

City of St. Helens City Council

Work Session Minutes

June 5, 2019

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

Members Absent: Councilor Ginny Carlson

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

Others:

Susan Wagner	Patrick Trapp	Jennifer Pugsley
Les Watters	Willow Bill	Christine Menges
Nicole Thill	Chuck Daughtry	

1) **1:00 P.M. - Call Work Session to Order**

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

- William Dugaard "Willow Bill". He distributed a handout to the Council. A copy is included in the archive meeting packet. He requested a YouTube video of the Flying Eagle Canoe done by Nicole Thill be shown. It can be viewed at <https://www.youtube.com/watch?v=gXhqjn3krMw>. Fun times are had on the Eagle. Willow Bill spoke to the Grand Ronde Nation about offering something in coordination with the City. He is waiting to hear back. They would like to do a number of events with the Flying Eagle on the Waterfront property. He asked if they can borrow a 10x20 tent.
- Les Watters. On behalf of the Museum Association, he thanked the Council for the honor of being grand marshal in the parade. However, he is here on a different issue. He referred to a map and showed the area where fill is being dumped at the end of N. 2nd Street. He brought it up to the Planning Commission in the past but now it's happening again. He encouraged the City to create a long-range plan for that area. He does recall the discussion about emergency access and bicycle paths.

Council President Morten responded that there has been discussions with Public Works about that serving as ingress and egress for the marina area. In case of fire, it gives an additional access. The only plan was to get it filled so it can be used.

Les reiterated the need for a plan and neighborhood input. Discussion ensued.

- Pat Trapp, Port of Columbia County.
 - Approved the Devinaire lease.
 - Approved the budget for the next year.
 - Approved a change to the next energy site development and option program.
 - Received the LUBA decision for the rezoned property. The Court of Appeals found that LUBA was correct in their decision. They found in favor of the Port for eight of nine of the things. That one will go back to the County for a decision.

Council President Morten asked when his term up. Pat responded that it's up at the end of this month. Morten thanked Pat for all of his reports. Mayor Scholl thanked Pat as well.

Councilor Locke asked Pat how many trains are anticipated to come through here in the next five years. Pat said there have been three ethanol trains per month since November 2015. Councilor Topaz asked how many cars there are per train. Pat said that Port Westward deals in unit trains, which is normally 104-110 cars per train. However, that can change based on the product.

Council President Morten spoke of how the Port approved a maximum amount of train traffic that could pass through. Pat confirmed that it was passed in 2013 and has not been amended. The first one allowed them no more than 24 trains per month. Five years later, the rail improved and they are now allowed up to 32 trains per months.

Council President Morten asked if there are times that train traffic is allowed to pass-through. Pat responded that there is no prescribed schedule for unit trains that service the Port's tenants. However, they have worked with Portland & Western Rail to try to avoid certain times; such as rush hours and school start and end times.

3) **Discussion Topics**

3.A Columbia County Economic team Semi-Annual Report - Chuck Daughtry, Executive Director

Chuck Daughtry, Executive Director of the Columbia County Economic Team, was in attendance to give the semi-annual report. A copy is included in the archive meeting packet.

- CCET re-organization
 - Approved new bylaws
 - 501(c)(3) covers the Tourism Committee and Keep it Local Columbia County
- OMIC
 - R&D has seven full-time employees
 - Reviewed the R&D projects
 - Creating the Oregon Manufacturing Innovation District
 - The road that connects West Lane Road to the property received a final inspection yesterday
 - Recruiting businesses
 - Portland Community College will have an operational campus by Fall of 2020
 - Opportunity Zone
 - Meeting with County Commissioners about the Lower Columbia Maritime Enterprise Zone renewal
 - Working with the Port on the McNulty Creek property
 - Meeting with the new Cascade Tissues General Manager next week

- Making recommendations to Armstrong for cleaning up and marketing
- Control Solutions constructing new building on McNulty Way
- Reviewed Rainier, Clatskanie, Vernonia, and Columbia City projects

Mayor Scholl often hears from people in the community...[Secretary's note: about needing industry in St. Helens]. He asked Chuck and Pat to elaborate. Chuck responded that there were a number of companies interested in the Boise site when he got here. However, there was a shift when the City acquired it and they weren't able to market it as well. They did bring in Cascades Tissue. The rock issue made it difficult to develop. Pat elaborated on business attraction and expansion on Port properties. There have also been challenges working with the City on permits. They will continue working to draw businesses here. Discussion ensued. Mayor Scholl thanked Chuck and Pat for their work they're doing.

3.B Annual CDBG Revolving Loan Fund Program Report – Susan Wagner, C.A.T.

Susan Wagner with the Community Action Team was in attendance to give the report.

- Partnered with St. Helens for housing rehabilitation since 1984
- Revolving Loan Program provides 0% interest and low payments
- Loans are paid back when the home is sold or after 30 years
- Funds health and safety repairs
- Currently have 29 homes
- Four loans were paid off last year
- Need to preserve existing affordable housing
- Healthy Homes Programs helps fund repairs for people on the Oregon Health Plan
- Self-Help Owner Occupied Rehab Program allows homeowners to do the work themselves at a much reduced cost
- Completed the Veterans Home Repair Program in March
- Assisted three families with the down payment assistance program
- The 16-unit homeless housing on N. 18th Street is almost complete. An open house will be held July 19.

3.C Planning Commission/Historic Landmarks Committee Annual Report

City Planner Graichen was present to give the report. A copy is included in the archive meeting packet.

- Held 11 meetings over the last year.
- Acceptance Agenda items almost double compared to the prior year.
- Reviewed projects in process.
- Reviewed future projects/plans.
- Requested the requirement of a bond or something to pay for potential enforcement issues that come about with projects. That will need to be discussed further.

3.E Discussion regarding Millard Road Property - Jacob

City Planner Graichen reviewed his memo and attachments. A copy is included in the archive meeting packet. He recommends the northern portion remain Public Lands (PL) for the park. There was a lot of support for a park at the public forum along the creek. One idea that the County concurs with is to zone the remaining property Mixed Use (MU) so the use is driven by the market. A public hearing for the zone change will be needed. They can propose MU or Moderate Residential (R7) to remain status quo with the surrounding area. The neighbors expressed desire for Suburban Residential (R10). He does not recommend zoning it R10.

Discussion ensued. This will go to the Parks & Trails Commission for their review as well. Council concurred with the northern portion being zoned PL and the remaining MU.

3.D Request from Port to Provide Letter of Support for Site Certification Program
City Administrator Walsh explained the Port's request. A copy of the request and draft letter are included in the archive meeting packet. Council concurred.

3.F Discussion regarding Proposed Amendments to Dock Regulations – John
City Administrator Walsh presented the proposed dock regulation amendments. A copy of the proposed ordinance and amendments are included in the archive meeting packet. Discussion ensued. There is a need to increase safety at the docks as well.

4) **Department Reports**

Police Chief Greenway reported...

- June's First Thursday is tomorrow. The topic is Interaction with the Police Department.
- There will not be a First Thursday in July.
- Met with Sheriff Brian Pixley this morning. They have entered a verbal agreement to use the County boat. They are researching securing a vessel for the City to access Sand Island. An MOU was found from 2001 that already allowed this but it refers to a boat that is no longer in service. They will be updating the MOU.
- Detective Dustin King is a certified boat instructor and will train all of our officers on water safety. There will be minimal cost for training.

Public Works Interim Director Nelson reported...

- The Gable Road project is getting ready to start. The utility work taking place now is separate from the County construction project. They plan to begin as soon as school is out. There will be some delays and detours.
- The Plymouth Street project is almost complete. It does need to be paved and should be open by 4th of July for access.
- Some of the brush and grass along the roadways is not getting done as quickly as it normally does. Their one mower that is able to do the roadside mowing is broken. It will take at least a month to repair. They have reached out to the County. They have four but two are broken. They have agreed to let us borrow one when they complete a project in the next week or two.

Councilor Topaz asked Nelson not to mow the blackberries going around the curve on Old Portland Road. Nelson responded that they will try to limit the mowing. They do have to mow that area to maintain the infrastructure. Councilor Locke added the need to keep it mowed so it doesn't get closer to the street.

Library Director Jeffries reported...

- The summer reading programs begin June 17. The theme is Universe of Stories. The 50th anniversary of the moon landing is in July. The programs focus around space and the universe.

Finance Director Brown reported...

- Asked if the Council would like to hold a public forum for the Recreation Program fee on Monday, June 24. There is a availability at the school district. Council concurred to holding the meeting on that Monday at 6 p.m.

City Recorder Payne reported...

- Three upcoming street closures:
 - Celebration of Life on Eilertson Street in front of Fast Boyz Detailing, June 9, 10 a.m. – 9 p.m.
 - Kiwanis Parade on Columbia Blvd. from Highway 30 to S. 1st Street to the Waterfront Property, June 15, 11 a.m. – 2:30 p.m.
 - Block Party between 301-325 S. 2nd Street, July 4, 2 p.m. – 11 p.m.

Events Coordinator Curry reported...

- Met with Heather about the Spirit of Halloweentown parade. It's looking like the first weekend of October will be their busiest weekend.
- Tomorrow is the first night of 13 Nights on the River. The St. Helens High School Jazz Band and Hit Machine will be performing. She hopes to not have to tow any vehicles this year.
- The Wine and Art Walk is held on the second Sunday of the month, 11 a.m. – 3 p.m., on S. 1st Street. Additional businesses have been added.
- Working with Brad for Sand Island Adventure and the campground. It will be available online for people to rent campsites.
- Working on a Spirit of Halloweentown Fan Club.
- Stephanie Patterson and Christina Sullivan are helping to coordinate vendors and suppliers. They are working on a video and radio commercial. There are new programs businesses will be able to participate in that are far-reaching for Columbia County.

Councilor Topaz expressed concerns that he's heard from people that Sand Island cannot be accessed unless you go through Bad. He asked for that to be clarified to the public. Curry responded that Brad is basically the director. If someone wants to do more than just day use on the Island, they should contact him. She suggested people go to www.discovercolumbiacounty.com for details. Discussion ensued. Overnight campers will need to pay a fee. There is no fee to take the shuttle over and back.

City Administrator Walsh reported...

- Tonight's agenda includes a resolution in support of the County's grant application to the Oregon Parks and Recreation Department for recreational trail development at the Salmonberry Lake property. The City will remain in control of the property.
- Shoestring Players proposed a theater space in the County's Rose Garden. They have since leased space on S. 1st Street. Walsh has been communicating with the new owners of the adjacent building about using that area and the wall as a theater space during community events. Council was in agreement to explore the idea further.

5) **Council Reports**

Councilor Locke reported...

- He and Walsh met with Cascades last week. They talked about what would be done during the shutdown June 10 – 14. The parking lot will be about three quarters full of utility poles during that time. Softball field users will have to park in the gravel lot and walk over. Hamer will be doing a lot of the work and requested to use the back parking lot. They requested a City key to get back there. Locke gave one to Cascades.
- At the last Community Action Team (CAT) meeting, they discussed concerns staff have with security at the Warming Center. He asked Chief Greenway if officers could patrol that area or even talk to staff about what to do. Greenway responded that he will make sure officers do additional patrols and stop by.

- This could be one of the worst fire seasons ever if it stays dry. Are there any preventative measures to burn in problematic areas? Mayor Scholl suggested that's a question for the fire department and if they have sufficient staffing to oversee it.

Councilor Topaz reported...

- Councilor Locke took him over to the mill. It's the worst he's ever seen. There are OSHA concerns that need to be addressed. Councilor Locke added that he plans to take Building Official Mike De Roia and Fire Marshal Jeff Pritcher over to tour the mill.

Council President Morten...

- Responding to Les Watters' testimony, Morten requested that Planning and Public Works work together on a comprehensive plan for the ingress and egress of Wyeth Street. He expressed concerns about pedestrians, cyclists, and emergency vehicles needing to get out of that area. That could be a one-way egress to control the traffic. He would like to see a plan developed within a one-year time frame. Nelson confirmed that there is a tentative plan for a one-way egress that would come out of the back of the upper RV park. Limited amounts of fill are being put that area now. They do have a fill permit. Council concurred.

Mayor Scholl reported...

- Directed questions to reporter Nicole Thill:
 - Asked if she was notified of the Executive Session and did not attend. Nicole confirmed that is correct.
 - Nicole expressed that she would be happy to talk after the meeting. She does not believe this pertains to public business.

6) **Other Business**

7) **Adjourn – 3:44 p.m.**

Executive Session - None

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:


Kathy Payne, City Recorder


Rick Scholl, Mayor