



vernonia-or.gov

CITY COUNCIL MARCH 17, 2014 AGENDA
REGULAR MEETING 7:00 PM
City Hall, 1001 Bridge St. Vernonia OR 97064

Vision Statement

Vernonia will continue to build a secure and diverse economic foundation while maintaining its historic atmosphere and undying sense of community through the values of: Pride – Integrity – Respect

Mission Statement

The City of Vernonia pledges to be an ethical and responsive government using community collaboration to foster leadership and a vision for civic improvement while providing a safe, peaceful, economically viable community.

1. Call to Order and Pledge of Allegiance – Mayor Josette Mitchell

2. Additions or Corrections to Agenda

3. Mayor Report

4. Councilor Committee Meeting Reports

5. Topics from the Floor/Audience Participation

Persons addressing the Council must state their name for the record. All remarks shall be directed to the entire City Council. The Council reserves the right to delay any action requested until they are fully informed on the matter.

6. Consent Agenda for Acceptance

The Consent Agenda is a policy of the governing body to approve, in one motion, routine and/or noncontroversial items, which can be determined prior to the meeting.

- A. Library Board Minutes February 5, 2014
- B. Public Works Minutes January 28 and February 11, 2014

7. Consent Agenda for Approval

- A. City Council Minutes March 3, 2014

8. Unfinished Business

- A. MOA with Gwin family/Northwest Land Services LLC
- B. Clean Fuels in Oregon

9. New Business

- A. Council determination of Betterment Distribution
- B. Review and Approve RFP for Spencer Park

10. Business from Departments

- A. Police Department -- Chief Michael Conner
- B. City Administrator Pro-Tem -- Josette Mitchell

11. Ordinances/Resolutions

12. Correspondence

13. Items from Mayor, Councilors, City Administrator and City Planner

14. Recess to Executive Session as per ORS 196.660(2)

*The City Council will now meet in Executive Session for the purpose of
a-g*

The executive session is held pursuant to ORS 192.660 (2), which allows the Council to meet in executive session for the purpose stated.

*Representatives of the news media and designated staff are allowed to attend the executive session.**

All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.

**Council may choose to allow other specified persons to attend.*

"A member of the news media or designee may not disclose any information from executive session, may not tape record, digitally record, and/ or video record any information to decrease the likelihood that information discussed in the executive session will be inadvertently disclosed."

15. Return to Open Session for Final Action

Adjournment

*****AMERICANS WITH DISABILITIES ACT NOTICE*****

Please contact the City Recorder, Vernonia City Hall, 1001 Bridge Street, Vernonia, OR 97064 (Phone No. 503-429-5291) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TCC users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

Vernonia Library Board

Meeting Minutes for

Wednesday, February 5, 2014
701 Weed Ave
Vernonia, OR 97064

- I. Regular meeting was called to order at 9:01 a.m. by Barbara Ward.
- II. Board members Neil Lloyd, Nancy Burch, Grant Williams, Barbara Ward, Lynn Fulgham, Audeen Wagner, and Janelle Cedergreen were present. Donna Webb, City Council Liaison was excused. Jennifer Moloney, Secretary was present.
- III. Grant Williams made the motion to approve the agenda; Janelle Cedergreen seconded. Approved.
- IV. Minutes of January 8, 2014 library board meeting were approved; Lynn Fulgham made the motion with Janelle Cedergreen seconding. Approved.
- V. There were no public comments.
- VI. There were no board member reports.
- VII. Old Business
 - A. Ideas for where to spend the money donated by the Vernonia Lions Club were discussed. Out of Town fees and adult learning events were talked about.
 - B. Oregon Reads Event – showing of William Stafford documentary will take place.
 - C. Application has been made for a Humanities program in April. Currently awaiting decision.
 - D. Discussion regarding the vision for the Vernonia Public Library in 1 year/5 years transpired. This will be an ongoing discussion. Service to seniors, building maintenance, storage were ideas.
 - E. Make Vernonia Shine Day is April 12th. Topic tabled to speak with Donna Webb about the event.
 - F. Updates about Columbia County Reads were given. The Together We Prepare for seniors is being cancelled due to weather.
- VIII. New Business
 - A. Reviewed current budget to date. No questions or concerns at this time.
 - B. General statistical information was reviewed for January.
 - C. Topic of out of town fees was discussed. Research will be done and topic tabled until the next meeting.
 - D. Janelle Cedergreen wrote a thank you letter on behalf of the library board to the Friends of the Library recognizing all they have done for the library. This will also be sent to the editor of the Vernonia Voice.

- IX. Director's Report
 - A. Follow up regarding trimming of the bushes outside the library.
 - B. Calendar of Events
 - C. City of Vernonia Volunteer Policy Manual was handed out.

- X. Reports/Recommendations to City Administrator or City Council
 - None

- XI. Grant Williams made the motion to adjourn the meeting; Janelle Cedergreen seconded the motion. Motion passed. The February 5, 2014 library board meeting adjourned at 10:03 a.m.

**Public Works Committee
January 28th, 2014
Vernonia City Hall 7:00pm
Minutes**

Call to Order-George Tice 7:03 pm.

Attendance of Members-Sally Harrison, Sam Potter, Jacob Lee, Carl Holsey, George Tice and Dale Webb (late). Staff- Jeff Birch. Liaison-Bruce McNair. Mayor/administrator-Josette Mitchell and councilor Donna Webb.

Additions or Corrections Agenda- add to new business 6 A budget guidance from PWC. Add, O.B. 5 E- Tetra Tech questions in regards to the WWTF. Sally moved to approve the agenda with the additions, 2nd ?, passed.

Public Comment- None.

Approval of Minutes of Previous Meeting- Jacob moved to accept the 12-12-13 minutes, Sally 2nd, approved.

New Business-

A. Josette stated that Angie wants our input in regards to any budget changes we see for the next fiscal year. Sam, had some questions in regards to GIS.

Unfinished Business-

A. EDU counts. Dale explained how we had three different angles of attack on the EDU issue and we are not sure we resolved the count fully. Josette, discussed how EDU's are going away for sewer and will be replaced with meter multipliers.

B. Water meter billings, are we correct in regards to the compound meters? Josette brought up the 47J low water consumption and the belief there is an error with out system. Muni-billing was discussed as part of the solution to this problem. Discussed how meters are read and how we do not read all the numbers. George brought up the raw meter reads. Josette is going to read all the compound meters and take photos of the registers. Josette stated that we need to clear up meter anomalies so that we do not carry them forward.

C. Switch to the new consumptive billing for sewer. The plan is still on for the July switch, hoping to have new billing software in place. Josette would try to get an updated crystal report. The master fee schedule was discussed. Josette talked about inactive accounts and how they are currently dealt with and the move to push toward more disconnects and reconnects so user pay a fairer portion of infrastructure costs. George brought up how we currently do

not collect for sewer on inactive water accounts. Josette stated the city is sending out letters to address EDU sewer mis-billings. Apartment complexes will be billed for all existing units, not just those that are occupied. Sam asked if there is a 2k grace for sewer when we go to the consumptive charge, the answer was no.

D. New billing software, if feasible. Still to be determined. Discussed what we know so far in regards to Altsource and Muni-Billing. We will meet on February 11th, 6:00pm to give a recommendation to council in regards to what billing system we prefer.

E. WWTF project questions for Brad Bogus.

1. Talked about the mechanics of digging the hyporheic trenches on Webb Way. George felt that nobody thought through the complications of construction on the trail. Dale provided a GIS derived map that shows an alternative location for the trenches.

2. Discussed the issue of providing water to the construction site, it was felt we have adequate water close by to meet demands. Jeff should follow up.

3. George wonders if we would be better off pulling power directly to the new effluent pump station versus feeding from the DAF site.

4. George wants the location of the construction trailers to be given some thought; we had problems with vandalism the last time construction was performed. The new location must have access to a phone line.

5. George says the plans dictate that the disk and DAF units must be completed before any other part of the project, fears this may lack flexibility for the construction of the project.

6. Need clarification if we can dump chlorinated water into the trenches.

7. Disk and DAF testing, George is concerned about putting large amounts of clean water back into lagoon #1.

8. Is Tetra Tech writing the RRQ and RFP for the WWTF construction project? Josette, we need the project manager first. There were some concerns about delaying the project too long.

9. Soils, where are they coming from? Josette talked about Bruce and Dales walk through the mill site and what was observed. It is felt that the soils will come from the mill site and that some of the soil may meet the clay specifications for the liner. Josette went on to talk about the proposed plan for logging city property and that the tree removal for the WWTF will help fund that project.

City Administrator report- George asked Josette to update us on the biosolids removal project. Josette reported that seven companies participated in the pre-bid walk through. Josette asked that the PWC select a person for the bid opening. After some discussion it was decided that Dale would be the person for biosolids with George as alternate.

Report to City Administrator- None.

Recommendation to Council- None.

Next Meeting Date- February 11th, 2014

Adjorn- no time captured.

**Public Works Committee
February 11th, 2014
6:00 pm Vernonia City Hall
Minutes**

Call to Order-George Tice 5:57 pm.

Attendance of Members-Sally Harrison, Jake Lee, Sam Potter, Carl Holsey, George Tice and Dale Webb. Liaison-Bruce McNair.

Additions or Corrections Agenda- Add O.B. B biosolid bid opening and N.B. B Webb Way land swap. Sally move to approve the agenda with the additions, Carl 2nd, passed.

Public Comment- None.

Approval of Minutes of Previous Meeting- No minutes available.

New Business-

A. The PWC reviewed the two billing proposals. Jake moved, Sam 2nd that we recommend to City Council Muni-Billing as our preferred choice. Passed unanimously.

B. Webb Way lands swap agreement. Bruce brought the PWC up to speed on the Parks/City land swap/easement deal that was made to acquire the Rose Avenue project land. At this time we have concerns that will need to be followed up on.

Unfinished Business- A. Compound meter information- We received the information from Josette in regards to the compound meters. There were still concerns with all these meters with the Blue Heron appearing to be the only one that may be being read and billed correctly. Further research is going to need to be conducted to ensure that we have these meters being fairly billed.

B. The biosolid bid openings is February 18th, 2:00pm.

Report to City Administrator- None.

Recommendation to Council- recommend to City Council Muni-Billing as our preferred choice.

Next Meeting Date- ?

Adjourn- 7:20 pm.



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CITY COUNCIL March 3, 2014 **MINUTES**
REGULAR MEETING – 7:00 PM
City Hall, 1001 Bridge Street, Vernonia OR 97064

Councilors Present: Mayor, Josette Mitchell; Councilors: Donna Webb, Bruce McNair, And Randy Parrow. Councilor Tierney was excused absent.

Staff Present: Chief Michael Conner; Joann Glass, City Recorder

Press: Vernonia's Voice, Scott Laird

1. Call to Order and Pledge of Allegiance: Mayor Mitchell called the meeting to order at 7:00 pm

2. Additions or Corrections to Agenda

New Business Add B. Motion to Proceed with Bio-Solid Low Bid

C. Clean Fuel Program

Councilor Parrow moved, "To accept the agenda with the additions." Councilor Webb seconded the motion. Motion carried.

Presentation: Vernonia Vitality Indicators Project – Scott Laird and Bill Langmaid

The Vital Vernonia Indicator Project is a collaborative effort of community volunteers in Vernonia and the Oregon State University Extension Service, with support from the OSU Rural Studies Program.

Members of the Vital Vernonia Indicator Project advisory committee represent many sectors of civic life in Vernonia, including the city government, the school board, the senior center, and the Vernonia Prevention Coalition.

Forty-four indicators were categorized into five dimensions of community vitality, that emerged as important or relevant in Vernonia. They are Livability and Community Engagement, Youth and Education, Economy, Health and Well Being and Environment and Natural Resources. Some indicators relate to more than one of these dimensions, and there are many inter-relationships among them.

Residents can use the VVIP to learn more about their community, community organizations and city leaders can use the findings to prioritize investments and action, the community may want to address a singular goal collectively, the indicators can be re-measured in the future. The process for doing this has been developed.

3. Mayor Report

A. Recommendation from Parks Committee for Member position – Caitlin Hunter
Council Consensus was for Mayor Mitchell to appoint Caitlin Hunter to the Parks Committee

B. Appoint Angie Handegard, Finance Director as Budget Officer for FY 2014-15
Councilor McNair moved, "To appoint Angie Handegard, Finance Director as the Budget Officer for FY 2014-15." Councilor Webb seconded the motion. Motion carried.

a) Proposed Budget Calendar for the Fiscal Year 2014-15 Budget
Council consensus to accept the Budget Calendar for FY 2014-15 as presented.

4. Councilor Committee Meeting Reports

Councilor Webb will have a Library Board meeting on Wednesday
Mayor Mitchell will have a Cemetery meeting on Thursday

5. Topics from the Floor/Audience Participation

Persons addressing the Council must state their name for the record. All remarks shall be directed to the entire City Council. The Council reserves the right to delay any action requested until they are fully informed on the matter.

There were no topics from the floor or audience participation

6. Consent Agenda for Acceptance

The Consent Agenda is a policy of the governing body to approve, in one motion, routine and/or noncontroversial items, which can be determined prior to the meeting.

A. Parks Committee Minutes January 15, 2014

Councilor McNair moved, "To accept the Parks Committee Minutes of January 15, 2014." Councilor Parrow seconded the motion. Motion carried.

7. Consent Agenda for Approval

A. City Council Minutes February 18, 2014

Councilor Webb moved, "To accept the City Council Minutes for February 18, 2014 as presented." Councilor Parrow seconded the motion. Motion carried.

8. Unfinished Business

No unfinished business was presented

9. New Business

A. MOA with Gwin family/Northwest Land Services, LLC

This item was tabled until the next meeting due to more information is being gathered to present.

B. Motion to Proceed with Bio-solid Low Bid

Councilor McNair moved, "That Staff proceed engaging the company who presented the lowest bid for the bio-solid removal project." Councilor Parrow seconded the motion. Motion carried.

C. Clean Fuels Program

Council will read the information and report on this at the next meeting.

10. Business from Departments

A. Police Department – Chief Michael Conner

Chief Conner will be attending the work session on the 10th with Council.

B. City Administrator Pro Tem – Josette Mitchell

- Josette explained that the MOA with the Gwins was tabled so that she can continue to gather information on the connections and find out who has paid and who needs to pay
- The Enterprise Zone is moving forward, there were some changes needed to the map and some address corrections
- We have posted back on the web page the buyer beware warning and the flood map for Realtors and buyers of houses in the floodway
- The DEQ/NFA for California Avenue is about 30 days out and we are waiting on a NFA "Comfort Letter" to continue with the IFA Grant

- The Partition for the Rose Avenue project was signed and sent to Carole who will sign it and then to Don Wallace who will take it to the County.
- The severance agreement was signed and released this week
- Security latch was installed so Council needs to get scanned to enter the Administration Office
- New computers have arrived to replace Windows XP which will no longer be available and will be installed on Wednesday
- For the 17th the RFP will be brought forward for Spencer Park approval
- MOA for the Gwin property will be presented at the meeting on the 17th
- For the 17th there will be information from Chuck Daughtry, CCET Manager, on the Community Betterment Fund. Drew Barbier, Special Projects Manager, explained that 15% of whatever the property tax statement would be is how the Betterment Fund assists those in the Enterprise areas
- The Rose Avenue ground lease for the Rose Avenue Project was sent to Alice Beal from the State for review

Councilor McNair asked about the tree that needs to be cut at Spencer Park.

- Dr. Cox is aware of this and the Forestry Group will be cutting up the tree once it comes down and cleaning up the branches

Councilor Webb questioned the time line for the WWTP project and asked for a detailed working document

- Josette will work on a detailed time line for the WWTP project
- With the heavy rains and the storm drainage running with no free board the lagoons are filling up. Jon Forester called Mike Pinney and received approval to pump from #3 into the river if by March 12th it is necessary and that Jeff will be tracking this for DEQ
- Josette let Council know that her schedule here at City Hall will be Monday, Tuesday, Wednesday and Friday from 9 am – 3 pm

11. Ordinances/Resolutions

A. Resolution No. 07-14 Authorizing Extended Enterprise Zone Benefits for a Fourth and Fifth year to Photo Solutions, Inc. in the South Columbia County Enterprise Zone

Councilor McNair moved, “To adopt Resolution No. 07-14 A Resolution of the City of Vernonia authorizing extended Enterprise Zone benefits for a fourth and fifth year to Photo Solutions, Inc. in the South Columbia County Enterprise Zone.” Councilor McNair seconded the motion and Mayor Mitchell abstained. Motion carried.

B. Resolution No. 08-14 Authorizing Extended Enterprise Zone Benefits for a Fourth and Fifth Year to Clear Water Manufacturing Corporation in the South Columbia County Enterprise Zone.

Councilor Webb moved, “To adopt Resolution No. 08-14 A Resolution of the City of Vernonia authorizing extended Enterprise Zone benefits for a fourth and fifth year to Clear Water Manufacturing Corporation in the South Columbia County Enterprise Zone.” Councilor Parrow seconded the motion and Mayor Mitchell abstained. Motion carried.

12. Correspondence

Reminder City County Dinner Tuesday, March 4, 2014 6 pm

March 2-8, 2014 is National Severe Weather Preparedness Week

Vital Vernonia Community forum Saturday April 5, 2014 9 am – 2:30 pm

Make Vernonia Shine Day/Hazardous Waste Collection April 12, 2014 - 9 – Noon

13. Items from Mayor, Councilors, City Administrator

Councilor Webb reported she will not be able to attend the March 17th City Council meeting

Mayor Mitchell reminded everyone of the City Council Work Session on the 10th and the Chief will be presenting police department input

14. Recess to Executive Session as per ORS 192.660 (2)

Council did not recess to executive session

Adjournment: City Council adjourned the March 3, 2014 meeting at 7:48 pm

Signed this _____ day of _____, 2014

Josette M Mitchell, Mayor

Attest:

Joann M Glass, City Recorder



March , 2014

The Honorable Betsy Johnson
900 Court Street NE, S-209
Salem, OR 97301

The Honorable Representative Witt
900 Court Street NE, H-374
Salem, OR 97301

Dear Senator Johnson and Representative Witt,

The City of Vernonia is contacting you to highlight the economic advantages that our city and the entire Oregon economy can benefit from as a result of Oregon's Clean Fuel Program (CFP). As discussions persist about continuing the CFP past its 2015 sunset, we hope you will carefully consider the economic benefits this program can provide for our state.

Here in Vernonia, we have always encouraged projects and initiatives that bolster economic development in our region. We have worked tirelessly to support our community, and for this reason, we feel strongly that the CFP will be a great help in building up our economy, especially our agricultural industry. There's no doubt that farms and timber operations are among the numerous businesses that will greatly benefit from this program, as they could sell feedstock for the production of alternative fuel sources.

Unfortunately, our state spends an enormous amount of money, more than \$6 billion a year, to import gas and diesel from other states. I'm sure you would agree: if that money was invested here in Oregon, in ways that would support Oregon businesses and communities, that would be money better spent.

We firmly believe that if allowed to continue, the Clean Fuels Program can be an engine of economic development and job growth for Oregon. We request that you examine the economic opportunity inherent in this program as you ponder the future of the CFP. Propelling Oregon's economic development and new business investment is exactly what the CFP will do if the program continues. It has created a market for clean, homegrown fuels that businesses will seek to fill.

The state of Washington is seriously considering their own low carbon fuel standard in the near future and California has already established a market for clean fuels and technology thanks to their own, similar program. We do not want Oregon to be locked out of this market. We have a head start on Washington and an opportunity to compete with California if we act now. There are jobs and economic development dollars to be had—and continuing the CFP will help Oregon capture those opportunities.

Sincerely,

Josette Mitchell, Mayor of Vernonia

JOSETTE,

THIS IS HOW THE ST. HELENS COUNCIL DESIGNATED
\$25,000 OF ANNUAL BENEFIT RECENTLY,

Community Benefit Investments:

CHUCK

- Columbia County Economic Team - CCET (\$5,000 per year)
- Columbia Learning Center (\$1,000 per year)
- Columbia Human Society (\$1,000 per year)
- Columbia Pacific Food Bank (\$1,500 per year)
- Columbia County Rider (Transportation) (\$1,500 per year)
- Columbia River Fire and Rescue Volunteer Firefighter Association (\$1,500 per year)
- Scappoose and St. Helens School Districts (\$3,000 per year)
- South Columbia County Chamber of Commerce (\$2,000 per year)
- St. Helens Economic Development Corporation (\$2,000 per year)
- St. Helens Community Foundation (\$1,000 per year)
- St. Helens Arts and Cultural Commission (\$1,000 per year)
- St. Helens Police Reserve Program (\$1,500 per year)
- St. Helens Senior Center (\$1,000 per year)
- Columbia County Women's Resource Center (\$1,000 per year)
- Amani Center (child abuse support program) (\$1,000 per year)

CASCADE TISSUE

COLUMBIA COUNTY ECONOMIC TEAM
 CALCULATION OF TAX ABATEMENT - PHOTOSOLUTIONS

INVESTMENT \$ 700,000
 TAX RATE PER \$1,000 ASSESSED VALUE \$17.022
 TAX CODE 401

YEAR	GROSS PROPERTY TAXES	COMMUNITY BENEFIT	NET ABATEMENT
1	\$ 11,915.40	\$ 1,787.31	\$ 10,128.09
2	\$ 11,915.40	\$ 1,787.31	\$ 10,128.09
3	\$ 11,915.40	\$ 1,787.31	\$ 10,128.09
3	\$ 11,915.40	\$ 1,787.31	\$ 10,128.09
5	\$ 11,915.40	\$ 1,787.31	\$ 10,128.09
TOTAL	\$ 59,577.00	\$ 8,936.55	\$ 50,640.45

2/28/14

JOSETTE

ABOVE IS A CALCULATION OF THE NET TAX ABATEMENT ACCROING FROM PHOTO SOLUTIONS PROPOSED INVESTMENT OF \$700,000 AND APPLICATION FOR ENTERPRIZE ZONE BENEFITS

THE \$8,936.55 COMMUNITY BENEFIT CALCULATION IS TO BE PAID ANNUALLY TO THE CITY BY PHOTO SOLUTIONS UPON SUBSTANTIAL COMPLETION OF THE PROJECT (WHEN THEY ARE OPERATIONAL).

THE \$8,936.55 IS TO BE DISTRIBUTED BY THE CITY TO THE DESIGNATED BENEFICIARIES.

CHUCK DAUGHTRY
 CCET

EXTENDED ENTERPRISE ZONE EXEMPTION AGREEMENT

This Extended Enterprise Zone Exemption Agreement (this "Agreement") is made and entered into by and among the City of St. Helens, Oregon ("St. Helens"), the City of Columbia City, Oregon ("Columbia City"), the City of Scappoose, Oregon ("Scappoose") Port of St. Helens ("Port"), the City of Vernonia ("Vernonia") and Columbia County, Oregon ("Columbia"), as zone sponsors of the South Columbia County Enterprise Zone Enterprise Zone, and PHOTO SOLUTIONS, INC. ("the Firm"). St. Helens, Scappoose, Port, Columbia City, Vernonia and Columbia are sometimes referred to collectively as the "Zone Sponsor," and the "Zone Sponsor" and the "Firm" are sometimes referred to individually as the "Party" and/or collectively as the "Parties."

RECITALS

WHEREAS, the Oregon Legislative Assembly has adopted ORS Chapter 285C creating provisions for the establishment and operation of Enterprise Zones. ORS 285C.175 provides that the qualified property of a qualified business firm shall be exempt from ad valorem property taxation under certain circumstances. ORS 285C.180 describes what kinds of property are qualified for the tax exemption provided under ORS 285C.175. ORS 285C.135 describes what kind of business firm is qualified to receive a property tax exemption under ORS 285C.175 for its qualified property; and

WHEREAS, pursuant to ORS 285C.175, the tax exemption shall apply to the first tax year for which, as of January 1 preceding the tax year, the qualified Property is in service. The exemption shall continue for the two succeeding assessment years if the property continues to be owned or leased by the qualified business firm and located in the Enterprise Zone; and

WHEREAS, pursuant to ORS 285C.160, the tax exemption, may be extended up to a total of five consecutive assessment years, i.e. an additional two years, if the qualified business firm agrees with the sponsor of the Enterprise Zone in writing at the time of pre-certification:

- (a) To annually compensate all new employees hired by the firm at an average rate of not less than 150 percent of the county's average annual wage until the end of the tax exemption period, as determined at the time of authorization. If the Zone is in more than one county, the county with the highest average annual wage shall be used; and
- (b) To meet any additional requirements which the Zone Sponsor may reasonably request; and

WHEREAS, the Firm has agreed that the Firm's property, which is located within the Enterprise Zone, will be developed as a plastics recycling facility and that the Firm's proposed investment is expected to provide new full-time jobs within the Enterprise Zone. The commitment made by the Firm under term (a) above, and in Section 2.4, below, is given to assure that the average annual compensation paid to all New Employees, as defined in Section 2.4 below, who work at the new facility during the exemption period shall not be less than 150 percent of the most recent average annual wage paid in Columbia County available from the

Oregon Employment Department at the time that the Firm's application for precertification is approved under the Oregon Revised Statutes; and

WHEREAS, the Oregon Business Development Department has adopted Chapter 123, Division 65 of the Oregon Administrative Rules (OAR), to administer the statutory provisions regarding Enterprise Zones; and

WHEREAS, the South Columbia County Enterprise Zone is a non-urban Enterprise Zone and pursuant to ORS Chapter 285C, the Zone Sponsor wishes to offer the Firm the extended tax exemption provided by ORS 285C.175(2)(b) in exchange for the Firm's location of qualified property within the Enterprise Zone.

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, the Parties agree as follows:

1. ZONE SPONSOR'S AGREEMENTS.

1.1 Approval of Precertification Application. Upon timely submission of the Firm's application for precertification as provided by ORS 285C.140 and paragraph 2.1 below, the Zone Sponsor agrees to approve the application if the Zone Sponsor determines that the Firm is eligible under ORS 285C.135 and that the Firm has committed to meet the requirements of ORS 285C.200.

1.2 Approval of Tax Exemption Application. Upon timely submission of the Firm's application for tax exemption as provided by ORS 285C.140, and paragraph 2.2, below, the Columbia County Assessor shall determine whether the property for which the tax exemption is sought satisfies the requirements of ORS Chapter 285C. That determination is beyond the authority of the Zone Sponsor. However, the Zone Sponsor agrees that the three year tax exemption provided for by ORS 285C.175 shall remain in effect if the Firm remains in compliance with the other requirements for Enterprise Zones under ORS Chapter 285C and OAR Chapter 123, Division 65. Nothing in this Agreement shall modify or infringe on the regular three-year exemption or the requirements thereof.

1.3 Extended Tax Abatement. Notwithstanding ORS 285C.175, the Zone Sponsor agrees to extend the period of property tax abatement or exemption by two additional years to a total of five consecutive assessment years, subject to compliance with paragraph 2.4 below and the other requirements for Enterprise Zones under ORS Chapter 285C and OAR Chapter 123, Division 65. The Firm may separately apply for the extended five-year exemption for different portions of qualified property in the Zone that are covered by a single precertification as such portion becomes eligible for exemption pursuant to OAR 123-065-4560, and 123-065-4570.

1.4 Additional Requirements. The Zone Sponsor requires the following additional community benefit investments to qualify for the additional two years of property tax abatement:

- \$1,787.31 per year for five consecutive years payable to the City of Vernonia beginning on the date that the new facility becomes operational. The City of St. Helens will disperse the community benefits funds as received to the following organizations:
 -
 -
 -

2. THE FIRM'S AGREEMENTS.

2.1 Application for Precertification. The Firm agrees to file an application for precertification pursuant to ORS 285C.140 following adoption of this Agreement.

2.2 Application for Tax Exemption. The Firm agrees to file an application for tax exemption pursuant to ORS 285C.220 following completion of construction or modification or the installation of qualified property.

2.3 Notices. The Firm agrees to provide and, if necessary, file applicable notices, statements, claims or reports required by ORS Chapter 285C or OAR Chapter 25, Division 63 and shall file all claims or reports as required by ORS 285C.220.

2.4 County Average Annual Wage. As required by ORS 285C.160, the Firm agrees to annually compensate all new employees, as that term is used in ORS 285C.050(13), hired by the Firm at an average rate of not less than 150 Percent (150%) of the County Average Annual Wage until the end of the tax exemption period.

2.4.1 Pursuant to OAR 123-65-4110, to qualify for the additional one or two years of an enterprise zone exemption, all of the eligible business Firm's Affected Employees, as that term is defined by OAR 123-65-4100(3), must on average receive Compensation, as that term is defined by OAR 123-065-4100(2), of not less than 150 percent of the County Average Annual Wage, as that term is defined by OAR 123-065-4100(1), during each year throughout the exemption's first three years and the additional one or two years. The firm agrees to maintain an average wage and benefits package of \$50,336 per year for the five years of exemption.

2.4.2 "County Average Annual Wage" is defined by OAR 123-065-4100 and OAR 123-065-4110 and is based on the time the application for precertification is approved, and is fixed during the entire exemption period.

2.4.3 "New Employees" include only employees working at jobs filled for the first time after the application for precertification is filed but prior to December 31 following the first full year of the initial exemption year and performed primarily within the current boundaries of the Zone. "New Employees" include only full-time, year-round, and non-temporary employees engaged a majority of their time in the Firm's eligible operations pursuant

to ORS 285C.050(13), whether such employees are leased, contracted for, or otherwise obtained through an external agency or are employed directly by the Firm.

2.5 Election to Forego. The Firm shall have the right to elect to forego the extension of the term for two additional years by delivery of written notice of such election to the Zone Sponsor and Columbia County Assessor prior to expiration of the initial three year term, and upon delivery of said notice, this Agreement and the Firm's rights and obligations hereunder shall terminate, except that nothing in this Agreement shall modify or infringe on the regular three-year exemption or of the requirements thereof.

3. AUTHORIZATION. The Zone Sponsors have authorized and directed the Executive Director of CCET as Zone Manager to execute this Agreement pursuant to OAR 123-065-4120.

4. COUNTERPARTS. This Agreement may be executed in counterparts, each of which, when taken together, shall constitute fully executed originals. A signature sent and received by facsimile or a scanned signature sent by e-mail shall have the same effect as an original signature.

5. ENTIRE AGREEMENT. This Agreement constitutes the entire understanding and agreement of the Parties hereto with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, written or oral, between the Parties with respect to such subject matters.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the _____, day of _____, 201__, which shall be known as the "effective date" of the Agreement.

SOUTH COLUMBIA COUNTY
ENTERPRISE ZONE ENTERPRISE ZONE

PHOTO SOLUTIONS, INC

By:

Chuck Daughtry, Zone Manager

By:

Brad Curtis, Owner

Josette Mitchell

From: Damon Richardson <damon@pacificsportsturf.com>
Sent: Friday, February 28, 2014 10:25 AM
To: Cox, Ken; Josette Mitchell; cmitchell1@cat-team.org; 'Scott Laird'; 'Dan Brown'
Cc: 'Rod McDowell'; 'Kurt Lango'; Knight, Marie
Subject: RE: Spencer Park

Good morning all.

I think everything looks pretty good. I put comments to the e-mail in green below and just have a few suggestions for the specs.

Section 02310 – Grading and soil prep

2.2 Infield Import Soil

Please list Sunmark Sports DR Pro 6.4 (503)241-7333 or approved equal

2.3 Soil Amendments / Additives

B. I would recommend listing TURFACE Pro League (or approved equal) instead of TURFACE MVP – there is a difference.

D. I think there is a typo 6-16-16 should read 16-16-16 I think.

E. List or approved equal (there are a few equal alternatives).

F. Andersons HUMIC DG product or approved equal

Section 02930- Grasses

2.1. Please put "or approved equal rye grass fescue blend".

That blend has bluegrass in it which is expensive and does terrible this side of the cascades (bluegrass does well in Bend for example). It may save a couple thousand.

Have a great weekend all and feel free to call with any questions

Damon Richardson

Field Tech Consultant

Pacific Sports Turf

P.O.Box 3465

Tualatin OR, 97062

Cell (503)793-6298 Office (503)692-1195 XT.6

From: Cox, Ken [mailto:ken.cox@vernonia.k12.or.us]

Sent: Wednesday, February 26, 2014 11:35 AM

To: Josette Mitchell (jmitchell@vernonia-or.gov); cmitchell1@cat-team.org; Scott Laird (scott@vernoniasvoice.com); Dan Brown

Cc: Rod McDowell; Kurt Lango (kurt@langohansen.com); Knight, Marie; Damon Richardson

Subject: FW: Spencer Park

Spencer Park Committee Members,

I apologize for not getting this out sooner as I thought this went to everyone last week. Attached is a copy of the first draft of the proposed RFP. Please review and comment.

The one item I would note from my quick review is:

- Does the submittal section or record documents section need to include the total number of yardage in and off of the site? Do we need to identify this in the RFP or would that be done at the Pre-bid meeting? I think as long as it is a per yard basis with a minimum number of yards for export then the contractor should be able to do something for the haul off. For import if you provide a number that is too low then you are stuck making up the difference so I would be careful of that. It's a good way to make sure the bidders are not cutting corners if you again say 'Minimum of' but in the end they are responsible for any shortcomings if quantities are not provided. We will need this documentation for FMA.

I would also not that at our meeting on February 11 it was determined that the project could not be completed by the September deadline if we were to consider screening the material so this was dropped as an option. To compensate for this the RFP includes screening the existing soil to a depth of 2" for material 1" (if they are bringing in equipment to screen existing I would push for 3/8" or 1/2" screen) or larger prior to the new topsoil being brought in. Damon considered this to be adequate leaving 6" of debris-free soil on the play fields and 4" elsewhere.

IN reviewing upcoming meetings, we will plan on presenting the final RFP to the VSD Board on March 13, the City Council on March 17, and the County Commissioners on March 19.

- Do we want to have a meeting/phone conference on March 5 or 6 to discuss the final RFP before it is presented?
I can be available
- If you have questions or comments please reply to all so we can all get in on the information being shared.

If I have left something out please let me know.

Thanks - Ken

From: Andrea Saven [<mailto:Andrea@langohansen.com>]

Sent: Thursday, February 20, 2014 4:48 PM

To: Cox, Ken; rodmcowell@yahoo.com

Cc: Kurt Lango

Subject: Spencer Park

Hi Ken and Rod,

Kurt asked me to pass along a draft of our drawings and specs for Spencer Park for your review.

Thanks,
Andrea

Andrea Saven RIA, LEED AP
associate
lango hansen landscape architects
1100 nw glisan #3B
portland, or 97209
ph 503.295.2437 f 503.295.2439

www.langohansen.com

Spencer Park

OWNER
 Vernonia School District #71
 1100 NW Grand, #200
 Vernonia, OR 97104
 (503) 429-5881
 P. 0022626267

LANDSCAPE ARCHITECT
 Kurt Limpert
 Vernonia Landscape Architects
 1100 NW Grand, #200
 Vernonia, OR 97104
 P. 0022626267



1. VICINITY MAP

DRAWING INDEX

LD	COVER SHEET
L1	EXISTING GRADE PLAN
L2	EROSION CONTROL PLAN
L3	IRRIGATIONAL PLAN
L3.1	MATERIALS-TOPSOIL PLAN
L4	GRADING PLAN
L5	PLANTING PLAN
L6	DETAILS

1100 NW Grand, #200 Vernonia, OR 97104
 Vernonia School District #71



SPENCER PARK
 475 BRIDGE STREET
 VERNONIA, OREGON

COVER SHEET	
PROJECT:	1102
DATE:	02/01/04
DRAWN:	KL
CHECKED:	KL
DATE:	02/01/04
PROJECT:	1102
DATE:	02/01/04
DRAWN:	KL
CHECKED:	KL
DATE:	02/01/04
PROJECT:	1102
DATE:	02/01/04
DRAWN:	KL
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DATE:	02/01/04

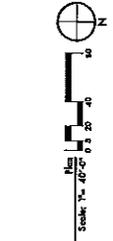
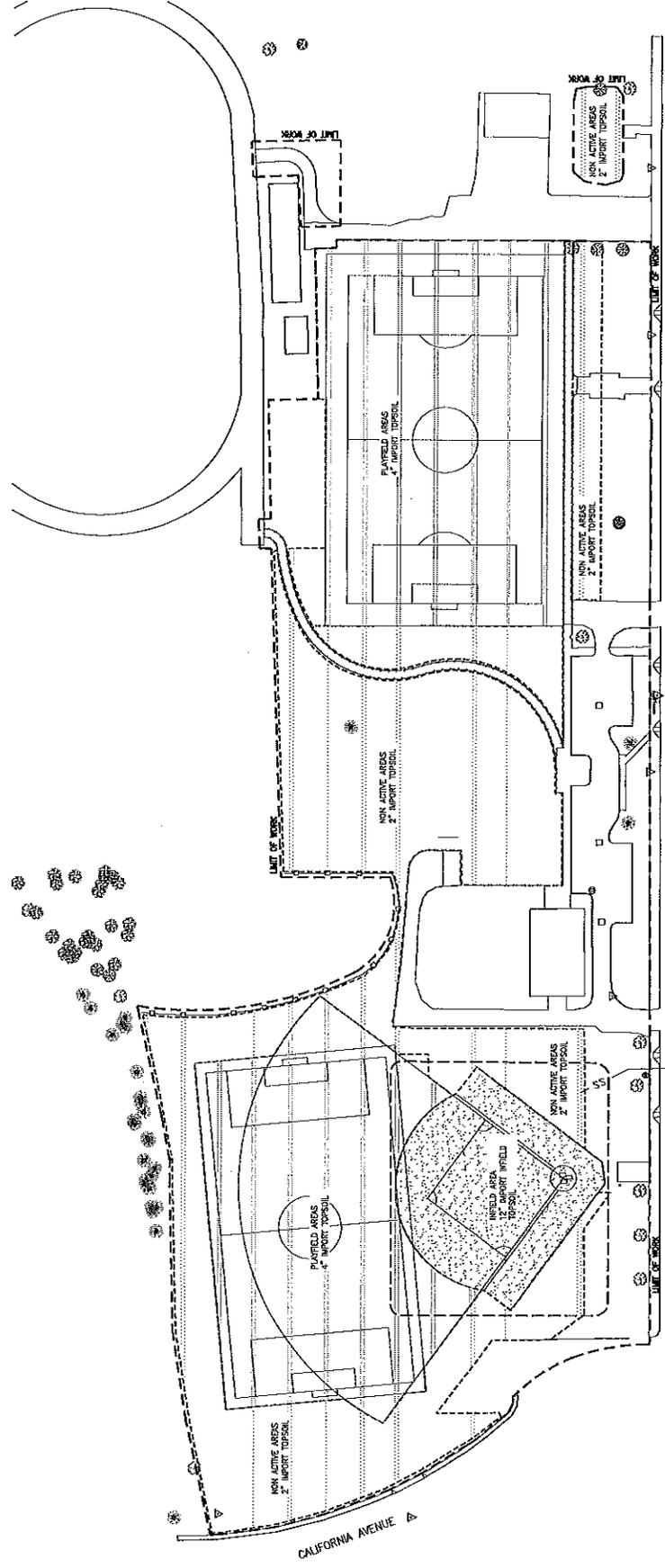
11270 SW 47th Parkway, Suite 200, Portland, OR 97224
 503.253.8888
 www.harsco.com



SPENCER PARK
 475 BRIDGE STREET
 VERNONIA, OREGON

MATERIALS TOPSOIL PLAN	
PROJECT	11270 SW 47th Parkway, Suite 200, Portland, OR 97224
DATE	February 13, 2018
100% CD BID SET	

L3.1



BRIDGE STREET

CALIFORNIA AVENUE

1. MATERIALS- TOPSOIL PLAN

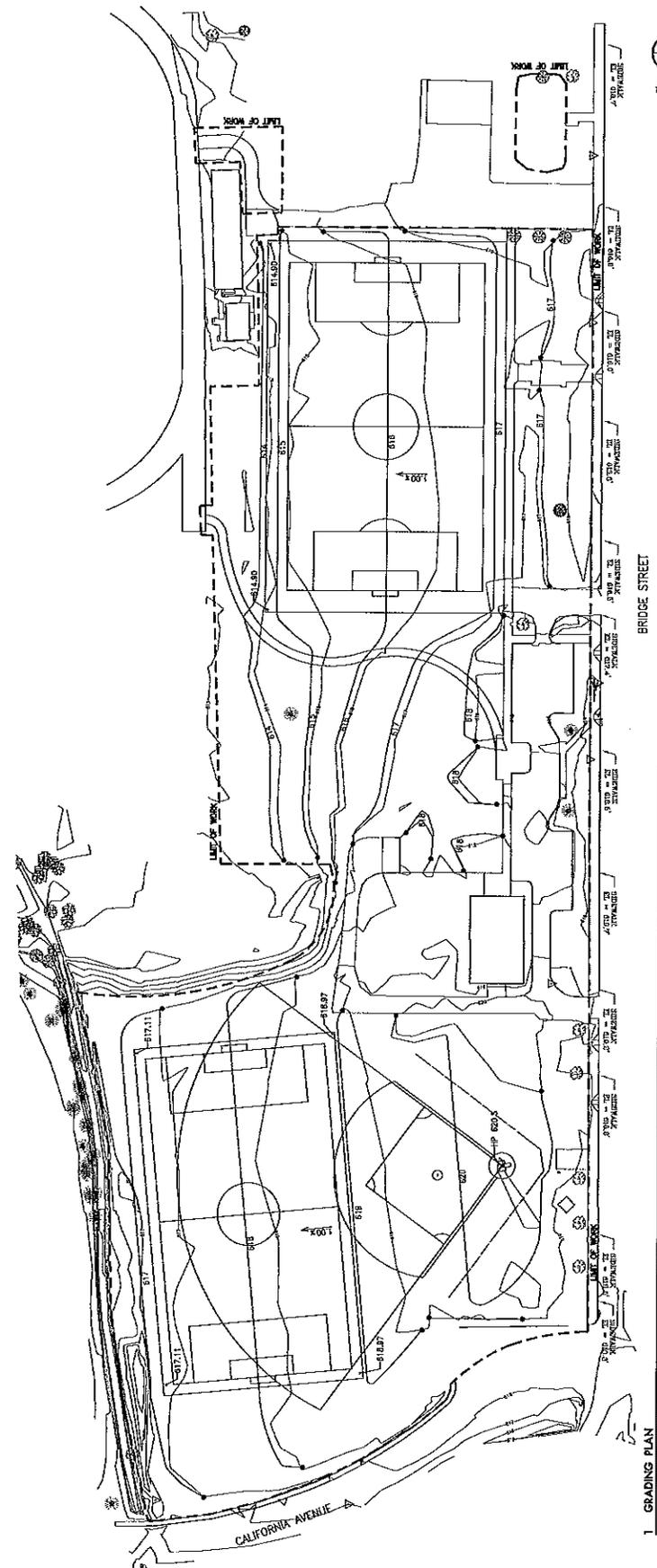


SPENCER PARK
 475 BRIDGE STREET
 VERNONA, OREGON

PROJECT	1234
DRAWING	002
DATE	APRIL 15, 2014
DESIGNER	JK
CHECKER	JK
DATE	APRIL 15, 2014
REVISION	
100% CD BID SET	

NO. **L4**

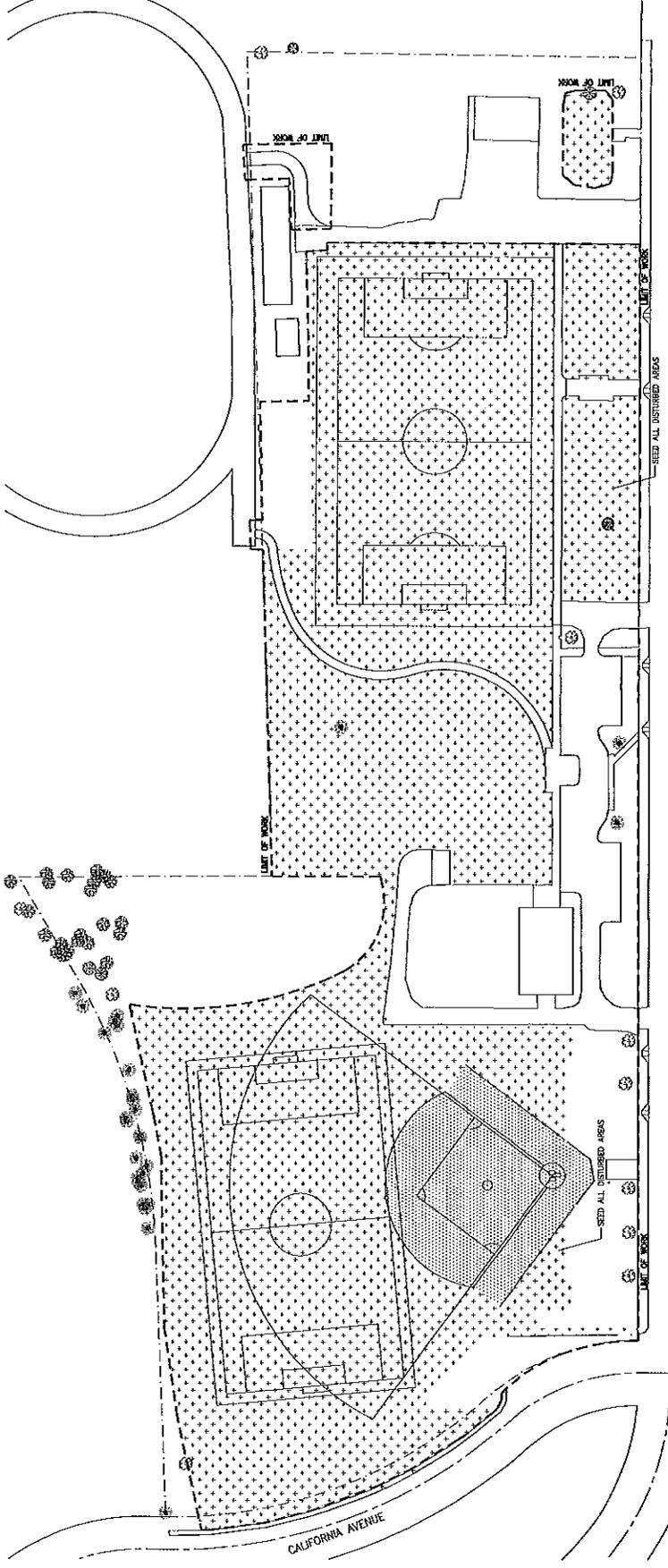
- GRADING NOTES**
- THIS PLAN IS BASED ON A 2014 SURVEY BY K.S.S. SURVEYING INC. ANY DISCREPANCIES REPRESENTATIVE OF ANY DISCREPANCIES NOTED ON THE SURVEY DRAWING SHALL BE CORRECTED BY THE SURVEYOR PRIOR TO INSTALLATION. PROTECT EXISTING VEGETATION TO REMAIN. SEE REQUIREMENTS FOR FENCING AND OTHER REQUIREMENTS.
 - EXISTING ELEVATIONS SHOWN BETWEEN OWN ELEVATIONS AND PROPOSED ELEVATIONS ARE SHOWN GRAPHICALLY TO INDICATE THE LOCATION AND THE DISTANCE FROM THE PROPOSED ELEVATION TO THE EXISTING ELEVATION UNLESS THEY FALL ON EXPANSION JOINT LOCATIONS.
- LEGEND**
- EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - BOTTOM OF SWALE LINE
 - GRADE BREAK LINE
 - 485.00 SPOT ELEVATION
 - PERCENTAGE OF SLOPE
 - DIRECTION OF SLOPE



1 GRADING PLAN

- LEGEND**
- SEEDED GRASS AREA SEE SPECS
 - INFILLED W/4 SEE SPECS
 - EXISTING TREES TO REMAIN
- NOTE:**
 RESTORE AND RESEED ALL DISTURBED AREAS.

- PLANTING NOTES**
1. THIS PLAN IS BASED ON A 2014 SURVEY BY A.S. NOTIFY CHANGES REPRESENTATIVE OF ANY DISCREPANCIES NOTICED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
 2. ALL PLANT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS TO THE STANDARD SPECIFICATIONS TO THE OREGON STANDARD SPECIFICATIONS FOR FENCING AND OTHER REQUIREMENTS.
 3. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 4. SEE SPECIFICATIONS FOR ALL GRASS AND TREES PRIOR TO SOIL PREPARATION AND PLANTING.
 5. FOR APPROVAL BY LANDSCAPE ARCHITECT.



1 PLANTING PLAN

PLANTING PLAN	
PROJECT:	1103
DATE:	08/23
CLIENT:	City of Vernonia
SCALE:	1/4" = 1'-0"
REVISIONS:	

