

City of St. Helens City Council

Regular Session Minutes

February 20, 2019

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

Members Absent: None

Staff Present: John Walsh, City Administrator
Kathy Payne, City Recorder
Matt Brown, Finance Director
Margaret Jeffries, Library Director
Neal Sheppard, Public Works Operations Director
Sue Nelson, Public Works Engineering Director
Brian Greenway, Police Chief
Tina Curry, Event Manager

Others: Dan Davis Al Petersen
Shawn Land Peter Shell
Nicole Thill

- 1) **Call Regular Session to Order - 7:22 p.m.**
- 2) **Pledge of Allegiance**
- 3) **Visitor Comments - Limited to five (5) minutes per speaker**
 - ♦ Al Petersen. He spoke about the proposed amendments to the Operating Rules and Procedures. Only two current councilors were on the Council when the Charter was revised in 2012. After a long discussion and long debate, the proposals to the Charter were rejected by the citizens of St. Helens. Most of those proposals had to do with moving to a City Administrator form of government, shifting more power to a City Manager. He wants to compare the Charter to the proposed amendments. His general impression is that they're trying not to change the Charter but do what they tried to do in 2012. He encouraged the Council to look at what's being proposed. Some of it is moving towards a City Manager method without telling the people of St. Helens that's what they're doing. He suggested they go back to look at what was discussed and the election results from 2012.

Council President Morten clarified that the Council was neutral on that. The Council appointed a Charter Review Committee in 2012 and it was the Committee's recommendation to change to a City Manager. It was the Council's decision to take it to the voters. He believes that was done

prior to 2012. Wordsmithing was done in 2012 to make the Charter more easily readable. Discussion ensued.

- ◆ Shawn Land & Peter Shell, representing Oregrow Tech and ACSP. They are here to update the Council on their project.
 - Thanked the Council for their support and the opportunity.
 - Thanked staff for their assistance; including Planning, Building, Administration, Public Works, and Police.
 - The property is under 24 hour surveillance. OLCC and law enforcement has access to the footage anytime.
 - They are a couple days away from getting their final occupancy. They have learned a lot through the process. Fire Marshall Jeff Pritchard has been very helpful.
 - They intend on being here for a long time and growing.
 - They have started the hiring process. They start on a contract basis to make sure they can do the job and then they hire them as full-time employees.
 - They hired Doug Knight as their compliance person. He's there almost every day.
 - This is very regulated from seed to sale to transfer to retail establishments. One of those steps is the lab testing of all of the products.
 - They are in the licensing process to be able to turn the cannabis into oils. It also allows them to process other farmers products in the state. There are very few processing labs in the state.
 - They made their first sale today.
 - They are the largest indoor grow facility in Oregon. Their license is for a 10,000 sq. ft. canopy. They base the size of your grow on how many lights are hanging. They have 156 lights hanging.
 - This is only their first license. They have 15 more licenses at the State of Oregon pending approval. He talked about the additional buildings they would like to add on the surrounding property.

Mayor Scholl applauded them for the work they've done when held to a high standard.

Councilor Topaz asked what the final date is on the bill of sale for the facility. Peter responded that the contract is still not complete. Shawn added that they do have a signed lease. Topaz went on to point out that the property is still listed as the City. The County does not have records of them being there. Does the State know they're there? Peter responded that private labs actually come out and inspect the facility. They post everything into the metric system. The labs are orlab certified. They would prefer for the State to regulate the lab process. There are discrepancies from one lab to the next.

Mayor Scholl visited the property and was given a tour by Doug Knight. They talked about the facility and jobs available.

Council President Morten asked how many people they anticipate employing in the next five years. Shawn responded that they estimate 12-15 people per license. In the next phase, they anticipate three to four licensed buildings. They think that's about all Oregon can handle. Oregon is talking about going to interstate commerce. If that happens, they can stay at this location, but they can grow and expand nationally. They've been on the medical side of business for five years in California. They're getting ready to go into clinical trials. With clinical trials and medical level lab processing, they could get permits to send products to research

facilities nationally and internationally. Peter added that in five years they will easily have 100 employees. Their financial investment plan relies on interstate commerce. This state can only handle so much product.

Topaz asked if they have started conversations with the FDA. Shawn responded that he'll get a lot further with the FDA with physicians behind it as a formally organized group. They have another research facility they're putting together in California. They're very serious about the medical side.

Mayor Scholl talked about it having a stigma. He encouraged them to stick to what they know, they're doing it well. It's medicine for a lot of people. Shawn encouraged people to reach out to him or Peter if they're having any medical issues. They will help them through a non-addictive treatment.

Mayor Scholl excused himself from the meeting since Ordinance No. 3235 is in response to his personal request for a street vacation.

4) **Ordinances - Final Reading**

- 4.a Ordinance No. 3235: An Ordinance Vacating a Portion of the N. 8th Street (Spring Street), N. 9th Street (Pacific Street), and Wyeth Street Rights-of-Way

Council President Morten read Ordinance No. 3235 by title for the final time. **Motion:** Upon Locke's motion and Carlson's second, the Council adopted Ordinance No. 3235. [Ayes: Carlson, Locke, Morten, Topaz; Nays: None]

5) **Award Bid/Contract**

- 5.a Backstop Fencing Replacement for 6th Street Park to Pacific Fence and Wire in the Amount of \$16,490

Motion: Upon Carlson's motion and Locke's second, the Council unanimously approved '5a' above. [Ayes: Carlson, Locke, Morten, Topaz; Nays: None]

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

- 6.a Request for Full Reconveyance – CAT Loan Payoff – 335 N. 5th Street - Kachaturian
6.b Contract Payments

Motion: Upon Locke's motion and Carlson's second, the Council unanimously approved '6a' and '6b' above. [Ayes: Carlson, Locke, Morten, Topaz; Nays: None]

7) **Appointments to Boards/Commissions**

Motion: Upon Locke's motion and Carlson's second, the Council unanimously appointed Carly Franklin to the Arts & Cultural Commission. [Ayes: Carlson, Locke, Morten, Topaz; Nays: None]

8) **Consent Agenda for Acceptance**

- 8.a Library Board Minutes dated January 14, 2019
8.b Parks & Trails Commission Minutes dated January 14, 2019
8.c Planning Commission Minutes dated January 8, 2019

Motion: Upon Carlson's motion and Topaz's second, the Council unanimously accepted '8a' through '8c' above. [Ayes: Carlson, Locke, Morten, Topaz; Nays: None]

9) **Consent Agenda for Approval**

- 9.a Council Special Session Minutes dated January 29 & 30, 2019
- 9.b Council Work Session, Executive Session, Public Forum, and Regular Session Minutes dated February 6, 2019
- 9.c OLCC Licenses
- 9.d Accounts Payable Bill Lists

Motion: Upon Locke's motion and Carlson's second, the Council unanimously approved '9a' through '9d' above. [Ayes: Carlson, Locke, Morten, Topaz; Nays: None]

Mayor Scholl returned to the meeting.

10) **Mayor Scholl Reports**

- Thank you to staff and volunteers during the flood event.
- The Boards and Commissions Reception will be held April 10.

11) **Council Member Reports**

Council President Morten reported...

- He won't be at the next meeting.

Councilor Topaz reported...

- Nothing to report.

Councilor Carlson reported...

- The Chamber of Commerce Happy Hour is tomorrow at 4 p.m. at Running Dogs Brewery. Port of Columbia County is the host.

Councilor Locke reported...

- He will be in town thru Friday and invited Topaz and Carlson to meet him at the ACSP facility for a tour.

Youth Councilor Vishal reported...

- The Youth Council will be supporting the skate park improvements at McCormick Park.
- The Youth Council discussed other options for expanded afterschool activities at the school.

12) **Department Reports**

Chief Greenway reported...

- Nothing to report.

Public Works Engineering Director Nelson reported...

- Acknowledged City Planner Graichen for his work on the Riverfront Connector Planner.

Public Works Operations Director Sheppard reported...

- Nothing to report.

Library Director Jeffries reported...

- MakerFest this Saturday at the Library from 10 a.m. – 1 p.m.

Finance Director Brown reported....

- Asked if the Council would like to move forward with holding an open public forum for the Recreation Program on Monday, March 25 at the Recreation Center. This would be to talk about funding sources for the program. No objection from Council.

City Recorder Payne reported...

- Nothing to report.

City Administrator Walsh reported...

- The Riverfront Connector Plan connects people from the waterfront property to the highway. It's a vision for the future.

Mayor Scholl added that next Monday is the celebration of St. Helens 130th Birthday being incorporated.

13) **Other Business**

14) **Adjourn** – 8:26 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:


Kathy Payne, City Recorder


Rick Scholl, Mayor