

**CITY OF SCAPPOOSE  
REGULAR CITY COUNCIL MEETING  
MAY 7, 2012 AT 7:00 P.M.  
33568 EAST COLUMBIA AVENUE  
SCAPPOOSE, OREGON**

Mayor Burge called the City Council Meeting to order at 7:00 p.m.

**Flag Salute**

**Attendance:**

**City Council Members:**

Scott Burge	Mayor
Donna Gedlich	Councilor
Judie Ingham	Councilor
Larry P. Meres	Councilor
Jeff Erickson	Councilor
Mark Reed	Councilor

Jeff Bennett	Legal Counsel
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**Staff:**

Jon Hanken	City Manager
Doug Greisen	Police Chief
Brian Varricchione	City Planner
Susan Reeves	City Recorder

**Press:**

None

**Excused:** Council President Jeff Bernhard

**Also present:** Planning Commissioner Bill Blank and Planning Commissioner Barb Hayden

**Approval of the Agenda**

Mayor Burge amended the agenda to move 9.2 LOC "If I Were Mayor, After School Would Be..." contest up and it will be after public comments.

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

**Public Comments**

**Dog Park Update**

Denny Evans, Scappoose and Beth Wagenknecht, Scappoose are here to let everyone know that they finished the permanent fence at the dog park and they are going to have a ribbon cutting ceremony on Saturday, May 19, at 10:00 a.m. and everyone is invited.

Denny Evans explained they have a plaque that they would like to display on the fence.

Beth Wagenknecht explained that will be a very busy day because Little League is also having a parade and a bar-b-q that afternoon so there should be a lot of activity at the park.

Council thanked Denny and Beth.

## **FBLA**

Adam Hiatt and Chase Thornton gave a presented on their upcoming FBLA trip.

Adam Hiatt explained this year the conference is in San Antonio, Texas June 26 through July 3. He explained they are looking for funding for their hotel and flight expenses. The entire trip will be approximately \$7,000.00 per person, (five people are going) and the expense does not include food and leisure. He explained any contribution helps. He explained they are doing other events such as car washes, contacting rotary and the school board to help raise funds.

## **LOC “If I Were Mayor, After School Would Be...” Contest**

Mayor Burge explained it is the annual contest that students submit posters, presentations or essays. He explained this year the City received two posters.

Council voted to award first prize to Josie Head. Congratulations Josie!

Ian Johnson was awarded second place. Congratulations Ian!

Mayor Burge presented both Josie and Ian with iPods.

Josie Head’s poster will be sent to the League of Oregon Cities to be entered in the State contest.

## **Consent Agenda ~ April 16, 2012 City Council meeting minutes**

Councilor Ingham moved and Councilor Erickson seconded the motion to approve the Consent Agenda ~ April 16, 2012 City Council meeting minutes. Motion passed (6-0). Mayor Burge, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Erickson, aye and Councilor Reed, aye.

## **Proclamations ~**

### **VFW Buddy Poppies**

Mayor Burge read the VFW Buddy Poppies Proclamation.

Members of the Local VFW Post 4362 presented Buddy Poppies to everyone in attendance.

### **National Law Enforcement Week**

Mayor Burge read the National Law Enforcement Week Proclamation.

Mayor Burge thanked Chief Greisen.

## **Old Business**

### **Resolution No. 12-07: A Resolution Regarding Ambre Energy’s Morrow Pacific Coal Export Project**

City Manager Hanken went over the staff report. He explained what Council has before them is a resolution related to the Amber Energy project along with that there is a letter that he received from a representative of Amber Energy wanting Council to support the project. He explained as he talked to the representative of the project one of the things he reminded them of is that this is a new project. He explained there hasn't been a whole lot of facts and applications and there is a whole long process that needs to be done before, he believes, City Council can do support or not do support. He stated one thing that he thinks in terms of the Council's goals and objectives is economic development. He does feel comfortable recommending to Council that the City Council could make a resolution that basically asks that the application be reviewed on the merits.

Councilor Gedlich stated she has a real concern about this because it doesn't really say anything other than we are looking for economic development. She stated we have no information about the pro's and con's of either company and even though Council's goals are economic development for Columbia County and or South County she is real hesitant to give them a real positive outlook from her point of view because of the unknown facts.

City Manager Hanken replied this resolution only supports a fair review of the project. He stated there aren't enough facts to be able to tell if it is worth doing or not worth doing.

Councilor Gedlich stated she is just afraid if Council passes this resolution that that they are going to be shown as being a proponent of what the company wants to do. She stated there are so many unknowns and she thinks this is a little bit too soon. She is not sure that Council needs to do this at this time.

City Manager Hanken replied that is up for Council to decide. He stated this resolution is as bland as possible.

Councilor Ingham stated she agrees with Councilor Gedlich. She feels this body needs to remain completely neutral on this subject until they get more information. She explained she is all for economic development and she is absolutely for supporting going forward with this issue but she doesn't want to be in a letter to other people saying that Scappoose supports this project when we have no information. She stated at this point she is not going to vote for this resolution.

Mayor Burge stated when he read the "Now, therefore, be it resolved that the City of Scappoose supports the concept of the project", to be honest if he was to write this, if we are really just going to sit and say we want to see a merit based review of the application, we want to see the review accurately, and that is what he thought we were doing here, he would change it to read "Now, therefore, be it resolved that the City of Scappoose supports a merit based review of Amber Energy Morrow Pacific Coal export project".

Councilor Ingham stated what she would like to do is wait on this and then when Council has some concrete and valid information regarding this coal export project draft a resolution at that time.

Councilor Gedlich stated she agrees with Councilor Ingham. She stated of all the resolutions she has written over the years that would not be her wordage ever. She stated there are too many issues and she would like to either table it or bring it back at a later time with wordage.

Councilor Reed stated that he thinks rather than tabling this, a no vote by the Council sends a stronger message to them.

Councilor Meres stated he was at their presentation and wasn't everyone else here. He stated it sounds like the Council is not interested in the resolution but he certainly is.

Mayor Burge stated he's interested is in just making sure that what they support is a review on the merits.

Legal Counsel Jeff Bennett explained there actually was a draft resolution that was provided to the City by Morrow Pacific that was incredibly strong in favor of this project and of course your staff didn't feel comfortable in any remote way of going that direction. He explained they talked about what alternatives might be available and that how City Manager Hanken got to the point where he suggested this idea of saying the City really hasn't weighed in on this yet but the City would be in favor to the extent that an application is made that the City is in favor of the application being weighed on its merits by whomever the decision maker is. He explained because of the economic development impacts that this could have on the County at least your staff felt that it made some sense to come to Council with an option.

Councilor Gedlich stated she is not opposed to any kind of economic development. She explained she was here when they saw the presentation and of course the presentation is going to be positive but she thinks our citizens need to have some kind of say. She feels the Port of Morrow and the Port of St. Helens need to work with all the communities that are involved and keep us updated. She explained she is really opposed to doing this resolution right now.

Councilor Erickson stated he would support the resolution with changes Mayor Burge suggested.

Mayor Burge stated it sounds like Council is saying that as written they don't like the fact that it does say supports the project concept because we don't know enough about the concept but we want more information on it and we want the review to be merit based and based upon accurate information.

Councilor Ingham stated this resolution, in her mind, is premature and she thinks this body needs to remain neutral. She stated she is sincerely and seriously concerned that if Council goes ahead and approves this resolution, even with the Mayor's suggested amendments, that we will end up being on their paper as an advocate of this project and she will vote against this.

Councilor Gedlich and Councilor Reed stated they agree that Council would end up on their paper as an advocate.

Councilor Meres asked if Council is going to just drop this and not support this or are we going to ask Amber Energy to come back or are we going to hold a public forum.

Councilor Ingham stated it is obviously important that we learn more about this. She stated saying no to this resolution doesn't mean that we don't want to learn more about the project. She just doesn't want to be in the newspaper being an advocate of a project that we know nothing about. She would hope that staff would precipitate more education as far as this project is concerned especially as it moves forward.

Councilor Gedlich stated she agrees.

No motion was made.

## **Ordinance No. 820: An Ordinance Relating to Visual Clearance Area at Street Intersections**

City Planner Brian Varricchione explained this is just the second reading of the ordinance and a vote by Council. He explained this would insure consistency in the City's Municipal Code about how visual clearance areas are regulated throughout the City.

Mayor Burge read the title for the second time.

Motion passed (6-0). Mayor Burge, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Erickson, aye and Councilor Reed, aye.

## **New Business**

### **Ordinance No. 821: An Ordinance Relating to Land Use and Amending the Scappoose Comprehensive Plan Map and Zoning Map**

Mayor Burge read the opening statement and guidelines for the hearing.

Mayor Burge opened the public hearing at 7:46 p.m.

City Planner Brian Varricchione went over the staff report. He explained before Council tonight is an application for amendment to the comprehensive plan map and a zone change submitted by Rosedale Development. He explained the site is down on SE 2<sup>nd</sup> Street near Havlik Drive and there are three different areas that are subject to the application. He explained the reason there is a small piece is because 2<sup>nd</sup> Street used to be a straight line, it needed to get realigned in order to construct Havlik Drive to meet engineering standards and when the road moved the boundary didn't. He explained so the applicants requested that the City updates the maps accordingly so that whole parcel can be zoned expanded commercial. He explained Planning Commission had a hearing on this and they are recommending City Council approve the application, as staff is also recommending approval. He explained the average daily trips and how that number came about. He explained if Council were to approve this that limitation would be imposed and in the future when the property owner or other applicants came in with a development proposal we would have to figure out how many trips that would generate and they would have to stay under that number. So it is a bit of a constraint on future developments. He explained the applicants seem comfortable with that based on their plans for future construction.

Joe Scharf, Rosedale Development, Scappoose is the applicant. He explained they have been hard at developing the acreage around the new intersection of 2<sup>nd</sup> Street. He gave a brief overview of the land and development in that area. He explained they are just looking for a better use for the site than a manufactured home park. He explained they don't have a specific plan for this right now they just need a little bit of help and more flexibility to what they can put there in the future.

City Planner Brian Varricchione stated just returning to the approval criteria the main policy question in front of Council is one of economic development and do you want to increase the land base for that. He explained making the change could have an opposite effect of reducing the amount of land that is available for residential zoning, residential development. He explained the applicant pointed out that the expanded commercial zone would give them options that they could to either multi family housing or commercial so that one potentially is a wash.

Councilor Gedlich thanked staff and legal counsel for all their hard work on this.

Councilor Ingham stated her only comment is she is a true buffer advocate.

Joe Scharf explained under the commercial zoning the one restriction that they would have is any building in a commercial zone is they would have to have a buffer.

Mayor Burge asked Joe Scharf if he is okay with the traffic cap.

Joe Scharf replied it wasn't something they were open to early in the project but the cap that is on there right now in all actuality will keep them from building any kind of food service type things, absolutely no drive thru. He explained he doesn't think it is going to be any issue. He explained he doesn't like it but if it hurts them at all it might be in 20 years.

Mayor Burge closed the hearing at 8:03 p.m.

Councilor Gedlich moved and Councilor Erickson seconded the motion that the Scappoose Council City approve the Comprehensive Plan Map and Zone Change application and adopt the findings in the CPA1-12/ ZC1-12 staff report dated May 3, 2012 as presented. Mayor Burge, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Erickson, aye and Councilor Reed, aye.

Councilor Gedlich moved and Councilor Erickson seconded the motion that the Scappoose City Council adopt Ordinance No. 821: An Ordinance Relating to Land Use and Amending the Scappoose Comprehensive Plan Map and Zoning Map, as presented.

Mayor Burge read the title for the first time.

## **Announcements**

Mayor Burge went over the calendar.

## **City Manager**

City Manager Hanken explained we received notification that the Scappoose Police Officers Guild would like to begin contract negotiation.

He explained tomorrow he will be sharing a copy of the letter that the City received from the Oregon Department of Revenue related to our audit. He explained with the new GASB rules and regulations and requirements the Department of Revenue Audit Division taken about a 100 municipalities and gone through audits. The Department of Revenue Audit Division submitted a letter to us in terms of things that were not done right in the audit in terms of their interpretation of GASB. He explained he talked to the finance person and the auditor and they both said what he received was a standard letter.

## **Police Chief**

Chief Greisen explained the Police Department has just been steady. He explained there will be a Traffic Safety Fair at the High School on May 18, 2012 from 11:00 a.m. until 5:00 p.m. He explained the Scappoose High School Prom will be on May 19 and graduation will be on Saturday June 2.

## **Council**

Councilor Gedlich thanked staff for all their hard work.

Councilor Meres thanked Barb Hayden, Mayor Burge and the City of Scappoose for their donations for Heritage tree dedication.

Councilor Ingham stated she has finally come up with someone to replace the totem pole right out here on the Highway in front of the Watts House.

Councilor Ingham stated she would like to have the budget message when the budget is presented to them. She explained it would be nice to have the budget two weeks before the deliberations start.

Councilor Reed attended the grand opening of Goodwill and it was well attended.

Mayor Burge attended the Heritage Tree Ceremony and it was a really nice ceremony.

Mayor Burge explained he wasn't able to attend the Goodwill grand opening but he has stopped by and talk to the manager. He explained the manager at Goodwill was very happy with the process of coming into this community and they are ecstatic to be here. He stated everyone from the developer that is here tonight to City staff "Good job and keep it up". He stated it fills his heart with joy when a new business owner says they are happy that they came here and it was a pleasure doing business with the community and they look forward to being here. He was very happy to hear that.

## **Adjournment**

Mayor Burge adjourned the meeting at 8:15 p.m.

  
Scott Burge, Mayor

Attest:   
Susan M Reeves, MMC, City Recorder