

**Scappoose Drainage Improvement Company**  
**Board of Directors Special Meeting Minutes – December 1, 2020**

**Present via Zoom video/teleconference:**

Geoff Wenker, President	P.K. Runkles-Pearson, Attorney,
Gary Wheeler, Vice President	Miller Nash (left 5:36 p.m.)
Jeff Mapes, Secretary/Treasurer	Jeff Condit, Attorney, Miller Nash
Len Waggoner, Director	(left 5:36 p.m.)
Karen Kessi, Director	Marie Gadotti, Landowner
Laurie Mapes, Staff	

President Wenker called the meeting to order at 4:07 p.m. through the Zoom virtual meeting platform. The minutes below are associated with agenda items.

**Public Comment**

Marie Gadotti asked the status of the job descriptions and whether applications are still being accepted.

**Staff Issues**

The board went into executive session at 4:17 p.m. under ORS 192.660(2)(a) to consider employment of staff. The board resumed public session at 5:47 p.m. Jeff Mapes made a motion to offer the General Manager position to Chase Christensen and to authorize President Wenker to execute the employment agreement received from the attorneys today. Len Waggoner seconded the motion, and all voted in favor of it.

**House & Office Renovation**

The board reviewed and discussed three bids for the house and office renovation. Jeff Mapes made a motion to award the house and office and exterior renovation to Comfort Construction. Karen Kessi seconded the motion. After discussion, Karen Kessi rescinded her second and Jeff Mapes rescinded his motion. Jeff Mapes made a motion to award the house renovation, office renovation and exterior work to Double D Contracting Company pursuant to its bid dated November 20, 2020. Len Waggoner seconded the motion, and all voted in favor of it. President Wenker made a motion to authorize Jeff Mapes to proceed with final negotiations with the contractor to get SDIC's contract signed. Karen Kessi seconded the motion, and all voted in favor of it. President Wenker made a motion to authorize Jeff Mapes to approve changes to the scope of work up to 15% above the bid of \$39,960, which was computed at \$5,994. Karen Kessi seconded the motion, and all voted in favor of it.

**Smith Pump Building Replacement**

Gary Wheeler reported that he met with the CRPUD to de-energize the building. The electrical wires have been removed. Crow Water will remove the pumps, inspect them for needed repairs, and store the pumps in Crow's yard until the building is ready. Gary Wheeler met with Dave Sukau, Public Works Director for the City of Scappoose. Mr. Sukau offered to help with the building replacement project. President Wenker spoke with Jon Archibald, an engineer, and met with him and another engineer at the site today and at the Kessi pump and at Jackson Creek Diversion, and they are expected to report on their assessment and offer proposals.

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**Upcoming Meetings and Adjournment**

The next regular monthly board meeting is on December 10, 2020 at 4:00 p.m. The board will hold a special meeting on Thursday, December 3, at 6:00 p.m. for staff candidate interviews. The annual meeting will be February 18, 2021 at 7 p.m. by Zoom because the Council Chambers are not available. Len Waggoner made a motion to adjourn. Karen Kessi seconded the motion, and all voted in favor of it. The meeting was adjourned at 8:22 p.m.

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Geoff Wenker, President

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Len Waggoner, Director

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Gary Wheeler, Vice President

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Karen Kessi, Director

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Jeff Mapes, Secretary/Treasurer

Attachments:

- Meeting agenda
- Employment Agreement for Chase Christensen
- Double D Contracting Company proposal dated 11/20/2020