

Scappoose Drainage Improvement Company (SDIC) Annual Report to Landowners –2024

Our Purpose: As stated in our articles of incorporation, the SDIC exists to provide flood control, drainage and irrigation water as permitted by corporation regulations for particular lands.

SDIC Overview: The SDIC boundary is drawn around roughly 5,700 acres, 32 feet above sea level or lower, located close enough to the 11-mile-long Multnomah Channel levee to be protected by the levee. The approximately 900 owners of land within the boundary are members of the SDIC. The SDIC performs multiple functions benefiting lands located within its boundary. Primary functions of the SDIC include responsibility for:

- Draining the lands within the footprint of the SDIC by transporting stormwater and groundwater efficiently through waterways and pumping stations to the Multnomah Channel.
- Maintaining the levee system consistent with federal regulations to provide flood protection to interior lands within the SDIC.

The SDIC is funded through an annual assessment of its landowners collected by the County. The SDIC is governed by a Board of Directors (Board) consisting of five elected SDIC landowners who volunteer for staggered three-year terms. The current Board includes Megan Augeri (Director), Gary Wheeler (Director), Amanda Hoyt (Treasurer), Karen Kessi (Vice President) and Robert Hostettler (President). The term for Amanda Hoyt is ending and nominations for her position will be solicited from the floor at the annual meeting. We currently have two part-time employees – Chase Christensen (General Manager) and JR Shadley (Field Operations Technician) and one part-time contractor, Janell Greisen (Office Administrator).

Levee Accreditation: The Multnomah Channel levee is an earthen embankment constructed in the early 1900's. The SDIC, as sponsor of the levee, has been pursuing full accreditation for the levee for well over ten years at a substantial cost. Accreditation is a federal review process to assure minimum design, operation, and maintenance standards are met. The levee is currently operating under a provisional accreditation status. The final step in the accreditation process is the Interior Drainage Analysis portion (IDA) which is underway. The SDIC Board is actively participating with the City of Scappoose and Columbia County as they work towards updating the Flood Insurance Rate Map as required by FEMA. Last year, the City worked with West Consultants on updating the Draft maps to include new LIDAR and recently constructed city infrastructure. The SDIC is committed to keeping landowners informed throughout this process.

408 Permit Review: Per the USACE website, a section 408 review “requires a determination that the requested alteration is not injurious to the public interest and will not impair the usefulness of the project. This means USACE has the authority to review, evaluate, and approve all alterations to federally authorized civil works projects to make sure they are not harmful to the public and still meet the projects intended purposes mandated by congressional authorization.” Depending on the scope of the project, USACE requires the SDIC to provide a “letter of no objection” (LONO) either at the beginning or end of this review process.

Cadman Materials (now Heidelberg Materials) was granted a LONO for a single phase 408 after submitting their 30% design package in May of 2022 to perform exploratory drilling throughout the Ellis Farm. The Heidelberg/Ellis gravel mine 408 is still moving through the process; it currently stands at the 60% submission level.

Financial: The SDIC adopts a budget annually in June. SDIC's primary income source is the annual landowner assessment collected by the County with November property taxes. The assessment has held steady the last few years at \$350,000 and remained the same for 2023. The assessment deposits directly from the County into a state-administered “local government investment pool.” The board authorizes monthly withdrawals to cover expenses. Current cash is \$551,233 (1/8/24). Many of the SDIC's largest expenses are relatively predictable such as electricity (budgeted at \$90,000), payroll (budgeted at \$69,825) and payments towards loans incurred for accreditation (balance of \$110,636). Last year the SDIC did not incur any significant unplanned expenses. We continue our focus

on financial and operational planning, by installing our long-range plan and infrastructure improvement list, which are beginning to produce more consistent, predictive spending, creative cost sharing options, and an overall more efficient pumping and water conveyance infrastructure.

Legal: Our attorney Jeff Condit continues to attend regular board meetings to help ensure proper public meeting procedures are practiced and to provide counsel as needed.

Best Practices: The Board continues to make progress on the recommendations listed in the Organizational Assessment prepared by Special Districts Association of Oregon (SDAO). In November of 2022, guided by landowner feedback, the Board participated in a work session with SDAO where we successfully completed a SWOT analysis - the first phase in our long range-planning process. Our next step was to solicit and compile additional feedback from landowners (accomplished in 2023) to create a list of goals. Most recently, the Board granted our General Manager, Chase authority to assign priorities to these goals and to begin executing this plan. It's too early in the process to fully understand the potential financial impact this infrastructure improvement plan will have on the SDIC, but we're confident in Chase's ability to manage the finances of the SDIC. He is an excellent steward of our financial and other resources, and to the extent necessary, will work with the Board to explore additional funding opportunities. Landowner involvement and comment was, and continues to be, critical to this process, and we encourage everyone to visit our website where you can explore the strategic planning page which will provide insight to the SWOT analysis as well as provide guidance on the multiple ways to offer feedback to the Board.

We continue to pursue our goal of expanding the visibility and improving the professional image of the SDIC by creating an informational pamphlet, to be distributed at local, community events informing citizens of our existence and purpose. We're also in the process of creating and adopting a company logo, which will be utilized on official, legal, and other SDIC documents, signage, and on our website.

The SDIC continues to operate our website with a third-party entity which hosts hundreds of websites for special districts in multiple states. With increased storage capacities we have been able to upload and store more information, including meeting minutes, financial reports, and most recently audio meeting recordings.

The SDIC Board recently adopted an Employee Manual, Flood Emergency Response Plan, and an amended O&M Manual – all of which are posted on our website. Many thanks to Chase, and to the Board for all their hard work on each of these robust documents.

A few years back past President Mapes proposed an idea for the SDIC to create and utilize a master calendar. The master calendar continues to be utilized to ensure annual reviews of employees, documents and processes are completed and this calendar is posted on our website.

City Storm Water: The City of Scappoose has updated and adopted its Storm Water Master Plan. The SDIC remained as engaged as possible with the City throughout this process.

How to Participate: Landowner participation and feedback are not only appreciated, but critical to the efficient operation and improvement of the SDIC. The SDIC Board of Directors generally holds meetings on the second Thursday of each month at 6:00 p.m. Meetings are currently held virtually with Zoom, log in information is available at www.scappoose Drainage.org. The website also provides contact information for and effective methods for presenting a question or comment whenever you desire. Additional information on the topics covered in this annual report, as well as other SDIC-related resources, can be accessed on our website at www.scapposedrainage.org. The SDIC Annual Meeting is February 13th at 5:30 p.m. at the Scappoose City Council Chambers. If you've received this, then you have a reason to be interested in the SDIC and are encouraged to attend. Thank you!