

City of St. Helens

CITY COUNCIL

Work Session Minutes

June 7, 2017

Members Present: Rick Scholl, Mayor
Keith Locke, Councilor
Ginny Carlson, Councilor

Members Absent: Doug Morten, Council President
Susan Conn, Councilor

Staff Present: Matt Brown, Finance Director
Kathy Payne, City Recorder
Margaret Jeffries, Library Director
Sue Nelson, Public Works Engineering Director
Jacob Graichen, City Planner
Jenny Dimsho, Associate Planner
Bob Johnston, Building Official

Others: Sally McLaughlin Carroll Sweet Annie Christenson
Jim Huffman Nicole Thill Don Patterson

Mayor Rick Scholl called the meeting to order at 1:00 p.m.



Visitor Comments

♦Carroll Sweet and Annie Christianson, representing Envision Columbia County. They are here to talk about the re-zoning of 800 acres of Port Westward property from agriculture to industrial. Last year, they talked about the oil trains and the impact on the community. The re-zoning will bring more oil trains and traffic. They are concerned that proposals throughout the County are not being looked at collaboratively.

Councilor Carlson agreed with the traffic concerns.

♦James Huffman. He is here to talk about the LeSollen nuisance abatement. They need some help cleaning their property. Mrs. LeSollen is elderly and Mr. LeSollen is disabled. They have over 20 years of accumulation that needs to be sorted.

Building Official Johnston reported that the LeSollen's received their fourth deadline extension last Monday. This has been an ongoing problem for 5-6 years. They have cleaned up about 20% of the property. It's up to the Council to grant another extension but he recommends against it.

James was disappointed that they have not been referred to proper resources that could help them. Mr. LeSollen has gone to jail for not cleaning up the property in the past. Councilor Locke pointed out that the City has provided dumpsters in the past and offered to help. It's been going on too long and needs to end.

James asked the City not to throw away the potted plants. Johnston explained that the problems are the junk and garbage that you can't see from the street. The City does not have a problem

with landscaping and potted plants. The nuisance was complaint driven. It's unfair to other people who have been required to clean up their property and have followed through.

Annual Report from Planning Commission

City Planner Graichen was in attendance to review the Planning Commission report. A copy is included in the archive meeting packet. After reviewing the report, discussion ensued about the need for affordable senior living.

Councilor Locke and Mayor Scholl directed Graichen to begin the wetland mapping for the Boise property. It's very important for industrial development.

Annual Report from C.A.T. for CDBG Revolving Loan Fund Program

Sally McLaughlin with Community Action Team was in attendance to give a report on their programs.

- The CDBG grant for housing rehab has been entirely spent. They helped 19 homeowners improve their homes. They rely on the payback to create new loans. So far, only two have paid back through refinancing or the sale of their home.
- There is a new CDBG grant that does not have to be paid back. It includes both stick built and manufactured home repairs.
- There is a new grant is for manufactured homes only that does not have to be paid back.
- Funding for housing rehab is becoming more difficult to obtain.
- They are in the process of completing an application to USDA for a self-help program for owner-occupied homes.
- The Mortgage Payment Assistance program provides 12 months of mortgage payments up to \$20,000.
- The Loan Preservation program helps pay back property taxes.
- Programs to assist seniors.
- Programs to assist veterans.
- They want to help keep people in their homes.

Annual Report from Columbia County Economic Team

Postponed to a future date.

Review Proposed Purchase Card Program Policy

Finance Director Brown reviewed the proposed Purchase Card Program Policy. A copy is included in the archive meeting packet.

Review Proposed Columbia View Park Expansion Plan

Associate Planner Jenny Dimsho reviewed the proposed Columbia View Park Expansion Plan with the Council. At the regular session tonight, the Portland State University students who created the proposal will give a presentation. There is also a resolution on the agenda tonight to adopt the Plan.

Proposal for Citizens Day in the Park

Mayor Scholl presented a proposal for Citizens Day in the Park on August 12 in McCormick Park.

- He is working on pricing for a DJ.
- IGA will bring their barbecues for hamburgers and hotdogs.
- Highway 30 Cruisers is willing to do a Show 'n Shine.
- Don's Rental is willing to donate helium and balloons.
- He is looking for Council approval to set a budget.

Councilor Locke thinks it's a good idea.

This will be discussed at the next Council meeting when more Council members are present.

Department Reports

Public Works Engineering Director Nelson reported...

- *Handed out four pages to the Council.* The City reservoirs are located near Battle Mountain Road, off of Pittsburg Road. Pointing to the map, Nelson showed the Council the location and of the reservoirs and the property owned by the Miller's. There is an easement across the entirety of one of the pieces of the Miller's property. There is not an easement for the access logging road. The Miller's would like to sell part of the property. The City's easement would prohibit a housing being built. They have requested the City vacate the easement. However, the entire easement cannot be vacated because it's used to access the reservoir. Part of it could be vacated, upon the Council's consent. The Council could consider exchanging easements; water line and access on the logging road in exchange for vacating the easement on the lower tax lot. Surveys and recording will need to be done. Council directed Nelson to move forward and keep them updated.
- Will not be at the June 21 Council meetings.

Library Director Jeffries reported...

- Over 100 people attended MakerFest. It was very successful and they're already planning for next year.
- Kudos to Reference Librarian Brenda Herren-Kenaga. She is a proponent and advocates for the use of databases. She was selected for a state-wide committee to conduct research and create a database for cities under 25,000 in population.
- Last night, they hosted about 10 business owners in their computer area learning how to create a Facebook page. It was presented by Keep It Local Columbia County.
- Thursday night, a program in honor of National Garden Week will be held in the auditorium. They are partnered with the Garden Club, the Museum Association, the Portland Garden Club, and Oregon Historical Society. A glass slide show about historical estate gardens in Portland will be presented. The project was created by the Portland Garden Club.
- Worldwide Knit in Public Day will be celebrated on Saturday in the lobby.
- The suggestion box report in the packet includes a letter from a patron expressing concerns about noise in the Library. Jeffries has met with her and they worked out some of those concerns. One of the challenges is that they are a very small Library and noise during story time travels through. However, story time only lasts three hours a week. One idea is to post a sign on the door when it may be noisier.

Finance Director Brown reported...

- Nothing to report.

City Recorder Payne reported...

- Nothing to report.

Council Reports

Councilor Locke reported...

- There is an open position for Police Officer.
- He recommends postponing the executive session until tonight.

Councilor Carlson reported...

- The St. Helens Kiwanis Community Parade is June 17.
- The Youth Council will be supporting the Elks and selling drinks on 4th of July. Money raised will go towards funding the Halloween dance.

- She was at the new covered structure at McCormick Park today. There were many cigarette butts on the structure floor. She suggested posting signs indicating it's a smoke-free area.

Mayor Scholl reported...

- Summer is here. Get out there and enjoy the parks.
- Kudos to the Youth Council. He attended their last meeting and was impressed with how much they do for the community. They meet every other Monday.

Councilor Carlson pointed out that kids tend to stick to their own groups at school. Youth Council brings them all together.

Executive Session

ORS 192.660(2)(e) Real Property Transactions

Postponed until tonight's regular session.

Other Business

No other business.




There being no further business, the meeting was adjourned at 2:27 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:



Kathy Payne, City Recorder



Rick Scholl, Mayor