

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



MONDAY, JANUARY 7, 2008  
CITY OF SCAPPOOSE  
INTERVIEWS FOR COUNCILOR APPLICANTS  
AND  
REGULAR COUNCIL MEETING  
AT 6:00 P.M.



**ITEM AGENDA TOPIC**

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- |             |  |        |
|-------------|--|--------|
| <b>1.0</b>  | <b>Call to Order</b>   |        |
| <b>2.0</b>  | <b>Pledge of Allegiance</b>  |        |
| <b>3.0</b>  | <b>Roll Call</b>   |        |
| <b>4.0</b>  | <b>Interview Process for Councilor Applicants</b>  |        |
|             | <b>Ballot Vote</b>   |        |
|             | <b>Swearing in of new Councilor</b>  |        |
| <b>5.0</b>  | <b>Approval of the Agenda</b>  |        |
| <b>6.0</b>  | <b>Public Comments</b>   |        |
| <b>7.0</b>  | <b>Approval of the Consent Agendas</b>   |        |
| 7.1         | December 17, 2007 City Council Meeting Minutes   | Action |
| 7.2         | December 27, 2007 City Council Workshop Minutes  | Action |
| <b>8.0</b>  | <b>Old Business</b>  |        |
| 8.1         | <b>Resolution No. 08-01: A Resolution Identifying City Owned Property as a City Park and Naming it Scappoose Veteran's Park</b><br>Staff: Hanken | Action |
| 8.2         | <b>Appeal hearing for Modification of Approval MOA1-07 for Pioneer Phase II Subdivision (SB1-06)</b><br>Staff: Varricchione                      | Action |
| <b>9.0</b>  | <b>New Business</b>  |        |
| 9.1         | <b>Proposed Amendments to Development Code regarding Property Line Adjustments</b><br>Staff: Varricchione  | Action |
| <b>10.0</b> | <b>Announcements</b>   |        |
| 10.1        | <b>Calendar</b>  |        |
| 10.2        | <b>Police Chief, City Manager, Councilors, and Mayor</b>   |        |
| <b>11.0</b> | <b>Adjournment</b>   |        |

TTY 1-503-378-5938

**CITY OF SCAPPOOSE  
CITY COUNCIL INTERVIEWS & MEETING  
JANUARY 7, 2008  
AT 6:00 P.M.  
SCAPPOOSE, OREGON**

**Call to Order**

Mayor Burge called the meeting to order at 6:00 p.m.

**Flag Salute**

**Roll Call**

The meeting of the City of Scappoose was held at 6:00 p.m. in the Council Chambers; 33568 East Columbia Avenue; Scappoose, Oregon with the following present:

**City Council Members:**

<b>Scott Burge</b>	Mayor
<b>Judie Ingham</b>	Council President
<b>Jeff Bernhard</b>	Councilor
<b>Larry P. Meres</b>	Councilor

**Staff:**

<b>Jon Hanken</b>	City Manager
<b>Susan Pentecost</b>	City Recorder

<b>Cindy Phillips</b>	Legal Counsel
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**Press:**

Darryl Swan, Spotlight  
Cecilia Haack, The Chronicle

**Excused:** Councilor Gedlich, Councilor Judd and Police Chief Greisen

**Interview Process for Councilor Applicants**

Mayor Burge explained the candidates names will be randomly drawn to determine the interview order. Each candidate will be interviewed for about 20 minutes. The candidates who are waiting to be interviewed will be waiting in City Manager Hanken's office. After the interviews Council will vote to determine the new Councilor.

**Paulette Ann Lattig** explained she feels she should be a member of City Council because she likes this town and she has lived here for over 7 years. She explained she has met a lot of people in Scappoose and she understands a lot of people here. She feels she is a good problem solver and has a lot of good ideas. Councilor Bernhard asked Ms. Lattig what kind of ideas does she have. Ms. Lattig replied she feels Scappoose needs a youth center because kids don't have anything to do around here. She explained she has volunteered with the school district and is also Vice President of Friends of Scappoose Public Library. She feels she can devote the time that it takes to be on City Council. She feels the role of the City Council is to make decisions for the City; such as ordinances, to help residents with problems, make decisions on building and expansion and businesses, etc. She explained she doesn't mind debate because that is how you solve problems. She explained she can't win every battle but she does get her point of view out. She explained she has an interest in photography, the library, she likes art and reading. Councilor Bernhard asked Ms. Lattig what her view is of the current Council. She feels it is going good so far with the new Mayor here moving things along, it seems to have improved. Council President Ingham asked Ms. Lattig if

she is seeing things happening recently in the City that she is having issues with one way or another. Ms. Lattig explained she has an issue with the major residential building. She explained the population is growing so fast that we can sustain it. She worries about the highway because there is a lot of traffic on there and a lot of accidents. She explained the school system is ready for the population either. Councilor Bernhard asked Ms. Lattig when she talks about the issues or concerns with residential building is she suggesting that we should slow residential building. Ms. Lattig replied yes at least until we can sustain it otherwise with the schools and the highway. She explained there is just too much traffic and the schools are over crowded in the first place but they are really getting crowded now. She feels there should be more economic development to provide jobs verses residential development. Councilor Meres thanked Ms. Lattig for her cover letter. Council thanked her for her time.

**Ted White** explained he was late because his watch was bad and lost track of time. Councilor Bernhard asked Mr. White to discuss a time when his idea wasn't accepted within a group and how he handled it. Mr. White explained one example is when he was on the Planning Commission three out of the seven Commissioners were very anxious to have the Credit Union architects create a left turn lane on to Highway 30 to go to St. Helens. The architects wanted more landscaping instead of a left turn lane. He explained looking back it would have been a good idea to have that. He stated lost that one. He explained the three of the Commissioners were very disappointed that turn lane didn't happen. He explained he should be a member of the Scappoose City Council because he has a lot of time in being in the City as a business man, as a Planning Commission Member and as a Scappoose Planning Commission Chairman. He explained working and living in Scappoose for almost 35 years he has made some contributions that he is really proud of and he feels he could continue to do that. Council President Ingham asked Mr. White what are his visions for the City of Scappoose. He replied he sees a higher number of good jobs, technical's jobs being filled by people who live in Scappoose and work in Scappoose. He thinks the opportunity for having a stronger community with things that are going on at the airport, with the potential of the police training academy possibly locating out here and the industrial things that are happening at the Scappoose Airport in terms of people building things. Councilor Bernhard asked Mr. White who he feels he could represent if he were on Council to make a difference. Mr. White replied all the people that live in this community. He explained from the kids that go to school to having good streets and the traffic that were have to put up with. He explained the whole community that eats and drinks and gets up in the morning here in town, those people are who he feels he has represented on his own for a long time. He feels we need to stay lined up to do good things rather than turn sideways. He discussed how he was instrumental in making the current library happen. Council thanked Mr. White for coming.

**Art Heerwagen** explained he feels he should be on Council because a few months ago he and his wife sold their business and he feels being on Council would be productive and the idea of being involved in City Government would be fascinating. Council President Ingham asked Mr. Heerwagen what unique skills he could bring to the table. He replied most of his career he has been involved with reporting and participating in City Government. He has watched and listened to procedures and decisions being made. He explained he can bring leadership and knowledge of City government to the table and depth of knowledge of the County. Councilor Bernhard asked Mr. Heerwagen where he sees the City heading in the future. He replied obviously growth, land use and infrastructure. Councilor Bernhard asked where he stands in regards to growth, infrastructure, finances, and those types of things. Mr. Heerwagen replied if he had a good solid answer to that he would probably hiring himself to the City as a consultant. He has also been pro-growth and he also advocated for an independent community. He feels we are our own community and we need to have a good vital retail sector and we need to have jobs. He stated growth, we have a lot of building going on and it is stressing some of our schools. He thinks we have to keep moving ahead. He feels disagreement is vital. He feels with by having different views expressed you are able to accomplish things. He stated you have to have discussion and argument. He explained he has lived in Oregon since 1972. Since 1972 he has been on the school board, the County Planning Commission, different boards/committees and has done a

lot of community services through out the years. He explained for him it was difficult because he had to be careful of conflict of interest in his profession and you have to be very careful not to cross those lines. He feels being on City Council is another step for him. He enjoys being busy. Council thanked Mr. Heerwagen for coming.

**Teresa Keller** explained she didn't realize how hard Council works at their job on City Council until she started attending the meetings. She explained while she has been watching Council research, analyze and make decisions she realized she wants to be more active in our community and so she thought she would like to be on City Council. Council President Ingham stated it is nice to see Ms. Keller at a lot of meetings. Ms. Keller explained it is a lot of work making decisions for over 6,000 people in the community but she would like to help. She explained she has lived in Scappoose for almost 17 years and she has been pretty active with her kids in school and now they are in College. She explained she thinks her and her husband will retire in Scappoose. She explained she is starting to see more of what Council is up against with coming to the meetings and she really thinks people need to be more involved and there is very little involvement with the citizens. She would like to encourage people to attend the meetings. Councilor Bernhard asked Ms. Keller how she would get more people involved. He explained that has been their struggle as a Council as in trying to keep people involved. He asked how does she feel she could help with that piece right there. She explained word of mouth is one way and she has thought of holding some sort of meetings or a seminar or running articles in the news paper. She feels everybody would have to sit down and try to be creative in trying to get the word out to people. Councilor Bernhard replied he feels she just come up with a great idea of a work session to try to come up with brainstorming ideas to try to get more involved in our community. Councilor Bernhard asked Ms. Keller where she thinks the Council is going right now and how she could make a difference. She replied she sees the Council is trying to keep Scappoose livable and also taking in to mind the growth of the community. She sees Council trying to keep Scappoose comfortable for people, trying to keep everything under control. She explained with the growth we have to stay up to date with the train situation. She sees the Council as looking at the future for what is best for Scappoose. She has been very impressed with Council taking on the roles they have. She feels in regards to an animal control officer the City needs to look ahead and starting realizing that we are growing and we are going to have problems like Portland does if we don't do something now. She feels we need to have somebody available to call besides a Police Officer who would be available to deal with animal issues. She feels there are issues that need to be looked at and they do need to be addressed. Council President Ingham asked Ms. Keller how she would deal with a community member who had a negative attitude toward something. Ms. Keller replied she has dealt with that in the past and she made sure to talk and keep things under control. She does good helping some one understand. She enjoys talking to people and she feels she can defuse the situation. Council thanked Ms. Keller for her time.

**Bill Burger** explained he should be come a member of the Scappoose City Council to try and help the City achieve what ever the goals are to make a better place to live. He explained there are something's that he sees that could maybe be better or could change. He explained he has lived here for 45 years. He would like to see something's through as far a developing the City, the choices that are made, just have an input and with that you take the slack too. Councilor Meres explained he did a little research and only found one employee that was also a Councilor. He asked Mr. Burger if he finds that to be some what of an issue because the City Manager runs the day to day operations so he would be one of Mr. Burger's supervisors and then when he comes up here as a Councilor he would now be the City Managers supervisor. Councilor Meres finds that to be a weird place. Mr. Burger replied that could be weird it depends on how it is all handled; he stated those are some bridges you would have to cross when you get to it. Councilor Bernhard stated Mr. Burger commented things could be different, what is he referencing? Mr. Burger replied he would like to see some of the older water lines in town replaced and maintained. He explained there has been a couple of water lines that we have had to get in to two or three times in a short period and he would like to see those upgraded so we don't have to shut peoples water off unplanned. He stated he is not saying

they are not doing it now. Councilor Bernhard asked what other areas directionally wise do you think the City needs to be looking at? Mr. Burger replied he doesn't see the economic growth, he hears bits and pieces. He explained basically for him it is more of an infrastructure. He explained he knows a lot of people in the community and he feels maybe they would feel comfortable approaching him if he was a Councilor. Council President Ingham asked Mr. Burger if he has the time to dedicate to be on Council. Mr. Burger replied he is pretty flexible. He feels the role of the City Council is do the best and make the best possible choices for the City. Councilor Meres feels if the City had the money they would be putting in new pipes, new sidewalks and we would be doing a lot of paving. He asked Mr. Burger where does he think that money is going to come from to put new pipes in. Mr. Burger explained even if you budget one a year it will help move forward, he feels it is just a matter of budgeting. Council thanked Mr. Burger for coming.

**Ron Cairns** explained he has a big heart for Scappoose. He has been here for 11 years, he have volunteered for the Fire Department for the last 6years. He is currently Vice President and has been the treasure for the Scappoose Volunteer Firefighters. He explained he also represented Scappoose in Vernonia during the flooding and is very active in his church. He feels all this is based around that he really likes Scappoose. He feels becoming a City Councilor is the next logical next step. He explained he has not doubt he could do the job. He explained in his current job he does deal with budgets and schedules. He stated growth to him is a huge issue and we have to plan for that. Councilor Meres asked Mr. Cairns how does he feel he can slow or managing growth in Scappoose. Mr. Cairns explained as far as managing there should be more parks, something for the kids to do. He explained just because there are vacant fields doesn't mean there should be a bunch of homes built there; there should be some sort of control regarding that. There should be something that the future generations can enjoy without going 10 to 100 miles away. Councilor Bernhard asked Mr. Cairns how he feels about and deals with debate. Mr. Cairns replied he has no problem with debate. He explained if you don't have debate you have one person controlling everything. He stated debate is healthy and you have to have it. Council President Ingham asked Mr. Cairns if he had the time to devote to Council if appointed. Mr. Cairns explained he would have no trouble. He explained if he felt he couldn't devote the time he wouldn't be here. He explained in making decisions he looks at things very thoroughly and looks at both sides of things before he makes a decision. Councilor Bernhard asked Mr. Cairns to describe how he would feel to be a City Councilor. Mr. Cairns replied he would be proud and excited and would tell everybody he knows. Council thanked Mr. Cairns for his time.

Councilor Bernhard stated all the candidates had great answers. He explained before he casts his vote for anybody who did apply tonight, just remember there are many positions within the City so please don't stop here, and please continue to volunteer.

Mayor Burge explained there is an open position on the Planning Commission.

Council President Ingham explained before she was on Council she was on the Planning Commission. She explained being on the Planning Commission was imperative the knowledge that she gained and what she learned from the time she was on the Planning Commission has been instrumental to how she works on the Council and how the decision making process works on this Council.

Councilor Bernhard explained Council President Ingham made a very valid point. He explained if he has struggled anywhere on this Council it has been in planning.

Councilor Meres stated all the applicants are certainly outstanding people in our community. Mayor Burge recessed for a 5 minute break.

## **Ballot Vote**

Councilor Meres voted for Ron Cairns.

Mayor Burge, Council President Ingham and Councilor Bernhard voted for Art Heerwagen.

## **Approval of Agenda**

Councilor Bernhard moved and Council President Ingham seconded the motion to approve the agenda. Motion passed (4-0). Mayor Burge, aye; Council President Ingham, aye; Councilor Bernhard, aye and Councilor Meres, aye.

## **Public Comments**

Debbie and Dave Miller, 32410 Dutch Canyon Road, Scappoose, are here because they were recently involved in a situation that they feel the City mislead them. She explained they are actually here because they were approached by employees of the City who told them to come talk to City Council about this issue. She explained in 1978 they bought their farm on Dutch Canyon Road and it was hooked up to City water at that time. She explained they had a neighbor who offered them to be hooked in to his well and they would give him a half of beef for the use of the water. They did that for about 10 years. She explained before they unhooked they talked to a City employee to make sure if they ever get hooked back in to City water that wouldn't be a problem. The City employee, Ben Shaw, told them the only hook up fee would be for the meter. She explained the neighbor sold the property and the new owner shut the water off on them, so they ended up digging their own well and the water is no good. So they came back to the City to pay the \$4,300.00 but they haven't hooked up yet. They explained that is not what they were told when they unhooked it. Council President Ingham asked if the Millers got anything in writing. The Millers replied no they did not get anything in writing. Council President Ingham asked when did the Millers disconnect from the water line. Mr. Miller replied it as in the late 70's when they unhooked. Council President Ingham asked the Millers what are they looking for Council to do. Ms. Miller replied they are asking Council to waive the SDC fees.

City Manager Hanken asked the Millers who is Ty Miller. Ms. Miller replied Ty Miller is their son. City Manager Hanken replied he has been working with Ty Miller for over a year on this. He explained he went round and round with Ty Miller because he had some very wrong assumption and Mr. Miller's comment was "We will see you in court." City Manager Hanken explained basically we stopped talking. He explained we have had the attorney involved with that as well because any time there is a threat of a lawsuit we stop and deal with the attorneys. He explained after a while they were re-contacted by Ty Miller and he asked what needs to be done. He explained when the Millers pulled off of the water SDC's weren't in existences. He explained they have the right to re-connect but they also have the obligation to the City to pay all the fees that are applicable.

Council President Ingham explained they are being charged SDC's because everybody else who has a new hookup is being charged. Councilor Bernhard doesn't feel this body is in the position to waive the fee because then they would set precedence for everybody else and that just isn't right. Ms. Miller replied she understands and then thanked Council for their time.

## **Swearing in of New Councilor**

City Recorder Pentecost swore in Art Heerwagen as the new Scappoose City Councilor. Congratulations Councilor Heerwagen!

## **Consent Agenda**

Council President Ingham moved and Councilor Bernhard seconded the motion to approve the minutes from the December 17, 2007 Council meeting. Motion passed (5-0). Mayor Burge, aye; Council President Ingham, aye; Councilor Bernhard, aye; Councilor Meres, aye; and Councilor Heerwagen, aye.

Council President Ingham moved and Councilor Bernhard seconded the motion to approve the minutes from the December 27, 2007 Council meeting. Motion passed (5-0). Mayor Burge, aye; Council President Ingham, aye; Councilor Bernhard, aye; Councilor Meres, aye; and Councilor Heerwagen, aye.

## **Old Business**

### **Resolution No. 08-01: A Resolution Identifying City Owned Property as a City Park and Naming it Scappoose Veteran's Park**

City Manager Hanken went over the staff report. He explained going back through the ordinance to make sure proper procedures are followed he discovered the street name needs to be by an ordinance.

Council President Ingham moved and Councilor Bernhard seconded the motion to adopt Resolution No. 08-01; A Resolution Identifying City Owned Property as a City Park and Naming it Scappoose Veteran's Park.

Mayor Burge explained the person who submitted the name for the Park is in the audience. Congratulations Amanda Becker! She explained she submitted the name because the word Veteran is a simple word but it holds some much meaning, so much of our Nation's history in it. She explained our Nation was built through Veteran's and through military service and she feels it is really important to remember that. She feels it is very important to remember the people that have sacrificed life and limb and family and home for this Country and for this City.

Mayor Burge explained to Amanda that she will have a plaque with her name on it at the park.

Motion passed (5-0). Mayor Burge, aye; Council President Ingham, aye; Councilor Bernhard, aye; Councilor Meres, aye; and Councilor Heerwagen, aye.

### **Appeal Hearing for Modification of Approval MOA1-07 for Pioneer Phase II Subdivision (SB1-06)**

City Manager Hanken explained Councilor Heerwagen was not at the first hearing relating to this appeal, at this time he will be requested to abstain from the vote. Councilor Bernhard explained he continues to recuse himself from the hearing on this and will abstain from the vote.

City Manager Hanken explained there is a quorum how ever we do have two Councilors that need to abstain but we can still go forward with the vote and it has to be a majority vote.

City Manager Hanken explained this is a continuation of the appeal and if Council will recall there was a continuance to allow the applicant, Taurus Homes and Taurus Homes attorney, Mr. Robinson, to meet with himself and City Attorney Jordan to discuss a resolution that will work for both parties, the City and the developer.

City Manager Hanken went over the staff report. He explained the two items that were discussed was Taurus agrees to pursue a quiet title action to seek termination of the easement and file within 60 days of the City Council order deleting condition of approval 19. The other is Taurus Homes agrees to give the City and its officers and employees a complete and total indemnity and hold harmless agreement in the event of a claim by a purchaser in the subdivision.

City Manager Hanken read over the proposed new condition.

City Attorney Phillips explained a quiet title action is an action brought in Circuit Court where by a Judge will declare the title (easement) to be ineffective.

Council President Ingham asked how long has Taurus being trying to get rid of the easement. Mr. Will explained he has been with Taurus since February and they have been trying to get rid of it since then.

Michael Robinson explained he feels 60 days is a fair amount of time to file the action. He explained they will try to work out things prior to the deadline if not they will file the action.

Council President Ingham explained if the applicant feels they need more then 60 days now is the time to ask for it. The applicant would like 90 days.

Council President Ingham moved and Councilor Meres seconded the motion to approve the adoption of new Condition 19 of Scappoose Files No. MOA1-07 (SB1-06) submitted by Taurus Homes and modify to 90 days. Motion passed (3-0). Mayor Burge, aye; Council President Ingham, aye; and Councilor Meres, aye. Councilor Bernhard and Councilor Heerwagen abstained.

### **New Business**

#### **Proposed Amendments to Development Code regarding Property Line Adjustments**

City Planner Brian Varricchione went over the staff report.

Mayor Burge opened the public hearing at 8:23 p.m.

Teresa Keller asked what property does this effect. City Planner Brian Varricchione explained the property line adjustment process is done by willing property owner, like two neighbors.

Mayor Burge closed the public hearing 8:31 p.m.

Council President Ingham moved and Councilor Bernhard seconded the motion that Council approve Ordinance No. 795, An Ordinance Relating to Land Use and Amending Municipal Code Chapter 17.96 (Lots-Exceptions and Additional Setbacks) and 17.152 (land Division – Major and Minor Land Partitions and Property Line Adjustments).

Mayor Burge read the title for the first time.

### **Announcements**

Mayor Burge went over the Calendar: Skate Park Workshop on January 22, 2008 at 6:00 p.m. and then the regular City Council meeting at 7:00 p.m.

## **City Manager**

City Manager Hanken congratulated Councilor Heerwagen. He explained the City of Scappoose will be hosting the next City County meeting. As soon as he knows the date and time he will let Council know. He explained there are some new State Ethics rules that are now in to effect and there will be quarterly reports due. Mayor Burge would like to see the ethic rules as a topic at the City County Meeting.

## **Councilors**

Councilor Bernhard explained at the Skate Park meeting he would like to have Chief Greisen present at the workshop. He would also like to see reports of vandalism, costs of vandalism and possibly sites to relocate the park.

Council President Ingham asked if there is someone who could attend the workshop who manufactures skate parks. City Manager Hanken explained there are so many options. Councilor Bernhard feels the workshop should just be an overview and not a lot of details right now.

Council President Ingham discussed the issue of a Charter Review.

Councilor Heerwagen is pleased to be here, it will be a challenge but he looks forward to great things happening in the City of Scappoose.

Mayor Burge explained the service for Taija Belwood was very nice. He explained the High School Principal and he have committed to finishing her project in her honor and doing her political activist forum.

## **Adjournment**

Mayor Burge adjourned the meeting at 8:43 p.m.

**City of Scappoose, Oregon**

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Scott Burge, Mayor

Attest: \_\_\_\_\_  
Susan M Pentecost, City Recorder