

City of St. Helens

City Council

Regular Session Minutes

July 17, 2019

Members Present: Mayor Rick Scholl
Council President Doug Morten
Councilor Ginny Carlson
Councilor Keith Locke
Councilor Stephen R. Topaz

Members Absent: None

Staff Present: John Walsh, City Administrator
Kathy Payne, City Recorder
Matt Brown, Finance Director
Jacob Graichen, City Planner
Sue Nelson, Public Works Interim Director
Brian Greenway, Police Chief
Jenny Dimsho, Associate Planner
Tina Curry, Event Coordinator

Others: Frank Brandon Andrea Lindberg Shauna Harrison
Rich Bailey Christine Menges Troy Martin

1) **7:00 P.M. - Call Regular Session to Order – 7:11 p.m.**

2) **Pledge of Allegiance**

3) **Visitor Comments - Limited to five (5) minutes per speaker**

- ♦ Andrea Lindberg. She is representing Scandalous Hair Design. As a salon, they bring in over 6,000 people per year to the area. A lot of them visit restaurants and shops while they're down here. They averaged approximately 150 clients in September and November last year. In October, they had 45. That's a minimum loss of over \$5,000 just for Saturdays in October. This is their livelihood. The main reason for the loss is lack of parking. She worked with Event Coordinator Tina Curry last year to mitigate the parking issue. Andrea suggested reserved parking in the back lot. Two days before the start of Spirit of Halloweentown, they received three small caution cones and three small signs that said, "Reserved Parking. All others will be towed." It was not sufficient. Their clients did not park in those spots because there was no reference to Scandalous. Andrea paid Bemis to make three laminated signs identifying Scandalous. She spaced them out with directional arrows. Spirit of Halloweentown visitors still parked in their spots. After the first weekend, she asked Tina for a monitor in the back parking lot because of the parking issues and a client's vehicle being hit and run. Andrea was informed that the City does not have the resources to monitor the back parking lot. Yet, on 4th of July she read that police officers would be checking wrist bands in the tailgating area. While working, it was her responsibility to write down license plate numbers and ask if those vehicles belonged to clients. If not, then she would call the towing company. She doesn't have

time for that. They work 10-hour days with no scheduled break or lunch. She spoke with Tina and Councilor Carlson multiple times about parking issues to no avail. She hopes they can come up with a solution. They also need a suitable alternative for handicap clientele. Tina instructed them to drive ADA clients into the back public parking lot and out onto S. 1st Street to be dropped off. Andrea worries about that with foot traffic. Councilor Carlson suggested a gator to transport ADA clients from the Veneer parking lot. None of the clients did it. They desperately need garbage cans in the public parking lot. Last year business owners were picking up soiled diapers and McDonald's garbage after the weekend. Last weekend, they found out about the road closure on Facebook. They were not notified. The road closure signs were posted at the sidewalk in front of their salon. She messaged Tina and Mayor Scholl. Tina stated that there's still plenty of parking. If they had known ahead of time they could have informed the clients. Judge Grant was not notified either and lives on S. 1st Street. Andrea understands that Halloweentown is a boon for downtown businesses and they support that. She was a huge fan and loved having the festival. Unfortunately, they are losing money. She is currently booking clients into November. She hopes they can work together for a solution. Last year, the back parking lot was closed for emergency services during one of the weekends. They only knew a couple weeks in advance. She suggested they stage behind the courthouse.

Discussion ensued about parking. Andrea suggested using volunteers to monitor the lot and help with flow. Chief Greenway said they likely won't have the incident command like in the past. They'll mirror the 4th of July response. Tentatively, that back parking lot will be open. Council President Morten suggested valet parking. He would be willing to help with it. Mayor Scholl informed Andrea that staff will continue to look at the concerns and come up with a solution.

- ♦ Shauna Harrison. What is being done at the lagoon?

Councilor Locke responded that they are drilling cores. It's part of the scope of work.

- ♦ Tina Curry. She clarified that the sign last weekend was indicating a detour. People parked the whole way down. The judge was able to get in and out of her driveway.

4) **Deliberations - Comprehensive Plan Amendment - Housing Needs Analysis**

Motion: Upon Topaz's motion and Locke's second, the Council unanimously approved the Comprehensive Plan Amendment - Housing Needs Analysis. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

5) **Ordinances - First Reading**

- 5.a Ordinance No. 3241: An Ordinance Adopting the Riverfront Connector Plan as an Addendum to the City of St. Helens Comprehensive Plan, Amending the St. Helens Municipal Code Chapters 10.04, 17.16, 17.152, 19.08 and 19.12, and Adding Chapter 19.36

Mayor Scholl read Ordinance No. 3241 by title for the first time. The final reading will be held at the next regular session.

Councilor Topaz suggested revisiting Ordinance No. 3241 for two reasons:

1. The original process was on the framework plan and that has been changed.
2. The 258 new residences that will be constructed next to Gable Road and Highway 30.

Council President Morten pointed out that they already voted on it. Mayor Scholl argued that this was a general concept and can be amended. Associate Planner Dimsho agreed that the Plan is amendable.

- 5.b Ordinance No. 3242: An Ordinance to Amend the City of St. Helens Comprehensive Plan Map for Certain Property from General Commercial (GC) Designation to the General Residential (GR) Designation and the Zoning District Map from General Commercial (GC) Zone to the Apartment Residential (AR) Zone

Mayor Scholl read Ordinance No. 3242 by title for the first time. The final reading will be held at the next regular session.

- 5.c Ordinance No. 3243: An Ordinance Approving a Development Agreement for the Forest Trails Subdivision Planned Development Pursuant to ORS 94.504 – ORS 94.528

Mayor Scholl read Ordinance No. 3243 by title for the first time. The final reading will be held at the next regular session.

6) **Resolutions**

- 6.a Resolution No. 1855: A Resolution to Appoint a Presiding Municipal Court Judge

Mayor Scholl read Resolution No. 1855 by title. **Motion:** Upon Carlson's motion and Topaz's second, the Council unanimously adopted Resolution No. 1855. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

- 6.b Resolution No. 1856: A Resolution of the Common Council of the City of St. Helens, Oregon, Amending the City Employee Compensation Plan for Public Works Summer Labor Worker

Mayor Scholl read Resolution No. 1856 by title. **Motion:** Upon Carlson's motion and Topaz's second, the Council unanimously adopted Resolution No. 1856. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

- 6.c Resolution No. 1857: A Resolution of the St. Helens City Council to Set Planning Department Fees

Mayor Scholl read Resolution No. 1857 by title. **Motion:** Upon Carlson's motion and Locke's second, the Council unanimously adopted Resolution No. 1857. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

- 6.d Resolution No. 1858: A Resolution Adopting a Universal Fee Schedule, and Superseding Resolution No. 1831

Mayor Scholl read Resolution No. 1858 by title. **Motion:** Upon Carlson's motion and Topaz's second, the Council unanimously adopted Resolution No. 1858. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

- 6.e Resolution No. 1859: A Resolution Establishing Garbage & Recycling Rates and Superseding Resolution No. 1813

Mayor Scholl read Resolution No. 1859 by title. **Motion:** Upon Carlson's motion and Topaz's second, the Council unanimously adopted Resolution No. 1859. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

7) **Award Bid/Contract**

- 7.a Contract to CHS Painting for the St. Helens Senior Center Painting Project
- 7.b Contract to CR Contracting Inc. for 2019 Crack Sealing Project

Motion: Upon Locke's motion and Carlson's second, the Council unanimously approved '7a' and '7b' above. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

8) **Approve and/or Authorize for Signature**

- 8.a Agreement with Metro Presort for Monthly Utility Statements, E-Billing and Lockbox
- 8.b Amendment to Agreement with City of Carlton for Communication Services
- 8.c Extension of Agreement with Tualatin Valley Workshop for Janitorial Services
- 8.d Extension of Agreement with Mason, Bruce & Girard for Forest Management Services
- 8.e Extension of Concession Agreement with World Wide-ATM LLC for ATM at 277 Strand St.
- 8.f Extension of Agreement with Structural Nexus LLC for Structural Plan Review Services
- 8.g Extension of Agreement with Mark Comfort for Clean-Up of Various Properties
- 8.h Final Plat for Elk Ridge Estates Subdivision Phase 6
- 8.i Agreement with Lower Columbia Engineering, LLC for Design & Engineering of Columbia Pacific Food Bank Building at 1421 Columbia Blvd.
- 8.j Amended Services Plan Agreement with Centerlogic
- 8.k Contract Payments

Motion: Upon Carlson's motion and Topaz's second, the Council unanimously approved '8a' through '8k' above. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

9) **Appointments to Boards/Commissions**

- 9.a Appointments to City Boards/Commissions

Motion: Upon Topaz's motion and Carlson's second, the Council unanimously appointed Dan Davis and Marjorie Stanko to the Library Board. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

10) **Consent Agenda for Acceptance**

- 10.a Parks & Trails Commission Minutes dated June 10, 2019
- 10.b Planning Commission Minutes dated June 11, 2019
- 10.c Library Board Minutes dated May 13, 2019

Motion: Upon Carlson's motion and Locke's second, the Council unanimously approved '10a' through '10c' above. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

11) **Consent Agenda for Approval**

- 11.a New Evidence Technician Job Description
- 11.b OLCC Licenses
- 11.c Declare Surplus Property - Library Equipment
- 11.d Declare Surplus Property – Public Works Water Tender
- 11.e Council Regular Session dated June 5 and Public Forum Minutes dated June 24, 2019
- 11.f Accounts Payable Bill Lists

Motion: Upon Carlson's motion and Topaz's second, the Council unanimously approved '11a' through '11f' above. [AYES: Scholl, Carlson, Locke, Morten, Topaz; Nays: None]

12) Mayor Scholl Reports

- He, Council President Morten, and City Administrator Walsh went to the Association of Pacific Rim Ports. They met ports from Samoan to British Columbia. They took a boat ride to Portland. Our Port has good things going on with other ports. They are in a good position having a deep water port with rail. The only downfall is not having I-5 close. Trying to get good jobs back here. We're all in this together.
- Citizens Day in the Park was a great success! It was fun to see all the Council there. It was a great turnout. Need to plan more food. Kids loved having the sand pile but need to move it.
- Talked to people that were here for their first 4th of July. They loved the tailgating experience. Need to do more fundraising for fireworks next year.

13) Council Member Reports

Council President Morten reported...

- That was a great report from the Parks & Trails Commission. He encouraged people to go online to hear their report.
- Cougars have been sighted in the Columbia Botanical Garden area.
- Reviewing inquiries from people asking where they can and cannot camp on Sand Island. Mr. Hendrickson is very communicative about what you can and can't do. It costs \$5 to go over and spend the day. The camping is \$30.
- Great networking at the Port meeting yesterday.

Councilor Topaz reported...

- Attended the Portland Harbor Coalition meeting last week. They discussed remediation of the inner-harbor. Three things came up that were disturbing:
 - Outlined the harbor area bad and not-so-bad areas. Once the areas are remediated, no one is allowed in there.
 - PGE property
 - Old plywood mill
 - Across the river at the end of Sauvie Island
 - Talked about the protected red area on a map that included the end of Sauvie Island, some of the Veneer property, and some of the lagoon area. It was designated as a test area in the 50's or 60's. There is a lot of conflict about what needs to be done. There are limitations of what can be done in those areas.
 - A lot of the protected areas in downtown Portland is being politically encroached on by people wanting to change it to nothing but living space. The coalition for protecting the harbor is made up of a number of tribes, the Fish & Wildlife, etc. We need to be very aware of it so it doesn't result in not being able to use the Waterfront.

Discussion ensued about the properties mentioned. City Administrator Walsh will follow-up and report back to Council.

Councilor Carlson reported...

- She was encouraged to see all the visitors on 4th of July. It was the first time she noticed the sign in the Plaza lit. She constantly saw people looking at it.
- She volunteered at the first aid station for four hours at the Seattle to Portland (STP) race on Saturday. None of the scary stories she heard about happened in St. Helens. Riders talked about how great the band was, how good the refreshments were, and how nice people were. It's nice to hear good things about the community.
- The Citizen Emergency Response Team (CERT) helps with fireworks and Spirit of Halloweentown. CERT did first aid at the STP and will also be doing it at the fair.
- The Chamber of Commerce is still working with the health department for the sink in the coffee bar. The cake lady is there selling cakes every day from 9 a.m. – noon. She has almost sold out every day. She is the dessert provider for Black Tie & Blue Jeans.
- Chrissy Marquardt was hired as the new Chamber Director. She'll begin in August.
- That was a great Parks & Trails Commission report.

Councilor Locke reported...

- Cascades has cleaned up most of the white paper. They haven't cleaned up the mess the paper made and they've also created some new messes.
- The cannabis market has flipped. Now there's a shortage in the State. ACSP has started to make money now. Hopefully, the City will start to see it after the contract is signed.
- Attending an OLCC listening group about laws that work and don't work with the cannabis industry.
- He's decided to fill his term out. He'll be staying here the next year and a half.

14) **Department Reports**

Police Chief Greenway reported...

- St. Helens Police officers will be seen at the fair on Friday. They are reciprocating after the Sheriff's Office helped at last year's Spirit of Halloweentown.

Public Works Interim Director Nelson reported...

- The Parks & Trails Commission report was excellent. It was very thorough.
- Happy Birthday, John!

Finance Director Brown reported...

- Nothing to report.

City Recorder Payne reported...

- Reminded everyone that it's the Parks & Trails Commission and not the Parks Commission anymore.

City Administrator Walsh reported...

- There is a lot of activity happening.

15) **Other Business**

- Frank Brandon. Asked Council President Morten about his comment that the shuttle to Sand Island is \$5. He pointed out that when this was discussed a few months ago, they said you can't charge for the boat ride or you have to meet Coast Guard regulations. Has that changed?

Council President Morten is not sure if the fee is for the boat ride. Councilor Locke said it's a day park fee. Frank asked if the \$5 applies if you take your own boat then. Mayor Scholl it's a day fee to get from one side to the other. Discussion ensued.


16) **Adjourn** – 8:05 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:



Kathy Payne, City Recorder



Rick Scholl, Mayor