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## City of St. Helens COUNCIL WORK SESSION AGENDA

**Wednesday, June 1, 2016, 1:00 p.m.**

City Council Chambers, 265 Strand Street, St. Helens

### City Council Members

Mayor Randy Peterson  
Council President Doug Morten  
Councilor Keith Locke  
Councilor Susan Conn  
Councilor Ginny Carlson

### Welcome!

All persons planning to address the Council, please sign-in at the back of the room. When invited to provide comment regarding items not on tonight's agenda, please raise your hand to be recognized, walk to the podium in the front of the room to the right, and state your name only. You are not required to give your address when speaking to the City Council. If you wish to address a specific item on the agenda, you should make your request known to the Mayor as soon as possible before the item comes up. The Council has the authority to grant or deny your request. Agenda times and order of items are estimated and are subject to change without notice.

1. Visitor Comments 1:00 p.m.
2. Semi-Annual Report from Columbia County Economic Team – *Chuck Daughtry* 1:05 p.m.
3. Annual Report from Parks Commission – *John Brewington & Stan Chiotti* 1:20 p.m.
4. Annual Report from Planning Commission/Historic Landmarks Commission - *Jacob* 1:30 p.m.
5. Annual Report from Library Board – *Marsha Caton* 1:40 p.m.
6. Annual Report from CAT for CDBG Revolving Loan Fund Program – *Sally McLaughlin* 1:50 p.m.
7. Deliberations on Sewer Lateral Abatement Protests 2:00 p.m.
8. Review Resolution to Scrap Metal on Boise Property - *John* 2:15 p.m.
9. Review Proposal for Columbia View Park Gazebo Replacement - *John* 2:20 p.m.
10. Request to Hire 0.5 FTE Part-time Building Inspector - *John* 2:35 p.m.
11. Department Reports 2:45 p.m.
12. Council Reports 3:05 p.m.
13. Executive Session: ORS 192.660(2)(e) Real Property Transactions 3:25 p.m.
14. Other Business
15. Next Work Session Items
16. Upcoming Dates to Remember:
  - **May 30, Memorial Day, All City Offices Closed**
  - **June 1, Council Work Session, 1:00 p.m., Council Chambers**
  - **June 1, Council Public Hearing, 6:30 p.m., Council Chambers**
  - **June 1, Council Regular Session, 7:00 p.m., Council Chambers**
  - June 13, Parks Commission, 4:00 p.m., Council Chambers
  - June 14, Planning Commission, 7:00 p.m., Council Chambers
17. Future Public Hearing(s)/Forum(s):
  - June 1, 6:30 p.m., PH: FY2016-17 State Revenue Sharing & Budget

The St. Helens City Council Chambers are handicapped accessible. If you wish to participate or attend the meeting and need special accommodation, please contact City Hall at 503-397-6272 in advance of the meeting.

Be a part of the vision...get involved with your City...volunteer for a City of St. Helens Board or Commission!  
For more information or for an application, stop by City Hall or call 503-366-8217.



## CITY OF ST. HELENS PLANNING DEPARTMENT

# MEMORANDUM

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**TO:** City Council  
**FROM:** Jacob A. Graichen, AICP, City Planner  
**RE:** Planning Commission Annual Report  
**DATE:** May 11, 2016

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This report covers Planning Commission activities from June 2015 through May 2016.

Number of meetings: 12

Number of public hearings (a continued hearing is counted separately): 20

Acceptance Agenda Items: 14

For administrative land use actions that are more significant (e.g., Site Design Review) the Commission motions to formally accept the decisions or otherwise. This is a check and balance of sorts.

Planning Director Decisions: 53

For lesser administrative land use actions (e.g., Home Occupations, Sign Permits, Temporary Use Permits), the items from the last month are included on the agenda to facilitate discussion and query usually for clarification purposes or to address concerns.

Discussion Items/Workshops: 5

**Items included (in no particular order):** CLG grant application and scoring; earth removal, trail development, and housekeeping text amendments, year-end summary report (calendar year); chair/vice chair selection; and the annual report to Council.

County Referral: 0

The Commission has the opportunity to comment on certain land use actions outside city limits, but inside the St. Helens Urban Growth Boundary.

Architectural review: 2

Certain proposals within the Riverfront District require architectural review.

**Projects in process:** The City's third Historic Preservation Rehabilitation Grant (funded by CLG funds) is in process.


**Future projects/plans:** The Commission is largely reactionary in that it reviews things as they come. Continuing to amend the code is likely. There may also be historic preservation matters that arise too.

**What can the Council do to support the Commission?**

At their May 10, 2016 meeting, the Commission discussed the following:

- The Commission discussed including language in the code that requires documentation of historic structures (official and unofficial) prior to demolition. For example, pictures to remember the structure. This is something staff can explore the next time we do miscellaneous code amendments or as time allows.
- The Commission is concerned that our land use laws for marijuana related land uses only addresses Marijuana retailers/dispensaries and not other uses such as grow operations (marijuana producers) and processors. The comments about this concern include distances from schools and amount of said uses allowed within the city.

## PUBLIC WORKS MEMO

<b>To:</b>	The Mayor and Members of City Council	
<b>From:</b>	Sue Nelson, Public Works Engineering Director Neal Sheppard, Public Works Operations Director	
<b>Date:</b>	1 June 2016	
<b>Subject:</b>	Sewer Lateral Abatements: 475 S. 14 <sup>th</sup> Street & 135 N. 4 <sup>th</sup> Street	

### Background –

At the May 4 Regular Session the City Council heard protests from two property owners regarding the assessment for the sewer lateral abatement that was completed for each home. Below is a summary of the previous report and timeline of events that led up to the City taking abatement action.

### **475 S. 14<sup>th</sup>**

9-12-2013 Lateral inspected

11-5-2013 First notice sent to property owner

12-9-2013 Three additional notices sent thru 3-7-2014

3-11-2014 Water account no longer active; house appears vacant

9-02-2015 Resolution No. 1711 approved by Council, declaring a nuisance exists

9-08-2015 Property posted as Sewer Lateral Nuisance Abatement; certified letter sent to property owner on record

12-16-2015 Request for Quotes issued to hire contractor for abatement work

1-19-2016 Received call from Fannie Mae rep, they were informed of lateral issues

1-20-2016 Council approves Inland Company of Battleground, WA as contractor

1-25-2016 Construction notice sent to property owner per County records

1-26-2016 Inland Company begins work at nine various abatement properties

1-28-2016 Plumbing permit issued to Inland Company for work at 475 S. 14<sup>th</sup>

1-28-2016 Sewer capped and inspected; 9-8-15 abatement notice visible on home

2-17-2016 Resolution No. 1732 approved by Council, declaring additional nuisance

2-18-2016 Property posted by Building Official as uninhabitable

2-24-2016 Pay Request from Inland Company, City pays \$2,400 for work at 475 S. 14<sup>th</sup>

## PUBLIC WORKS MEMO

### Summary –

The property was properly notified and posted. The current property owner is different than the owner at the time of the original notifications.

### Recommendations –

The interim property owner/representative, Fannie Mae, was aware of the sewer issues. In accordance with the recommendations of the May 18, 2016 Memorandum from Jon Ellis, Finance Director, to the City Council it is the property owner's responsibility for outstanding assessments. If they believe that they were not properly informed by the seller, they may have their own avenue of recourse.

### Attachments ~

- ✓ Copy of 9-8-2015 Abatement Posting
- ✓ Copy of 1-25-2016 Notice of Construction
- ✓ Copy of 1-28-2016 Final Inspection
- ✓ Copy of 2-24-2016 Pay Request for Inland Company, showing cost for 475 S. 14<sup>th</sup>
- ✓ Copy of 5-18-2016 Jon Ellis Memorandum

### 135 N. 4<sup>th</sup>

- |            |  |
|------------|--|
| 3-5-2010   | Lateral inspected  |
| 6-2-2010   | First notice sent to property owner.   |
| 12-9-2013  | Four additional notices sent thru 10-1-2010  |
| 8-23-2010  | Record of 5 phone calls made to/from property owner discussing repairs                                 |
| 8-24-2010  | Property owner picks up copy of map of repair area. Was told plumbing permit required                  |
| 9-02-2015  | Resolution No. 1711 approved by Council, declaring a nuisance exists                                   |
| 9-08-2015  | Property posted as Sewer Lateral Nuisance Abatement; certified letter sent to property owner on record |
| 12-16-2015 | Request for Quotes issued to hire contractor for abatement work  |
| 1-20-2016  | Council approves Inland Company of Battleground, WA as contractor                                      |
| 1-25-2016  | Construction notice sent to property owner   |
| 1-26-2016  | Inland Company begins work at nine various abatement properties  |
| 1-28-2016  | Plumbing permit issued to Inland Company for work at 135 N. 4 <sup>th</sup>                            |
| 2-4-2016   | Sewer repairs completed and inspected  |
| 2-24-2016  | Pay Request from Inland Company, City pays \$3,570 for work at 135 N. 4 <sup>th</sup>                  |

## **PUBLIC WORKS MEMO**

### **Summary –**

The property was properly notified and posted. The nuisance was discovered six years prior to the repairs and the property owner did not comply during that time despite repeated contact. Property owner alleges that repairs were completed, however no permit was issued and no inspection was performed for work at the address. Photos provided of the alleged repairs do not show proof of location or compliance with building codes. When the abatement repairs were completed, a total of 35 feet of sewer pipe required replacement by City's contractor, therefore the owner's alleged repairs did not address the majority of the sewer lateral issues.

During the abatement process, Owner met with Engineering and Public Works staff to discuss the proposed repair work. Engineering agreed that the City would absorb the cost of the repairs required to be performed on the neighbor's property, including the necessary removal and replacement of a tree over the lateral, and that Owner would only be charged for work completed on his property.

### **Recommendations –**

In accordance with the recommendations of the May 18, 2016 Memorandum from Jon Ellis, Finance Director, to the City Council, there were sufficient considerations and cost adjustment made to the abatement costs that the assessment stands. The process pursued by the property owner did not resolve the primary issue. The City made significant modifications to the costs incurred with the repair of the sewer lateral.

### **Attachments ~**

- ✓ Copy of 9-8-2015 Abatement Posting
- ✓ Copy of 1-25-16 Notice of Construction
- ✓ Copy of 2-4-2016 Final Inspection
- ✓ Copy of 2-24-2016 Pay Request for Inland Company, showing cost for 135 N. 4<sup>th</sup>
- ✓ Copy of 5-18-2016 Jon Ellis Memorandum

## **ATTACHMENTS**

**475 S. 14<sup>th</sup> Street**

# Notice of Sewer Lateral Abatement

## Posted on September 8, 2015

City of St. Helens Council hereby directs a notice be posted on the **lot at 475 South 14<sup>th</sup> Street, Parcel Map #4N1W 4DD 9400**, that the property is in violation of one or more sections of the St. Helens Municipal Code (SHMC) listed below:

SHMC Section 8.12.130:

*"No person in charge of any building or structure shall suffer or permit rain water to fall from any such building or structure onto any street or sidewalk or to flow across such sidewalk or cause it to be discharged into any sanitary sewer;"*

SHMC Section 13.12.040(8), (12), and (13):

*"No person shall make connection of roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or ground water to a building sewer or building drain, which in turn is connected directly or indirectly to a public sanitary sewer."*

*"Service laterals from a structure to the main sewer line shall be maintained by the owner of said structure in such a manner as to prevent infiltration of ground water into the collection system."*

*"Service laterals constructed or comprised of any prohibited material, specifically bituminous fiber pipe, most commonly known as "Orangeburg pipe," may constitute a threat to the efficient working and operation of the sanitary collection system and/or of the wastewater treatment plant and facilities of the city and may constitute a hazard to the health of the citizens of the city. In order to reduce or eliminate the risk, threats, and hazards posed by the existence of such unapproved pipe, prohibition is necessary. Building sewers constructed or compromised of unapproved materials, including "Orangeburg" or bituminous fiber pipe shall be deemed in need of repair or replacement when: (a) The service lateral is in failure as determined by the city engineer. A sewer lateral constructed of bituminous fiber pipe is considered to be in failure when certain conditions are present. Some of these conditions include, but are not limited to: collapsed pipe, blistering or peeling pipe, structural failure of the pipe, sags and bulges in line greater than 25 percent of pipe diameter, root intrusion, separated or leaking joints, visibly cracked or broken pipe, or pipe material deterioration. (b) Any additions, repairs, alterations, renovations, replacements, or maintenance are made to the service lateral. In all cases, the entire length of unapproved pipe material shall be removed and replaced and the costs and expenses incident to the repair and/or replacement of the unapproved pipe shall be borne by the owner. Replacement or repaired pipe shall conform to current applicable regulations and the requirements of this code for building sewers."*

SHMC Section 13.12.050(1) and (2):

*"No person shall discharge or cause to be discharged any storm water, surface water, roof runoff, subsurface drainage, uncontaminated cooling water, or unpolluted industrial process waters to any sanitary sewer."*

*"No person shall make connection of roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or ground water to a public sanitary sewer."*

The property owner or person in charge of the property described in this Notice is directed to make repairs on the deficient sanitary sewer lateral within thirty (30) days of this notice (on or before October 8, 2015). Obtaining a plumbing permit from the St. Helens Building Department for the purpose of making the required repairs will be considered taking action to complete the repairs.

If the property owner or the person in charge of the property fails to remove the nuisance by making the repairs and/or obtaining a valid plumbing permit for the purpose of performing the repairs, the City of St. Helens will remove the nuisance by means of having the repairs completed and the cost of the repairs shall be assessed against the property. Failure to pay the assessment shall result in the City placing a lien against the property, including any and all additional costs associated with filing the lien. You may protest this action by giving notice in writing to the city recorder within ten (10) days from the date of this notice (on or before September 18, 2015). Please address a notice of protest or any other correspondence regarding this action to:

City of St Helens  
Attn: Kathy Payne, City Recorder  
PO Box 278  
St. Helens, OR 97051



## NOTICE OF CONSTRUCTION

### Repair & Replacement of Nuisance Sewer Laterals, Project # S-638A

January 25, 2016

WAYEN E NAPERRY  
84224 N ENTERPRISE RD  
PLEASANT HILL, OR 97455

**RE: 475 S 14TH ST**

Dear WAYEN E NAPERRY:

For the past several years St. Helens has been working to comply with State and Federal regulations concerning raw sewage overflows during heavy rain events caused by stormwater and groundwater entering the sanitary sewer system through leaks, cracks, breaks, direct stormwater connections, and deteriorated sewer pipe. Great improvements have been made in the operational functionality of our wastewater and stormwater system thanks to the combined effort of the City and numerous St. Helens property owners.

There are, however, a few sewer laterals that remain out of compliance. On September 2, 2015, City Council passed a resolution declaring these unrepaired sewer laterals a public nuisance. The properties with nuisance sewers were placed on the Deficient Sewer Lateral Abatement list and the violations were posted on the premises. Starting this week, the City will begin to perform nuisance sewer lateral abatement repairs. The services of Inland Company Inc. has been secured to do this work.

You are receiving this Construction Notification because you either own one of the properties on which a nuisance sewer lateral exists or because you own property adjacent to one of the nuisance sewer lateral properties and it is determined that your neighbor's sewer lateral may extend onto your property. The City's contractor may have to access your property for the purposes of repairing or replacing the nuisance sewer and will contact you directly.

Contractor working hours will be generally limited to the hours of 8:00am to 4:30pm, Monday through Friday. Everything will be done to minimize disturbance to your property and any damaged property or landscaping will be restored to an equal or better condition. Please observe and respect all temporary construction barriers, equipment, materials, and working personnel.

If you have any questions or concerns about this project please contact Sharon Darroux, Engineering Project Manager, at (503) 366-8243.

Thank you in advance for your cooperation.

City of St. Helens  
Engineering Department

# Inspection Record

Permit No. 13339Date 1-28 20 16

This inspection card is for documenting the inspections of the construction or installation of the structure or facility permitted under the above noted permit number. The type of use proposed for this structure or facility is recorded in the Building Department. The construction or installation of this structure or facility, other than in accordance with the provisions of the above noted permit, is a violation of the Oregon Specialty Codes.

Owner Wayne NaperryAddress 475 S. 14<sup>th</sup> St.Contractor Inland Co.Type of Use Sewer lateral

## This Card Must Be Displayed on Premises

This card must be displayed during the entire construction or installation process so as to be easily visible to, and accessible by, the inspectors. The card should be placed in such a way as to be protected from the elements.

The construction or installation authorized by the permit noted above must be inspected, approved and signed-off by authorized inspectors in the space below. All changes to approved plans must be submitted and approved by the City of St. Helens prior to applicable inspections.

Construction or installation must commence within six months of the issue date of the permit noted above or the permit becomes invalid. A permit also becomes invalid if construction or installation is begun but is then suspended for six months. In both cases a new permit is required before work can continue. EXTENSIONS MAY BE GRANTED IF REQUESTED IN WRITING, PRIOR TO THE EXPIRATION OF THE PERMIT NOTED ABOVE. IF NO WRITTEN REQUEST FOR AN EXTENSION IS FILED PRIOR TO THE SIX MONTH DEADLINE, THE ABOVE NOTED PERMIT BECOMES VOID. A NEW PERMIT MUST THEN BE REQUESTED PRIOR TO THE COMMENCEMENT OF ANY ADDITIONAL WORK.

It is the responsibility of the permit holder to notify the Department when a required inspection is needed. Inspections are generally made within 24 hours after being requested, although the response time may vary depending upon the workload. NOTE: Calls before 4:00 PM are scheduled for the next day.

All inspections checked below must be made prior to the occupancy of the structure or facility. Inspections requests must be made by calling 503-366-8234.

## TO BE SIGNED BY INSPECTORS ONLY

	Sign-off	Date		Sign-off	Date
<input type="checkbox"/> Setbacks	_____	_____	<input type="checkbox"/> Rough Electrical	_____	_____
<input type="checkbox"/> Footings	_____	_____	<input type="checkbox"/> Rough Plumbing	_____	_____
<input type="checkbox"/> Foundation	_____	_____	<input type="checkbox"/> Rough Mechanical	_____	_____
<input type="checkbox"/> Rain Drain / Footing Drain	_____	_____	<input type="checkbox"/> Rough Framing	_____	_____
<input type="checkbox"/> Water Service	_____	_____	<input type="checkbox"/> Insulation	_____	_____
<input type="checkbox"/> Sewer Hookup	_____	_____	<input type="checkbox"/> Wallboard/Lath Nailing	_____	_____
<input type="checkbox"/> Plumbing Under Floor	_____	_____	<input type="checkbox"/> Plumbing Final	_____	_____
<input type="checkbox"/> Mechanical Under Floor	_____	_____	<input type="checkbox"/> Electrical/Mechanical Final	_____	_____
<input type="checkbox"/> Structural-Post & Beam	_____	_____	<input type="checkbox"/> Fire/Life Safety	_____	_____
<input type="checkbox"/> Concrete Slab-Compaction	_____	_____	<input type="checkbox"/> Driveway/Approach	_____	_____
<input type="checkbox"/> Shear Wall	_____	_____	Engineering	_____	_____
<input type="checkbox"/> Roof Nailing	_____	_____	<input checked="" type="checkbox"/> Final (Job Completed)	<u>[Signature]</u>	<u>2/2/16</u>
<input type="checkbox"/> Gas Test	_____	_____			



**City of St. Helens**  
265 Strand Street, St Helens, Oregon 97051  
Phone: (503) 397-6272 | Fax: (503) 366-3782

CONTRACTOR:

**Inland Company**

PO Box 2131

Battle Ground, WA 98604

## Payment Request #01

PROJECT: **REPAIR & REPLACEMENT OF NUISANCE SEWER**

PROJECT #: S-638A

DATE: 2/24/2016

DEPARTMENT: Engineering

010-303-653301

Total Contract Amount	\$29,435.00	Total Earned This Month	\$21,720.00
Total Amount Earned To Date	\$21,720.00	Less 5% Retainage	\$0.00

### Total Amount Due

**\$21,720.00**

Item No.	Description	Unit	Qty	Unit Price	Total Contract Price	Completed This Month	Quantity Completed This Month	Quantity Completed Prior Billing	Quantity Completed To Date	Total Earned To-Date
1	224 S 20th St, Abandon sewer lateral and cap	LS	1	\$1,700.00	\$1,700.00	\$1,700.00	1.00		1.00	\$1,700.00
2	135 N 4th St Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,020.00	\$2,020.00	\$2,020.00	1.00		1.00	\$2,020.00
	B) Additional lateral repair exceeding 16 linear feet	LF	50	\$20.00	\$1,000.00	\$1,050.00	52.50		52.50	\$1,050.00
3	297 N 5th St, Abandon sewer lateral and cap at sewer main	LS	1	\$650.00	\$650.00	\$650.00	1.00		1.00	\$650.00
4	260 St. Helens St Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$3,200.00	\$3,200.00	\$3,200.00	1.00		1.00	\$3,200.00
	B) Additional lateral repair exceeding 8 linear feet	LF	4	\$35.00	\$140.00	\$0.00			0.00	\$0.00
5	344 S 2 <sup>nd</sup> St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$4,800.00	\$4,800.00	\$0.00			0.00	\$0.00
	B) Additional lateral repair exceeding 18 linear feet	LF	5	\$45.00	\$225.00	\$0.00			0.00	\$0.00
6	344 N 3 <sup>rd</sup> St, Abandon sewer lateral and cap at sewer main	LS	1	\$800.00	\$800.00	\$800.00	1.00		1.00	\$800.00
7	1071 Cowlitz St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,000.00	\$2,000.00	\$2,000.00	1.00		1.00	\$2,000.00
	B) Additional lateral repair exceeding 78 linear feet	LF	50	\$35.00	\$1,750.00	\$0.00			0.00	\$0.00
8	293 Sunset Blvd, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$1,600.00	\$1,600.00	\$1,600.00	1.00		1.00	\$1,600.00
	B) Additional lateral repair exceeding 7 linear feet	LF	5	\$35.00	\$175.00	\$0.00			0.00	\$0.00
9	475 S 14 <sup>th</sup> St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,400.00	\$2,400.00	\$2,400.00	1.00		1.00	\$2,400.00
	B) Additional lateral repair exceeding 35 linear feet	LF	5	\$35.00	\$175.00	\$0.00			0.00	\$0.00
10	453 N 11 <sup>th</sup> St, Construct cleanout, complete	LS	1	\$600.00	\$600.00	\$0.00			0.00	\$0.00
11	515 N 10 <sup>th</sup> St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,800.00	\$2,800.00	\$2,800.00	1.00		1.00	\$2,800.00
	B) Additional repair exceeding 18 linear feet	LF	10	\$40.00	\$400.00	\$0.00			0.00	\$0.00
12	Replace existing cleanouts with new cleanout	EA	2	\$250.00	\$500.00	\$1,000.00	4.00		4.00	\$1,000.00
Contract Subtotal					\$26,935.00	\$19,220.00				\$19,220.00

### Contract Modifications

Item No.	Description	Unit	Qty	Unit Price	Contract Price	Completed This Month	Quantity Completed This Month	Quantity Completed Prior Billing	Quantity Completed To Date	Total Earned To-Date
	Install 4-inch PVC Sanitary Sewer Lateral Pipe by Open-trench methods, Class A									
CO4	backfill at 297 N 5th St	LS	1	\$2,500.00	\$2,500.00	\$2,500.00	1.00		1.00	\$2,500.00
Change Order Subtotal					\$2,500.00	\$2,500.00				\$2,500.00

APPROVED FOR PAYMENT

INT.

ACCOUNTS PAYABLE

DATE  
SUPERVISOR

2/24/16  
2-24-16

## **ATTACHMENTS**

**135 N. 4<sup>th</sup> Street**

# Notice of Sewer Lateral Abatement

## Posted on September 8, 2015

City of St. Helens Council hereby directs a notice be posted on the **lot at 135 North 4<sup>th</sup> Street, Parcel Map #4N1W 3BB 4900**, that the property is in violation of one or more sections of the St. Helens Municipal Code (SHMC) listed below:

SHMC Section 8.12.130:

*"No person in charge of any building or structure shall suffer or permit rain water to fall from any such building or structure onto any street or sidewalk or to flow across such sidewalk or cause it to be discharged into any sanitary sewer;"*

SHMC Section 13.12.040(8), (12), and (13):

*"No person shall make connection of roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or ground water to a building sewer or building drain, which in turn is connected directly or indirectly to a public sanitary sewer."*

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*"Service laterals constructed or comprised of any prohibited material, specifically bituminous fiber pipe, most commonly known as "Orangeburg pipe," may constitute a threat to the efficient working and operation of the sanitary collection system and/or of the wastewater treatment plant and facilities of the city and may constitute a hazard to the health of the citizens of the city. In order to reduce or eliminate the risk, threats, and hazards posed by the existence of such unapproved pipe, prohibition is necessary. Building sewers constructed or compromised of unapproved materials, including "Orangeburg" or bituminous fiber pipe shall be deemed in need of repair or replacement when: (a) The service lateral is in failure as determined by the city engineer. A sewer lateral constructed of bituminous fiber pipe is considered to be in failure when certain conditions are present. Some of these conditions include, but are not limited to: collapsed pipe, blistering or peeling pipe, structural failure of the pipe, sags and bulges in line greater than 25 percent of pipe diameter, root intrusion, separated or leaking joints, visibly cracked or broken pipe, or pipe material deterioration. (b) Any additions, repairs, alterations, renovations, replacements, or maintenance are made to the service lateral. In all cases, the entire length of unapproved pipe material shall be removed and replaced and the costs and expenses incident to the repair and/or replacement of the unapproved pipe shall be borne by the owner. Replacement or repaired pipe shall conform to current applicable regulations and the requirements of this code for building sewers."*

SHMC Section 13.12.050(1) and (2):

*"No person shall discharge or cause to be discharged any storm water, surface water, roof runoff, subsurface drainage, uncontaminated cooling water, or unpolluted industrial process waters to any sanitary sewer."*

*"No person shall make connection of roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or ground water to a public sanitary sewer."*

The property owner or person in charge of the property described in this Notice is directed to make repairs on the deficient sanitary sewer lateral within thirty (30) days of this notice (on or before October 8, 2015). Obtaining a plumbing permit from the St. Helens Building Department for the purpose of making the required repairs will be considered taking action to complete the repairs.

If the property owner or the person in charge of the property fails to remove the nuisance by making the repairs and/or obtaining a valid plumbing permit for the purpose of performing the repairs, the City of St. Helens will remove the nuisance by means of having the repairs completed and the cost of the repairs shall be assessed against the property. Failure to pay the assessment shall result in the City placing a lien against the property, including any and all additional costs associated with filing the lien. You may protest this action by giving notice in writing to the city recorder within ten (10) days from the date of this notice (on or before September 18, 2015). Please address a notice of protest or any other correspondence regarding this action to:

City of St Helens  
Attn: Kathy Payne, City Recorder  
PO Box 278  
St. Helens, OR 97051



## NOTICE OF CONSTRUCTION

### Repair & Replacement of Nuisance Sewer Laterals, Project # S-638A

January 25, 2016

TODD EIDEM & JOYCE E. EIDEM  
135 N 4TH STREET  
ST. HELENS, OR 97051

**RE: 135 N 4TH ST**

Dear TODD EIDEM & JOYCE E. EIDEM:

For the past several years St. Helens has been working to comply with State and Federal regulations concerning raw sewage overflows during heavy rain events caused by stormwater and groundwater entering the sanitary sewer system through leaks, cracks, breaks, direct stormwater connections, and deteriorated sewer pipe. Great improvements have been made in the operational functionality of our wastewater and stormwater system thanks to the combined effort of the City and numerous St. Helens property owners.

There are, however, a few sewer laterals that remain out of compliance. On September 2, 2015, City Council passed a resolution declaring these unrepaired sewer laterals a public nuisance. The properties with nuisance sewers were placed on the Deficient Sewer Lateral Abatement list and the violations were posted on the premises. Starting this week, the City will begin to perform nuisance sewer lateral abatement repairs. The services of Inland Company Inc. has been secured to do this work.

You are receiving this Construction Notification because you either own one of the properties on which a nuisance sewer lateral exists or because you own property adjacent to one of the nuisance sewer lateral properties and it is determined that your neighbor's sewer lateral may extend onto your property. The City's contractor may have to access your property for the purposes of repairing or replacing the nuisance sewer and will contact you directly.

Contractor working hours will be generally limited to the hours of 8:00am to 4:30pm, Monday through Friday. Everything will be done to minimize disturbance to your property and any damaged property or landscaping will be restored to an equal or better condition. Please observe and respect all temporary construction barriers, equipment, materials, and working personnel.

If you have any questions or concerns about this project please contact Sharon Darroux, Engineering Project Manager, at (503) 366-8243.

Thank you in advance for your cooperation.

City of St. Helens  
Engineering Department





# City of St. Helens

265 Strand Street, St Helens, Oregon 97051  
Phone: (503) 397-6272 | Fax: (503) 366-3782

## Payment Request #01

### CONTRACTOR:

Inland Company  
PO Box 2131  
Battle Ground, WA 98604

### PROJECT: REPAIR & REPLACEMENT OF NUISANCE SEWER

PROJECT #: S-638A

DATE: 2/24/2016

DEPARTMENT: Engineering

010-303-653301

Total Contract Amount	\$29,435.00	Total Earned This Month	\$21,720.00
Total Amount Earned To Date	\$21,720.00	Less 5% Retainage	\$0.00
<b>Total Amount Due</b>			<b>\$21,720.00</b>

Item No.	Description	Unit	Qty	Unit Price	Total Contract Price	Completed This Month	Quantity Completed This Month	Quantity Completed Prior Billing	Quantity Completed To Date	Total Earned To-Date
1	224 S 20th St, Abandon sewer lateral and cap	LS	1	\$1,700.00	\$1,700.00	\$1,700.00	1.00		1.00	\$1,700.00
2	135 N 4th St Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,020.00	\$2,020.00	\$2,020.00	1.00		1.00	\$2,020.00
	B) Additional lateral repair exceeding 16 linear feet	LF	50	\$20.00	\$1,000.00	\$1,050.00	52.50		52.50	\$1,050.00
3	297 N 5th St, Abandon sewer lateral and cap at sewer main	LS	1	\$650.00	\$650.00	\$650.00	1.00		1.00	\$650.00
4	260 St. Helens St Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$3,200.00	\$3,200.00	\$3,200.00	1.00		1.00	\$3,200.00
	B) Additional lateral repair exceeding 8 linear feet	LF	4	\$35.00	\$140.00	\$0.00			0.00	\$0.00
5	344 S 2nd St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$4,800.00	\$4,800.00	\$0.00			0.00	\$0.00
	B) Additional lateral repair exceeding 18 linear feet	LF	5	\$45.00	\$225.00	\$0.00			0.00	\$0.00
6	344 N 3rd St, Abandon sewer lateral and cap at sewer main	LS	1	\$800.00	\$800.00	\$800.00	1.00		1.00	\$800.00
7	1071 Cowlitz St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,000.00	\$2,000.00	\$2,000.00	1.00		1.00	\$2,000.00
	B) Additional lateral repair exceeding 78 linear feet	LF	50	\$35.00	\$1,750.00	\$0.00			0.00	\$0.00
8	293 Sunset Blvd, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$1,600.00	\$1,600.00	\$1,600.00	1.00		1.00	\$1,600.00
	B) Additional lateral repair exceeding 7 linear feet	LF	5	\$35.00	\$175.00	\$0.00			0.00	\$0.00
9	475 S 14th St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,400.00	\$2,400.00	\$2,400.00	1.00		1.00	\$2,400.00
	B) Additional lateral repair exceeding 35 linear feet	LF	5	\$35.00	\$175.00	\$0.00			0.00	\$0.00
10	453 N 11th St, Construct cleanout, complete	LS	1	\$600.00	\$600.00	\$0.00			0.00	\$0.00
11	515 N 10th St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,800.00	\$2,800.00	\$2,800.00	1.00		1.00	\$2,800.00
	B) Additional repair exceeding 18 linear feet	LF	10	\$40.00	\$400.00	\$0.00			0.00	\$0.00
12	Replace existing cleanouts with new cleanout	EA	2	\$250.00	\$500.00	\$1,000.00	4.00		4.00	\$1,000.00
Contract Subtotal					\$26,935.00	\$19,220.00				\$19,220.00

### Contract Modifications

Item No.	Description	Unit	Qty	Unit Price	Contract Price	Completed This Month	Quantity Completed This Month	Quantity Completed Prior Billing	Quantity Completed To Date	Total Earned To-Date
CO4	Install 4-inch PVC Sanitary Sewer Lateral Pipe by Open-trench methods, Class A backfill at 297 N 5th St	LS	1	\$2,500.00	\$2,500.00	\$2,500.00	1.00		1.00	\$2,500.00
Change Order Subtotal					\$2,500.00	\$2,500.00				\$2,500.00

APPROVED FOR PAYMENT

INT

ACCOUNT'S PAYABLE

FINANCE

SUPERVISOR

2/28/16

2-24-16

Saint Helens Sewer Repairs

Site #1	
Contract Amount	\$ 1,700.00

Site #2		
Contract Amount	\$ 2,020.00	
Extra Lineal Foot	\$ 700.00	35 LF
Clean Out	\$ 500.00	2 Each
(Tree Removal) Billed as Pipe Repair	\$ 350.00	17.5 LF

Site #3	
Contract Amount	\$ 650.00
Change Order Lateral	\$ 2,500.00

Site #4		
Contract Amount	\$ 3,200.00	
Extra Lineal Foot	\$ 105.00	3 LF

Removed from invoice  
2/24/16

Site #5	VOID
Contract Amount	VOID
Extra Lineal Foot	VOID

Site #6	
Contract Amount	\$ 800.00

Site #7		
Contract Amount	\$ 2,000.00	
Clean Out	\$ 500.00	2 Each

Site #8	
Contract Amount	\$ 1,600.00

Site #9	
Contract Amount	\$ 2,400.00

Site #10	
Contract Amount	VOID

Site #11	
Contract Amount	\$ 2,800.00


TOTAL	\$ 21,825.00
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## Memorandum

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To: The Mayor and Members of the City Council

From: Jon Ellis, Finance Director 

Subject: Time set a-side to hear protest on Sewer Lateral Abatements

Date: May 18, 2016

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This time has been set-a-side to hear protests to Sewer Lateral Abatements on the following properties:

- 475 S 14<sup>th</sup> Street
- 135 N 4<sup>th</sup> Street

Staff has attached a timeline with applicable documentation for each property for City Council's review and further consideration. Staff will be available at the Council meeting to provide further background and to answer any questions.

### Recommendation:

Staff recommends that City Council find the following:

- On the Sewer Lateral Abatement at 475 S 14<sup>th</sup> Street – that there was sufficient notification and reasonable expectations that the assessment stands.

The bottom line – it is the property owner's responsibility for outstanding assessments. If they believe that they were not properly informed by the seller, they may have their own avenue of recourse.

- On the Sewer Lateral Abatement at 135 N 4<sup>th</sup> Street – that there was sufficient considerations and cost adjustments that the assessment stands.

The bottom line – the processed pursued by the property was not in compliance with existing City codes. Further the work alleged completed by the property owner did not resolve the main issue. The City made significant modifications to the costs incurred with the repair of the sewer lateral.

**Protest of Sewer Lateral Abatement  
At 475 South 14<sup>th</sup> Street, St. Helens**

The following is the timeline of the noticing and abatement of sewer lateral for subject property:

1. September 8, 2015 - Property Posted and notice sent to property owner – per property tax recorders was Mr. Wayne Naperry (index 1-1 through 1-2).
2. January 19, 2016 – Fannie MAE rep contacted City on Notice. They were informed that work was in the cue and a subsequent lien pending (index 2).
3. February 2, 2016 – Sewer Lateral Capped (please note that September Noticed was still posted and visible) (Index 3-1 through 3-5).
4. February 18, 2016 - Property posted as unfit for occupancy (index 4-1 through 4-3)
5. February 26, 2016 – Property recorded new Property owner – Alicia Turner. Please note a slew of changes posted with different dates/times (index 5-1 through 5-4).
6. March 2, 2016 – Plumbing permit pulled by Alicia Turner and sewer lateral repaired and connected to sewer main (index 6)
7. April 15, 2016 – City correspondence billing for services mailed (index 7-1 through 7-2).
8. April 19, 2016 – memorandum from City of St Helens Engineering Project Manager, Sharon Darroux received outlining experience on subject property (index 8).
9. April 29, 2016 – letter of protest from new property owner – Alicia Turner (index 9)

Please note index numbers can be found in lower right hand corner of the attached documents for ease of reference.

A copy of these documents have been forward to Fannie MAE representative for their review.

**City of St. Helens**  
**RESOLUTION NO. 1711**

**A RESOLUTION DETERMINING THAT A NUISANCE EXISTS UPON PROPERTIES  
LOCATED WITHIN THE CITY OF ST. HELENS AND DIRECTING THAT NOTICE TO  
ABATE THE NUISANCE BE POSTED ON SAID PREMISES**

**WHEREAS**, St. Helens Municipal Code (SHMC) Section 8.12.010(1)(d), 8.12.130, 13.12.040(8), 13.12.040(12), 13.12.040(13), 13.12.050(1), 13.12.050(2), and 13.12.090(1) makes connection of downspouts, roof runoff, foundations drains, areaway drains, storm water, surface water, subsurface drainage, groundwater infiltration, bituminous fiber pipe, or other sources or surface runoff or ground water to a public sewer a violation of city code and a nuisance; and

**WHEREAS**, video inspections have revealed the existence of one or more of the prohibited defects in the building sewer laterals for the parcels listed in Exhibit A, attached hereto and hereby incorporated by reference; and

**WHEREAS**, it appears that the parcels listed in Exhibit A are nuisance parcels and the City has the ability to abate the nuisance pursuant to SHMC 8.12.220 – 8.12.260.

**NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:**

**Section 1.** The parcels listed in Exhibit A to this Resolution constitute nuisance parcels.

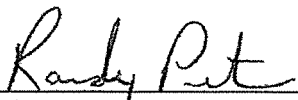
**Section 2.** Council hereby directs a notice to be posted on each premise listed in Exhibit A which contains: a description of the real property, by street address or otherwise; a direction to remove (repair) the nuisance within 30 days of the date of the notice; a description of the nuisance; a statement that unless such nuisance is removed (repaired), the City will remove (repair) the nuisance and the cost of removal (repair) shall be a lien against the property; and a statement that the person in charge of the property may protest the action by giving notice to the City Recorder within ten (10) days from the date of the notice.

**Section 3.** The City Recorder shall cause a copy of said notice to be forwarded by registered or certified mail, postage prepaid, to the person in charge of the property at the last known address of such person. If the person responsible for the nuisance is not the owner, an additional notice shall be sent to the owner, stating that the cost of abatement not paid by the person responsible may be assessed to and become a lien on the property.

**Approved and adopted** by the City Council on September 2, 2015, by the following vote:

Ayes: Locke, Carlson, Conn, Morten, Peterson

Nays: None

  
Randy Peterson, Mayor

ATTEST:

  
Kathy Payne, City Recorder

1-1

## Exhibit A

### Identified Deficient Sewer Lateral Abatement Properties

STREET NO.	DIR	STREET	MAP NO.
224	S.	20 <sup>th</sup> Street	4N1W 4CA 5500
135	N.	4 <sup>th</sup> Street	4N1W 3BB 4900
297	N.	5 <sup>th</sup> Street	5N1W33DD13100
260		St. Helens Street	4N1W 3BB 701
344	S.	2 <sup>nd</sup> Street	4N1W 3BD 1500
344	N.	3 <sup>rd</sup> Street	5N1W34CB 4500
324	S.	3 <sup>rd</sup> Street	4N1W 3BD 5000
314	S.	3 <sup>rd</sup> Street	4N1W 3BD 5100
1071		Cowlitz Street	4N1W 4AD 4700
184	N.	Vernonia Road	4N1W 5AD10300
293		Sunset Blvd.	4N1W 5AD 100
507		Columba River Hwy	4N1W 4BA 3500
584	S.	10 <sup>th</sup> Street	4N1W 4DD 500
475	S.	14 <sup>th</sup> Street	4N1W 4DD 9400
453	N.	11 <sup>th</sup> Street	5N1W33DC 6000
515	N.	10 <sup>th</sup> Street	5N1W33DC 2200

1-2

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

April 13, 2016 2:26:32 pm

Account # 9515  
 Map # 4N1W03-BB-04900  
 Code - Tax # 0201-9515  
 Legal Descr ST HELENS  
 Block - 44 Lot - "19, PT 4"

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Mailing Name EIDEM TODD & JOYCE E  
 Agent  
 In Care Of  
 Mailing Address 135 N 4TH ST  
 ST HELENS, OR 97051-1535

Deed Reference # See Record  
 Sales Date/Price See Record  
 Appraiser ALAN KING

Prop Class 101 MA SA NH Unit  
 RMV Class 101 01 00 000 6085-1

Situs Address(s)	Situs City
ID# 1 135 4TH ST N	ST HELENS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0201 Land		58,340		Land	0
Impr.		56,190		Impr.	0
Code Area Total	101,190	114,530	101,190		0
Grand Total	101,190	114,530	101,190		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0201					OSD - SINGLE FAMILY	100					24,000
0201	1	R		SH:R-5	Residential Site	109	S	6,960.00		*	34,340
Grand Total								6,960.00			58,340

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #			Trended RMV
0201	1	1920	131	One story		1,670					56,190
Grand Total						1,670					56,190

# COLUMBIA COUNTY ASSESSOR'S NAME LEDGER

4/13/2016 2:26:56 PM

Account ID 9515 Township 4N Range 1W Section 03 1/4 B 1/16 B Taxlot 04900 Special Interest

Effective Date 10-Apr-2001 12:00 AM Transaction ID -52612 Entry Date 22-Sep-2006 Recorded Date 10-Apr-2001 Sale Price \$0 Sale Date 10-Apr-2001

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-56177	2001	CLERK - BOR	WD	2001	3651	1	F01 03651		NAME CHANGE	

Size Totals Code Acres Sqft Alternate Size

Effective Date 22-Sep-2006 12:00 AM Transaction ID -11792 Entry Date 22-Sep-2006 Recorded Date 22-Sep-2006 Sale Date 22-Sep-2006

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-11792	2006	ASSESSOR'S FILE	U	2006	-11792	1	9515		CONVERSION	

Size Changes Code + / - Size Alternate Size Code Area Deleted Move to Acct Move To Code

0201 6,960.00 SqFt

Size Totals Code Acres Sqft Alternate Size  
0201 6,960.00

Action Subdivision Add: ST HELENS Block 44 Lot "19, PT 4" Direction Part Part Type

114



## City of St. Helens

265 Strand Street, St Helens, Oregon 97051  
Phone: (503) 397-6272 | Fax: (503) 366-3782

PROJECT: **REPAIR & REPLACEMENT OF NUISANCE SEWER LATERALS**  
PROJECT #: **S-638A**  
DATE: **3/1/2016**  
DEPARTMENT: **Engineering**

### 135 N 4TH STREET

1. Plumbing Permit Fees	\$67.20
2. Sewer Lateral Repair, Complete	\$2,020.00
3. Cleanout, 2 each	\$500.00
Total	\$2,587.20



Navigate using Bookmarks or by clicking on an agenda item.

# CITY OF ST. HELENS

## PERMIT/APPLICATION

This is your Permit when properly filled out, signed and validated

PermitNo.

13333

Cust. No.

24705

Date Sub.

1/28/2016

Issue Date:

1/28/2016

### 24 HRS. ADVANCE NOTICE REQUIRED FOR INSPECTION

Prop. Desc.	Tax I.D./Parcel No. 4103-022-04900	Lot	Blk	Subdivision / Mobile Park Name			Space
Job Address: 135 N 4TH ST				City: ST. HELENS	State: OR	Zip: 97051	Phone:
Owner TODD EIDEM		Address: 135 N 4TH ST		City: ST HELENS	State: OR	Zip: 97051	Phone:
Bldg. Contractor: INLAND COMPANY		Address: PO BOX 2131 BATTLE GROUND, WA 98604		Bldg. Contr. Bus. Lic. 04303	C.B. No. 187845	Phone: 360-883-8866	
Manufactured Dwelling		M.D.I. Lic. #		Bus. Lic.		C.B. No.	
Describe Work: REPAIR/REPLACEMENT OF SANITARY SEWER LATERAL				CONTACT PERSON:	PHONE:	E-MAIL ADDRESS:	
SPECIAL CONDITIONS				Planning / Zoning			
				Public Works			
				Building			
				Engineering			
Min. Bldg. Setbacks from Property Lines and Rds. / Streets				Valuation of Work			
	Front	Side	Side	Rear	Lot Size	STATE SURCHARGE	
						7.20	
Min. Req.						MINIMUM PLUMBING PERMIT FEE	
						60.00	
Plot Plan							
Type of Const.		Occupancy Group		Division			
Size of Bldg. (Total Sq. Ft.)		No. of Stories		Max Occ. Load			
Fire Zone		Use Zone		Fire Sprinklers Req.			
No. of Dwelling		Off St. Parking		Bedrooms			
<b>Notice</b> This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.  I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.  I hereby certify that I have read and examined this application, including Builder's Board numbers for all subcontractors, and I know that it is true and correct. Further, I certify that I am currently licensed by the City of St. Helens and registered with the Builder's Board under the Homebuilder's Law by # _____ which is in full force and effect, or I am exempt from the Homebuilder's Law because _____  Signature of Contractor or Authorized Agent _____ Date _____  Signature of Owner (If Owner Builder) _____ Date _____  Bob Johnston, CBO _____ 1/28/2016 Permit Approved By: _____ Date _____							
TOTAL REQUIRED						S67.20	
Receipt #							
Date:							
Amount Paid:						2-2	

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT



**City of St. Helens**  
265 Strand Street, St Helens, Oregon 97051  
Phone: (503) 397-6272 | Fax: (503) 366-3782

**CONTRACTOR:**  
**Inland Company**  
PO Box 2131  
Battle Ground, WA 98604

**PROJECT: REPAIR & REPLACEMENT OF NUISANCE SEWER**  
**PROJECT #:** S-638A  
**DATE:** 2/24/2016  
**DEPARTMENT:** Engineering

## Payment Request #01

010-303-653301

Total Contract Amount	\$29,435.00	Total Earned This Month	\$21,720.00
Total Amount Earned To Date	\$21,720.00	Less 5% Retainage	\$0.00

### Total Amount Due

**\$21,720.00**

Item No.	Description	Unit	Qty	Unit Price	Total Contract Price	Completed This Month	Quantity Completed This Month	Quantity Completed Prior Billing	Quantity Completed To Date	Total Earned To-Date
1	224 S 20th St, Abandon sewer lateral and cap	LS	1	\$1,700.00	\$1,700.00	\$1,700.00	1.00		1.00	\$1,700.00
2	135 N 4th St Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,020.00	\$2,020.00	\$2,020.00	1.00		1.00	\$2,020.00
	B) Additional lateral repair exceeding 16 linear feet	LF	50	\$20.00	\$1,000.00	\$1,050.00	52.50		52.50	\$1,050.00
3	297 N 5th St, Abandon sewer lateral and cap at sewer main	LS	1	\$650.00	\$650.00	\$650.00	1.00		1.00	\$650.00
4	260 St. Helens St Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$3,200.00	\$3,200.00	\$3,200.00	1.00		1.00	\$3,200.00
	B) Additional lateral repair exceeding 8 linear feet	LF	4	\$35.00	\$140.00	\$0.00			0.00	\$0.00
5	344 S 2nd St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$4,800.00	\$4,800.00	\$0.00			0.00	\$0.00
	B) Additional lateral repair exceeding 18 linear feet	LF	5	\$45.00	\$225.00	\$0.00			0.00	\$0.00
6	344 N 3rd St, Abandon sewer lateral and cap at sewer main	LS	1	\$800.00	\$800.00	\$800.00	1.00		1.00	\$800.00
7	1071 Cowlitz St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,000.00	\$2,000.00	\$2,000.00	1.00		1.00	\$2,000.00
	B) Additional lateral repair exceeding 78 linear feet	LF	50	\$35.00	\$1,750.00	\$0.00			0.00	\$0.00
8	293 Sunset Blvd, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$1,600.00	\$1,600.00	\$1,600.00	1.00		1.00	\$1,600.00
	B) Additional lateral repair exceeding 7 linear feet	LF	5	\$35.00	\$175.00	\$0.00			0.00	\$0.00
9	475 S 14th St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,400.00	\$2,400.00	\$2,400.00	1.00		1.00	\$2,400.00
	B) Additional lateral repair exceeding 35 linear feet	LF	5	\$35.00	\$175.00	\$0.00			0.00	\$0.00
10	453 N 11th St, Construct cleanout, complete	LS	1	\$600.00	\$600.00	\$0.00			0.00	\$0.00
11	515 N 10th St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,800.00	\$2,800.00	\$2,800.00	1.00		1.00	\$2,800.00
	B) Additional repair exceeding 18 linear feet	LF	10	\$40.00	\$400.00	\$0.00			0.00	\$0.00
12	Replace existing cleanouts with new cleanout	EA	2	\$250.00	\$500.00	\$1,000.00	4.00		4.00	\$1,000.00
<b>Contract Subtotal</b>					<b>\$26,935.00</b>	<b>\$19,220.00</b>				<b>\$19,220.00</b>

### Contract Modifications

Item No.	Description	Unit	Qty	Unit Price	Contract Price	Completed This Month	Quantity Completed This Month	Quantity Completed Prior Billing	Quantity Completed To Date	Total Earned To-Date
	Install 4-inch PVC Sanitary Sewer Lateral Pipe by Open-trench methods, Class A									
CO4	backfill at 297 N 5th St	LS	1	\$2,500.00	\$2,500.00	\$2,500.00	1.00		1.00	\$2,500.00
<b>Change Order Subtotal</b>					<b>\$2,500.00</b>	<b>\$2,500.00</b>				<b>\$2,500.00</b>

APPROVED FOR PAYMENT

INT  
C  
M

ACCOUNTS PAYABLE  
FINANCE  
SUPERVISOR

2/24/16  
2-24-16

2-3

Saint Helens Sewer Repairs

Site #1	
Contract Amount	\$ 1,700.00

Site #2		
Contract Amount	\$ 2,020.00	
Extra Lineal Foot	\$ 700.00	35 LF
Clean Out	\$ 500.00	2 Each
(Tree Removal) Billed as Pipe Repair	\$ 350.00	17.5 LF

Site #3	
Contract Amount	\$ 650.00
Change Order Lateral	\$ 2,500.00

Site #4		
Contract Amount	\$ 3,200.00	
Extra-Lineal-Foot	\$ 105.00	3 LF

Removed from invoice  
  
 2/24/16

Site #5	VOID
Contract Amount	VOID
Extra Lineal Foot	VOID

Site #6	
Contract Amount	\$ 800.00

Site #7		
Contract Amount	\$ 2,000.00	
Clean Out	\$ 500.00	2 Each

Site #8	
Contract Amount	\$ 1,600.00

Site #9	
Contract Amount	\$ 2,400.00

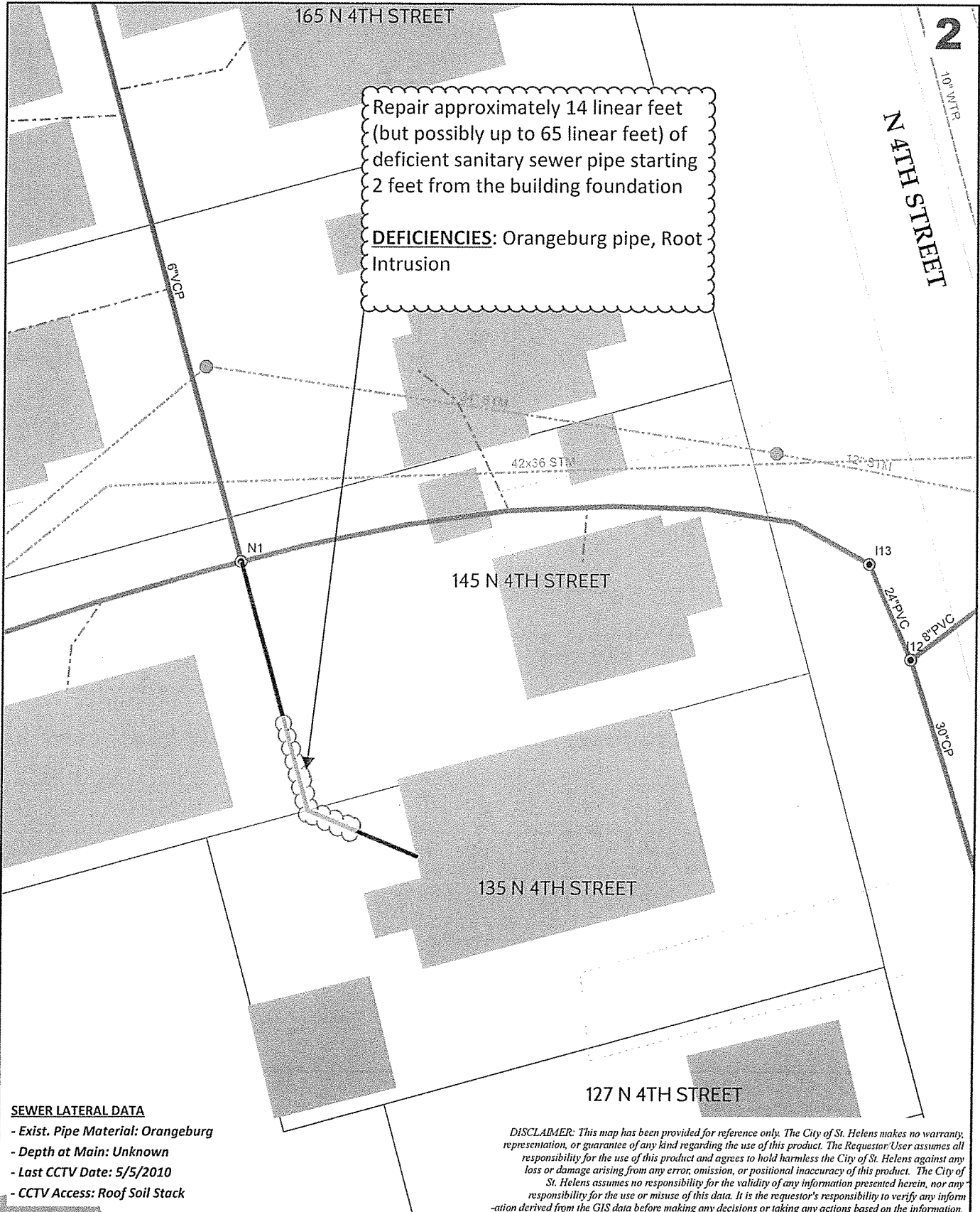
Site #10	
Contract Amount	VOID

Site #11	
Contract Amount	\$ 2,800.00

TOTAL	\$ 21,825.00
-------	--------------



135 N 4th St



**SEWER LATERAL DATA**

- Exist. Pipe Material: Orangeburg
- Depth at Main: Unknown
- Last CCTV Date: 5/5/2010
- CCTV Access: Roof Soil Stack

DISCLAIMER: This map has been provided for reference only. The City of St. Helens makes no warranty, representation, or guarantee of any kind regarding the use of this product. The Requestor/User assumes all responsibility for the use of this product and agrees to hold harmless the City of St. Helens against any loss or damage arising from any error, omission, or positional inaccuracy of this product. The City of St. Helens assumes no responsibility for the validity of any information presented herein, nor any responsibility for the use or misuse of this data. It is the requestor's responsibility to verify any information derived from the GIS data before making any decisions or taking any actions based on the information.

**135 N 4TH ST**  
Sanitary Sewer Lateral Map  
St. Helens, Oregon

Date: 9/18/2015 Time: 8:59:46 AM Printed by: St. Helens Engineering Department

- |                         |                      |                  |
|-------------------------|----------------------|------------------|
| — Nuisance Lateral      | ● Sanitary Cleanout  | ● Storm Manhole  |
| - - - Sanitary Laterals | ● Sanitary Manhole   | - - - Water Main |
| — Sanitary Mainline     | - - - Storm Mainline | ⬮ Hydrant        |
| ▲ Sanitary Structure    | ■ Storm Catch Basin  | ➤ Water Valve    |



1 inch = 25 feet

2-6



P.O. Box 278, St. Helens, OR 97051  
Phone: (503) 397-6272 Fax: (503) 397-4016  
[www.ci.st-helens.or.us](http://www.ci.st-helens.or.us)

April 14, 2016

Todd & Joyce Eidem  
135 N. 4<sup>th</sup> St.  
St. Helens, OR 97051

Re: Repaired Sewer Lateral at  
135 N. 4<sup>th</sup> St., St. Helens, OR 97051

In accordance with St. Helens Municipal Code Section 8.12.250 nuisance exists upon property located at, **135 N. 4<sup>th</sup> St., St. Helens, Oregon**. The structure identified has been previously determined by the City Council to be a nuisance property in violation of St. Helens Municipal Code Chapter 13.12, sewer use regulations. The structure was identified as a defective lateral which required the lateral to be repaired.

The total costs associated with repairing the sewer lateral on the property are **\$2716.56** (reference attached). Please make payment payable to City of St. Helens and mailed to:

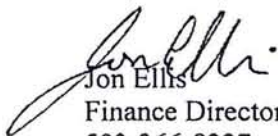
City of St. Helens  
Attention: Jennifer Johnson  
P.O. Box 278  
St. Helens, OR 97051

Failure to make payment within 30 days of this notice will result in the City bringing legal actions under ORS 30.315(1)(a) in small claims court for collection and/or will become a lien against the property. If you disagree with subject abatement, written protest must be received by the City Recorder within 15 days of this notice (same address indicated above).

The City Council meeting of Wednesday, **May 18, 2016** on or after 7PM has been set aside for Council's consideration of any written protest received or resolution to proceed with further collection actions if payment or written protest are not received within stipulated timelines.

If you have any question, please do not hesitate to contract me.

Respectfully,

  
Jon Ellis  
Finance Director

503-366-8227  
[jellis@ci.st-helens.or.us](mailto:jellis@ci.st-helens.or.us)

2a-1



City of St. Helens

P.O. Box 278  
St. Helens, OR 97051  
Phone (503) 366-8203 | Fax (503) 366-3782  
Jenniferj@ci.st-helens.or.us | www//ci.st-helens.or.us



# INVOICE

INVOICE # 05  
DATE April 14, 2016

TO  
Todd & Joyce Eidem  
135 N. 4<sup>th</sup> St.  
St. Helens, OR 97051

FOR  
Nuisance Sewer Laterals  
Account # 010-303-653301

Description	Amount
Repair Sewer Lateral	\$2020.00
Plumbing Permit Fees	\$67.20
City of St. Helens Administrative Cost	\$123.36
Cleanout 2 Each	\$500

Total \$2710.56

Make all checks payable to City of St. Helens  
Payment is due upon receipt, late after 30 days.  
If you have any questions concerning this invoice, contact Jennifer Johnson | 503-366-8203 |

2a-2

RECEIVED

APR 26 2016

CITY OF ST. HELENS

To - City of ST. Helens

Yes I do disagree with The Subject statement.  
That was mailed To me on 4-14-16.  
mailed To Todd Eiden 135 NTH 4TH ST. Helens

I have evidence To show

1. The amount of work is Less Than billed For
2. The work day in question was in part on my neighbors property.
3. The quality of work is in question.

I have pictures From Three years ago and  
current pictures,  
also statements From contractors about  
The bill being reduced as The work scope  
was considerably Less Than originally  
thought.

So Let's see if we can get The Truth out

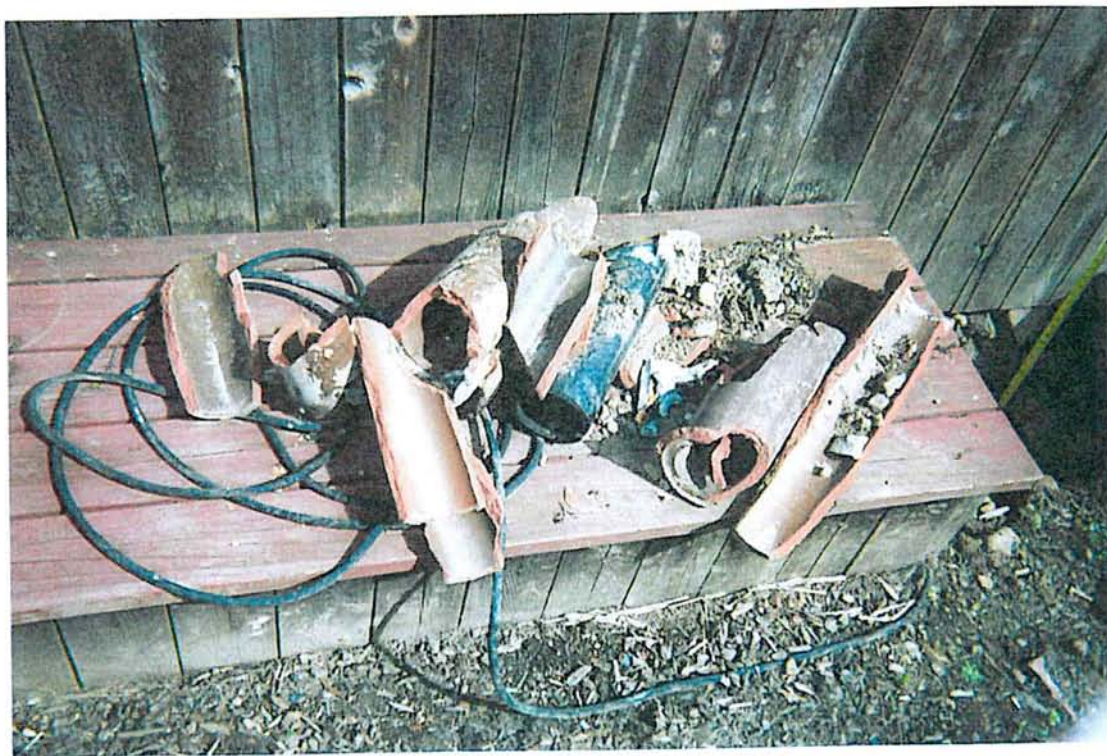
Todd Eiden  
4-26-16

3+1



3-2





## Sharon Darroux

---

Hi Jon,

Here's what I have concerning Todd Eidem's protest of the nuisance sewer lateral repair charges of \$2,587.20 for 135 N 4th St,

- The amount of the work that Mr. Eidem is being billed for is less than the actual cost of work done, which the City may at its discretion choose to charge.
  - The total cost of work done due to the property owner's noncompliance with St. Helens Municipal Code 13.12 is well over \$3,570.00, not including administrative fees.
  - At our discretion, the cost of work done to remove a tree, and locate and uncover the portion of Mr. Eidem's lateral which runs along the west property line of his neighbor's property at 145 N 4th St has not been charged to him. He was also not charged time and materials for the several Public Works employees who assisted in this work, nor was he charged for the Contractor's time spent the morning of February 4, 2016 when they were prevented from entering onto the property for approximately two hours. These extra costs, not shown on the invoice, is an additional \$672.00, bringing his actual total cost to \$4,242.00
- The greater portion of the sewer lateral for 145 N 4th St is on the property of 135 N 4th St. Per St. Helens Municipal Code, the property owner owns their sewer lateral from their home to the sewer main, even if their lateral extends beyond their property line and into neighboring property or public right-of-way. This means that all sewer lateral work done on Mr. Eidem's sewer on his neighbor's property is the responsibility of Mr. Eidem, including and not limited to construction, installation, maintenance, and repair of the sewer lateral.
- Once we gained access to the property to abate the nuisance, it was found that some repairs had been done on the sewer without the necessary plumbing permit. This work has not been verified and we were shown some undated photographs of a sewer under repair. Our Contractor still did find portions of the sewer needing to be replaced, including the open connection of an abandoned storm pipe which we capped off.

Please let me know if you need any more information.

**Sharon Darroux**

*Engineering Project Manager*

City of St. Helens

PO Box 278, St. Helens, OR 97051

Phone: (503) 366-8243

Fax: (503) 366-3782

Email: [sharond@ci.st-helens.or.us](mailto:sharond@ci.st-helens.or.us)

④

**Protest of Sewer Lateral Abatement  
At 135 North 4<sup>th</sup> Street, St. Helens**

The following is the timeline of the noticing and abatement of sewer lateral for subject property:

1. September 8, 2015 - Property Posted and notice sent to property owner – per property tax recorders was Mr. Todd Eidem (index 1-1 through 1-4).
2. February 4, 2016 – City repaired Sewer Lateral (index 2-1 through 2-6).
3. April 14, 2016 - City correspondence billing for services mailed (index 2a-1 through 2a-2).
4. April 26, 2016 – City received letter of protest from Mr. Eidem and subsequently received accompanying pictures on 5-12-16 (index 3-1 through 3-4).
5. April 27, 2016 – City received summary from Engineering Project Manager, Sharon Darroux (index 4).

Please note index numbers can be found in lower right hand corner of the attached documents for ease of reference.

City of St. Helens  
**RESOLUTION NO. 1711**

A RESOLUTION DETERMINING THAT A NUISANCE EXISTS UPON PROPERTIES  
LOCATED WITHIN THE CITY OF ST. HELENS AND DIRECTING THAT NOTICE TO  
ABATE THE NUISANCE BE POSTED ON SAID PREMISES

**WHEREAS**, St. Helens Municipal Code (SHMC) Section 8.12.010(1)(d), 8.12.130, 13.12.040(8), 13.12.040(12), 13.12.040(13), 13.12.050(1), 13.12.050(2), and 13.12.090(1) makes connection of downspouts, roof runoff, foundations drains, areaway drains, storm water, surface water, subsurface drainage, groundwater infiltration, bituminous fiber pipe, or other sources or surface runoff or ground water to a public sewer a violation of city code and a nuisance; and

**WHEREAS**, video inspections have revealed the existence of one or more of the prohibited defects in the building sewer laterals for the parcels listed in Exhibit A, attached hereto and hereby incorporated by reference; and

**WHEREAS**, it appears that the parcels listed in Exhibit A are nuisance parcels and the City has the ability to abate the nuisance pursuant to SHMC 8.12.220 – 8.12.260.

**NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:**

**Section 1.** The parcels listed in Exhibit A to this Resolution constitute nuisance parcels.

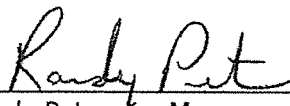
**Section 2.** Council hereby directs a notice to be posted on each premise listed in Exhibit A which contains: a description of the real property, by street address or otherwise; a direction to remove (repair) the nuisance within 30 days of the date of the notice; a description of the nuisance; a statement that unless such nuisance is removed (repaired), the City will remove (repair) the nuisance and the cost of removal (repair) shall be a lien against the property; and a statement that the person in charge of the property may protest the action by giving notice to the City Recorder within ten (10) days from the date of the notice.

**Section 3.** The City Recorder shall cause a copy of said notice to be forwarded by registered or certified mail, postage prepaid, to the person in charge of the property at the last known address of such person. If the person responsible for the nuisance is not the owner, an additional notice shall be sent to the owner, stating that the cost of abatement not paid by the person responsible may be assessed to and become a lien on the property.

**Approved and adopted** by the City Council on September 2, 2015, by the following vote:

Ayes: Locke, Carlson, Conn, Morten, Peterson

Nays: None

  
Randy Peterson, Mayor

ATTEST:

  
Kathy Payne, City Recorder



## Exhibit A

### Identified Deficient Sewer Lateral Abatement Properties

STREET NO.	DIR	STREET	MAP NO.
224	S.	20 <sup>th</sup> Street	4N1W 4CA 5500
135	N.	4 <sup>th</sup> Street	4N1W 3BB 4900
297	N.	5 <sup>th</sup> Street	5N1W33DD13100
260		St. Helens Street	4N1W 3BB 701
344	S.	2 <sup>nd</sup> Street	4N1W 3BD 1500
344	N.	3 <sup>rd</sup> Street	5N1W34CB 4500
324	S.	3 <sup>rd</sup> Street	4N1W 3BD 5000
314	S.	3 <sup>rd</sup> Street	4N1W 3BD 5100
1071		Cowlitz Street	4N1W 4AD 4700
184	N.	Vernonia Road	4N1W 5AD10300
293		Sunset Blvd.	4N1W 5AD 100
507		Columba River Hwy	4N1W 4BA 3500
584	S.	10 <sup>th</sup> Street	4N1W 4DD 500
475	S.	14 <sup>th</sup> Street	4N1W 4DD 9400
453	N.	11 <sup>th</sup> Street	5N1W33DC 6000
515	N.	10 <sup>th</sup> Street	5N1W33DC 2200

4-2

## PROPERTY ADDRESS

475 S 14TH ST

St. Helens, OR 97051

Edit This Lateral

## LATERAL DETAILS

Line Status	Repair Completed		
Response Status	---		
Notification Sent	11/05/13	Days Since Notice	896
SLR Number	2342	Rank Value	47
Approx Length	53.00	Permit	---
TV Length	52.80	TV Date	09/12/13
Upstream Node	C/O		
End Node A	---	End Node B	---
Record Date	10/03/13		

## OWNER INFORMATION

Name NAPERRY WAYEN E

Phone

Phone 2

Email

Lives at Property

Mailing Address

No

84224 N ENTERPRISE RD

PLEASANT HILL, OR 97455

## ADDITIONAL CONTACT INFORMATION

Name

Phone

Phone 2

Email

Notes

Calls

Docs

Media

Defs

Material

Add Note

Export

13.12.010(12), 13.12.010(13), 13.12.050(1), 13.12.050(2), and 13.12.090(1). The property owner is directed to make the repairs and/or obtain a valid plumbing permit for the purposes of making th repairs within 30 days of the Nuisance Posting or until October 8, 2015. After this date the City of St. Helens will remove the nuisance by means of having the repairs completed and assessing the costs of all such work against the property.

01/19/2016

Got call from Fannie Mae rep, Shauna, 503-893-9302, from Andrea Johnson's Office called about 475 S 14th St and 224 S 20th St sewer lateral postings. Sharon informed her of the nuisance sewer lateral replacement project and that in order for a lein not to be put on the property when we fix the sewer in the next few weeks, they would have to get moving on the repairs. They were also provided with lateral repair maps and reports.

03/11/2014

POSSIBLY VACANT/ NO ACTIVE WATER SERVICE ACCOUNT/ WATER

BILL IN COLLECTIONS -- TURN OVER

03/10/2014

Notice returned in mail as "Return to Sender. Not Deliverable As Addressed. Unable to Forward"; This is really aggravating...argh!

03/07/2014

NOTICE TO REPAIR SEWER - sent certified mail

03/05/2014

\* Mom's services LLC@gmail.com



City of St. Helens

265 Strand Street, St Helens, Oregon 97051  
 Phone: (503) 397-6272 | Fax: (503) 366-3782

PROJECT: REPAIR & REPLACEMENT OF NUISANCE SEWER LATERALS  
 PROJECT #: S-638A  
 DATE: 3/1/2016  
 DEPARTMENT: Engineering

475 S 14TH STREET

1. Plumbing Permit Fees	\$67.20
2. Abandon and Cap Sewer Lateral	\$2,400.00
Total	\$2,467.20



Navigate using Bookmarks or by clicking on an agenda item.

# CITY OF ST. HELENS

## PERMIT/APPLICATION

This is your Permit when properly filled out, signed and validated

PermitNo.	13339
Cust. No.	24711
Date Sub.	1/28/2016
Issue Date:	1/28/2016

### 24 HRS. ADVANCE NOTICE REQUIRED FOR INSPECTION

Prop. Desc.	Tax I.D./Parcel No. 4104-044-09400	Lot	Blk	Subdivision / Mobile Park Name			Space		
Job Address: 475 S 14TH ST				City: ST HELENS	State: OR	Zip: 97051	Phone:		
Owner WAYEN NAPERRY		Address: 84224 N ENTERPRISE RD		City: PLEASANT HILL	State: OR	Zip: 97455	Phone:		
Bldg. Contractor: INLAND COMPANY		Address: PO BOX 2131 BATTLE GROUND, WA 98604		Bldg. Contr. Bus. Lic. 04303	C.B. No. 187845	Phone: 360-883-8866			
Manufactured Dwelling		M.D.I. Lic. #		Bus. Lic.		C.B. No.			
Describe Work: REPAIR/REPLACEMENT OF SANITARY SEWER LATERAL				CONTACT PERSON:		PHONE:	E-MAIL ADDRESS:		
SPECIAL CONDITIONS				Planning / Zoning					
				Public Works					
				Building					
				Engineering					
Min. Bldg. Setbacks from Property Lines and Rds. / Streets				Valuation of Work					
	Front	Side	Side	Rear	Lot Size	STATE SURCHARGE		\$7.20	
Min. Req.						MINIMUM PLUMBING PERMIT FEE		\$60.00	
Plot Plan									
Type of Const.		Occupancy Group		Division					
Size of Bldg. (Total Sq. Ft.)		No. of Stories		Max Occ. Load					
Fire Zone		Use Zone		Fire Sprinklers Req.					
No. of Dwelling		Off St. Parking		Bedrooms					
<b>Notice</b> This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.  I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.  I hereby certify that I have read and examined this application, including Builder's Board numbers for all subcontractors, and I know that it is true and correct. Further, I certify that I am currently licensed by the City of St. Helens and registered with the Builder's Board under the Homebuilder's Law by # _____ which is in full force and effect, or I am exempt from the Homebuilder's Law because _____  Signature of Contractor or Authorized Agent _____ Date _____  Signature of Owner (If Owner Builder) _____ Date _____  Bob Johnston, CBO 1/28/2016 Permit Approved By: _____ Date _____									
				TOTAL REQUIRED				\$67.20	
				Receipt #					
				Date:					
				Amount Paid:					

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

3-2



**City of St. Helens**  
265 Strand Street, St Helens, Oregon 97051  
Phone: (503) 397-6272 | Fax: (503) 366-3782

## Payment Request #01

**CONTRACTOR:**  
**Inland Company**  
PO Box 2131  
Battle Ground, WA 98604

**PROJECT: REPAIR & REPLACEMENT OF NUISANCE SEWER**  
**PROJECT #:** S-638A  
**DATE:** 2/24/2016  
**DEPARTMENT:** Engineering

010-303-653301

Total Contract Amount	\$29,435.00	Total Earned This Month	\$21,720.00
Total Amount Earned To Date	\$21,720.00	Less 5% Retainage	\$0.00

### Total Amount Due

**\$21,720.00**

Item No.	Description	Unit	Qty	Unit Price	Total Contract Price	Completed This Month	Quantity Completed This Month	Quantity Completed Prior Billing	Quantity Completed To Date	Total Earned To-Date
1	224 S 20th St, Abandon sewer lateral and cap	LS	1	\$1,700.00	\$1,700.00	\$1,700.00	1.00		1.00	\$1,700.00
2	135 N 4th St Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,020.00	\$2,020.00	\$2,020.00	1.00		1.00	\$2,020.00
	B) Additional lateral repair exceeding 16 linear feet	LF	50	\$20.00	\$1,000.00	\$1,050.00	52.50		52.50	\$1,050.00
3	297 N 5th St, Abandon sewer lateral and cap at sewer main	LS	1	\$650.00	\$650.00	\$650.00	1.00		1.00	\$650.00
4	260 St. Helens St Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$3,200.00	\$3,200.00	\$3,200.00	1.00		1.00	\$3,200.00
	B) Additional lateral repair exceeding 8 linear feet	LF	4	\$35.00	\$140.00	\$0.00			0.00	\$0.00
5	344 S 2 <sup>nd</sup> St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$4,800.00	\$4,800.00	\$0.00			0.00	\$0.00
	B) Additional lateral repair exceeding 18 linear feet	LF	5	\$45.00	\$225.00	\$0.00			0.00	\$0.00
6	344 N 3 <sup>rd</sup> St, Abandon sewer lateral and cap at sewer main	LS	1	\$800.00	\$800.00	\$800.00	1.00		1.00	\$800.00
7	1071 Cowlitz St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,000.00	\$2,000.00	\$2,000.00	1.00		1.00	\$2,000.00
	B) Additional lateral repair exceeding 78 linear feet	LF	50	\$35.00	\$1,750.00	\$0.00			0.00	\$0.00
8	293 Sunset Blvd, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$1,600.00	\$1,600.00	\$1,600.00	1.00		1.00	\$1,600.00
	B) Additional lateral repair exceeding 7 linear feet	LF	5	\$35.00	\$175.00	\$0.00			0.00	\$0.00
9	475 S 14 <sup>th</sup> St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,400.00	\$2,400.00	\$2,400.00	1.00		1.00	\$2,400.00
	B) Additional lateral repair exceeding 35 linear feet	LF	5	\$35.00	\$175.00	\$0.00			0.00	\$0.00
10	453 N 11 <sup>th</sup> St, Construct cleanout, complete	LS	1	\$600.00	\$600.00	\$0.00			0.00	\$0.00
11	515 N 10 <sup>th</sup> St, Sewer Lateral Repair									
	A) Sewer lateral repair, complete	LS	1	\$2,800.00	\$2,800.00	\$2,800.00	1.00		1.00	\$2,800.00
	B) Additional repair exceeding 18 linear feet	LF	10	\$40.00	\$400.00	\$0.00			0.00	\$0.00
12	Replace existing cleanouts with new cleanout	EA	2	\$250.00	\$500.00	\$1,000.00	4.00		4.00	\$1,000.00
<b>Contract Subtotal</b>					<b>\$26,935.00</b>	<b>\$19,220.00</b>				<b>\$19,220.00</b>

### Contract Modifications

Item No.	Description	Unit	Qty	Unit Price	Contract Price	Completed This Month	Quantity Completed This Month	Quantity Completed Prior Billing	Quantity Completed To Date	Total Earned To-Date
	Install 4-inch PVC Sanitary Sewer Lateral Pipe by Open-trench methods, Class A									
CO4	backfill at 297 N 5th St	LS	1	\$2,500.00	\$2,500.00	\$2,500.00	1.00		1.00	\$2,500.00
<b>Change Order Subtotal</b>					<b>\$2,500.00</b>	<b>\$2,500.00</b>				<b>\$2,500.00</b>

APPROVED FOR PAYMENT  
[Signature]  
SUPERVISOR  
2/24/16  
2-24-16

3-3

# CITY OF ST. HELENS BUILDING DEPT.

P.O. Box 278, St. Helens, Oregon 97051 Phone: (503) 397-6272 Fax: (503) 366-3782

## INSPECTION REQUEST

24 HOURS ADVANCE NOTICE  
REQUIRED FOR INSPECTION

24 Hour Inspection Request Line  
(503) 366-8234

DATE RECEIVED 2/2/16 TIME RECEIVED \_\_\_\_\_ LOT # \_\_\_\_\_ PERMIT NO. 13339

OWNER NAPERRY CONTRACTOR INLAND

JOB ADDRESS 475 S. 14TH PHONE CONTACT \_\_\_\_\_

READY FOR INSPECTION: MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY

BUILDING	PLUMBING	MECHANICAL	FIRE	MANUFACTURED HOME
<input type="checkbox"/> Setbacks	<input type="checkbox"/> Under Floor	<input type="checkbox"/> Under Floor	<input type="checkbox"/> FireSup/Rough	<input type="checkbox"/> Mobile Runners
<input type="checkbox"/> Footing	<input type="checkbox"/> Rough Plumbing	<input type="checkbox"/> Gas Test	<input type="checkbox"/> FireSup/Final	<input type="checkbox"/> Mobile Set-Up
<input type="checkbox"/> Foundation	<input type="checkbox"/> Storm Drainage/	<input type="checkbox"/> Rough	<input type="checkbox"/> Fire Wall	<input type="checkbox"/> Mobile Final
<input type="checkbox"/> Slab-Concrete	<input type="checkbox"/> Water Piping	<input type="checkbox"/> Final	<input type="checkbox"/> Draftstops	
<input type="checkbox"/> Compaction	<input type="checkbox"/> Low Point Drain	<input type="checkbox"/> Re _____	<input type="checkbox"/> Final	
<input type="checkbox"/> Post & Beam	<input type="checkbox"/> Footing Drain		<input type="checkbox"/> Re _____	
<input type="checkbox"/> Shear Nailing	<input checked="" type="checkbox"/> Sewer Line			
<input type="checkbox"/> Framing	<input type="checkbox"/> Water Line	ENGINEERING	FILL/GRADE	
<input type="checkbox"/> Insulation	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Pre-Fill	
<input type="checkbox"/> Sheetrock-Nailing	<input type="checkbox"/> Re _____	<input type="checkbox"/> Driveway	<input type="checkbox"/> _____	
<input type="checkbox"/> Roof-Nailing		<input type="checkbox"/> Approach	<input type="checkbox"/> _____	
<input type="checkbox"/> Final		<input type="checkbox"/> Drainage	<input type="checkbox"/> Completed	
<input type="checkbox"/> Re _____		<input type="checkbox"/> Other		
		<input type="checkbox"/> Final		

☒ APPROVED ☐ APPROVED-CORRECTIONS NEEDED  
☐ REINSPECTION REQUIRED ☐ UNABLE TO INSPECT

CORRECTION (SEE NOTES BELOW)

CUT & GRAPED

Date \_\_\_\_\_ Columbia River Fire & Rescue-Approval \_\_\_\_\_  
Date \_\_\_\_\_ Engineering Tech. \_\_\_\_\_  
Date 2/3/16 Inspector [Signature] Page \_\_\_\_\_ Of \_\_\_\_\_

Time - In: \_\_\_\_\_ Out: \_\_\_\_\_

475 S 14th ST

9  
S 14TH STREET

Repair approximately 33 linear feet of deficient sanitary sewer pipe starting 17 feet from the cleanout

**DEFICIENCIES:** Orangeburg pipe, Fractures, and Root Intrusion

REET

SH2

475 S 14TH STREET

8"CP

485 S 14TH STREET

**SEWER LATERAL DATA**

- Exist. Pipe Material: PVC, Orangeburg
- Depth at Main: Approx. 4ft
- Last CCTV Date: 9/12/2013
- CCTV Access: Cleanout under deck

**DISCLAIMER:** This map has been provided for reference only. The City of St. Helens makes no warranty, representation, or guarantee of any kind regarding the use of this product. The Requestor/User assumes all responsibility for the use of this product and agrees to hold harmless the City of St. Helens against any loss or damage arising from any error, omission, or positional inaccuracy of this product. The City of St. Helens assumes no responsibility for the validity of any information presented herein, nor any responsibility for the use or misuse of this data. It is the requestor's responsibility to verify any information derived from the GIS data before making any decisions or taking any actions based on the information.

**475 S 14TH ST**  
Sanitary Sewer Lateral Map  
St. Helens, Oregon

Date: 9/21/2015 Time: 11:53:43 AM Printed by: St. Helens Engineering Department

- |                         |                      |                 |
|-------------------------|----------------------|-----------------|
| — Nuisance Lateral      | ⊗ Sanitary Cleanout  | ● Storm Manhole |
| - - - Sanitary Laterals | ⊙ Sanitary Manhole   | — Water Main    |
| — Sanitary Mainline     | - - - Storm Mainline | ⬢ Hydrant       |
| △ Sanitary Structure    | ⊠ Storm Catch Basin  | ▶ Water Valve   |



1 inch = 20 feet

3-5

City of St. Helens  
**RESOLUTION NO. 1732**

A RESOLUTION DETERMINING THAT ADDITIONAL NUISANCES EXIST UPON  
PROPERTY LOCATED WITHIN ST. HELENS AND DIRECTING THAT NOTICE TO  
ABATE THE ADDITIONAL NUISANCES BE POSTED ON SAID PREMISES

**WHEREAS**, St. Helens Municipal Code (SHMC) Section 8.12.250 provides that "[u]pon determination by the common council that a nuisance as defined in this chapter or any other ordinance of the city exists, or can reasonably be expected to come into existence within the next 30 days, the common council shall forthwith cause a notice to be posted on the premises liable for the abatement, directing the removal of such nuisance." SHMC Section 8.14.040(4) provides that "[a] structure is unfit for human occupancy whenever the building official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this chapter." Finally, SHMC 8.14.040(1) provides that "[w]hen a structure or equipment is found by an enforcement official to be unsafe, unfit for human occupancy, or otherwise unlawful, such structure or equipment is in violation of this chapter and a nuisance which shall be abated . . ."; and

**WHEREAS**, the structures identified in Exhibit A have been previously determined by the City Council to be nuisance properties because they were in violation of SHMC Chapter 13.12, Sewer Use Regulations; and

**WHEREAS**, as a part of the City's efforts to comply with the Oregon State Department of Environmental Quality's Inflow and Infiltration rules, City has been upgrading the sewer lines and identifying sewer laterals which are broken, leaking or otherwise in violation of the sewer use regulations and requiring those defective laterals to be repaired or replaced prior to connecting to the new sewer lines; and

**WHEREAS**, the structures in Exhibit A have defective laterals which have not been repaired or replaced and therefore, will not be allowed to connect to the new sewer lines and will therefore be cut and capped during the month of February, 2016, making the structures in Exhibit A unfit for human occupancy in addition to the other violations of St. Helens Municipal Code; and

**WHEREAS**, Council wishes to abate these additional nuisances pursuant to SHMC 8.12.250.

**NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:**

**Section 1.** Council hereby finds that each of the structures listed in Exhibit A can reasonably be expected to become unfit for human occupancy and therefore a nuisance within the next 30 days and directs a notice to be posted on structures identified in Exhibit A which contains: a description of the real property, by street address or otherwise; a direction to remove the nuisance within 30 days of the date of the notice; a description of the nuisance; a statement that, unless a permanent abatement of the nuisance is performed within 30 days of the notice, the City will permanently remove the nuisance and that the costs shall be a lien against the property; and a statement that the person in charge of the property may protest the action by giving notice to the City Recorder within ten (10) days from the date of the notice.

**Section 2.** The City Recorder shall cause a copy of said notice to be forwarded by registered or certified mail, postage prepaid, to the person in charge of each of the structures at the last known address of such person. That notice shall contain all the elements listed in paragraph 2., supra, that is, the posting. If the person responsible for the nuisance is not the owner, an additional notice shall be sent to the owner, stating that the cost of abatement not paid by the person responsible may be assessed to and become a lien on the property.

**Approved and adopted** by the City Council on February 17, 2016, by the following vote:

Ayes: Locke, Carlson, Conn, Peterson

Nays: None

  
Randy Peterson, Mayor

ATTEST:

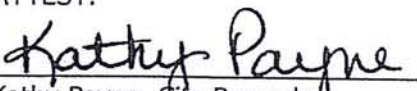
  
Kathy Payne, City Recorder

Exhibit A

Identified properties with deficient laterals which will be cut and capped in February of 2016

STREET NO	DIR	STREET	MAP NO.
224	S.	20 <sup>th</sup> Street	4N1W 4CA 5500
344	N.	3 <sup>rd</sup> Street	5N1W 34CB 4500
475	S.	14 <sup>th</sup> Street	4N1W 4DD 9400
515	N.	10 <sup>th</sup> Street	5N1W 33DC 2200

4-3

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

April 13, 2016 2:35:25 pm

Account # 11347  
Map # 4N1W04-DD-09400  
Code - Tax # 0201-11347

Tax Status ASSESSABLE  
Acct Status ACTIVE  
Subtype NORMAL

Legal Descr ST HELENS  
Block - 119 Lot - 19

Mailing Name TURNER ALICIA

Deed Reference # 2016-1382

Agent

Sales Date/Price 02-26-2016 / \$137,900.00

In Care Of

Appraiser KAY CLAY

Mailing Address 475 S 14TH ST  
ST HELENS, OR 97051

Prop Class 101 MA SA NH Unit  
RMV Class 101 01 00 000 563-1

Situs Address(s)	Situs City
ID# 475 14TH S	ST HELENS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0201 Land		55,700		Land	0
Impr.		48,240		Impr.	0
Code Area Total	86,030	103,940	86,030		0
Grand Total	86,030	103,940	86,030		0

Land Breakdown											Trended RMV
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	
0201					OSD - SINGLE FAMILY	100					24,000
0201	1	R		SH:R-5	Residential Site	109	S	5,800.00		*	31,700
Grand Total								5,800.00			55,700

Improvement Breakdown											Trended RMV
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #			
0201	1	1930	131	One story	106	684					48,240
Grand Total								684			48,240

5-1

4/13/2016 2:35:37 PM

## COLUMBIA COUNTY ASSESSOR'S NAME LEDGER

**Account ID** 11347 **Township** 4N **Range** 1W **Section** 04 **1/4** D **1/16** D **Taxlot** 09400 **Special Interest**

**Effective Date** 05-May-2005 12:00 AM **Transaction ID** -29908 **Entry Date** 05-May-2005 **Recorded Date** 05-May-2005 **Sale Price** \$40,000 **Sale Date** 05-May-2005

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-37392	2005	CLERK - BOR	WD	2005	6081	1			NAME CHANGE	

**Size Totals** Code Acres Sqft Alternate Size

**Effective Date** 15-Dec-2005 12:00 AM **Transaction ID** -28653 **Entry Date** 15-Dec-2005 **Recorded Date** 15-Dec-2005 **Sale Price** \$106,300 **Sale Date** 15-Dec-2005

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-49390	2005	CLERK - BOR	WD	2005	17139	1	F05 17139		NAME CHANGE	

**Size Totals** Code Acres Sqft Alternate Size

**Effective Date** 22-Sep-2006 12:00 AM **Transaction ID** -20371 **Entry Date** 22-Sep-2006 **Recorded Date** 22-Sep-2006 **Sale Date** 22-Sep-2006

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-20371	2006	ASSESSOR'S FILE	U	2006	-20371	1	11347		CONVERSION	

**Size Changes** Code + / - Size Alternate Size Code Area Deleted Move to Acct Move To Code

**Size Totals** Code Acres Sqft Alternate Size

**Action** Subdivision Block Lot Direction Part Part Type  
Add: ST HELENS 119 19

**Effective Date** 14-Apr-2015 11:20 AM **Transaction ID** 961001 **Entry Date** 30-Mar-2015 **Recorded Date** 23-Mar-2015 **Sale Date**

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	1233800	2015	CLERK - BOR	FORE	2015	1979	1			TLC	

GMAC MORTGAGE LLC HAS FILED A WRIT OF EXECUTION IN FORECLOSURE ABSTRACT ON THIS PROPERTY.

5-2

4/13/2016 2:35:37 PM

Account ID 11347 Township 4N Range 1W Section 04 1/4 1/16 1/4 D 1/16 D Taxlot 09400 Special Interest

Size Totals Code 0201 Acres Sqft 5,800.00 Alternate Size

Effective Date 02-Mar-2016 11:06 AM Transaction ID 1065992 Entry Date 25-Feb-2016 Recorded Date 25-Feb-2016 Sale Price \$30 Sale Date 04-Feb-2016

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	1361774	2016	CLERK - BOR	SHRF	2016	1327	1			NAME CHANGE	
Name Changes											
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
			D NAPERRY, WAYEN E							OWNER	
			A DITECH FINANCIAL LLC							OWNER	
			A GREEN TREE SERVICING LLC							OWNER	
			OWNER							OWNER	
			DITECH FINANCIAL LLC							OWNER	
			AKA							OWNER	
			GREEN TREE SERVICING LLC							OWNER	

Size Totals Code 0201 Acres Sqft 5,800.00 Alternate Size

Effective Date 02-Mar-2016 11:13 AM Transaction ID 1065993 Entry Date 25-Feb-2016 Recorded Date 25-Feb-2016 Sale Price \$10 Sale Date 15-Sep-2015

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	1362243	2016	CLERK - BOR	WD	2016	1328	1			NAME CHANGE	
Name Changes											
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
			D DITECH FINANCIAL LLC							OWNER	
			D GREEN TREE SERVICING LLC							OWNER	
			A FEDERAL NATIONAL MORTGAGE ASSOCIATION							OWNER	
			OWNER							OWNER	
			FEDERAL NATIONAL MORTGAGE ASSOCIATION							OWNER	

Size Totals Code 0201 Acres Sqft 5,800.00 Alternate Size

Effective Date 07-Mar-2016 4:59 PM Transaction ID 1066874 Entry Date 04-Mar-2016 Recorded Date 29-Feb-2016 Sale Price \$137,900 Sale Date 26-Feb-2016

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	1364132	2016	CLERK - BOR	WD	2016	1382	1			NAME CHANGE	
Name Changes											
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
			D FEDERAL NATIONAL MORTGAGE ASSOCIATION							OWNER	
			A TURNER, ALICIA							OWNER	

5-3

4/13/2016 2:35:37 PM

Account ID 11347    Township 4N    Range 1W    Section 04    1/4 D    1/16 D    Taxlot 09400    Special Interest

OWNER  
TURNER, ALICIA

Size Totals	Code	Acres	Sqft	Alternate Size
	0201		5,800.00	

5-4





P.O. Box 278, St. Helens, OR 97051  
Phone: (503) 397-6272 Fax: (503) 397-4016  
[www.ci.st-helens.or.us](http://www.ci.st-helens.or.us)

April 15, 2016

Alicia Turner  
475 S. 14<sup>th</sup> St.  
St. Helens, OR 97051

Re: Abandon and Cap Sewer Lateral at  
475 S. 14<sup>th</sup> St., St. Helens, OR 97051

In accordance with St. Helens Municipal Code Section 8.12.250 nuisance exists upon property located at, **475 S 14th St., St. Helens, Oregon**. The structure identified has been previously determined by the City Council to be a nuisance property in violation of St. Helens Municipal Code Chapter 13.12, sewer use regulations. The structure was identified as a defective lateral which required the lateral to be cut and capped.

The total costs associated with abandoning and capping the sewer lateral on the property is **\$2590.56** (reference attached). Please make payment payable to City of St. Helens and mailed to:

City of St. Helens  
Attention: Jennifer Johnson  
P.O. Box 278  
St. Helens, OR 97051

Failure to make payment within 30 days of this notice will result in the City bringing legal actions under ORS 30.315(1)(a) in small claims court for collection and/or will become a lien against the property. If you disagree with subject abatement, written protest must be received by the City Recorder within 15 days of this notice (same address indicated above).

The City Council meeting of Wednesday, **May 18, 2016** on or after 7PM has been set aside for Council's consideration of any written protest received or resolution to proceed with further collection actions if payment or written protest are not received within stipulated timelines.

If you have any question, please do not hesitate to contract me.

Respectfully,

Jon Ellis  
Finance Director  
503-366-8227  
[jellis@ci.st-helens.or.us](mailto:jellis@ci.st-helens.or.us)



# INVOICE

City of St. Helens

P.O. Box 278  
St. Helens, OR 97051  
Phone (503) 366-8203 | Fax (503) 366-3782  
Jenniferj@ci.st-helens.or.us | www//ci.st-helens.or.us

INVOICE # 02  
DATE April 14, 2016

TO  
Alicia Turner  
475 S. 14<sup>th</sup> St.  
St. Helens, OR 97051

FOR  
Nuisance Sewer Laterals  
Account # 010-303-653301

Description	Amount
Abandon and Cap Sewer Lateral	\$2400.00
Plumbing Permit Fees	\$67.20
City of St. Helens Administrative Cost	\$123.36

Total	\$2590.56
-------	-----------

Make all checks payable to City of St. Helens

Payment is due upon receipt, late after 30 days.

If you have any questions concerning this invoice, contact Jennifer Johnson | 503-366-8203 |

7-2

Jon Ellis

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**From:** Sharon Darroux  
**Sent:** Tuesday, April 19, 2016 2:57 PM  
**To:** Jon Ellis  
**Cc:** Sue Nelson; Jennifer Johnson  
**Subject:** 475 S 14th St Nuisance Sewer Lateral  
**Attachments:** 475S14TH\_LateralDatabase.JPG

Jon,

Concerning the nuisance sewer lateral at 475 S 14<sup>th</sup> St, I believe I spoke with Alicia Turner by phone on at least one occasion concerning the sewer lateral at this property. In addition to this, I have on record, a summary of the telephone conversation I had with the property's realtor, a Fannie Mae representative, on the sewer lateral issues.

To my knowledge, it seems impossible the current property would have been unaware of the nuisances associated with this property for these reasons,

- A Notice of Sewer Lateral Abatement was posted on the property on September 8, 2015.
- I spoke with the Fannie Mae realtor about this property on January 19, 2016. (Please see attached)
- I believe I spoke with Alicia Turner in late January/early February concerning the sewer lateral issues at this property.
- The sewer lateral was capped on February 2, 2016. The Notice of Sewer Lateral Abatement was still posted on the property at this time.
- The house was posted again uninhabitable per Resolution 1732, dated February 17, 2016
- Alicia Turner's plumber Sharp's pulled plumbing permit #13372 for the sewer repairs on March 1, 2016 and it inspected by the Bob Johnston, Building Official on March 2, 2016, exactly a month after we capped the sewer.

Please let me know if you need anymore information.

**Sharon Darroux**  
*Engineering Project Manager*

City of St. Helens  
PO Box 278, St. Helens, OR 97051  
Phone: (503) 366-8243  
Fax: (503) 366-3782  
Email: [sharond@ci.st-helens.or.us](mailto:sharond@ci.st-helens.or.us)

475 S. 14<sup>th</sup> St.

St. Helens, OR 97051

RECEIVED

APR 29 2016

CITY OF ST. HELENS

April 29, 2016

Jennifer Johnson

City of St. Helens

P.O. Box 278

St. Helens, OR 97051

Dear Ms. Jones:

I received an invoice from you regarding Account # 010-303-653301. I am protesting these charges as, I did not own the property until February 29, 2016. The seller did not disclose that anything was wrong with the sewer or, that it had been capped off. When I was shown the property, my realtor called the plumbing company that had left a note on the door saying they would be working on the plumbing in the area. He told me they said there was nothing wrong with the property's sewer and, that they posted the sign because the manhole is in the back yard. I do not know if my realtor was misinformed or was not honest with me.

It was found that there were holes in the sewer line by the inspector that I hired. After that, my realtor told me that he called the city and they told him that they would be capping off the sewer line. No one in this entire process of buying this property did anyone tell me that I could be held financially responsible for this. I paid to have the sewer line replaced and to have the exterior of the house painted. If I would have been informed that I could be held responsible for the capping off of the sewer line, I most likely would not have bought the property because, I wouldn't be able to afford that as well.

Sincerely,



Alicia K. Turner

541-232-8509

9

**City of St. Helens**  
**RESOLUTION NO. 1746**

**A RESOLUTION OF THE CITY OF ST. HELENS, DECLARING  
CERTAIN CITY OWNED PROPERTY AT 1300 KASTER ROAD  
SURPLUS AND DESIGNATING A SOLICITING AGENT**

**WHEREAS**, in August of 2015 the City acquired ownership of the former Boise White Paper mill site located at 1300 Kaster Road; and

**WHEREAS**, this large and complex property has various scrap metal and other demolition debris to be removed from the site; and

**WHEREAS**, section 2.040.120(10) of the St. Helens Municipal Code prescribes the process to surplus city owned property.

**NOW THEREFORE, the City of St. Helens resolves as follows:**

**Section 1.** To declare certain personal property at 1300 Kaster Road surplus to include scrap metal and demolition debris.

**Section 2.** Authorize the City Administrator or his designee to identify certain property and act as the soliciting agent to surplus the property consistent with the St. Helens Municipal Code.

**Section 3.** Such authorization becomes effective upon adoption of this Resolution by the City Council.

**Approved and adopted** by the City Council on June 1, 2016, by the following vote:

Ayes:

Nays:

\_\_\_\_\_  
Randy Peterson, Mayor

ATTEST:

\_\_\_\_\_  
Kathy Payne, City Recorder

May 16, 2016

John Walsh  
City Administrator  
City of St. Helens  
265 Strand Street  
St. Helens, OR 97051

RE: St. Helens - Columbia View Park Gazebo Replacement

Dear John,

We have enjoyed working with you and the community planning the waterfront in St Helens. Its redevelopment will be catalytic to the revitalization of downtown and further connect community to the Columbia River.

Based on our recent conversations, we have developed the following proposal to assist the City in the redevelopment of the gazebo at Columbia View Park. The upgrade of the area will provide an improved venue for events and gatherings along the water.

**PROJECT UNDERSTANDING:**

Columbia View Park provides spectacular views of the river and includes an amphitheater and gazebo used for concerts, weddings, receptions and community events. There is also a handicap-access viewing platform, restrooms with showers, a playground and adjacent parking. The City is seeking refinement of a design concept for the replacement of the gazebo, improved site circulation and better integration with adjacent uses. The concept is to be illustrated for presentation and fund raising.

Walker Macy will lead the effort and will be assisted by structural engineer, Bob Grummel, who will provide advice for the new stage's structure sizing.

**SCOPE OF WORK:**

Based on our understanding of the project, and the information provided, we propose the following scope of work:

**1. Concept Design**

- 1.1 Attend an initial start-up meeting with the City of St. Helens to review background materials and photograph existing conditions.
- 1.2 Develop alternative concepts for the proposed structure and site plans with corresponding plans and sections/elevations to describe concepts.
- 1.3 Meet with City to review the concepts and select an alternative.
- 1.4 Refine the selected alternative, site plan, perspectives and typical sections/elevations to describe the concept.

1.5 Provide Concept Design Deliverables:

- Illustrative Site Plan
- Illustrative Perspective
- Sections / Elevations
- Image boards describing proposed materials

1.6 Present Concept to City Council

1.7 Present the concept in a Public Forum

**FEES:**

We propose a fee of \$ 17,000.00 plus expenses for the work.

We propose to bill monthly on a time and materials basis. Expenses will be billed at 1.1 times our cost.

Please contact me if you have any questions, require clarification, or if you wish to adjust the scope and fee to better serve your needs. We look forward to working with you on this effort.

Sincerely,

WALKER MACY

Michael W. Zilis  
Principal  
(mzilis@walkermacy.com)

Approved:

---

Name and title

---

Date



## Memorandum

To: Mayor and City Council

From: John Walsh, City Administrator

Subject: **Administration & Community Development Dept. Report**

Date: June 1, 2016

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*Planning Division Report* attached.

*Business License Reports* attached.

## **CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT**



**To:** City Council  
**From:** Jacob A. Graichen, AICP, City Planner

**Date:** 5.24.2016

This report does not indicate all *current planning* activities over the past report period. These are tasks, processing and administration of the Development Code which are a weekly if not daily responsibility. The Planning Commission agenda, available on the City's website, is a good indicator of *current planning* activities. The number of building permits issued is another good indicator as many require Development Code review prior to Building Official review.

### **PLANNING ADMINISTRATION**

As part of USAD partial funded renovations of the Woodland Trails Apartments (345 N. 16<sup>th</sup> Street) and Norcrest Apartments (184 Bradley Street), the owner wants to remove some trees. I walked the sites with the project superintendent to evaluate the trees to be removed. Some will be replaced based on assumptions of past land use decisions (the projects pre-date good land use records) and proximity to wetlands (Woodland Trails only).

Conducted a pre-application meeting with Lower Columbia Engineering in regards to multiple projects at or around the St. Helens Marina area.

Had a preliminary Q&A meeting regarding potential development of the vacant property south of Columbia Commons (500 N. Columbia River).

### **DEVELOPMENT CODE ENFORCEMENT**

In regards to the latest issue with the disc golf course in McCormick Park as described in last month's department activity report, the city executed an agreement with Oregon DSL and has completed the work and final report per that agreement.

### **PLANNING COMMISSION (& *acting* HISTORIC LANDMARKS COMMISSION)**

May 10, 2016 meeting (outcome): Three public hearings were scheduled. The Commission conditionally approved a Conditional Use Permit for an RV park by the St. Helens Marina. A second Conditional Use Permit for an RV park by the St. Helens Marina was continued to the June meeting due to design concerns of staff. A Conditional Use Permit for a marijuana production facility in the Houlton area was continued to the June meeting due to unresolved access issues.

The Commission discussed its annual report to Council.

June 14, 2016 meeting (upcoming): The Commission has two public hearings continued from May. There will be two additional new public hearings. One is for an expansion of the Nazarene Church along Gable Road across from S.H. High School. The other is for a Conditional Use Permit and a couple Variances for a four-plex by the St. Helens Marina.

### **GEOGRAPHIC INFORMATION SYSTEMS (GIS)**

Routine data updates. Showed Assistant Planner method for updating taxlot data.

Created draft urban review district for consultants to help evaluate urban renewal for the city.

### **MAIN STREET PROGRAM**

I attended the SHEDCO Board of Directors meeting on May 17, 2016 at the Chamber of Commerce.

As of 3/28/2016, this year's coordinator has completed **1063.5** hours or **62.56%** of their RARE AmeriCorps term of service.

**ASSISTANT PLANNER**—*In addition to routine tasks, the Assistant Planner has been working on:*

**See attached.**

## Jacob Graichen

---

**From:** Jennifer Dimsho  
**Sent:** Monday, May 23, 2016 1:21 PM  
**To:** Jacob Graichen  
**Subject:** May Planning Department Report

Here are my additions to the May Planning Department Report.

### GRANTS

1. Travel Oregon's Tourism Matching Grants Program –Wayfinding Master Plan Project – Submitted Project Idea Worksheet for May 23 Deadline. 40k request, 30k hard match, 10k in-kind match. Submitted tourism fund budget request for hard match.
2. TGM Grant Application Due June 10 – Prepared draft application narrative, cover sheet, 3 letters of support, drafted & received council's resolution to apply. Attended meeting at MFA on 5/23 to discuss alignment/intersection options and scope.

### EPA AWP

3. April 27 Open House debrief
4. Uploaded updated waterfront website materials
5. Discussed incorporating a potential urban renewal agency study as part of the grant-funded implementation plan with EconW and MFA

### MISC

6. Website Design – Responded to design questions from aHa
7. Attended 4th meeting for the 2016 Columbia County Year of Wellness on May 19
8. Project P.2's Kickstarter Sub-Committee meeting on May 2, and May 13 – Attended May 24 ACC meeting. Kickstarter Launch Date is JUNE 1. Fundraising goal is 16k. Submitted Kickstarter page for review. Finalized video, website, promotional handouts, rewards, press release, social media posts, and other marketing materials. Purchased sample rewards. Reached out to non-profits for outreach support. Awarded CCCC grant to prepare postcard kits. Promoted the Kickstarter campaign (distributed handouts, spoke at events).
9. Attended Oregon Brownfields Conference in Sunriver, OR May 16-17.
10. Attended "Messages that Matter" half day workshop hosted by the CCCC on May 9.
11. Attended Travel Oregon's Town Hall Meeting in Scappoose on May 11.

### Jennifer Dimsho

Assistant Planner  
City of St. Helens  
(503) 366-8207  
[jdimsho@ci.st-helens.or.us](mailto:jdimsho@ci.st-helens.or.us)

## BUSINESS LICENSE REPORT

City Department Approval: May 16, 2016

The following occupational business licenses are being presented for City approval:

Signature: [Signature]  
Date: 5/13/16

### RESIDENT BUSINESS – RENEWAL 2016

- |                          |                               |            |
|--------------------------|-------------------------------|------------|
| <input type="checkbox"/> | Children's Closet Inc.        | Resale     |
| <input type="checkbox"/> | Timothy Pizzo Attorney at Law | Law Office |

### RESIDENT BUSINESS – NEW 2016

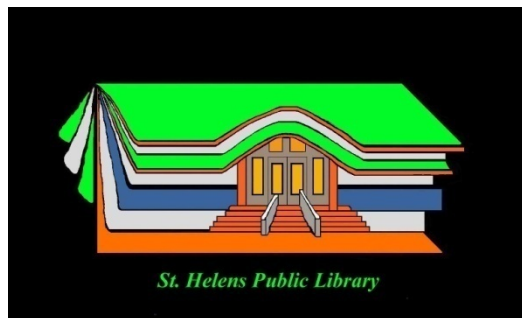
- |                          |   |                                |
|--------------------------|---|--------------------------------|
| <input type="checkbox"/> | Birds of a Feather<br>231 S 1 <sup>st</sup> Street        | Secondhand Retail Home Décor   |
| <input type="checkbox"/> | Well Within Acupunc. & Chinese Med.<br>1520 Columbia Blvd | Acupuncture & Chinese Medicine |

### NON-RESIDENT BUSINESS - 2016

- |                          |                              |                             |
|--------------------------|------------------------------|-----------------------------|
| <input type="checkbox"/> | Aha Consulting Inc.          | Website Design & Hosting    |
| <input type="checkbox"/> | Apply-a-Line Inc.            | Traffic Pavement Markings   |
| <input type="checkbox"/> | Cintas Corporation No. 2     | Fire Protection Services    |
| <input type="checkbox"/> | Crown Fire Systems Inc.      | Fire Sprinkler Contractor   |
| <input type="checkbox"/> | GLV Enterprise Inc.          | Window & Door Replacement   |
| <input type="checkbox"/> | Pro Heating and Cooling Inc. | HVAC                        |
| <input type="checkbox"/> | RH Insulation Co LLC         | Insulation                  |
| <input type="checkbox"/> | Strike a Cord                | Firewood Delivery & Cleanup |

### MISCELLANEOUS - 2016

- |                          |                      |   |
|--------------------------|----------------------|---|
| <input type="checkbox"/> | Bonnie & Benny Sharp | Change of Business Name (Comm. Rentals) |
|--------------------------|----------------------|---|



**May 25, 2016**

**From:** Margaret Jeffries, Library Director

**To:** The Mayor and Members of the City Council

**Subject:** Library Department Report

**Author Visit:** Ruth Wariner, author, will read from her New York Times best-selling memoir, *The Sound of Gravel* on **Tuesday, June 7<sup>th</sup> at 7pm in the Auditorium**. Her book recounts her experiences growing up in Mexico and California as the 39<sup>th</sup> child in a polygamous family of 43 children and her eventual escape from that colony at the age of fifteen. Wariner will be available to sign books afterwards.

**Baby Sitting Class:** The Library will again partner with Larry Mears of ABC for Life to offer this important training for preteens and teens as we head into the summer and they have responsibility for the care of younger children. The **June 8<sup>th</sup>** class has three components – a software based training and certification created by the American Academy of Pediatrics, introduction to early literacy concepts by our youth librarian and first aid and CPR training by Larry. This training will be limited to 12 participants and registration is required.

**Summer Reading Begins:** Sign-up for summer reading for children, teens and adults will begin on **Monday, June 20<sup>th</sup>**. Programs and prizes for all ages will occur throughout the summer.

**Columbia County Cultural Coalition Grants:** The Coalition recently awarded \$765 to the Library to offer three art classes taught by local artists as a part of the adult summer reading program. They are Painting and Collage Using the Wabi-Sabi method, Mindful Doodling and Drum Making. Each class will be limited to 12 participants each and registration will open on **Monday, June 20<sup>th</sup>**.

## Calendar:

- 5/25 Lego Play Day, 330-430pm, Library Hallway
- 5/28 Ukulele Classes – Beginners @ 10am, Continuing @11am, Auditorium
- 6/1 Library Board Annual Report to the City Council, 1pm
- 6/7 Library Hosts Ruth Wariner, Author of *The Sound of Gravel*, 7pm
- 6/8 Baby Sitting Class – Registration Required
- 6/20 Summer Reading Sign-Ups Begin
- 6/21 Library Board Meeting, 7:15pm, Auditorium
- 6/29 Friends of the St. Helens Public Library Meeting, 530pm, Armstrong Room