Brian*

2:43 p.m.

City Administrator Walsh pointed out that the main amendment is adding the preference for applicants to hold the rank of Corporal under desired minimum qualification.

There were no concerns from Council.

This is on tonight's agenda for approval.

5. Request Authorization on Street Vacation Petition for Portion of S. 2nd Street - *Jenny*

2:45 p.m.

Associate Planner Jenny Dimsho reviewed the request. A copy is included in the archive packet for this meeting. The applicant is required to obtain consent from at least two-thirds of the surrounding property owners, one of which is the City as the owner of the Waterfront Property. Their architect developed a drawing to show what they are planning to do on the property. The request today is not to approve the vacation, just give consent to vacate the public way.

Councilor Topaz pointed out that the piece of property to be vacated is going to be an extremely valuable piece of property once the Waterfront Property is developed. He is not sure that the City should be giving these people a heads-up on a prime piece of property. This piece of property is too valuable to not conduct further research on how the City could use it.

Mayor Scholl pointed out that this is just a process to vacate. Dimsho added that Councilor Topaz's concerns are deliberations on the street vacation. Councilor Topaz just worries about the precedent it sets.

Discussion ensued. Consensus of Council to send the street vacation to Planning Commission for a recommendation. This is on tonight's agenda for consent to sign.

Break – 3:00 p.m.

6. Review Process for Towing Request for Proposals (RFP)

3:10 p.m.

Assistant City Administrator Brown reported that tonight's agenda includes an updated RFP for exclusive towing services. One of the questions that came up in the past was whether or not they would specifically mail the RFP to Grumpy's Towing. Brown reviewed the City of Scappoose RFP. They did not mail notices to specific tow companies. They published an ad in the Spotlight newspaper. Grumpy's is the only one who responded, so they continued exclusive towing services with them. Brown recommends following that same process by putting the RFP in the local newspaper, but it is up to the Council if they want him to send the RFP directly to Grumpy's Towing.

It was the consensus of the Council to put the RFP in the Chronicle and Spotlight. Councilor Locke will participate in the rating committee.

7. Discussion Regarding Main Street Program

3:16 p.m.

Mayor Scholl talked about the changes that need to be made with SHEDCO based on Sheri Stuart's Main Street report. Discussion ensued.

City Administrator Walsh brought the conversation back to how the City can support the Main Street Program. There is value in the Program. Council President Morten envisions Urban Renewal and Main Street working well together.

Discussion ensued on the partnership and the need for rules.

It was the consensus of the Council to form a group to develop a partnership agreement. It will consist of himself, Barry, Mayor Scholl, Council President Morten, and SHEDCO members.

8. Discussion on COVID Relief Funds - Rachael

Barry reported that a lot of good has been done with the COVID Relief Funds that were allocated to the City. She reviewed a memo listing the ongoing needs, a copy of which is included in the archive packet for this meeting. There are internal needs, as well as community needs for family connectivity. Purchasing hotspots and Recreation Program staffing will help with the connectivity. The money must be spent by the end of December. Funds not spent by then, will be retracted by the State.

A decision will be made at tonight's meeting.

9. Review Request from Oregon Made Creative Foundation - John

3:42 p.m.

City Administrator Walsh reported that the maintenance agreement is for the Historic Oregon Film Trail signs that were discussed at the last meeting. A copy of the agreement is included in the archive packet for this meeting.

There were no concerns from Council. It is on tonight's agenda for approval.

10. Strategic Action Plan Updates

3:43 p.m.

Assistant City Administrator Brown reported that eight of the 53 Strategic Plan items have been completed. They are continuing to work on quite a few of them. Updates can be viewed at <https://www.sthelensoregon.gov/administration/page/strategic-work-plan>.

11. City Administrator Report

3:44 p.m.

- Waterfront Property RFQ's that will be coming to Council soon for review:
 - Riverwalk construction
 - Columbia View Park improvements
 - Roadway and utility construction design
- Would like to have Maul Foster Alongi attend a future Council meeting to review a preliminary conceptual site plan.
- The parcelization for the Industrial Business Park is complete.
- The dirt on the Industrial Business Park site was donated from the Grocery Outlet property site. It will be helpful for future projects.
- The feasibility study is underway for the Sykes Road property.
- Public Works Director preliminary virtual interviews will be held on October 16. In-person interviews will be held on October 26. There is a request from a candidate to be waived from the virtual interviews since they had previously been screened. The Council was in concurrence to not to do an initial interview on the two candidates that have already gone through an initial interview and were invited to or given the second interview.
- There has been some criticism about Spirit of Halloweentown activities. The strategy for limiting numbers on the weekends is working. Visitors have been respectfully following the Governor's orders.
- The Haunted House and downtown stores are open on the weekends. You do not have to have tickets to Spirit of Halloweentown to access them. Mayor Scholl asked for E2C to clarify that on social media.
- Small business grants are available through Business Oregon. He encouraged local businesses to apply.
- Attended the Oregon Brownfield Conference earlier this week. The City was very well highlighted with presentations by him and Associate Planner Dimsho.
- Attending the League of Oregon Cities (LOC) Conference next week.
- Planning for Christmas and Christmas Ships.

OTHER BUSINESS

3:54 p.m.

Councilor Topaz reported that he was contacted by someone who wanted to purchase a piece of property next to Graystone. They were told that the property was not for sale. It was discussed during an Executive Session that someone wanted that property. He has not seen a public announcement with that property for sale, along with a value and description. Mayor Scholl pointed out that they are going into Executive Session and can discuss it.

ADJOURNMENT – 3:57 p.m.**EXECUTIVE SESSION**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Rick Scholl
Rick Scholl, Mayor