

City of St. Helens

CITY COUNCIL

Regular Session Minutes

April 5, 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
Crystal Farnsworth, Communications Officer
Margaret Jeffries, Library Director
Neal Sheppeard, Public Works Operations Director
Sue Nelson, Public Works Engineering Director

Others:	Kathryn Lawrence	Sean Dillon	Teresa Dillon
	Andrew L. Schwiebert	Janet Abbott	Gwen McMartin
	Paul Krenz	Marcia Krenz	Joe Pacitti
	Ryan Kuhlmann	Thomas Gleason	Howard Blumenthal
	Caroline Skinner	Tony Rockdaschel	Lisa Rockdaschel
	Joseph Oakleaf	Randy Simonatti	William Probst
	Leslie Heimuller	Tracy Chamberlain	Kenny Jillson
	Todd Heimuller	Mike Johnson	Gloria J. Smart
	J.L. Warwick	Chelsea Schultz	Steve W. Palmer
	F. Brandon	M. Hallstone	Roy McCullough
	Wren Christopher	Al Petersen	Don Hibbs
	Amy Garber	Steve Topaz	Dennis Wilson
	J.J. Duehren	Vance Gardner	



8:04PM – Call Regular Session to Order – Mayor Scholl

Pledge of Allegiance – Mayor Scholl

Invitation to Citizens for Public Comment

♦Thomas Gleason, 235 N. 2nd Street. He has an issue with a house at 244 N. 2nd Street. The people living there have been dumping their garbage at the house. He passed photos around for the Council to review. The property has been in its current state for approximately four months now. There is food garbage, cat and rat feces scattered in the yard and squatters that have now taken up residence. He is asking the Council to address the nuisance violations.

Mayor Scholl said the City is working on the issue and a contractor has been lined up to take care of half a dozen properties, including this one.

Gleason added that many people from the east coast are moving here. Many places on the west coast have been developed. He encouraged the Council to protect our undeveloped areas.

♦Al Petersen. There is an annual clean up organized by SHEDCO that is happening on Earth Day.

He encouraged anyone who wished to volunteer to come at 9 a.m. Clean up will be taking place in many of the downtown areas.

Proclamation: National Public Safety Telecommunicators Week – April 9-15

Mayor Scholl read the proclamation by title.

WHEREAS, emergencies can occur at any time that require police, fire or emergency medical services; and

WHEREAS, when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Columbia 9-1-1 Communications District; and

WHEREAS, public safety telecommunicators are the first, and most critical, contact our citizens have with emergency services; and

WHEREAS, public safety telecommunicators are the single vital link for our police officers, firefighters and emergency medical personnel by monitoring their activities by radio, providing them information, and insuring their safety; and

WHEREAS, public safety telecommunicators of the Columbia 9-1-1 Communications District have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients; and

WHEREAS, each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job in the past year.

NOW, THEREFORE, I, Rick Scholl, Mayor of the City of St. Helens, do proclaim the week of April 9-15, 2017, as National Public Safety Telecommunicators Week in St. Helens, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

Deliberations

Applicant: City of St. Helens

Request: Zoning Map Amendments; Comprehensive Map Amendments; Development Code Text Amendments; Comprehensive Plan Text Amendments

Location: City-wide

Mayor Scholl explained that the 75 foot height proposal came from the Planning Commission. He does not feel that many 75 foot high buildings will develop on that property. It does not seem realistic, particularly after speaking with City Planner Graichen and looking at the view corridors.

Council President Morten watched the Planning Commission meeting and was surprised by the height proposal. It has caused a stir and sounds scary. The Council has worked very hard to come up with a plan for that property. The City's mission is to develop and preserve the highest possible quality of life for our residents, businesses and visitors. He is in favor of this proposal but the height restriction needs to be addressed. He thinks 75 feet is too high. He also feels like flexibility needs to be built in so that if a developer wants to design and develop a large area, they can look at a mix of buildings smaller and just up to the height restriction.

Councilor Carlson said that the Planning Commission put a lot of thought into the text amendments that were not discussed tonight. She felt that the number proposed by the Planning Commission for the height was a place holder number. They chose that number knowing that it was only a proposal and that the City Council would have the final say and chance to review the number.

Councilor Conn can see the concern with 75 feet. She knows that the Council would have been very careful in granting that full height to a building use, but a smaller height restriction is fine with her.

Councilor Locke said it was nice to see a lot of people at the meeting. They only see that turnout a few times a year. Many of the people who came said they are concerned citizens, but they don't see them the remainder of the year. He invited everyone to come and be more involved. The City is working on many things and public involvement is desired.

City Administrator Walsh explained that future development will likely look very similar to the renderings that have been used through the waterfront development process. The initial 75 foot number was more about flexibility since the initial proposal was for no height restriction. The number came about after a lot of discussion.

Mayor Scholl talked about the statements made from people not wanting the town to grow. He welcomed all of those who spoke about being new to St. Helens. It's a wonderful location, situated near Portland, the coast and Mount Hood. He expressed concerns about the claim made about a land grab. That is unethical. Lastly, the other development constraints involving parking requirements and landscaping would not allow a wall of buildings to block views.

The Council had no objection to the other text amendments.

Councilor Carlson said that lots of people have pointed to the Muckle Building as an example, which might be a height option to pick that is less arbitrary. When you look at the Muckle Building, you have a concrete example to point to of a viable option.

Council President Morten suggested a compromise of 55 or 60 feet. Councilor Carlson agreed with 55 feet.

Mayor Scholl said that he has also talked to many people who live in the area and have said they would like to buy a condo on the waterfront. It is not just outside area people that will buy condos.

Motion: Locke moved to approve the amendments as outlined in the staff reported dated March 6, 2017, changing the building height limit to 55 feet in the Mill Subdistrict. Carlson seconded. Locke, Carlson, Morten, and Scholl in favor; none opposed; Conn abstained; motion carries.

Ordinances – First Readings

- A. **Ordinance No. 3214:** An Ordinance to Amend the City of St. Helens Comprehensive Plan Map for Certain Property from the Suburban Residential (SR) Designation to the General Residential (GR) Designation and the Zoning District Map from the Moderate Residential (R7) Zone to the Apartment Residential (AR) Zone

Mayor Scholl read Ordinance No. 3214 by title for the first time. The final reading will be held at the next regular session.

Award Lift Station #9 Pump Purchase to Hurley Engineering for \$15,542

Motion: Upon Morten's motion and Conn's second, the Council unanimously awarded the pump purchases to Hurley Engineering for \$15,542.

Award 2017 Inflow & Infiltration Sewer Inspection Project to Hoffman Southwest Corp. DBA Professional Pipe Services for \$40,393

Motion: Upon Morten's motion and Conn's second, the Council unanimously awarded the 2017 I&I Sewer Inspection Project to Hoffman Southwest Corp. DBA Professional Pipe Services for \$40,393.

Approve and/or Authorize for Signature

- A. Conduits™ Service Agreement with NetAssets Corp. for Publication of City Liens
- B. Service Agreement with Granicus, Inc. for Agenda Management and Live Streaming Solutions
- C. Contract Payments

Motion: Upon Conn's motion and Locke'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.

Status: There is currently one vacancy.

Next Meeting: April 25, 2017

Recommendation: At their regular meeting on February 28, 2017, the Commission voted to recommend the appointment of Jenn Farrington to the Commission.

Motion: Upon Conn's motion and Morten's second, the Council unanimously appointed Jenn Farrington to the Arts & Cultural Commission.

Consent Agenda for Acceptance

- A. Planning Commission Minutes dated February 14, 2017
- B. Arts & Cultural Commission Minutes dated November 15, 2016
- C. Accounts Payable Bill List

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

Consent Agenda for Approval

- A. OLCC Licenses
- B. Council Work Session, Public Hearing and Regular Session Minutes dated February 1, February 15 and March 1, 2017
- C. Accounts Payable Bill List

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

Council Reports

Mayor Scholl reported...

- He welcomed new residents to the community. He is glad to see new people here and the City growing. We heard tonight that people don't want growth, but when he goes out in the community, people ask why the City isn't growing like Scappoose and neighboring cities.
- He asked people who attended tonight to come volunteer at other events.

Councilor Locke reported...

- Nothing to report.

Councilor Carlson reported...

- She appreciates the process of bringing good things to the community. She encouraged those in attendance to get involved.
- Spring cleanup day on April 22.
- Walk for Science on April 22.

Council President Morten reported...

- Acknowledged his appreciation of the work that our board and commission members do. He encouraged those in attendance to volunteer.

Councilor Conn reported...

- Asked if Chief Greisen had an opinion about the building height restrictions. Greisen said they have a truck in Scappoose that can go 88 feet high. Columbia River Fire & Rescue and Scappoose Fire have been working more collaboratively together.

Department Reports

Public Works Engineering Director Nelson reported...

- Nothing to report.

Public Works Operations Director Sheppeard reported...

- Nothing to report.

Library Director Jeffries reported...

- Nothing to report.

Finance Director Brown reported...

- Nothing to report.

Communications Officer Farnsworth reported...

- Nothing to report.

City Administrator Walsh reported...

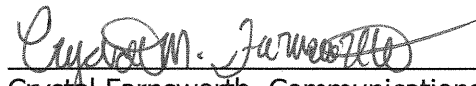
- He is proud of all the waterfront plans that are coming together. It is a lot of good work.

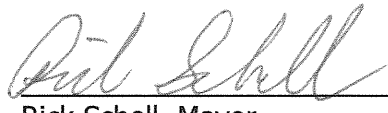
Adjourn - There being no further business, the meeting adjourned at 8:45 p.m.



Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:


Crystal Farnsworth, Communications Officer


Rick Scholl, Mayor