

City of St. Helens

CITY COUNCIL

Regular Session Minutes

February 1, 2017

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

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

Others: Wayne Weigandt James Kessi Andrew Stamp
Dorothy Dias Jim Dias Andrea Sargeant



7:PM – Call Regular Session to Order – Mayor Scholl

Pledge of Allegiance – Mayor Scholl

Invitation to Citizens for Public Comment

♦**Andrea Sargeant.** She is the area's representative for Comcast. She has worked for Comcast Government Affairs for about 10 years. She is familiar with the area and franchises. Comcast offers a low income internet service, which is available to families who qualify for free or reduced school lunches or who are in HUD housing. It is \$9.95/month. She left brochures with City Recorder Payne.

Deliberations

Applicant: Wayne Weigandt

Request: Comprehensive Plan Map Zone Change from Suburban Residential (SR) to General Residential (GR) and Zoning Map Change from Moderate Residential (R7) to General Residential (R5)

Location: 35090 Pittsburg Road

Council President Morten appreciated the presentation. There is a real need for affordable housing. He likes the flexibility the zone change offers.

Councilor Conn expressed how it fits in with the discussions Council has had about housing. There is a need.

Councilor Carlson appreciates the additional information submitted with a traffic plan and concept layout.

Councilor Locke thinks it is a good fit. He would like to see a pocket park included in the development proposal.

Mayor Scholl appreciates the proposal for affordable housing.

Motion: Locke moved to approve the request as recommended in the staff report. Morten seconded.

Discussion. Council President Morten pointed out that the Planning Commission voted four to two to deny the request. He appreciates the Planning Commission and their qualifications. However, with the additional information submitted, the Council is able to approve it.

Vote: All in favor; none opposed; motion carries.

Staff will return with an Ordinance for Council approval.

Ordinances – First Readings

A. **Ordinance No. 3212:** An Ordinance Amending St. Helens Municipal Code Section 2.28 Pertaining to Number of Library Board Members

Mayor Scholl read Ordinance No. 3212 by title for the first time. The final reading will be held at the next regular session.

Resolutions

A. **Resolution No. 1776:** A Resolution Adopting the St. Helens Public Library Strategic Plan
Mayor Scholl read Resolution No. 1776 by title. **Motion:** Upon Locke's motion and Conn's second, the Council unanimously adopted Resolution No. 1776. [Ayes: Locke, Carlson, Conn, Morten, Scholl; Nays: None]

Approve and/or Authorize for Signature

- A. First Amendment to Bear Inspection & Consulting LLC for 2MG Reservoir Inspection Services
- B. Agreement with ECONorthwest for Site Development Consulting Services
- C. Contract Payments

Motion: Upon Conn's motion and Morten's second, the Council unanimously approved 'A' through 'C' above.

Appointments to City Boards/Commissions

Arts & Cultural Commission (3-year terms)

- Susie Patterson resigned. Her term expires 9/30/2017.
- Nancy Bowers resigned. Her term expires 9/30/2018.

Recommendation: At their regular meeting on January 24, the Commission recommended the Council appoint Kimberly O'Hanlon. Her term will expire 9/30/18.

Motion: Upon Conn's motion and Carlson's second, the Council unanimously appointed Kimberly O'Hanlon to the Arts & Cultural Commission. Her term will expire 9/30/18.

Consent Agenda for Acceptance

- A. Arts & Cultural Commission Minutes dated November 15, 2016
- B. Accounts Payable Bill List

Motion: Upon Conn's motion and Morten's second, the Council unanimously accepted 'A' through 'B' above.

Consent Agenda for Approval

A. Accounts Payable Bill List

Motion: Upon Locke's motion and Carlson's second, the Council unanimously approved 'A' above.

Council Reports

Mayor Scholl reported...

- Today's work session was long but very informative.
- He looks forward to continuing the review of Council goals.
- Thanked the Councilors for the retreat and the opportunity to get to know the Council better. He appreciates their patience with him.

Councilor Locke reported...

- Working on a couple different avenues for funding the fireworks.
- He has been working with businesses to lease the Boise property. Things on the property are getting dirty and disappearing. They need to meet with Cascades to determine what belongs to who. Mayor Rick agreed. He is concerned about things disappearing.

Councilor Carlson reported...

- Met with the Youth Council and talked about some changes. They intend to participate in a service project every month. Contact her if you hear of any local projects.

Council President Morten reported...

- He was impressed with Al Petersen's testimony about the Corridor Master Plan during the work session. It should stay on our radar screen.
- He has been involved with the review of the McCormick Park Veterans Plaza expansion. Assistant Planner Dimsho is in hopes of a parks grant to fund the project. He met with veterans and Columbia Engineering's Andrew Niemi. The conceptual plan is just about ready to be submitted to Dimsho. If all goes well, the expansion may be in place by Veteran's Day.

Councilor Conn reported...

- She appreciated the time to get to know each other at the Council retreat.
- Her favorite thing last week was attending the Land Conservation and Development Commission meeting held in St. Helens. They discussed affordable housing, had a OMIC presentation and tour, and a waterfront property presentation and bus tour.
- Attended a lot of meetings recently; such as KeepItLocal, SHEDCO and CCET breakfast.

Department Reports

Public Works Engineering Director Nelson reported...

- Cascade still has a lot of items stored in buildings that are not part of their lease.
- Thanked City Recorder Payne and Deputy City Recorder Scholl for their hard work organizing the employee banquet. It was a lot of fun.
- Congratulations to Roger! He deserved that award.

Library Director Jeffries reported...

- Nothing to report.

Finance Director Brown reported...

- He distributed a sample letter that will be sent to all seniors receiving the discount. There were no concerns from the Council.

City Recorder Payne reported...

- Nothing to report.

City Administrator Walsh reported...

- The Land Conservation and Development Commission visit last week went very well. There was a sense of awe from people who were visiting the waterfront property for the first time.

Executive Session

ORS 192.660(2)(e) Real Property Transactions

Motion: At 7:50 p.m., upon Morten's motion and Carlson's second, the Council unanimously voted to move into executive session under ORS 192.660(2)(e) Real Property Transactions.

Motion: At 8:06 p.m., upon completion of the executive session, Morten moved to go back into work session, seconded by Conn, and unanimously approved.

Other Business

Motion: Upon Locke's motion and Conn's second, the Council unanimously approved the signing of a contract for 391 S. 12th Street.

Adjourn - There being no further business, the meeting adjourned at 8:07 p.m.



Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:



Kathy Payne, City Recorder



Rick Scholl, Mayor