

COLUMBIA COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING

MINUTES

August 2, 2017

The Columbia County Board of Commissioners met in scheduled session with Commissioner Henry Heimuller, Commissioner Margaret Magruder and Commissioner Alex Tardif, together with Sarah Hanson, County Counsel and Jan Greenhalgh, Board Office Administrator.

Commissioner Heimuller called the meeting to order and led the flag salute.

**MINUTES:**

Commissioner Tardif moved and Commissioner Magruder seconded to approve the minutes of July 19, 2017 Board meeting and July 27, 2017 Special meeting. The motion carried unanimously.

**VISITOR COMMENTS:**

***Dave Powers, 34017 Slavens Road, Warren:*** He is the chair of the Scappoose Parks and Recreation Committee and here today to request that the Board reconsider their decision to not give Chapman Landing to the city. They would like to develop this area into a high quality recreation area for the City of Scappoose. Scappoose has the highest population center in the county. With the water access and the use of CZ trail and Chapman landing getting a lot of use, he urged the Board to reconsider. The original MOU envisioned a park there. The city has done a lot of the leg work to get a park built there. His hope is, whoever has ownership, that a park is developed there.

***Mayor Scott Burge, City of Scappoose:*** Scott presented the Scappoose Parks Master Plan, with regards to Chapman Landing improvement and cost estimate for items. He is also asking that the Commissioners reconsider their decision to not give the property to the city. The city is ready and willing to move forward at this time with park development. He explained the benefits to the county if the city had ownership. The city is really looking forward to developing this property and is not sure what the purpose is for the county to retain that property. Commissioner Heimuller asked about the final report. Scott stated that the Master Plan is the final report or recommendation. Commissioner Tardif asked if the property was transferred, how long until the park was developed. Scott would estimate 1-2 years, giving time for grant applications, clearing the property, working with the Bernet family on the portion of land they donated to the city. This property will allow easier access to Chapman Landing, and allow parking to the property. Commissioner Heimuller explained that, as the letter to the city stated, the doors are not totally closed on this. Scott noted that, they would like to know so that the area can be developed.

Commissioner Heimuller commented on the delays that happen due to lack of funding, and the lack of a driving force to move forward with the development. So is it better if the ownership is with the county or the city? Those considerations will help determine what to do with it. Scott talked about parks that the city has been involved in and developed over the years. He grew up in Scappoose and they didn't have parks when he was younger. It's an element that has been missing from Scappoose and we are now playing catch up.

Commissioner Tardif commented on what can come of collaboration between the city and county, which was evidenced by the cleanup project that took place this summer. Cleaning up brush, garbage and making it a beautiful area. Scott stated that, because the property is not located in the city limits, all applications and permits would go through the County Planning Commission, so there would still be a partnership. The city is very motivated to move forward on this.

**Toni Doggit, St. Helens Marina:** There is a serious problem in this area with "pirates" taking over the waterfront. These are not the homeless population, these are a bad element of the boating community that have decided to take over the waters. People are not feeling safe on the waters here anymore. We have boats that have been stripped and abandoned, two abandoned boats sunk in the channel, another one will be sinking by this winter if it is not taken care of. They are charging people for rides to Sand Island and then leaving them there to find a way back across, calling the marina, or water patrol. Something needs to be done and we all need to work together to deal with this. Boats are being ransacked, gas stolen, liquor cabinets emptied, showing up knocking on boat doors drunk and not leaving when asked, boaters have an unsafe feeling, and the word has gotten out. Boaters are now just passing through, and no longer stopping to walk into town for dinner or shopping, or docking and staying at Sand Island or other docks. This has had a huge effect on local businesses. It is not just in St. Helens, it is all of Columbia County water ways. She has also talked with the City of St. Helens about this. If the plans are to beautify Coon Island, it will be for nothing, because the boaters won't use it if they don't feel safe. Commissioner Heimuller asked what kind of response she is getting when she talks to the Marine Board? Toni said she has not received a response back from them yet.

**Keith Locke, 90 Columbia Blvd, St. Helens:** He has talked with Toni about this and, because he lives close to the river, he sees this problem first hand. The thought is to start requiring permits and working with the County Marine Deputies and State Marine Board to help deal with this serious issue.

**Joel Haugen, Scappoose City Councilor:** Chapman Landing has been an important issue being discussed at their council meetings for a long time. He believes that the City of Scappoose can create a park that is a win-win situation for all. The reality of this

property in the ownership of the city, is that they can move forward with development immediately. He asked the Board to please reconsider their decision to retain the property.

**JJ Durham, member on the Scappoose Parks Committee.** She is a huge advocate for the CZ Trail and one of the reasons she moved close to it. She created a face book page for the trail. She reports any issues, potential wild fires, trees down, and also some of the great things to do on the trail, and remind people to be good citizens and not to leave trace on the trail. We currently get 2000-7000 visits per week. As for the portion from Hwy 30 to the river, she would like to see that developed for the benefit of all. It would be a great gift to all, and would keep the vandalism out. She is very happy and pleased to be part of the CZ Trail and Chapman Landing. If anyone is ready to move forward on this development, it's the city of Scappoose. One trail is enough for all of us, we just need to work together.

**Michael Sheehan, 33126 Callahan Road, Scappoose:** There have been several people who have worked on the CZ Trail and Chapman Landing. There are some concerns that need to be addressed at Chapman Landing. One, where the big block is the posts under it are rotting away, and it is going to cause an accident. Second, moving the asphalt barrier, crime/drugs, vandalism. There needs to be some type of parks supervisor overseeing that area. The city has mentioned that they would be able to supply a park supervisor.

**Jolene Jonas, 28250 Hafferman Road, Scappoose:** She is also on the Scappoose Parks & Recreation committee and the Chapman Landing committee. Columbia County has owned this property since 2008 or before and nothing has been done. The city is ready to move forward now, with the support of the County.

**Rich Riffle, Scappoose City Council:** Without the clarification of the boundaries, everyone is stuck. He asked Commissioner Heimuller about the final report he was requesting. Rich asked if there was something the city could get him. Commissioner Heimuller stated that there is a plan, which is being followed by the county. However he has never seen a final report from the City of Scappoose on Chapman Landing. He would like to see a report that shows the time lines and outcomes for the Chapman Landing improvements. Rich stated that the city is stalled at this time because of the ownership issues. Commissioner Heimuller felt the city could develop a plan with the assumption of ownership.

Commissioner Tardif asked, if the Bernet property donation is contingent on the Sealey property, would that mean the county is holding up the development of Scappoose Sealey Park? If this is the case, we need to come to some kind of resolution.

**Mike Sykes, Manager, City of Scappoose:** Mike clarified that the city is able to move forward on the Sealey property portion of development now. Commissioner Tardif confirmed that the county is not holding up development on the Sealey portion of this project. Mike Sykes stated that the truth is, at the end of the day, if the city and county don't collaborate on this, it could be lost. The city has a lot of documentation on Chapman Landing done over the years and is willing to share that with the county. Commissioner Tardif suggested that the city schedule time at a staff meeting to share their master plan and final report on time lines, costs and the best approach on the completion of this park. Mike stated that he would contact the Board office to set a meeting date/time.

### **CONSENT AGENDA:**

Commissioner Heimuller read the consent agenda in full. With one correction to Item (D) and no other changes/additions, Commissioner Tardif moved and Commissioner Magruder seconded to approve the consent agenda as follows:

- (A) Ratify the Select to Pay for the week of 7.24.17 & 7.31.17.
- (B) Approve (New) 2017 Social Gaming License for Rosebud Café.
- (C) Order No. 61-2017, "In the Matter of Designating Property Near the end of Hirtzel Road known as Map ID Nos. 7N2W30-00-00400 and 7N2W30-00-01100 as a County Forest".
- (D) Order No. 66-2017, "In the Matter of the Petition by David and Gail Clark to Name a Private Road off of Scappoose-Vernonia Highway, near Scappoose, Oregon, "Littlebird Way". **(as amended)**

### **AGREEMENTS/CONTRACTS/AMENDMENTS:**

- (E) Oregon Cooperative Procurement Program Contract C00055 with the Oregon Department of Administrative Services, Enterprise Goods and Services Division, Procurement Services (DAS PS) and authorize Jennifer Cuellar to sign.
- (F) Ratify Contingency Fee Agreement with D'Amore Law Firm and authorize Sarah Hanson to sign.

- (G) Intergovernmental Agreement No. 11088 with the Oregon Department of Education, Youth Development Division for Juvenile Crime Prevention and Authorize the Chair to sign.

The motion carried unanimously.

**COMMISSIONER HEIMULLER COMMENTS:**

Commissioner Heimuller thanked his colleagues for their participation in this years County Fair. It was another very successful year. A special thanks to the Fair Board and all the many volunteers that made this happen.

**COMMISSIONER MAGRUDER COMMENTS:**

Commissioner Magruder mentioned that today is her son's 40<sup>th</sup> birthday. Happy Birthday.

She commented on this years Fair. The Sheriff's posse was there again and did a great job canvassing the parking lot.

Last night, she attended the Sheriff's Night Out and had a great time. They got to see Lars, the K9, perform.

This weekend is the Vernonia Jamboree, the Wings & Wheels, Black Tie and Blue Jeans events.

Commissioner Magruder wanted to mention that Ruthann Donaldson was crowned queen of the "My Fair Lady" court. She has known Ruthann for most of her life and was very happy to see that.

**COMMISSIONER TARDIF COMMENTS:**

Commissioner Tardif was out of the office most of last week, attending the Pacific Northwest Economic Summit in Portland. It was very interesting to see how other states and Canada deal with situations. It was a lot of fun, a very good learning opportunity on how to bring back different or new styles of leadership for government.

Reported on another great Fair. It was very enjoyable, it was a great week. Sorry for those of you that were not able to make it. He thanked all that were involved and put in all their time and energy to make this awesome fair happen.

He attended the 5 Area Luncheon at the Scappoose Senior Center. Attendance was low and hope to be able to pack the house next month. Please join us, held the last Monday of the month and enjoy historical conversation.

He will be in Vernonia for the Jamboree and may miss the Wings & Wheels. Looks forward to meeting people that he has not had the chance to meet before and attending the Jamboree.

Due to the extremely hot weather forecast, Commissioner Heimuller wanted to mention that there will be cooling stations around the county and information is available on the county website, face book, etc. Please keep an eye out for your pets and any senior neighbors.

There was no Executive Session held.

With nothing further coming before the Board, the meeting was adjourned.

Dated at St. Helens, Oregon this 12<sup>th</sup> day of July, 2017.

NOTE: An audio CD of this meeting is available for purchase by the public or interested parties. A video of the meeting is also posted on our website at [www.co.columbia.or.us](http://www.co.columbia.or.us)

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_  
Henry Heimuller, Chair

By: \_\_\_\_\_  
Margaret Magruder, Commissioner

By: \_\_\_\_\_  
Jan Greenhalgh,  
Board Office Administrator

By: \_\_\_\_\_  
Alex Tardif, Commissioner