

**CITY OF SCAPPOOSE
REGULAR CITY COUNCIL MEETING
OCTOBER 5, 2009
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
Jeff Bernhard	Council President
Donna Gedlich	Councilor
Judie Ingham	Councilor
Larry P. Meres	Councilor
Art Heerwagen	Councilor
Jeff Erickson	Councilor

Andy Jordan	Legal Counsel
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Staff:

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

Press:

Amber Nobe	The Chronicle
David Holley	Spotlight

Also present: Teresa Keller Budget Committee member

Approval of Agenda

Councilor Ingham moved and Council President Bernhard seconded the motion to approve the agenda. Motion passed (7-0). Mayor Burge, aye; Council President Bernhard, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Heerwagen, aye and Councilor Erickson, aye.

Public Comments

Joe Scharf, Scappoose, commended everyone for all the improvements being done around the City. He thanked Council and staff. He came here to formally introduce the idea of implementing an advanced funding agreement to help finance public improvements. City Manager Hanken explained how an advanced funding reimbursement works.

Skip Cook, Scappoose, is here this evening representing a list of about 300 and growing members of our community that are very supportive of developing an off leash dog park here in Scappoose. He explained he has been working with the Scappoose School District for approval of a piece of property that the school owns and as a part of that City Manager Hanken came to him to ask if they would like to be involved in helping develop a dog park at Veterans Park. He

thanked City Manager Hanken for inviting him to have a look at the property and he is looking forward in developing it. He explained there is a need in our community for a dog park.

Councilor Gedlich asked Mr. Cook if he has an organization that is doing this and if so what is the name of it. Mr. Cook replied it is loosely called "Friends of Scappoose dog park" for lack of an organizational name. This has only been going on the last 3 months but through his business he has heard interest regarding this for several years.

Councilor Ingham asked Mr. Cook if they have any organized on leash events. Mr. Cook replied not at this time. He explained they did have an event call "Dog Days of Summer" and they had a good turn out. Mayor Burge replied it was a good event.

Mayor Burge explained where the site is that they are looking to locate the dog park within Veterans Park.

Council thanked Mr. Cook.

Approval of Consent Agenda

Councilor Ingham moved and Councilor Erickson seconded the motion to approve the September 21, 2009 City Council meeting minutes. Motion passed (7-0). Mayor Burge, aye; Council President Bernhard, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Heerwagen, aye and Councilor Erickson, aye.

New Business

Awarding Construction Contract for Veterans Park Site Improvements

City Planner Brian Varricchione explained the next batch of improvements at Veterans Park will consist of grading, sidewalks, flag poles, lighting and utilities associated with the upcoming construction of the restroom and concession building (which will be built under separate contract). He explained staff recommends that Council awards the project to T.F.T. Construction, Inc. in the amount \$82,915.00.

Councilor Ingham moved and Council President Bernhard seconded the motion that Council award the Veterans Park site improvements contract to T.F.T. Construction, Inc. in the amount of \$82,915.00.

Councilor Ingham asked why are the bids so varied. City Manager Hanken replied in this economic climate we are seeing very good bids. He stated this is a very straight forward project and we have worked with T.F.T. Construction, Inc. before with no issues.

Councilor Gedlich asked when is the starting date and the ending date? City Planner Brian Varricchione replied starting date will depend on when we complete all the contract paper work but we anticipate that within a few weeks. The timing will depend somewhat on the construction of the restrooms. T.F.T. Construction will have to do some of the preparation work and then after they are built T.F.T. Construction will come and do the sidewalk work.

Councilor Meres asked when do you see this park actually being finished. City Manager Hanken replied he is looking from our standpoint of being done in December.

Council President Bernhard asked do we expect change orders at all from Little League and how that is going to impact this. City Planner Brian Varricchione replied we have been coordinating with Tim Lohman from Little League. Council President Bernhard asked about the detail of the bleachers and ADA compliant. He expressed his concern with the steep slope. Councilor Ingham concurs with Council President Bernhard regarding the slope and how it can be easily slipped on. City Planner Brian Varricchione explained the park will have to be ADA compliant.

Councilor Erickson asked about one side of the sidewalk by the concession stand being 10 feet and the other side the sidewalk is 6 feet. City Planner Brian Varricchione replied the 10 foot side will accommodate the actual concession window.

Motion passed (7-0). Mayor Burge, aye; Council President Bernhard, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Heerwagen, aye and Councilor Erickson, aye.

Resolution 09-20: A Resolution Affirming the City's Authority to Refinance the Loan for the Connelly Property Purchase (A.K.A. Scappoose Veterans Park) With U.S. Bank

City Manager Hanken explained as you recall we have been in discussions related to refinancing Veterans Park as part of our budget process. He explained when the City borrowed money in 2004 there was a balloon payment at the end of the 5th year and budget's in this current year did not allow us to pay that loan off. When staff began the refinance process, the City Attorney advised staff that Resolution 04-15 was silent on the issue of refinancing and that a resolution reaffirming the City's desire to refinance the loan should be adopted. In order to avoid financial penalties by delaying the closing and issues with City Auditors, staff when on the authority of Resolution 04-15 and direction provided by Council during the budget process. However, in order to ensure complete transparency, Council should adopt a new resolution that states the new loan amount and includes the new financing agreements.

Councilor Gedlich moved and Councilor Heerwagen seconded the motion that Council adopt Resolution 09-20: A Resolution Affirming the City's Authority To Refinance the Loan For The Connelly Property Purchase (A.K.A. Scappoose Veterans Park) With U.S. Bank. Motion passed (7-0). Mayor Burge, aye; Council President Bernhard, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Heerwagen, aye and Councilor Erickson, aye.

Additional Engineering Reimbursement Request for the Dutch Canyon Water Line Projects

City Manager Hanken explained as we have been moving forward with the Dutch Canyon Water Line process we as a City asked for some additional engineering to be done for a couple reasons: we wanted to do some modification and design work to the pump station that would service the Dutch Canyon Waterline and we wanted to revise the water lines on the bridge crossings and add a portable generator, add the service lines to intervening properties and PACE Engineering spend some extra time in the Construction Management Phase. PACE Engineering has request an amount not to exceed \$40,000.00. He explained as we did the design work on the bridge

crossing alone the City saved over \$84,000.00. Staff is recommending that Council approve the additional request.

City Planner Brian Varricchione explained the pump station has been ordered and anticipated to be shipped from Georgia in mid November.

City Manager Hanken replied this project is moving forward very well.

Councilor Ingham moved and Councilor Erickson seconded the motion that Council approve Pace Engineering's request for additional compensation for services on the Dutch Canyon Water Line project. Motion passed (7-0). Mayor Burge, aye; Council President Bernhard, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Heerwagen, aye and Councilor Erickson, aye.

Purchase of Real Estate

City Manager Hanken explained to Council as discussed in previous executive sessions the City has brought forth to you a proposal to purchase 2.58 acres of property owned by Scharf Properties Limited. The property is located at the southeast corner of Halvik and the proposed 2nd Street. The City would purchase this property for the home of the future Scappoose swimming pool. The property is currently zoned MH Manufacture Home and under the Scappoose Development Code public parks and recreation areas are an outright permitted use under the MH Zone. He explained we agreed upon sale price of the land in the amount of \$674,310.00, about \$6.00 a square foot.

Councilor Gedlich moved and Council President Bernhard seconded the motion that Council approve the real estate transaction and direct staff to move forward with the purchase of 2.58 acres of the Scharf property.

Council President Bernhard explained he is in full support of this. He stated it is not very often that we get an opportunity to get a really nice piece of property that is in a location that would be perfect for the pool. Councilor Gedlich she concurs with Council President Bernhard. She stated she is really excited about this and we have worked for 50 years to get a pool in this community.

Mayor Burge stated he concurs with Council President Bernhard and Councilor Gedlich.

Councilor Ingham stated she concurs and feels it is a great piece of property. She explained years ago when she chaired the Aquatics Facility Advisory Committee that piece of property was the focus.

Councilor Heerwagen replied this has always been such a contentious issue for the City and I hope this just sails through with out any difficulty.

Teresa Keller asked it is \$675,000.00 for 2 areas? Council President Bernhard replied he thinks we need to keep in mind this is 2 ½ areas of prime real estate in an area that is going to be developed to where it will have easy access not only for our area but for tourism to also visit that particular site.

Motion passed (7-0). Mayor Burge, aye; Council President Bernhard, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Heerwagen, aye and Councilor Erickson, aye.

Announcements

Mayor Burge went over the calendar.

City Manager Hanken

City Manager Hanken explained the auditors are here and we will be working with them all week.

The City/County meeting is October 8, 2009 in Rainier.

City Manager Hanken explained City Recorder Susan Reeves has received the 2009 OAMR President's Award of Distinction.

City Recorder Susan Reeves showed her award to Council and staff. She explained the nomination comes from the OAMR Membership. She explained she was nominated for being the Vendor Chair for 6 years, the Region 1 Director for 4 years and is currently on 7 committees. She thanked Council for allowing her the opportunity to be involved in a wonderful organization. She explained along with the award her conference registration will be paid for, which is a \$250.00 value.

City Manager Hanken explained the Comcast Franchise is up for renewal.

Councilors

Councilor Gedlich thanked staff for their hard work on the agenda this evening. She stated it was very positive. She thanked the audience members for giving us great information, great possibility for dog parks. She thanked Mr. Scharf and his family for making our community grow and she knows the citizens will be very excited for this progress that we are going to do to make it a wonderful facility.

Council President Bernhard explained we talked about this before regarding at Veterans Park putting some gravel or something above in the additional parking area. He was there on one of the rainier days and it was a pretty wet area up there and that doesn't drain off all that fast. He explained in the spring during the baseball season his fear is that whole area is going to get awfully wet really quick and we need to put something there. He explained when he drives by there and they are having soccer practice, it is completely full and it is so cool to see. He is guessing there are 60 or 70 cars and he is happy to see they are utilizing that parking area.

Councilor Ingham stated sitting here thinking about everything going on in the City of Scappoose right now, Mr. Scharf your comments when you first sat down thanking Council for the improvements going on in the City, I would pass my hat and I think my fellow Councilors would concur to the hard work by our staff and what they do and how they guide us as a group to make the right decisions. She stated the City is looking good.

Councilor Heerwagen stated he has been here 15 years and watched a lot of projects come and go and this is probably the most exciting time that he has experienced in Scappoose and he looks at neighboring communities that have for rent signs and seeing nothing happening and he is just so proud of what we are doing here and what staff has accomplished ~ this is so exciting.

Mayor Burge explained on Friday CCIS had their awards banquets at the LOC Conference and the City of Scappoose was given the silver metal award for their participation wellness program; 97% of our employees are signed up for the wellness program.

Mayor Burge explained the LOC Conference was good.

Adjournment

Mayor Burge came out of executive session and adjourned the meeting at 7:50 p.m.

Scott Burge, Mayor

Attest: _____
Susan M Reeves, CMC
City Recorder