

City of St. Helens

City Council

Regular Session Minutes

December 20, 2017

Members Present: Mayor Rick Scholl
Council President Doug Morten
Councilor Ginny Carlson
Councilor Susan Conn
Councilor Keith Locke
Youth Councilor David Ryder

Members Absent: None

Staff Present: John Walsh, City Administrator
Matt Brown, Finance Director
Sue Nelson, Public Works Engineering Director
Neal Sheppard, Public Works Operations Director
Margaret Jeffries, Library Director
Jacob Graichen, City Planner
Kathy Payne, City Recorder
Jenny Dimsho, Associate Planner

Others: Andrew Niemi Carmin Dunn
A.J. Allen Brad Hendrickson
C. Allen Steve Topaz
William Allen

1) **Call Regular Session to Order**

2) **Pledge of Allegiance**

3) **Visitor Comments**

- ◆ Steve Topaz. He has more specific questions in relation to what he brought up earlier about fee increases.

1. What is the actual cost of the Godfrey Park excavation and redo?
2. What are the results of the core monitoring of the cooling pond?
3. What is the cost of the undistributed Halloween programs?
4. When will the City merchant maps be updated? That has been pushed back to SHEDCO. Have they been notified?
5. What are the results of the request for proposals from outside developers for the Waterfront?
6. What is the present official desire for the Waterfront?
7. How many \$20+/hour jobs are expected if St. Helens becomes Halloweentown?
8. How many Halloweentown businesses will be owned locally?
9. How many commercial buildings will be owned locally?
10. What is the status of the toxic waste from Portland Harbor cleanup that is supposed to be brought to St. Helens?

The common thread is that these interact with the outside world. It will either help or hurt us.

Responses from Council and/or staff.

1. The total project was approximately \$1.3 million.
8. The City is leasing the Masonic Temple for a year to use as a Spirit of Halloweentown museum and gift shop.

4) **Deliberations: Street Vacation of Portions of N. 1st Street (St. Helens Marina LLC)**

Councilor Carlson...

- Wants to be a friend to builders and developers when they are making improvements.
- Sees the need for additional ingress and egress.
- Sees the need for compromise.

Council President Morten...

- Concerned about parks.
 - Grey Cliffs Waterfront Park is not fully developed. Where will people park?
 - The Parks Commission has discussed using the right-of-way on N. 1st Street for parking.
 - The dog park was added to the upper level. Where will people park for it?
 - Asked Associate Planner Dimsho to elaborate on the grant. Dimsho said it has not been formalized yet. They are anticipating a grant for restrooms and a non-motorized boat launch at Grey Cliff.
- Parking is already a problem in that area.
- Sees the need for additional ingress and egress, both for vehicles and pedestrians.

Mayor Scholl...

- Residents have been maintaining City property.
- Wants to see Thanksgiving House have the ability to expand. Adult foster care is important to him.
- Sees potential for criminal activity if a street goes through there. Although, the additional egress would be nice.

Councilor Conn...

- Talked about the anticipated development in the area.
- Reluctant to do any street vacations until there is a better plan for the waterfront development.

Councilor Locke...

- Has lived in that area for 35 years. The only development he has seen is what the residents there have done.
- Doesn't see how 15 feet will damage the improvement.

Discussion of conditions.

Motion: Upon Morten's motion and Carlson's second, the Council unanimously approved the street vacation as proposed, excluding the portion abutting Lot 11, Block 13, and adding the following requirements:

1. Public Utility Easement over all areas to be vacated.

2. An easement for roadway use, construction and maintenance over all areas proposed to be vacated.
3. Applicant to provide legal description that provides the required alley corner radius.

5) **Resolutions**

Public Comments - Proposed Increase in Planning Department Fees

- 5.a Resolution No. 1808: A Resolution of the St. Helens City Council to Set Planning Department Fees

Mayor Scholl read Resolution No. 1808 by title. **Motion:** Upon Carlson's motion and Conn's second, the Council unanimously adopted Resolution No. 1808. [AYES: Carlson, Conn, Locke, Morten, Scholl; Nays: None]

Public Comments - Proposed Increase in Utility Rates

- 5.b Resolution No. 1809: A Resolution to Establish Water, Sewer, Storm Drainage Utility Rates and Administrative Rules

Finance Director Brown distributed amendments based on discussion during the work session. A copy is included in the archive meeting packet.

Mayor Scholl read Resolution No. 1809 by title. **Motion:** Upon Conn's motion and Morten's second, the Council unanimously adopted Resolution No. 1809. [AYES: Councilor Carlson, Councilor Conn, Councilor Locke, Councilor Morten, Mayor Scholl; Nays: None]

6) **Award Bid/Contract**

- 6.a Award Push Camera Purchase to General Equipment, Inc. for \$10,800

Motion: Upon Carlson's motion and Conn's second, the Council unanimously approved '6a' above.

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

- 7.a Agreement with City of Portland for Lab Analytical Services for WWTP
7.b Extension of Agreement with E2C Corp. for Special Event Management
7.c Agreement with Oregon State Marine Board for Repair of Boat Used to Access Sand Island
7.d Contract Payments

Motion: Upon Morten's motion and Carlson's second, the Council unanimously approved '7a' through '7d' above.

8) **Appointments to Boards/Commissions**

- 8.a Appointments to City Boards & Commissions

Motion: Upon Carlson's motion and Locke's second, the Council unanimously reappointed Russ Hubbard and appointed Julie Stenberg to the Planning Commission.

Motion: Upon Morten's motion and Carlson's second, the Council unanimously reappointed Elisa Mann and John Brewington and appointed Carmin Dunn to the Parks Commission.

9) **Consent Agenda for Acceptance**

- 9.a Parks Commission Minutes dated October 9, 2017
9.b Planning Commission Minutes dated October 10, 2017

Motion: Upon Morten's motion and Conn's second, the Council unanimously accepted '9a' and '9b' above.

10) **Consent Agenda for Approval**

- 10.a Council Work Session, Public Hearing and Regular Session Minutes dated November 15, 2017
- 10.b Animal Facility Licenses
- 10.c Declare Surplus Property - Various Items
- 10.d Accounts Payable Bill Lists

Motion: Upon Conn's motion and Carlson's second, the Council unanimously approved '10a' through '10d' above.

11) **Mayor Scholl Report**

- Good Christmas Tree lighting event.
- The Christmas Ships continued for a long time. People stayed longer and enjoyed themselves.
- Need to make sure no pressure treated or laminated wood goes into the bonfire.
- Merry Christmas!

12) **Council Member Reports**

Council President Morten reported...

- Thanked Al Petersen for his service on the Planning Commission.
- Tonight's hearing had a lot of good discussion. He hopes to see the area continue to grow well.
- Instructed the Council to contact Payne if they want to view the Public Works evaluations and goals.

Councilor Conn reported...

- Received a request from the Columbia Arts Guild for a letter of support from the City. They are applying for a grant for phase two of the display cabinets at the Columbia Center. Council concurred.
- Merry Christmas!

Councilor Carlson reported...

- Merchant meetings will begin in January.
- Very grateful for the contributions Al and Kannikar Petersen have made in the community. Service is an important value.
- Appreciates Council President Morten's voice and all he does.

Councilor Locke reported...

- Attended the Cascades Christmas dinner last week. They have long term plans to stay. They're going to be checking the ground under the clarifier to get it running again.
- The new tenants at the St. Helens Industrial site are still having issues with OLCC. He will contact the Governor's office to see if they can move things forward.
- St. Helens is sponsoring the next City County Quarterly Dinner. They recommended that it not be in February due to the weather. Mayor Scholl suggested holding it at the Roof. Payne will work on it.

Youth Councilor Ryder reported...

- Distributed the last of the helmets at Donut Day.
- Sold reflectors at the high school Christmas bazaar.

- Youth Council is proposing to begin the DARE program again. It would be taught by students for students.

13) **Department Reports**

Public Works Engineering Director Nelson reported...

- Informed Locke that she emailed the owner and engineer for the new RV park about the sidewalk construction. They said it would not be a problem and instructed their contractor to make sure pedestrians have safe passage and to not destroy the sidewalk until the new one is ready to go in.
- Merry Christmas!

Public Works Operations Director Sheppard reported...

- The ugly cement barriers at the end of N. 1st Street were put in when the driveway gave way about 15 years ago. It's holding up the road. He's not sure about the others there.

Library Director Jeffries reported...

- Nothing to report.

Finance Director Brown reported...

- Nothing to report.

City Recorder Payne reported...

- Emphasized the need to speak into microphones. It does not pick up at all when people speak from the audience. It's very important to document the meeting and be transparent.
- The Annual Employee Banquet will be held on February 9, 2018 at St. Helens Elks Lodge. It will be a Casino Night again.
- Merry Christmas!

City Administrator Walsh reported...

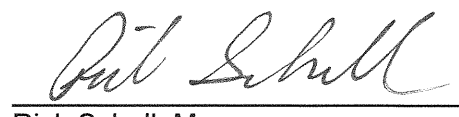
- Appointed to serve on the Community Development and Water/Wastewater Committees for LOC. It's a March through May commitment.
- Received three proposals in response to the Request for Qualifications (RFQ) for the EAP funded \$300,000 Community Wide Assessment Grant. He asked who be interested in being on the evaluation committee. Councilor Carlson and Mayor Scholl volunteered.
- Well wishes for the holidays.

14) **Adjourn**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:


Kathy Payne, City Recorder


Rick Scholl, Mayor