



## **Annual Report to Landowners –2025**

**Our Purpose:** As stated in our articles of incorporation, the Scappoose Drainage Improvement Company (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 basin. 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 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 terms for Mr. Wheeler and Mr. Hostettler are ending and nominations for their positions 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. SDIC, as sponsor of the levee, has been pursuing full accreditation for the levee system 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. In 2024 the levee received and passed a USACE formal inspection continuing its certification. The levee system is currently operating under provisional accreditation status. The final step in the accreditation process is the Interior Drainage Analysis portion 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. In 2023, the city worked with West Consultants to update the Draft maps to include more recent Lidar and recently constructed city infrastructure. More recently, West Consultants produced and delivered the final drafts of the map to the City and County. It is our understanding they are to be approved and adopted soon. 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 multi-phase 408 is still moving through the process; it currently stands at the 60% submission level. Due to the risk level of the levee system the USACE is requiring a review of the information by an independent third party.

**Financial:** The board adopted an annual budget in June of 2024. SDIC's primary income source is the annual landowner assessment collected by the County with property taxes. The assessment has held steady the last few years at \$350,000 and remained the same for 2025. The assessment deposit directly from the County into a state-administered "local government investment pool." The board authorizes monthly withdrawals to cover expenses. Current cash is \$427,049.99 (2/7/25). Many of the SDIC's largest expenses are relatively predictable such as electricity (budgeted at \$90,000), payroll (budgeted at \$79,180) and payments towards loans incurred for accreditation (balance of \$73,867.47). Another substantial but budgeted cost was incurred to rebuild #3 Pump at the Evan's Pump Station (approximately \$60,000). We continue to invest in our critical infrastructure, assuring its readiness and reliability. In 2024 we experienced a power supply failure at the Evan's Pump Station. Costs to repair the electrical supply was \$40,052, as all the direct burial cable was replaced with conduit and wire – again ensuring its reliability for years to come. We continue our focus on financial and operational planning, by implementing our long-range plan and infrastructure improvement list, which continue 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.

**Rental House:** SDIC owns a house and small office building located at our main Evans pump station (53466 E. Honeyman Road). In 2022 the Board chose to rent the home (net annual income of \$22,238). The board utilizes a property management company and has had continuous occupancy in the unit.

**Best Practices:** The Board continues to make progress on the recommendations listed in the Organizational Assessment prepared by Special Districts Association of Oregon (SDAO). Last year, the Board granted our General Manager, Chase authority to assign priorities to the goals identified in the 2023 SWOT Analysis and to begin executing this plan. Chase is an excellent steward of our financial and other resources and has made significant progress towards accomplishing the priorities identified in the SWOT – many of which he will discuss in his annual manager's report.

We continue to pursue our goal of expanding the visibility and improving the professional image of the SDIC. In 2023 we created an informational pamphlet, to be distributed at local, community events informing citizens of our existence and purpose. We also created and adopted 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 more information, including meeting minutes, financial reports, and most recently audio meeting recordings to our website. The most updated versions of our Flood Emergency Response Plan, O&M Manual and master calendar are posted on our website.

**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 hold business meetings generally on the second Thursday of each month at 6:00 p.m. Meetings are currently virtual with a "zoom" invitation available at [www.scappoosedrainage.org](http://www.scappoosedrainage.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.scappoosedrainage.org](http://www.scappoosedrainage.org). The SDIC Annual Meeting is February 26<sup>th</sup> at 5:00 p.m. at the Scappoose City Council Chambers. If you received this, then you have a reason to be interested in the SDIC and are encouraged to attend. Thank you!