

**CITY OF SCAPPOOSE  
REGULAR CITY COUNCIL MEETING  
FEBRUARY 19, 2013 AT 7:00 P.M.  
33568 EAST COLUMBIA AVENUE  
SCAPPOOSE, OREGON**

**Call to Order**

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

**Flag Salute**

**Attendance:**

**City Council Members:**

Scott Burge	Mayor
Larry P. Meres	Council President
Donna Gedlich	Councilor
Mark Reed	Councilor
Jason Meshell	Councilor
Barbara Hayden	Councilor

**Staff:**

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

**Press:**

Ron Guerra	Legal Counsel	Katie Wilson	South County Spotlight
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**Excused:** Councilor Jeff Erickson

**Approval of the Agenda**

Councilor Gedlich moved and Councilor Hayden seconded the motion to approve the agenda. Motion passed (6-0). Mayor Burge, aye; Council President Meres, aye; Councilor Gedlich, aye; Councilor Reed, aye; Councilor Meshell, aye and Councilor Hayden, aye.

**Public Comments**

Pat Anderson, Scappoose, explained the issue she would like to address has to do with the Veterans Park. She explained back in January they had the filming that occurred in the park and the neighbors were not notified at all. She explained her residence backs directly up to the park, which she is right behind the restroom area and that is where they conducted most of the activities, there were generators running all night long, bright lights shining to the house. She explained she called and complained the next day and talked to Jon Hanken about it and he referred her to Council and said she needs to address it with them. She explained she understands that there are things like that happen and from what she understands it was a last minute decision, it was a last minute request and she thinks it should have been denied. She doesn't know if there was compensation involved, and she is all for whatever funding the City can get to help with the park system, she just thinks it would be common courtesy to be made aware of it. She explained she had to go out of her deck and ask them to turn their lights down. She explained they kept her up all night, because they weren't done until around 5:00 a.m. She explained other issues is a bigger issue and she has tried to address it for the last couple of years and it is in regards to the Little League and hopefully something will happen this year. She

explained for the past years she has been told to talk to Little League and she has talked to them and last year she talked to Jeff Bernhard. She explained the issue is the space that is directly behind her house. She explained when the park was designed it was originally said that was just open space. She explained later on it was change to be overflow parking and she doesn't have a problem with that. She stated the problem is, and she has pictures after pictures because the situation keeps getting worse, but that whole area behind their house that used to be used by people walking their dogs or kids riding their bikes can no longer be used because it is a torn up mess and the reason why people use it as their primary parking and that includes people who are Little League officials. She explained they park directly into that overflowing parking area without even parking on the street first. She explained in the spring it rains and rains and now it is torn up so then the effect it has on them personally is it becomes a dust bowl. So explained last year she came home and there was no one parked in that area and she noticed someone from Crow Water System was there and picking up cones that were blocking the driveway that accessed the overflow parking. She explained she asked them to leave them there because they are supposed to be there and he said no he put them there for some work they had done. She explained those little orange cones prevented people from parking in the overflow parking and they were using the parking lot and parking on the street. She explained she did her own experience and placed the cones there and it worked. She explained she even suggested she would patrol it if that's what it takes because she feels she is part owner of the park and it is not the Little Leagues park. She loves that the park is there and she loves that it gets utilized the way it does but she doesn't think that Little League should be able to say how the park is used and have negative impact on other people.

Councilor Gedlich asked what did they tell you from the Little League.

Pat Anderson replied said they said they would talk to their coaches and that's all she ever heard.

Mayor Burge stated it is meant for overflow.

Pat Anderson explained her suggestion was on the weekends when they have big tournaments she feels that is when the barricades or codes be removed and allow people to park there, but during normal week days for practice they don't need to park in that area. She explained she is looking out for the park. She talked about having to fix their fence due to people parking in that area.

Mayor Burge asked City Manager Hanken if this is something we can look into.

City Manager Hanken replied we have had difficulties with Little League. He said he thinks they can sit down with Little League and have some conversations about how they operate.

Councilor Gedlich stated there's new coaches that turn over all the time and don't always know what the procedures are but with Mr. Bernhard being one of your neighbors maybe what you need to do is keep pressuring him because he is very involved and if anybody can do anything maybe he can.

City Manager Hanken explained the board members are pretty much the same.

Mayor Burge stated why don't we start that conversation with the Little League. He explained if we have to put barricades up he's not opposed to that as long as we have a way of opening it up when it is needed for the tournaments.

Councilor Meshell asked is it possible to get an estimate to get an overflow parking only sign.

City Manager Hanken replied the signs run about \$150 each.

Councilor Meshell stated we could start with barricades and signs and go from there.

Pat Anderson asked if the skate park will be staying where it is and not moving to Veterans Park.

Mayor Burge replied it is being rebuilt in the current location.

### **Council Report/Committee Reports**

Mayor Burge mentioned the local wine event that will be held on March 9.

Councilor Meshell talked about the first TSP Committee meeting. He explained he thinks one of the things that happened at the last meeting was we almost needed a cliff note version of an executive summary of what does the TSP do and why are we here and he thinks we spent about an hour trying to figure it out. He would like to have a Council guidance memo so that we could quickly educate the body of what our real goals are, almost a cliff note version.

City Manager Hanken replied the consultants will be at tomorrow night's TSP meeting and they will kind of help run through the process.

Councilor Meshell explained he has drafted a Council guidance memo just so that when the committee sits down they understand better.

Councilor Gedlich stated once the consultants start putting together all of their reports and information the committee will be getting a lot of information. She stated we need to make sure that the chairman controls that meeting because otherwise everybody starts talking about their own issues or their own problems and we don't have time for that.

Douglas Machado replied he is the Chair of the TSP Committee and he will be in control.

Mayor Burge stated he trusts Douglas Machado is going to do a fine job and he is looking forward to seeing the outcome of that committee.

### **Consent Agenda ~ February 4, 2013 City Council meeting minutes**

Councilor Gedlich moved and Councilor Reed seconded the motion to approve the Consent Agenda ~ February 4, 2013 City Council Meeting minutes. Motion passed (6-0). Mayor Burge, aye; Council President Meres, aye; Councilor Gedlich, aye; Councilor Reed, aye; Councilor Meshell, aye and Councilor Hayden, aye.

## **Introduction of Columbia 9-1-1 Communications District Administrator Jeanine Dilley**

Jeanine Dilley thanked Council for having her and Henry Heimuller here this evening. She explained Henry Heimuller is here as a board member for Columbia 9-1-1 Communications District.

Jeanine Dilley said she is here tonight to meet City Council because she is new to the community so she is trying to get to know all of her partners. She gave a little background on herself. She also wanted to address the operating levy that is coming up on the May ballot. She explained it is a renewal of their operating levy, not an increase of taxes, it is simply a sustainability of the current services that they have.

Councilor Gedlich thanked Jeanine Dilley for coming and welcomed her to her new position. She asked if they are going to have lots of information on the levy.

Jeanine Dilley replied she will do a lot of informational things to get the word out that they simply are looking to sustain our finances so we can maintain the service that we are providing now.

Councilor Hayden stated one thing they learned today at a meeting is that is prudent to share is what happens if this levy does not pass.

Jeanine Dilley explained what would happen if the levy does not pass. She explained they would have to cut back, that is the bottom line. They can operate as they are right now for one year, but during that year they start with the administrative staff and all the extra material and services costs they eventually work their way into the dispatchers and that is where it gets scary. She explained they eventually wind up cutting dispatch positions and if they can't get an operating levy renewed they will eventually be looking at consolidation and that's the part that scares her on an individual basis. She explained she would not want her 911 calls answered somewhere on a different jurisdiction that does not know where I live with, they don't know the area.

Councilor Meres asked if this Council would like to entertain a motion of support for the levy.

Henry Heimuller wanted to point out one thing that the levy is actually two cents cheaper than the previous levy that was passed.

Mayor Burge asked City Manager Hanken if he can put together a Resolution for the next meeting.

City Manager Hanken replied he certainly can.

Councilor Reed explained he is retired from Columbia River Fire and he has been in the facility numerous times. He asked is there anything for the public to see what goes on.

Jeanine Dilley replied she explains to people to please call her and she can set up a tour so that she can help educate, bring them in and show them what is going on.

Councilor Meres stated he wishes they would upgrade a little more, a lot of 911 centers actually have where you can log on and see what exactly what is going on.

Jeanine Dilley replied there are a number of those upgrades that they are striving to achieve and there are a number of reasons they are not there yet, mainly technical and interfacing issues. She stated they hope to achieve that, it is on their goal list.

Henry Heimuller left support letters for anyone who is interested in them.

## **Old Business**

### **ORD No. 825: An Ordinance Creating Vacant Building Regulations and Remedies and Amending the Scappoose Municipal Code and Declaring an Emergency**

Police Chief Greisen read over the staff report. He went over the updates that Council had requested at the February 4, 2013 City Council meeting. He explained staff is recommending passage of this ordinance as an emergency clause.

Mayor Burge opened the public hearing at 7:42 p.m. and closed the public hearing due to no one wanting to speak on this matter.

Councilor Gedlich thanked Chief Greisen and Legal Counsel for doing an excellent job on what Council requested.

Council President Meres stated this nuisance it's a nuisance so the police department is not actively seeking these, these have to be report by somebody like any other City nuisance.

Police Chief Greisen replied on the vacant property issues the police department will address the issue when they notice them.

Council President Meres stated to him it sounds like the first time we have moved away from the nuisance drive complaints.

Councilor Meshell thanked Chief Greisen for the great work on this. He has a couple of questions on little things and he doesn't think it changes any substances in the ordinance. He stated in the first whereas paragraph he would like it to read "nuisance conditions can and have developed. He stated this is a condition that we have currently today. He explained under 8.24.040 Security 1. C. he would like it to be a local number or a toll- free number but not an international number.

Councilor Meshell talked about 8.24.060 A. the local presence part. He would like to remove the first part of the sentence and start it with If an owner fails to comply with the requirements of this ordinance.

Councilor Meshell explained the next thing is in 8.24.070 Addition authority, under A where it states the chief may require an owner or lender to implement any additional maintenance or security measures including but not limited to, he would like to say is the chief may require with Council approve additional maintenance or security measures.

Chief Greisen explained he would like that to be with City Manager approval because it could be up to three weeks before they could get Council approval and that is too long for them.

Councilor Meshell explained he is fine with the chief and or the city manager and then if there are any additional measures they need Council needs to be in the loop.

Mayor Burge stated they can still say with the approval of the City Council.

Mayor Burge explained when he went on a tour with Chief Greisen to some of the foreclosed homes he actually saw a form that he liked. He explained on the form they had a date of when they inspected the home. He asked if there is some way to add that to the notice requirement.

Legal Counsel Ron Guerra replied he doesn't see a problem with that. He asked Councilor Meshell under 8.24.070 Additional authority, he stated you made a request for insertion of the term after require ~ with Council approve. He asked is your position now that we would insert with the approval of the city manager, is that what he is hearing.

Mayor Burge stated he would like to add and report it to the Council.

Councilor Meshell replied yes and report it to the Council and also because in striking number 4, because number 4 is just an open ended you can do anything you want to clause. He stated you can do any of the three that are list here and is we go above that we just need to make sure Council has been informed by the city manager so they can review it.

Councilor Meshell explained in Section 3 No duty created under 8.24.100 there was a phrase left in there when this was two ordinances ~ crime property nuisance or, just need to eliminate that.

Legal Counsel Ron Guerra went through the changes. He explained in the first whereas clause after the word can we would insert and have and on the end of develop we would add "ed". Under section 8.24.040 Security under B. section 1. c. be a local number or toll-free number but not an international number.

Council President Meres stated not a local number, take the local number out.

Councilor Meshell stated it just needs to be...

City Manager Hanken replied domestic number.

Councilor Meshell replied yes domestic number and not an international number.

Mayor Burge replied domestic number or a toll-free but not an international number.

Legal Counsel Ron Guerra explained under 8.24.060 A. we omit the first clause through the word and, capitalize the I in if and then that paragraph would begin with "If an owner fails to comply".

Legal Counsel Ron Guerra explained under 8.24.070 A. it should read The chief may require with city manager approval. Then delete number 4 all together and refer any additional actions to the City Council.

Councilor Gedlich thought it should read the chief and or the city manager may require, because if one of them is not available the other will be or a designated employee like the lieutenant.

Legal Counsel Ron Guerra explained in the absence of the chief the lieutenant will be operating and the city manager may still be around. He explained we can add under definition the city manager to be the city manager or designee also.

Councilor Gedlich replied she would like that.

Councilor Meshell replied he thinks there is one more; remove the word any in the first line under 8.24.070 A. it should just be additional maintenance listed below. Also there is a typo under 8.24.080 B. 1. d. it should be inspect instead of insect.

Councilor Gedlich replied the other one is Section 3. A. where we have to take out crime property nuisance or, in that sentence.

Chief Greisen asked Legal Counsel Ron Guerra if the request that Mayor Burge has for the inspection check off sheet fall under 8.24.040 Security B ~ adding number 4 or 8.24.050 Inspection?

Mayor Burge explained his thought is to just add under 8.24.040 Security B. 3 ~ and must include an area for date inspected or record of inspections.

Legal Counsel Ron Guerra replied he thinks it would fit better under 8.24.040 B. 3, he thinks that is a better place for it.

Councilor Gedlich moved and Councilor Reed seconded the motion that the Scappoose City Council approve Ordinance No. 825: An Ordinance Creating Vacant Building Regulations and Remedies, as amended, and Amending the Scappoose Municipal Code and Declaring an Emergency.

Mayor Burge read the title for the first time. He explained he needs a motion to carry it to second reading on emergency clause.

Councilor Gedlich moved and Councilor Hayden seconded the motion to move this forward on an emergency clause. Motion passed (6-0). Mayor Burge, aye; Council President Meres, aye; Councilor Gedlich, aye; Councilor Reed, aye; Councilor Meshell, aye and Councilor Hayden, aye.

Mayor Burge read the title for the second time ~ Ordinance No. 825: An Ordinance Creating Vacant Building Regulations and Remedies, and Amending the Scappoose Municipal Code and Declaring an Emergency, as amended.

Motion passed (6-0). Mayor Burge, aye; Council President Meres, aye; Councilor Gedlich, aye; Councilor Reed, aye; Councilor Meshell, aye and Councilor Hayden, aye.

Chief Greisen stated thank you.

Councilor Meshell replied thank you for bringing it to our attention and thank you to staff for doing a great job putting it together.

Mayor Burge also said thank you.

## **New Business**

### **Hunger Issues in Scappoose**

City Manager Hanken explained at one of our last meetings Councilor Meshell asked for some information related to another of issues which we will be addressing tonight, one of which was hunger issues in Scappoose and he will be the first to say this isn't one of those areas as a city that we cover but we do have representatives from the Scappoose Food Bank.

Marty Baldwin thanked Council and introduced Tracie Smith, who is the Executive Director of the Columbia Pacific Food Bank. He explained he has been order recently to join the Board of the Food Bank and has since learned a lot about the ongoing crises that we have in Columbia County and our Nation as far as those are in need are concerned. He explained it is one of those hidden things that we don't see and something that he feels we all need to be aware of. He explained he will tell Council as a volunteer at one of the local schools in the mornings he gets a chance to physically meet every student that comes into that school. He explained the procedure for those children that are involved in either the free or reduced cost lunch program has increased in percentages year after year. He explained in talking with the School District and the people who keep the statistics, and you will find those statistics on the very last page of the handout, they believe and he believes that those figures are under reported because of the nature of the those reports where parents have to fill out the form and therefore identify they're either borderline homelessness or need for food or being in a situation where they are close to public assistance they are reluctant to do so they are under reported. He stated as we see the need grow it is his feeling and that of the people that he has been working with that these numbers are under reported and that we have a large problem then what you are going to hear about.

Tracie Smith talked about the handout they provided to Council and went over the Scappoose hunger statistics for 2011 and 2012. She explained they have a truck in Scappoose four days a week picking up food at Fred Meyer and distributing to those agencies that are here in Scappoose. She explained we know that one in every four students, she believes it is in Oregon, is eating out of a food box, or a backpack program or from a church meal site. She explained when she spoke with Jackie from the Four Square Church pantry she asked if there was anything she would like her to say to Council and she has seen a lot of homeless men, single men coming into get food and asking for can openers because they are not in a home where they would have one.

Mayor Burge stated there are other items that people are in need of like clothes, toothpaste, toothbrushes, shampoo, soap, all those little things.

Tracie Smith replied they love it when people donate their travel stuff from hotels.

Councilor Gedlich stated what if we were to put a food barrel out in the front lobby because it is open five days a week and people are in and out of City Hall.

Tracie Smith said to have a barrel located in Scappoose five days a week that would be really nice to have a place to drop off donations locally.

Councilor Meshell stated you mentioned the community garden for additional programs is this something you are actually working with people on how to grow and how to sustain their own



food. He explained that is something he would like to understand so the City would be able to know what to do and how to interact with that.

Tracie Smith stated they do and different communities kind of do it at their own pace. She explained in the City of St. Helens there is a pretty large garden that is at the back of a park, the City has offered the land and they have been using it for over 15 years. She explained there are also community gardens in Clatskanie and Vernonia. She explained they do have funding and there is funding available if the City is interested in doing something like that.

Mayor Burge talked about having a community garden at Miller Park, it seems like a good place to do something like that.

City Manager Hanken explained we have soccer players that do use Miller Park.

Councilor Gedlich explained the City tried to do that about 15 or 20 years ago and it didn't work well basically because of the location. She wondered about two local families they might be able to contact about donating property for doing that.

### **Foreclosure in Scappoose**

City Manager Hanken went over the staff report. He explained to really get a good handle on the foreclosure process it is a little difficult because the foreclosure process can take as much as 18 months in order to move forward and when we really find out about it is after the notice has been filed. He explained the Community Action Team (CAT) works with people in Columbia, Clatsop and Tillamook Counties on a variety of issues and since the housing market crash in 2008 CAT's housing center has been focused on working with distressed homeowners. CAT's foreclosure prevention staff is currently working with about 94 homeowners in Columbia County. He explained he can't really get those numbers broken out by municipalities at this particular point and time. He explained 17 of those 94 have requested assistance in December and January so we are really starting to see an impact. He explained one of the other things in terms of C. A. T. they get grant funding from various agencies and they work on a lot of programs. He explained one of the programs is the mortgage assistance program for those receiving unemployment benefits. He explained another program is the mortgage payment assistance program for those who are not on unemployment. He explained CAT also provides the access for the State's Mortgage Mediation service; this is another new program that has been developed. He explained one of the things they are finding and the biggest challenge in terms of helping homeowners in terms of for them to get the information and where to access it. He explained one of the things he has done locally to kind of help when people come in to the City, he has started to get the business cards of the CAT people so that when somebody says they have a problem we can give out the contact information.

Councilor Meshell stated he appreciates this and this is exactly what he was looking for. He explained it is going to help him when they sit in the goal setting session to really understand where we are at today, what is the base line today, because it affects livability and it affects the housing market. He talked about notice of default that the title companies have access to. He explained you can sign up on a list and as soon as a notice of default is triggered you can actually get an email saying they are beginning that 18 month process. He explained this might help with a little more notice and foresight. He explained we are here to look at creative situations and to help our citizens.

City Manager Hanken explained the more Council knows of what services or resources are available the more people will come and ask the question, the more he can get the referrals to the proper agency and sitting on the CAT Board the more referrals they get as an organize their ability to get more dollars to meet the needs is dependent upon that.

Mayor Burge stated it would make sense to have a page on the City's website.

### **Homelessness in Scappoose**

City Manager Hanken went over the staff report. He explained this is another one of those areas that it is very hard to get the actual numbers because there are a lot of people that don't want to admit there situation. He said there is very much a homeless problem. He explained included with your staff report was a newspaper article, Columbia County kids and homeless problem that comes out in November that kind of dealt with the same issue. He explained there is very much a homeless problem that is hidden because a lot of people will do the couch surfing.

Mayor Burge explained he would like to have some sort of a report on the youth programs, also the ones the City supports and funds, and then looking at how do we coordinate to make sure those efforts are maximized within our community.

### **Utilizing the PEG Fees for the Watts House**

City Manager Hanken went over the staff report. He stated he appreciates the effort to think outside the box and try to figure a way to solve a problem, however one of the things that he will point out as they start talking about this and they really start looking at the Watts House, the Watts House is really not designed to function as a studio.

Councilor Meshell explained he read the letter and appreciate it and for everyone in the audience he talked Councilor Hayden and he asked her what she thought of it.

Councilor Hayden replied it is absolutely true there would have to be so much work done at the Watts House and it would be prohibitive cost wise.

City Manager Hanken explained he wants to give credit to Councilor Hayden and the Historical Society for moving this forward and submitting a grant. He explained Councilor Meshell's questions about doing this really helped motivate how are we going to do this because the City doesn't have the dollars but he knows the dollars are out there.

Mayor Burge asked for a motion to extend the meeting past 9:00 p.m.

Council President Meres moved and Councilor Meshell seconded the motion to extend the meeting until 9:30 p.m. Motion passed (6-0). Mayor Burge, aye; Council President Meres, aye; Councilor Gedlich, aye; Councilor Reed, aye; Councilor Meshell, aye and Councilor Hayden, aye.

### **Announcements**

Mayor Burge went over the calendar.

## **City Manager**

City Manager Hanken explained he is working on getting maps up in the Council Chambers. He explained Thursday night he is meeting with representatives from the community of Rainier. He explained one of the things they are interested in is how did the City of Scappoose move their Rail Corridor Study forward. He explained he got back from the CIS conference and we will start looking at our health insurance rates, they will go up anywhere from 5% to 10% depending upon which health insurance program a person is with.

## **Council**

Councilor Gedlich talked about the Local Focus, a publication of the League of Oregon Cities, and one of the suggestions is that the City maybe look at updating their resolutions and she would like the City to do several resolutions ~ such as review and update and or create job descriptions. She stated also we might want to talk about the military related leave and absence since this issue could come up. Also about supervisors and managers receiving training and maybe Council could be informed when they go on training session and how often and make sure we have money in the budget. She explained the other one is conduct a self-audit of employee's records. She doesn't know whether the City has ever done that but she knows a previous city manager did and there was a check off list inside each personnel file to make sure everything was in the file that was supposed to be. She explained the other one maybe making sure you document poor performance and make sure you have a policy for that, just kind of update some of our records since we aren't always kept informed of some of these issues.

City Manager Hanken explained all job descriptions are currently up to date.

Mayor Burge asked if the current city employee manual cover most of those items.

City Manager Hanken replied it does cover most of those items and labor contracts pretty much cover the rest.

Mayor Burge asked if it would be plausible to get any Councilmember that requests a copy of the employment manual, would that be helpful.

Councilor Gedlich replied sure. She also wanted to thank City Manager Hanken that when someone is ill or injured that he is always so responsive to Council to keep them up to date, they really appreciate that.

Councilor Hayden thanked Chief Greisen and everyone who helped to rewrite the ordinance, they did a lot of work. She also thanked everyone who attended tonight.

Councilor Meres thanked Chief Greisen for the ordinance and he wondered why we were looking at that because nobody told them there were problems. He explained in the future it would be nice to understand those problems and it always goes back to that weekly report or monthly or biweekly.

Councilor Meshell thanked Chief Greisen for the ordinance and staff and attorneys. He explained he has been by some of the properties that are issues. He explained some of these properties aren't just vacant they are actual dangers to young people in the community who are walking by

it. He stated these are a safety hazard for the citizens and the City and he appreciates Chief Greisen bringing this to our attention.

Mayor Burge went into Executive Session at 9:03 p.m.

### **Executive Session**

### **ORS 192.660 (2) (d) Labor Negotiator Consultations**


In attendance: Mayor Burge, Council President Meres, Councilor Gedlich, Councilor Reed, Councilor Meshell, Councilor Hayden, City Manager Hanken and Legal Counsel Ron Guerra.

Mayor Burge came out of Executive Session.

### **Adjournment**

Mayor Burge adjourned the meeting at 9:25 p.m.

  
Scott Burge, Mayor

Attest:   
Susan M. Reeves, MMC, City Recorder