

AGENDA
SCAPPOOSE CITY COUNCIL
COUNCIL CHAMBERS
33568 E. COLUMBIA AVE
SCAPPOOSE, OREGON 97056

MONDAY, FEBRUARY 4, 2008
CITY OF SCAPPOOSE
REGULAR COUNCIL MEETING
AT 7:00 P.M.



ITEM	AGENDA TOPIC	
1.0	Call to Order	
2.0	Pledge of Allegiance	
3.0	Roll Call	
4.0	Approval of the Agenda	
5.0	Public Comments	
6.0	Approval of the Consent Agendas	
6.1	January 22, 2008 City Council Workshop and Regular Meeting Minutes	Action
7.0	State of the City Message	
	Mayor	
8.0	New Business	
8.1	Ordinance No. 796: An Ordinance Relating to Ballot Measure 37 and Repealing Scappoose Code Chapter 17.10 Staff: Hanken	Public Hearing First Reading
8.2	Commercial Lease Agreement in Old Town III Building Staff: Hanken	Action
9.0	Announcements	
9.1	Calendar	
9.2	Police Chief, City Manager, Councilors, and Mayor	
10.0	Adjournment	

TTY 1-503-378-5938

**CITY OF SCAPPOOSE
REGULAR CITY COUNCIL MEETING
FEBRUARY 4, 2008
AT 7:00 P.M.
SCAPPOOSE, OREGON**

Call to Order

Mayor Burge called the meeting to order at 7:00 p.m.

Flag Salute

Roll Call

The meeting of the City of Scappoose City Council was held at 7:00 p.m. in the Council Chambers; 33568 East Columbia Avenue; Scappoose, Oregon with the following present:

City Council Members:

Scott Burge	Mayor
Donna Gedlich	Councilor
Jeff Bernhard	Councilor
Charles Judd	Councilor
Larry P. Meres	Councilor
Art Heerwagen	Councilor

Staff:

Jon Hanken	City Manager
Doug Greisen	Police Chief
Susan Pentecost	City Recorder

Press:

Cecilia Haack The Chronicle
Darryl Swan Spotlight

Excused: Council President Ingham and Legal Counsel

Teresa Keller, Budget Committee member was also present.

Approval of Agenda

Mayor Burge amended the agenda to remove 6.0 Approval of the Consent Agenda and changed 10.0 to be Executive Session 192.660 (e) to conduct deliberations with persons designated by the governing body to carry on real property transactions and then 11.0 will be adjournment.

Councilor Bernhard moved and Councilor Gedlich seconded the motion to approve the agenda as amended. Motion passed (6-0). Mayor Burge, aye; Councilor Bernhard, aye; Councilor Gedlich, aye, Councilor Judd, aye; Councilor Meres, aye and Councilor Heerwagen, aye.

Public Comments

Dean Nicholas, Scappoose, Oregon explained he attended the last meeting when there was talk about Havlik Crossing and the unit trains. He explained with a month of thinking about that he came up with several points that he feels should be presented with a different point of view. He gave a letter to the

editor of the Chronicle. He read the letter. He wanted to urge City Officials to offer the railroad officials a relatively small, but important concession: "We will approve of your closing the Maple Street Crossing. One less for you to maintain, and one less for your Engineers to worry about as they rush through. Play ball with us, Railroad guys; pay your own bills, (Which includes Havlik Overpass.) and we will wave at your Engineers, as they rumble by, and we will grin with the thrill of children watching "Our" trains roaring through our Town." Friends, we cannot even talk to Columbia River. But we can reason with reasonable men who run that exciting business called a Railroad. And this reasoning we must do.

Consent Agenda

Consent agenda of the January 22, 2008 Council meeting minutes will be on the February 19, 2008 City Council agenda.

State of the City Address

Mayor Burge read the State of the City Message.

Council members, staff, ladies and gentlemen, good evening. A little over one year has passed since I was sworn in as Mayor. I thank you all for the opportunity to serve. We are a community who for many decades has had many dreams and obligations that have gone unaccomplished. I am told that goals are nothing more than dreams we have written down. But it takes more than just writing a dream down to make it reality. We must develop benchmarks or tasks to measure ourselves to assure we succeed in accomplishing our goals.

Forty years ago, a map of the city was produced envisioning future development of our community. On the very site the Scappoose Veterans Park is being constructed was a central community park. Today we are building that park. We received a \$500,000 grant from the state of Oregon, placed \$250,000 from our general fund and \$375,000 from our Parks development fund. Last year we had the Oregon Army National Guard out to help start the construction, many of you may have seen the fence going up to separate the surrounding neighbors from the park.

This year you can expect to see the infrastructure and baseball fields being constructed. I am going to push to get as much of the park finished this summer and fall as possible.

For at least thirty years now our community has dreamed of building a pool. I am asking my fellow council members to join me in proposing the construction of a small outdoor pool. As I have said, a starter pool that someday could be covered. We need to turn our dream of a community swimming pool into a reality. But we cannot just talk about it. We need to set some benchmarks so the community can see how we plan to accomplish this goal.

About 25 years ago the city lost a judgment to residents up Dutch Canyon that allowed them to access the cities water line. To resolve the suit the city was required to provide a treated water line and allow the properties in the suit the ability to hook up to city water. We neglected that obligation. Today, the city has signed loan documents to construct that water line down Dutch Canyon and to fulfill our obligation to the courts and residents of those properties.

It is the obligation of the members of council to pass a balanced-responsible budget for the city. Today I

am happy to report our city budget is in one of the strongest positions it has been in for years. Many thanks go to our city staff for working to save tax dollars when and where possible.

Our cash carry-over is now near \$1 million dollars and the contingency for emergency or unforeseen expenses is now over \$450,000 dollars. Strong housing and commercial development has increased our ability to move on many of these long-term dreams and obligations.

Today, I am going to request of the council and our city to post our city budget on our website. I believe posting our budget on web is the best way for citizens to access this vital information. We should also strive to continue to spend our city tax dollars wisely.

With the recent tragic death of Taija Belwood, it has made it crystal clear the importance of the city to be proactive in solving and having our voice heard on road safety issues not only inside the city of Scappoose, but also in areas around our community where our citizens drive to work each day. To that end I will be committing myself to being active in assuring our voice is heard when Multnomah County and the State of Oregon discuss improvements that are desperately needed for Cornelius Pass Road. Too many accidents and near misses are occurring and government has an obligation to assure that trucks and cars can safely drive the route.

Beyond Cornelius Pass Road, we as a city need to survey our roads and sidewalks to assure they are safe. South East Elm Street comes to mind. These safety improvements by the city are planned for this upcoming year. Please let me know of any streets in Scappoose you feel are unsafe.

Another concern is the condition of the sidewalk along the west side of Highway 30. It doesn't matter whose fault it is. We need to fix it before someone gets seriously hurt. I propose finding a short term solution to assure the danger points are alleviated and setting up benchmarks for replacement of the parts of the sidewalk that need repair. Working with the property owners along the highway to assure their needs are met.

With the unit trains set to start rolling through town in 2008, the community has an obligation to open up the Havlik Rd. railroad crossing to help ease congestion and allow a quicker response by our first responders. I am pledging today that I will not support the city raising any fees or taxes for this project without a vote of the citizens of our community.

As more and more commercial and light industrial developments move into Scappoose, our local economy continues to flourish. After all, we are getting our own local movie theater this year. More and more people are learning that Scappoose is a great place to live and work. We have had a dream of light industrial jobs around our airport. As of today, Composite Universal has plans in our building department for there new facility near the airport, The Scappoose Jet Center has applied for site development review, Oregon Aero has purchase property for a future consolidation of their operation near our airport and Sport copter is looking to expand its operation. Plus over the past year there has been more intense interest in development around the airport.

The city must continue to be committed to working with developers and the Port of St. Helens to assure we can maximize our potential. I believe it is time to build a closer relationship with the Port and to work with them to continue developing business opportunities around the airport. This past Friday evening, I hosted a meeting of the Port of St. Helens president and executive director with Ed Freeman of Sierra Pacific to discuss how we can have a united front on developing light industrial around the airport. At that meeting we did agree to disagree on airport residential, but to move forward in a positive manner with the

industrial development of the airport. We have too many issues that need to be addressed to allow past disagreements to get in the way.

The President of the Port of St. Helens commission and I have agreed to meet monthly to assure that communication between our two bodies continues. We cannot afford lapses in communication and effort at this vital time. Communication is the key to building a bright future in Scappoose.

But lets never forget about the many business owners who currently do business inside the city of Scappoose. Today I am announcing the formation of the Mayor's Business Roundtable. I will actively invite business owners to sit down and discuss the issues and concerns facing the business community.

I have already mentioned the Scappoose Veterans Parks and my desire to move forward on a pool. But we have more park and recreational issues that need to be addressed. Recently we were given the word from our insurance company that we need an action plan to deal with the deteriorating condition of our skate park. The council has directed city staff to draft a resolution creating a committee to solve this problem. I expect not only ideas but also timelines for completion. We do not want to be forced to shut down the current skate park because of its condition without having replaced it or rebuilding it where it is today.

I have had a dream of building biking and hiking trails on the 80-acre property the city owns on the top of the hill. Today I am encouraging the council to sit down and set benchmarks for accomplishing this goal. I will be inviting local mountain bikers to participate in the discussion and sharing their expertise.

Beyond that we as a community need to recognize that we still have demands for soccer fields and football fields for our youths to participate and need to proactively look for property to meet these needs. A health community has a healthy park and recreation program and I am committed to building a great parks system.

I ask for patience as the city moves more aggressively to accomplish these long-term dreams and goals of our community. They have been neglected for too long and it is time to realize the incredible opportunity we have to accomplish many great things for the city of Scappoose.

Thank you and May God Bless the City of Scappoose and the United State of America.

New Business

Ordinance no. 796, an Ordinance Relating to Ballot Measure 37 and Repealing Scappoose Code Chapter 17.10

City Manager Hanken went over the staff report.

Mayor Burge opened and closed the public hearing at 7:18 p.m.

Councilor Bernhard moved and Councilor Gedlich seconded the motion that City Council adopt Ordinance no. 796, an Ordinance Relating to Ballot Measure 37 and Repealing Scappoose Code Chapter 17.10

Mayor Burge read the title for the first time.

Commercial Lease Agreement in Old Town III Building

City Manager Hanken went over the staff report.

Councilor Bernhard asked City Manager Hanken how long does he think it will be until Planning will be in that location? City Manager Hanken replied he feels a in a year, year and a half to two years.

Councilor Gedlich asked about the increase each year. Brian Rosenthal explained it is 3 cents a square foot per year.

Councilor Gedlich moved and Councilor Bernhard seconded the motion that Council modify the existing lease modification with Brian Rosenthal to include Unit 110 in the Old Town III Building as presented.

Councilor Gedlich thanked staff and Brian Rosenthal.

Motion passed (6-0). Mayor Burge, aye; Councilor Bernhard, aye; Councilor Gedlich, aye; Councilor Judd, aye; Councilor Meres, aye and Councilor Heerwagen, aye.

Announcements

Mayor Burge went over the Calendar. He explained the City County meeting will be Thursday night at 6:00 pm at Ixtapa.

City Manager

City Manager Hanken explained we received a notice from the Scappoose Police Guild regarding starting contract negotiations.

Columbia County Health District will be having an open house here on Saturday February 9, 2008 from 9:00 am -11:00 am to talk about where they are heading with the hospital process.

Police Chief

Chief Greisen talked about the all the weather we have been having and the weather that could be coming. Please have your 72 hour kits ready.

Councilors

Councilor Gedlich thanked all the members in the audience from Springlake Park. She also thanked the students.

Councilor Meres thanked the Mayor Burge for his nice speech. He thanked everyone in the audience for coming.

Councilor Bernhard mentioned to City Manager Hanken that the baseball board members are very active right now and if there are going to be any discussions now is a good time to talk with them. City Manager Hanken explained he met with the City Engineer related to putting contract documents

together to start looking at contract of the infrastructure for this coming season. This is something that will be before Council within the next two months. Councilor Bernhard stated he noticed when he drives past the park there isn't a solid fence yet at the front entrance and it looks like someone is driving in here. He asked City Manager Hanken if there is going to be a fence or something that doesn't allow cars to go in there. City Manager Hanken replied no he is not seeing anything there because of site visibility issues for neighbors when they are backing out of driveways. He also wants to make sure the park has proper visibility so that then police officers or public work employees drive by so they can look in to the park.

Councilor Judd thanked Mayor Burge for the State of the City Message. He encourages having any thing we can on the web site.

Councilor Heerwagen asked if there has anything happening on the skate park yet? City Manager Hanken explained a resolution will be coming before Council soon.

Mayor Burge asked about a cable being placed where the barriers are at the park. City Manager Hanken replied I am sure we can come up with something.

Mayor Burge recessed for a break at 7:40 p.m.

Mayor Burge went in to executive session at 7:48 p.m.

Executive Session

ORS 192.660 (e) to conduct deliberations with persons designated by the governing body to carry on real property transactions

Present: Mayor Burge, Councilor Gedlich, Councilor Bernhard, Councilor Judd, Councilor Meres, Councilor Heerwagen, City Manager Hanken, Chief Greisen, City Recorder Pentecost, Cecilia Haack, The Chronicle and Darryl Swan, Spotlight.

Adjournment

Mayor Burge adjourned the meeting at 8:00 p.m.

City of Scappoose, Oregon

Scott Burge, Mayor

Attest: _____
Susan M Pentecost, City Recorder