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City of St. Helens COUNCIL AGENDA

Wednesday, July 19, 2017

City Council Chambers, 265 Strand Street, St. Helens

City Council Members

Mayor Rick Scholl
Council President Doug Morten
Councilor Keith Locke
Councilor Susan Conn
Councilor Ginny Carlson

Welcome!

All persons planning to address the Council, please sign-in at the back of the room. When invited to provide comment regarding items not on tonight's agenda, please raise your hand to be recognized, walk to the podium in the front of the room to the right, and state your name only. You are not required to give your address when speaking to the City Council. If you wish to address a specific item on the agenda, you should make your request known to the Mayor as soon as possible before the item comes up. The Council has the authority to grant or deny your request. Agenda times and order of items are estimated and are subject to change without notice.

1. **6:00PM – PUBLIC HEARING: Adoption of Proposed St. Helens Urban Renewal Plan**
2. **7:00PM - CALL REGULAR SESSION TO ORDER**
3. **PLEDGE OF ALLEGIANCE**
4. **INVITATION TO CITIZENS FOR PUBLIC COMMENT – *Limited to five (5) minutes per speaker.***
5. **DELIBERATIONS: Adoption of Proposed St. Helens Urban Renewal Plan**
6. **ORDINANCES – First Reading**
 - A. **Ordinance No. 3217:** An Ordinance Making Certain Determinations and Findings Relating to and Approving the St. Helens Urban Renewal Plan and Directing that Notice of Approval be Published
7. **RESOLUTIONS**
 - A. **Resolution No. 1793:** A Resolution to Appoint a Presiding Municipal Court Judge
 - B. **Resolution No. 1794:** A Resolution of the Common Council of the City of St. Helens Adopting a Collective Bargaining Agreement with the St. Helens Police Association
8. **AWARD CONTRACT FOR THE 2MG CONCRETE RESERVOIR EXTERIOR WATERPROOFING PROJECT, W-456**
9. **AWARD CONTRACT FOR 2017 HMAC OVERLAY & PAVING PROJECT TO TFT CONSTRUCTION, INC. FOR \$367,388.56**
10. **APPROVE AND/OR AUTHORIZE FOR SIGNATURE**
 - A. Personal Services Agreement with Cindy Phillips for Judicial Services
 - B. Personal Services Agreement with Clayton Lance for Prosecutorial Services
 - C. Outcall Notification and Alerting Services Letter Agreement with Columbia 9-1-1 Communications District for Columbia Alert Network System Participation
 - D. [RATIFY] Contract with Duke's Root Control, Inc. for Sanitary Sewer De-Rooting Project
 - E. Contract Payments
11. **CONSENT AGENDA FOR ACCEPTANCE**
 - A. Library Board Minutes dated April 18 and May 16, 2017
 - B. Planning Commission Minutes dated June 13, 2017
 - C. Accounts Payable Bill List

The St. Helens City Council Chambers are handicapped accessible. If you wish to participate or attend the meeting and need special accommodation, please contact City Hall at 503-397-6272 in advance of the meeting.

Be a part of the vision...get involved with your City...volunteer for a City of St. Helens Board or Commission!
For more information or for an application, stop by City Hall or call 503-366-8217.

12. CONSENT AGENDA FOR APPROVAL

- A. Declare Surplus Property
 - i. Two Police Vehicles
 - ii. Police Car Light Bars, Sirens and Control Boxes
 - iii. WWTP Equipment
- B. Exclusive Use Permit: Coed Softball @ McCormick Park Fields 1&2, June 6 – October 22
- C. Street Closure: Pride Parade, August 12, Close Milton Way from Dubois Lane to St. Helens Street, Close Columbia Blvd. from Milton Way to 1st Street, and Close 1st Street from Columbia Blvd. to Cowlitz Street
- D. OLCC License
- E. Accounts Payable Bill List

13. MAYOR SCHOLL REPORTS

14. COUNCIL MEMBER REPORTS

15. DEPARTMENT REPORTS

16. ADJOURN

St. Helens Urban Renewal Plan Staff Report to City Council

TO: City of St. Helens City Council
FROM: John Walsh, City Administrator
Jennifer Dimsho, Associate Planner
DATE: July 19, 2017
SUBJECT: St. Helens Urban Renewal Plan

I. PURPOSE

The St. Helens City Council is being asked to hold a hearing to gain input regarding the Council's consideration and potential adoption of the proposed St. Helens Urban Renewal Plan (Plan) and to vote on the ordinance to adopt the Plan at the July 19, 2017 meeting. The Plan is designed for the St. Helens Urban Renewal Area (Area), an area of 756 acres that includes prime waterfront and business district properties. The reason for urban renewal is to provide a financing mechanism to fund improvements including transportation and utility improvements to allow for the development of this Area.

II. BACKGROUND

The City has undergone several planning efforts to understand the challenges it faces related to transportation connectivity, redevelopment, and industrial readiness. These include the U.S. 30 and Columbia/St. Helens Corridor Master Plan (adopted 2015) and the Waterfront Redevelopment Framework Plan (adopted 2016). These plans identify a vision for St. Helens that includes enhanced roadway connections from U.S. 30 to the Riverfront District that help to attract visitors and residents to a burgeoning waterfront district with public access to the river and new investment in mixed-use development.

The Plan is designed for the St. Helens Urban Renewal Area (Area) and

- Allows for improvements to key roads (and commercial corridors) that lead to downtown: Old Portland Road, St. Helens Street /Columbia Boulevard.
- Aids in revitalization of the Riverfront District and the Houlton Business District.
- Attracts jobs to vacant and underutilized industrial land through infrastructure investments.
- Supports development on the Veneer Property, the principal subject of 2016 Framework Plan.

Urban renewal is a program used throughout Oregon to provide a financing mechanism to implement City plans in specific areas. Urban renewal is not a new tax on property. The revenue to pay for projects in an urban renewal area is generated by the growth in assessed property value that occurs through new development and annual growth in assessed property values within the urban renewal area.

Urban renewal is put into effect by the local government (the city in this case) adopting an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the

St. Helens Urban Renewal Plan Staff Report to City Council

funds borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area consists of approximately 756 acres of land including 584 parcels that total 605.46 acres, and 150.54 acres of rights of way. It is anticipated that the Plan will take 26 years of tax increment collections to implement, projecting to terminate in FYE 2043, although a specific duration date is not a component of the Plan. The maximum amount of indebtedness (amount of TIF for projects and programs) that may be issued for the Plan is \$62,000,000 (sixty two million dollars.) The maximum indebtedness does not include interest paid on any borrowing by the urban renewal agency. There is a proposed financing plan in the Report that shows that the Plan is financially feasible. It is understood that the Agency may make changes to the financing plan as needs and opportunities arise, typically during the annual budgeting process.

The Plan goals are intended to guide tax increment investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend tax increment funds. The Plan is to be administered by the St. Helens Urban Renewal Agency, which was established in 2008 and is composed of City Council members. Substantial amendments to the Plan must be approved by City Council as outlined in Section 4 of the Plan. The specific projects proposed in this Plan are outlined in Section 2 of the Plan and include the major categories of infrastructure, open space/wayfinding, economic development, site preparation and project administration.

III. PUBLIC NOTICE

A notice for this meeting was sent as an insert in the utility bills on June 26, 2017. Notice was also placed on the City of St. Helens Urban Renewal website and Public Meetings Calendar.

IV. PROCESS

The process for approval includes the following steps, in accordance with ORS 457.

1. Preparation of a plan including opportunity for citizen involvement. The St. Helens Urban Renewal Plan details the public involvement in Section 1.5. It includes two Open Houses, three Advisory Committee Meetings, a City Council briefing and the future formal presentations to the Planning Commission, Columbia County and City Council.
2. St. Helens Urban Renewal Agency May 3, 2017 review of the proposed Plan and accompanying Report.
3. Review and recommendation by the St. Helens Planning Commission on June 13, 2017. Notice of the review by the Planning Commission was published in the Chronicle in the May 31, 2017 issue.
4. Presented the Plan to the Board of Columbia County Commissioners on June 28, 2017.
5. Notice to all citizens of St. Helens of a hearing before the City Council. Notice will be provided by including a copy of the notice in the June utility billing. Notice of the public hearing was also published in the Chronicle in the May 31, 2017 issue.

St. Helens Urban Renewal Plan Staff Report to City Council

6. Forwarded a copy of the proposed Plan and the Report to the governing body of each taxing district. The formal taxing districts letters were sent out on May 4, 2017.
7. Hearing by City Council and adoption of the proposed Plan and accompanying Report by a non-emergency ordinance. The hearing by City Council will be held on July 19, 2017 at 6:00 p.m. and the vote on the ordinance will be on the same date. The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to St. Helens voters if a sufficient number of signatures are obtained on a referral petition.

V. ORDINANCE ADOPTING THE PLAN

The ordinance adopting the Plan requires the City Council to make certain findings, which are listed in the Now Therefore the City of St. Helens Hereby Ordains section of the ordinance. These findings are based on various documents and events. The findings are as follows.

1. The process for the adoption of the proposed Plan, a copy of which is attached hereto as Exhibit “A”, and by this reference incorporated herein, has been conducted in accordance with the all applicable requirements of Chapter 457 of the Oregon Revised Statutes;

As described in Section III above, the City has followed the procedures as outlined by ORS 457.
2. The area designated in the Plan as the Area is blighted, as defined by ORS 457.010(1)e and g and is eligible for inclusion within the Plan because of conditions described in Section 3 of the Report including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area;

This is the basic justification for the Plan and the Council’s finding is meant to make that justification explicit.
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety and welfare of the City because absent the completion of the urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the comprehensive plan;

This finding states the public purpose of the Plan which is for the property in the Area to develop and redevelop according to the Comprehensive Plan. Property which is not developed or not fully developed and occupied does not contribute as much property taxes as fully developed property. The improvement of property in the Area will add to the tax base in the Area and further support additional economic activity in the Area.

St. Helens Urban Renewal Plan Staff Report to City Council

4. The Plan conforms to the St. Helens Comprehensive Plan as a whole, and provides an outline for accomplishing the projects described in the Plan, as more fully described in Section 9 of the Plan;

This finding is supported by Section 9 of the Plan and the Planning Commission's conclusion that the Plan conforms to the St. Helens Comprehensive Plan.

5. In connection with any residential displacement occurring as a result of the acquisition and disposition of land, provision has been made for displaced persons in the Relocation Section of the Report as required under applicable state and federal law;

The Plan does not contemplate acquisition of property that would displace residents or businesses. Should the Plan be amended to include such acquisition, the Agency would be obligated to provide relocation assistance.

6. The acquisition of real property provided for in the Plan is necessary for the development of infrastructure improvements including parking improvements in the Area, for the development of public spaces and for assisting in private redevelopment of the Area;

The Plan authorizes acquisition of real property for infrastructure improvements. No property is specifically identified for acquisition.

7. Adoption and carrying out the Plan is economically sound and feasible in that funds are available to complete the Plan projects using urban renewal tax increment revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440, and other available funding as shown in Section 6 of the Report;

The Report contains information on the projected revenues and projected expenditures under the Plan and supports a finding that the Plan is economically sound and feasible.

8. The City of St. Helens shall assume and complete activities prescribed to it by the Plan;
There are no specific activities prescribed to the City in the Plan.

9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

The Agency sent a copy of the Plan and the Report to the affected overlapping taxing districts on May 4, 2017. The letter included an invitation to provide comments in writing on the Plan and Report on the Amendment. To date the City has not received written recommendations from the affected taxing districts. If such recommendations are received, the Council will be required to "accept, reject or modify" the recommendations and language to that effect will be added to the ordinance for its second reading and adoption.

The ordinance also calls for publication of a notice that the Council has adopted the ordinance, for the recording of the Plan by the Columbia County Clerk and for transmitting the Plan to the Columbia County Assessor.

St. Helens Urban Renewal Plan Staff Report to City Council

CITY COUNCIL RECOMMENDATION AND VOTE

Staff recommends that the City Council:

1. Review and discuss the proposed St. Helens Urban Renewal Plan
2. Take testimony on the plan
3. Vote on the adoption of the St. Helens Urban Renewal Plan

Attachments:

1. Ordinance
2. St. Helens Urban Renewal Plan
3. St. Helens Urban Renewal Report on the Urban Renewal Plan

City of St. Helens
ORDINANCE NO. 3217

**AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING
TO AND APPROVING THE ST. HELENS URBAN RENEWAL PLAN AND DIRECTING
THAT NOTICE OF APPROVAL BE PUBLISHED**

WHEREAS, the **St. Helens Urban Renewal Agency** (the "**Agency**"), as the duly authorized and acting urban renewal agency of the City of St. Helens, Oregon per Ordinance No. 3093, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused preparation of the **St. Helens Urban Renewal Plan** dated July 19, 2017 and attached hereto as **Exhibit "A"** (the "**Plan**"). The Plan authorizes certain urban renewal activities within the St. Helens Urban Renewal Area; and

WHEREAS, the Agency has caused the preparation of a certain **Urban Renewal Report** dated July 19, 2017 attached hereto as **Exhibit "B"** (the "**Report**") to accompany the Plan as required under ORS 457.085(3); and

WHEREAS, the Agency forwarded the Plan and Report to the City of St. Helens Planning Commission (the "**Planning Commission**") for review and recommendation. The Planning Commission considered the Plan and Report on June 13, 2017 and made a recommendation that the Plan conformed with the St. Helens Comprehensive Plan as shown in the memorandum documenting attached hereto as **Exhibit "C"** (the "**Planning Commission Recommendation**"); and

WHEREAS, the Plan and the Report were formally forwarded on May 4, 2017 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on June 28, 2017, the City met with representatives of Columbia County to review the Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, the City Council has not received written recommendations from the governing bodies of the affected taxing districts; and

WHEREAS, on May 31, 2017 the City published notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), in the St. Helens Chronicle; and

WHEREAS, on June 26, 2017, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to City utility customers; and

WHEREAS, on July 19, 2017, the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, the City Council found that the Plan conforms with all applicable legal

requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this ordinance desire to approve the Plan.

NOW, THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

Section 1. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Planning Commission Recommendation and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements.
2. The area designated in the Plan as the **St. Helens Urban Renewal Area (“Area”)** is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in Section 3 “Existing Conditions” in the Report including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g)).
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City’s Comprehensive Plan.
4. The Plan conforms to the St. Helens Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan and in the Planning Commission Recommendation as forwarded by the Planning Director.
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons.
6. The acquisition of real property provided in the Plan is necessary for the development of infrastructure improvements, in the Area and for the development of public spaces; because the Agency does not own all the real property interests (e.g., rights-of-way, easements, fee ownership, etc.) that will be required to undertake and complete these projects as described in Section 5 “Property Acquisition and Disposition” of the Plan and Section 5 “How the Projects Improve the Area” of the Report.
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Section 6 “Funding Plan” of the Report.
8. The City shall assume and complete any activities prescribed it by the Plan.
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 2. The St. Helens Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the St. Helens Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 3. The City Administrator shall forward forthwith to the Agency a copy of this Ordinance.

Section 4. The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Columbia County, Oregon.

Section 5. The City Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the St. Helens Chronicle no later than four days following adoption of this Ordinance.

Section 6. Severability. If any portion of the Plan is held to be invalid or unconstitutional by a court of competent jurisdiction, that portion is to be deemed severed from the Plan, and in no way, affects the validity of the remainder of the Plan.

Section 7. The effective date of this Ordinance shall be 30 days after approval, or if during that 30-day period a sufficient number of signatures are obtained on a referral petition, the effective date shall be the date of the successful approval by the voters of the City of St. Helens, in accordance with the City Charter and other applicable laws.

Read the first time:	July 19, 2017
Read the second time:	August 16, 2017

APPROVED AND ADOPTED this 16th day of August, 2017 by the following vote:

Ayes:

Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder

St. Helens Urban Renewal Plan

Ordinance No. 3217

Exhibit “A”

July 19, 2017



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Acknowledgments

ECONorthwest prepared this Urban Renewal Plan (Plan) for the City of St. Helens, along with subconsultants Elaine Howard Consulting, Tiberius Solutions, Kittelson and Associates, and Maul Foster Alongi. The Plan and the accompanying Report received legal review from Garrett Stephenson of Schwabe, Williamson & Wyatt, P.C. The City would like to acknowledge former mayor Randy Peterson for his leadership and commitment to exploring urban renewal as an implementation tool. Other firms, agencies, and staff contributed to other research on which that this report relied on.

City Council

Mayor Rick Scholl

Ginny Carlson

Susan Conn

Keith Locke

Doug Morten

Former Mayor Randy Peterson

Planning Commission

Dan Cary

Greg Cohen

Russell Hubbard

Kathryn Lawrence

Al Petersen

Sheila Semling

Audrey Webster

Advisory Committee

Jennifer Cuellar, Columbia County

Diane Dillard, Columbia River Fire & Rescue

Keith Forsythe, Greater St. Helens Parks & Recreation District

Michael Greisen, Columbia River Fire & Rescue

Henry Heim Mueller, Columbia County Commissioner
and Columbia 911 District

Mark Kreutzer, Columbia River Fire & Rescue

Paulette Lichatowich, Port of St. Helens Board Member

Paula Miranda, Port of St. Helens

Al Petersen, St. Helens Economic Development Corporation

Scot Stockwell, St. Helens School District

Steve Watson, Columbia 911 District

Audrey Webster, St. Helens Planning Commission

Staff

John Walsh, City Administrator

Jennifer Dimsho, Planner

Jacob Graichen, Planner

Consultant Team

ECONorthwest

Elaine Howard Consulting, LLC

Tiberius Solutions, LLC

Kittelson and Associates

Maul Foster and Alongi

Definitions

“Agency” means the City of St. Helens Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan. In St. Helens, the Agency board is the St. Helens City Council.

“Annual report” means annual report on impacts to taxing jurisdictions and former year and following year budgets as required in ORS 457.460.

“Area” means the properties and rights of way located with the St. Helens urban renewal boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of St. Helens, Oregon.

“City Council” or “Council” means the City Council of the City of St. Helens.

“Comprehensive Plan” means the City of St. Helens comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Columbia County.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the St. Helens Planning Commission.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Under-levy” means taking less than the available tax increment in any year as defined in ORS 457.455.

“Urban renewal agency” or “Agency” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

“St. Helens Transportation Systems Plan (TSP)” means the Transportation System Plan adopted by the St. Helens City Council.

ORS Statutes Matrix

Urban renewal plans must meet state statutory requirements. This table explains the statutory requirements and details where the Plan responds to the statute.

		Plan Text Reference	
ORS Statute Number	ORS Statute Description	Section(s)	Page #
457.085 (1)	An urban renewal agency shall provide for public involvement in all stages in the development of an urban renewal plan.	1.5	4
457.085 (2)(a)	A description of each urban renewal project to be undertaken.	2	5
457.085 (2)(b)	An outline for the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation or conservation of the urban renewal areas of the plan.	5	13
457.085 (2)(c)	A map and legal description of the urban renewal areas of the plan.	1.3, Apx A	3, Apx A
457.085 (2)(d)	An explanation of its relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements.	9	18
457.085 (2)(e)	An indication of proposed land uses, maximum densities and building requirements for each urban renewal area.	8	15
457.085 (2)(f)	A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area of the plan.	6	14
457.085 (2)(g)	An indication of which real property may be acquired and the anticipated disposition of said real property, whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition.	5	13
457.085 (2)(h)	If the plan provides for a division of ad valorem taxes under ORS 457.420 to 457.460, the maximum amount of indebtedness that can be issued or incurred under the plan.	1.4	4
457.085 (2)(i)	A description of what types of possible future amendments to the plan are substantial amendments and require the same notice, hearing and approval procedure required of the original plan under ORS 457.095 as provided in ORS 457.2220, including but not limited to amendments:	4	12
457.085 (2)(i)(A)	Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.	4	12
457.085 (2)(i)(B)	Increasing the maximum amount of indebtedness that can be issued or incurred under the plan.	4	12
457.085 (2)(j)	For a project which includes a public building, an explanation of how the building serves or benefits the urban renewal area.	N/A The Plan does not include a public building	

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1. Overview

Through several adopted plans and policies, community members and the elected leadership in the City of St. Helens have articulated a need for reinvestment in the City's waterfront, commercial business districts, and the former Boise White Paper Mill (BWP Property) and surrounding industrial properties. Those plans have identified specific projects that will catalyze that redevelopment, including investments in infrastructure, open space, and business districts that can help to revitalize the heart of St. Helens. Through the adoption of this Urban Renewal Plan (the Plan), the City creates an urban renewal area (the Area) that can capture revenues from growth to reinvest in projects that will achieve the public vision for the area.

The Plan sets the parameters for investments to be undertaken by the St. Helens Urban Renewal Agency (Agency) within the urban renewal boundary. The Plan outlines the Agency's goals for the Area, the projects in which the Agency will invest, and the rationale for each urban renewal project, based on local planning goals and public input. The Plan also describes limitations on the amount of debt the Agency can take on (maximum indebtedness), per Oregon statutes.

The Plan presented in this document meets the requirements of Chapter 457 of the Oregon Revised Statutes. The Plan also complies with other state and local laws pertaining to urban renewal plans.

1.1. Rationale

The City has undergone several planning efforts to understand the challenges it faces related to transportation connectivity, redevelopment, and industrial readiness. These include the U.S. 30 and Columbia/St. Helens Corridor Master Plan (adopted 2015) and the Waterfront Redevelopment Framework Plan (adopted 2016). These plans identify a vision for St. Helens that includes enhanced roadway connections from U.S. 30 to the Riverfront District that help to attract visitors and residents to a burgeoning waterfront district with public access to the river and new investment in mixed-use development.

The primary purposes of the Plan are to cure blight within the Area, assist with implementation of these and other plans, and improve specific areas of the City that are poorly developed or vacant (called *blighted areas*, as defined in Oregon law). These areas have vacant parcels with inadequate infrastructure (including streets, lighting, utilities), and they have old or deteriorated buildings that are no longer viable for ongoing use, among other blighting characteristics. The Area identified in Exhibit 2 has specific infrastructure needs that are described in the accompanying Report and are specifically cited in the ordinance for adoption of the Plan.

1.2. Urban Renewal Plan Goals

Purpose

Through this Plan, the City will assist with the implementation of adopted plans, policies, and regulations.

Goals

The goals represent the intent of the Plan, and were derived from adopted plans and vetted with an Advisory Committee. Exhibit 1 shows the Plan goals and how the Agency intends to achieve each goal. Each of the goals connects to a set of projects, identified in **Section 2** of the Plan. The goals and objectives will be pursued as economically as possible and at the discretion of the Agency.

Exhibit 1. Plan Goals and Goal Intention

Goal	Intention of Goal
1. Ensure that stakeholders are involved in plan implementation by providing accurate, timely information and encouraging public input and involvement.	The Agency will comply with all statutory requirements in ORS 457.460.
2. Provide adequate infrastructure and public amenities to support new development	Invest in infrastructure in underserved areas, to better support redevelopment on underutilized or vacant parcels. Improve existing parks and open spaces in the Riverfront District, Houlton Business District. Support Riverfront District through investments in parking provision and transportation demand management.
3. Increase the safety and capacity of existing transportation corridors.	Improve intersections, streetscapes, and the road surfaces of commercial corridors throughout the Area. Provide enhanced transportation facilities to pedestrians and cyclists.
4. Improve public access to the Columbia River through investments in waterfront open space and paths.	Invest in a waterfront greenway trail and improvements to waterfront access, including the Tualatin Street Stairway that integrates with redevelopment on the site. Improve connections to other open spaces in the area to create a network, including the Nob Hill Nature Park.
5. Invest in the revitalization of Houlton and Riverfront business districts.	Support economic development by providing funding to support the rehabilitation and improvement of storefronts within the Area. Invest in improvements to gateways and wayfinding infrastructure within the Area to attract visitors.

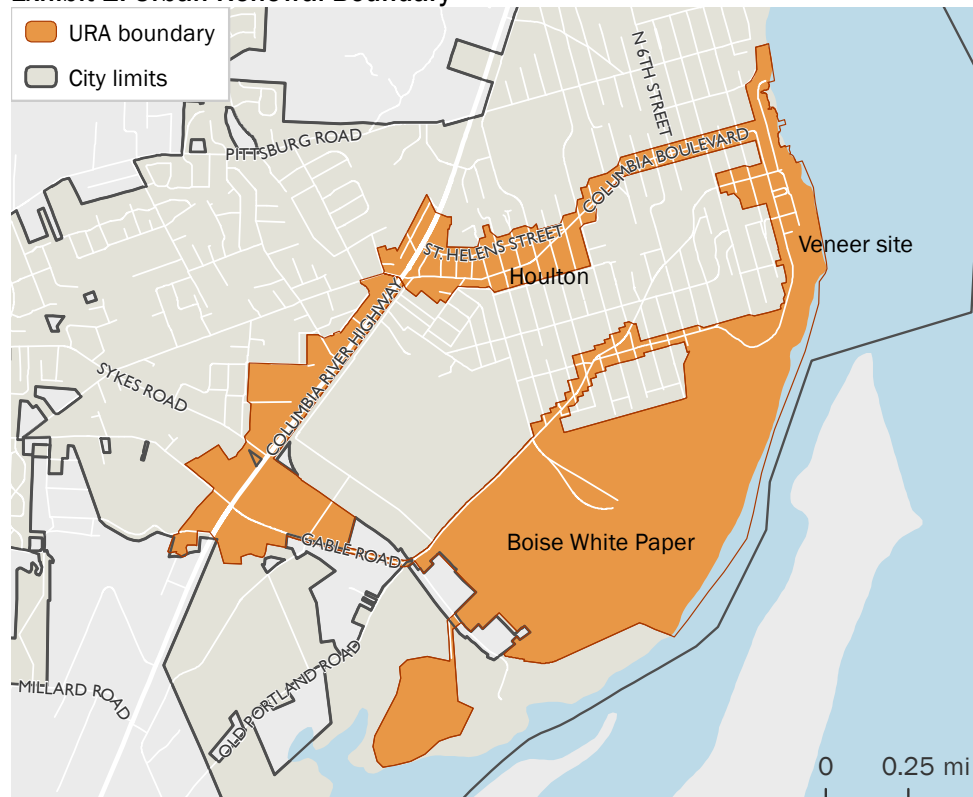
1.3. Urban Renewal Boundary and Projects

Exhibit 2 shows the boundary for the Area. The Area is 756 acres, with 605 acres consisting of parcel land and with 151 acres consisting of public right-of-way. The entire Area is within the St. Helens city limits. This boundary was chosen because it is blighted, and establishing it as an urban renewal area:

- Allows for improvements to key roads (and commercial corridors) that lead to downtown: Old Portland Road, St. Helens Street /Columbia Boulevard.
- Aids in revitalization of the Riverfront District and the Houlton Business District.
- Attracts jobs to vacant and underutilized industrial land through infrastructure investments.
- Supports development on the Veneer Property, the principal subject of 2016 Framework Plan.

The boundary also contains all identified urban renewal projects, identified in **Section 2. Urban Renewal Projects and Activities**. A legal description of the boundary is included in Appendix A. The Area comprises 20.29% of the City of St. Helens acreage and 19.04% of the City's assessed value. It does not exceed 25% of the total assessed value and area of St. Helens, and is within the statutory limits.

Exhibit 2. Urban Renewal Boundary



Source: City of St. Helens

1.4. Maximum Indebtedness

The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$62,000,000 (sixty-two million dollars).

1.5. Stakeholder Involvement

Exhibit 3 provides an overview of the meetings held throughout the planning process and the topics discussed. The Advisory Committee comprised stakeholders representing all major taxing districts within the area, plus representatives from the Planning Commission and the St. Helens Economic Development Corporation. The Committee met three times throughout the process to review and provide input on the draft boundary, project priorities, goals and objectives, amendment procedures, financing, and drafts of the Plan and Report. There were several opportunities for public input on the Plan, including two open houses, a City Council briefing, the Planning Commission Meeting, and the City Council a City Council briefing and the adoption process, which included a public hearing and vote.

Exhibit 3. St. Helens Urban Renewal Process Meetings

Timing	Meeting	Discussion Topics	Opportunity for Public Input
Oct. 12, 2016	Open House #1	Urban Renewal Overview	Yes
Nov. 15, 2016	Advisory Committee #1	Major concerns/issues; boundary	
Feb. 7, 2017	Advisory Committee #2	TIF projections & initial bonding capacity, timing, projects	
Feb. 21, 2017	Open House #2	Review projects	Yes
Mar. 15, 2017	City Council Briefing	Review process to date, including financial plan	
Apr. 18, 2017	Advisory Committee #3	Review draft plan and detailed financial plan	
June 2017	Presentation to Columbia county	Review Maximum Indebtedness numbers	
Jun. 13, 2017	Planning Commission	Review and adopt final plan	Yes
Jul. 19, 2017	City Council	Review and adopt final plan	Yes

In addition to the meetings described in Exhibit 3, the City maintained a comprehensive webpage where all pertinent documents were available.

In addition, the Agency consulted and conferred with all taxing districts, as required by ORS 457.085(5). This included a presentation to Columbia County in June 2017 to discuss the maximum indebtedness.

1.6. Process

The Plan will be administered by the Agency. The Agency was established as part of the City's initial urban renewal effort in 2008 and is composed of City Council members. The Agency is committed to maintaining an open and transparent decision-making process throughout the life of the Area.

City Council must approve any substantial changes to the Plan. **Section 4. Governance and Future Amendments to Plan** provides more information about the amendment process. Future amendments will be listed numerically in this section of the Plan and incorporated into the Plan document, with a footnote that provides the amendment number and date adopted.

2. Urban Renewal Projects and Activities

This section provides detailed information on the projects identified in the Plan. Each of the Plan's projects fall into one of the following five categories. Exhibit 4 describes the connection between these categories and the Plan's goals.

- **Infrastructure:** Road extensions and parking infrastructure.
- **Open Space/Wayfinding:** Park improvements, new parks and open spaces, streetscape improvements, and wayfinding.
- **Economic Development:** Predevelopment, storefront improvements, and public-private partnerships.
- **Site Preparation:** Grading and utility upgrades.
- **Project Administration:** City staff and/or consultant time spent coordinating Agency activities.

Exhibit 4. Connection between Plan Goals and Project Categories

Plan Goal	Project Categories
1. Ensure that stakeholders are involved in plan implementation by providing accurate, timely information and encouraging public input and involvement.	Plan Administration
2. Provide adequate infrastructure and public amenities to support new development	Infrastructure Site Preparation
3. Increase the safety and capacity of existing transportation corridors.	Infrastructure
4. Improve public access to the Columbia River through investments in waterfront open space and paths.	Open Space/Wayfinding
5. Invest in the revitalization of Houlton and Riverfront business districts.	Economic Development

Exhibit 5 provides information on each project, its relation to the urban renewal goals, and the estimated urban renewal contribution.

Exhibit 5. Urban Renewal Projects - Details

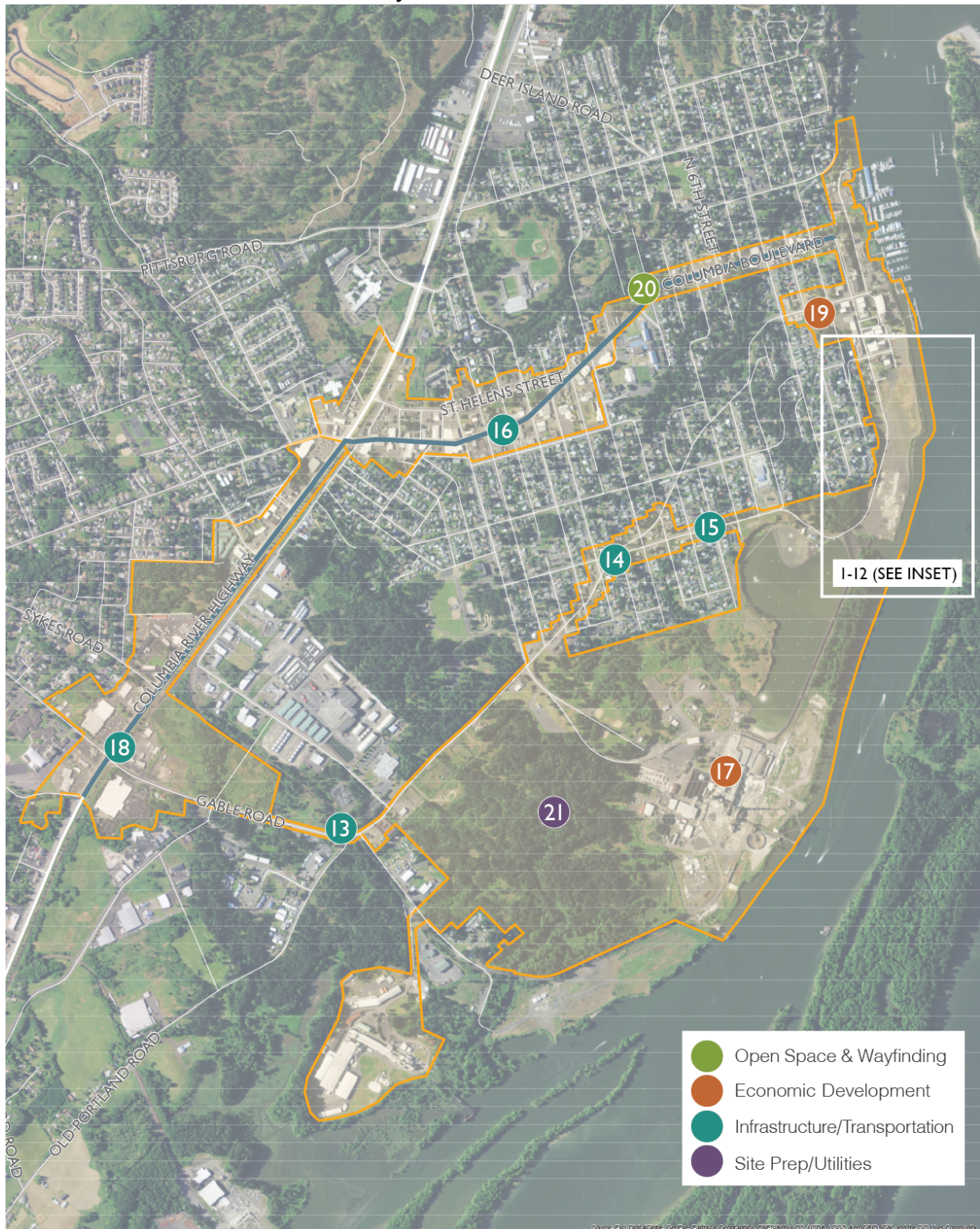
Map ID	Short Name	Description	Relation to Urban Renewal Goals	Estimated Area Contribution
Site Prep				
4	Contributions for Waterfront Site Preparation or Remediation	Assistance with grading, embankment and compaction, and erosion control on the entire site. Address localized hot spots or other potential brownfield issues on the site in coordination with development.	Helps to remove barriers to development on the Veneer Property. <i>(Goal 2)</i>	\$1,500,000
21	Site Preparation and Infrastructure Loans or Grants	Provide site-specific preparation, infrastructure, or development assistance (e.g. land assembly, SDC/permit write down, utility relocation, fire suppression grants, predevelopment assistance, etc.) to encourage new development in the Area.	Could attract industrial and mixed-use development to the entire Area. <i>(Goal 2)</i>	\$2,500,000
2	Waterfront Utilities and Stormwater Infrastructure Phase 1	Install sewer facilities for new development, including force mains, gravity sewer lines, and two pump stations. Install stormwater facilities in phases, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with redevelopment	Helps to remove barriers to development on the Veneer Property. <i>(Goals 2 and 5)</i>	\$1,400,000
3	Waterfront Utilities and Stormwater Infrastructure Phase 2	In a second phase, continue to install sewer facilities to service new development, including force mains, gravity sewer lines, and two pump stations. Install stormwater facilities, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with new development	Helps to remove barriers to development on the Veneer Property. <i>(Goals 2 and 5)</i>	\$900,000
Open Space				
1	Columbia View Park Expansion	Design and construct new 1.3-acre extension of Columbia View Park.	Provides amenities to attract new waterfront development. <i>(Goal 4)</i>	\$1,100,000
6	Waterfront Greenway Trail Phase 1 and Bank Enhancement	Install greenway trail south of Columbia View, including design, associated furnishings, interpretation, and connections to new neighborhood. Grading, planting, and reinforcement of bank as needed to prevent erosion, restore habitat, support greenway trail and water access, and create visual interest along waterfront.	Provides amenities to attract new waterfront development. <i>(Goal 4)</i>	\$3,000,000
7	Trestle Trail Contribution	Extend trail from downtown to south of the Veneer Property, providing access to natural areas along Multnomah Channel.	Provides amenities to attract new waterfront development. <i>(Goal 4)</i>	\$750,000
8	Marina Contribution	Provide partnership funding to construct a marina on the south end of the Veneer Property, near the entrance to the Frogmore Slough. The marina would be privately developed, owned, and operated, but at least partly open to the public and available for public use and access	Attracts water-based users to downtown. <i>(Goals 4 and 5)</i>	\$750,000
9	Waterfront Greenway Trail Phase 2	Construct second phase of waterfront greenway, including design and construction of public plaza at intersection of Tualatin Street and The Strand. Consider future pier from this location in design.	Provides amenities to attract new waterfront development. <i>(Goal 4)</i>	\$3,000,000

Map ID	Short Name	Description	Relation to Urban Renewal Goals	Estimated Area Contribution
11	Habitat and Riparian Corridor Enhancement with Public Access Contributions	Provide partnership funding to restore natural area and explore options for public access between White Paper Lagoon, Multnomah Channel, and on the bluff. In future phases, consider widening or rebuilding existing Tualatin Street staircase.	Opens up new areas for recreation, providing additional amenities to waterfront development. <i>(Goal 4)</i>	\$500,000
12	Partnership to Improve County Courthouse Plaza	Improve County Courthouse Plaza or other downtown parks/plazas.	Supports main street businesses and provides a gathering space and focal point. <i>(Goal 5)</i>	\$750,000
20	Wayfinding Improvements	Install wayfinding signs and kiosks to help people find downtown retail and existing business districts from Hwy 30. Integrate corridor master planning effort and other efforts. Branding and Wayfinding Master Plan to be completed in 2017.	Helps visitors find downtown. <i>(Goals 2, 3 and 5)</i>	\$250,000
Infrastructure				
5	Road Extension on South First and The Strand	Construct South First Street and The Strand in phases, including sidewalks, intersections, bike lanes.	Provides connection to open up new land for development. <i>(Goal 3)</i>	\$2,300,000
10	First Street and The Strand Road Improvements	Install trees and street improvements (bulb outs, etc.) and a road overlay on a two-block stretch of First Street and The Strand.	Provides improved streetscape to support new development on waterfront. <i>(Goals 3 and 5)</i>	\$1,000,000
13	Old Portland Road/Gable Intersection Improvements	Improve the intersection to better accommodate traffic coming to the Veneer Property.	Improves safety and capacity of roads leading to waterfront and downtown. <i>(Goal 3)</i>	\$600,000
14	Old Portland Road/Plymouth Street Intersection Improvements	Improve the intersection to better accommodate traffic and serve as a gateway to the Veneer Property.	Improves safety and capacity of roads leading to waterfront and downtown. <i>(Goal 3)</i>	\$600,000
15	Plymouth Street Improvements	Improve bicyclist and pedestrian safety along Plymouth Street.	Provides pedestrian safety improvements to support redevelopment. <i>(Goal 3)</i>	\$200,000
16	Houlton Corridor Master Plan Improvements	Complete intersection improvements, road projects, and pedestrian projects in the Houlton Business District.	Improves safety, aesthetics, and capacity of Houlton infrastructure. <i>(Goal 3)</i>	\$13,200,000
18	U.S. 30 Road Projects - Short Term	Short-term projects include medians (curbs, plantings, trees/banner poles) and plantings (east side of U.S. 30), new banner poles (east side of U.S. 30), and new banners on existing utility poles, new curb ramps, and crosswalk striping.	Improves road safety, aesthetics, and capacity to attract new development. <i>(Goal 3)</i>	\$1,200,000

Map ID	Short Name	Description	Relation to Urban Renewal Goals	Estimated Area Contribution
18	U.S. 30 Road Projects - Long Term	Long-term U.S. 30 projects include fencing (each side of ODOT Rail property), new sidewalk (east side of U.S. 30), intersection crosswalk paving and curb ramps, trees and plantings (east side of U.S. 30), and private property landscape improvements.	Improves road safety, aesthetics, and capacity to attract new development. <i>(Goal 3)</i>	\$2,000,000
Economic Development				
17	Economic Development Planning	Fund for predevelopment assistance on sites and projects that can improve the redevelopment potential of projects throughout the Area Projects can include public parking management strategy, area master planning, public involvement, and predevelopment assistance (e.g., market studies). Allow for repayment of costs associated with the preparation and implementation of the Plan.	Provides a source of funds for studies or predevelopment assistance that can support new development. <i>(Goals 1, 2 and 5)</i>	\$500,000
19	Storefront Improvement Program for Downtown/Houlton	Enhance the existing historic façade improvement program to create feeling of investment in area with a \$30K–\$70K per year storefront improvement program.	Improves aesthetics of downtown St. Helens and supports small businesses. <i>(Goal 5)</i>	\$1,500,000
				Administration
	Plan Administration	Ongoing administration, relocation costs, and other administrative costs. It also accounts for facilitation of the Agency's Public Involvement Plan.	This helps achieve all goals efficiently, but also specifically provides staffing to achieve Goal 1.	\$2,275,000
	Finance Fees	Allow repayment of financing costs associated with loans procured to fulfill project goals.	Allow the Area to take on debt	\$581,000
Total Estimated Area Contribution for Projects				\$42,356,000

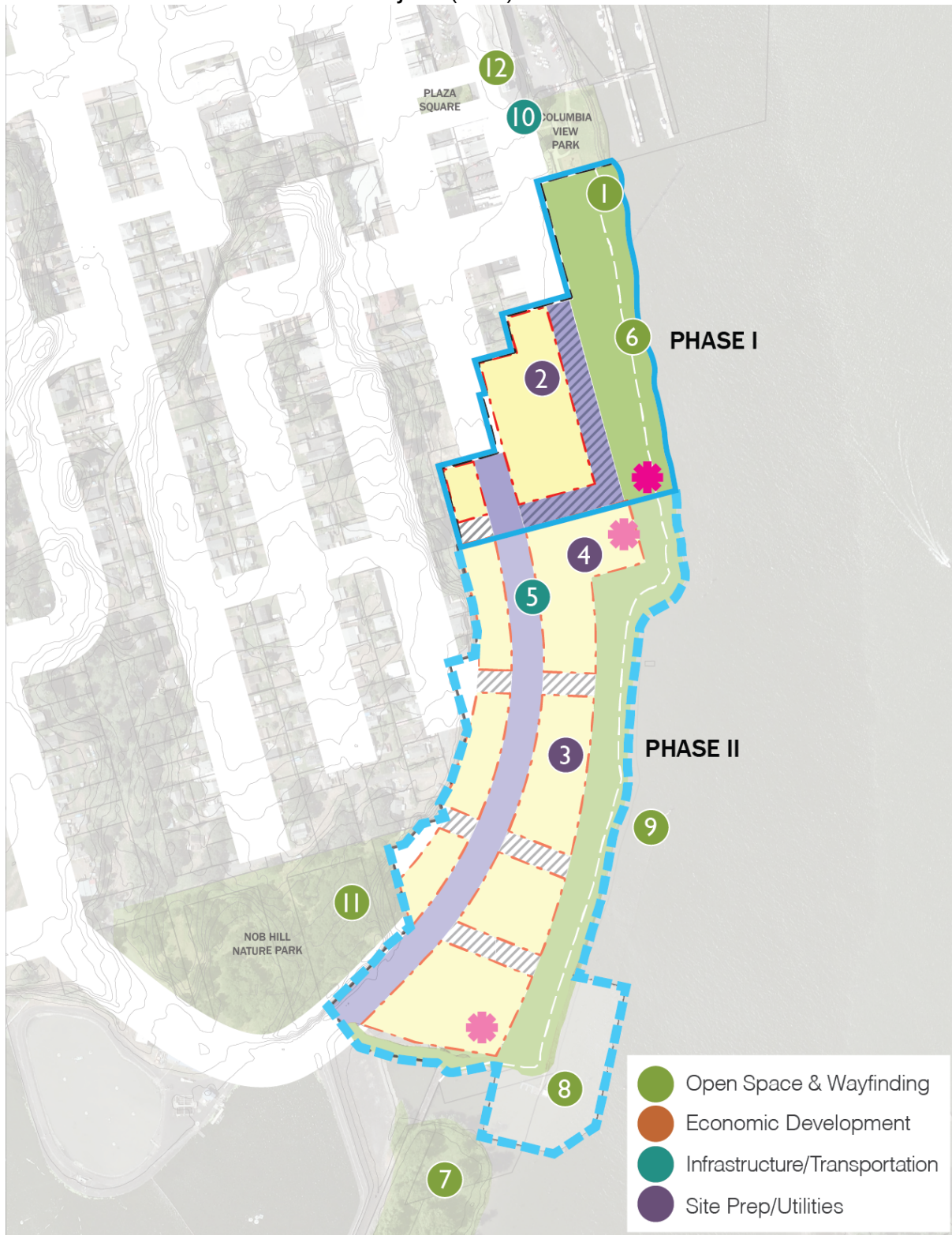
Exhibit 6 and Exhibit 7 show the location for each of the projects.

Exhibit 6. St. Helens Urban Renewal Projects



Source: ECONorthwest with data from the City of St. Helens. Note that the numbers in this map correspond to the projects in Exhibit 5.

Exhibit 7. St. Helens Urban Renewal Projects (Inset)



Source: ECONorthwest and Walker Macy. Underlying data from the St. Helens Waterfront Framework Plan. Note that the numbers in this map correspond to the projects in Exhibit 5.

3. Limitations on Indebtedness of the Plan

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.

3.1. Proposed Financing Methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues
- Advances, loans, grants, and any other form of financial assistance from the federal, state, or local governments, or other public bodies
- Loans, grants, dedications, or other contributions from private developers and property owners—including, but not limited to, assessment districts
- Any other public or private source

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) Plan preparation, (2) planning or undertaking project activities, or (3) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

3.2. Tax Increment Financing and Maximum Indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes levied by a taxing district in which all or a portion of the Area is located, if any, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. As soon as possible after the approval of the Plan, the Columbia County assessor shall prepare a certified statement of the total assessed value of the taxable real and personal property in the URA, as required by ORS 457.430. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan is **\$62,000,000 (sixty-two million dollars)**, based on good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion. This amount is the principal of such

indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

4. Governance and Future Amendments to Plan

The Plan will be administered by the St. Helens Urban Renewal Agency, subject to adoption of ordinances by the City Council as required by law. The Plan may be amended as described in this section.

4.1. Substantial Amendments

Substantial Amendments are those that add land to the area—except for an addition of land that totals not more than 1 percent of the existing Area—or increase the maximum amount of indebtedness that can be issued or incurred under the Plan. In accordance with ORS 457.085(2)(i), Substantial Amendments shall require the same notice, hearing, and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by nonemergency ordinance after a hearing. Notice of City Council hearings on proposed Plan amendments shall be provided to individuals or households within the City of St. Helens as required by ORS 457.120.

4.2. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

5. Property Acquisition and Disposition

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment.

5.1. Property Acquisition for Public Improvements

The Agency may acquire any property within the Area for public improvement projects undertaken pursuant to the Plan by all legal means, including the use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures. Properties that the Agency may acquire include:

- Right-of-way needs for the Old Portland Road/Plymouth intersection enhancement in FY 2026: Property identified as Columbia County Assessor Map Number 4N1W 4DA 5400, and per Columbia County Clerk Instrument Number 2017-2244. This property is owned by the City of St. Helens.
- Other Old Portland Road properties that may be necessary for roadway enhancements, pending planning efforts.

5.2. Property Acquisition from Willing Sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

5.3. Land Disposition

The Agency will dispose of property acquired for a public improvement project by conveyance or by dedicating directly to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under **Section 5.1** by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must contractually agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

6. Relocation Methods

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Plan does not propose relocation of residents or businesses. If any future projects require such relocations, a plan amendment that specifies the method of relocation will be required, pursuant to ORS 457.085(2)(j).

7. Severability

If any portion of the Plan is held to be invalid or unconstitutional by a court of competent jurisdiction, that portion is to be deemed severed from the Plan, and in no way affects the validity of the remainder of the Plan.

8. Proposed Land Uses

The proposed uses within the Area conform to the uses included in the City's St. Helen's Comprehensive Plan. Exhibit 8 shows the connection between the proposed land uses in the Plan and the applicable Comprehensive Plan designation. Exhibit 9 shows the Comprehensive Plan designations of land within the City, including within the urban renewal boundary. Proposed land uses, maximum densities and building requirements shall conform to the Comprehensive Plan, Community Development Code, and applicable building codes, as those regulations may change from time to time. Land uses proposed in Plan projects meet the City's existing comprehensive plan designations. Exhibit 10 shows the zoning designations within the Area.

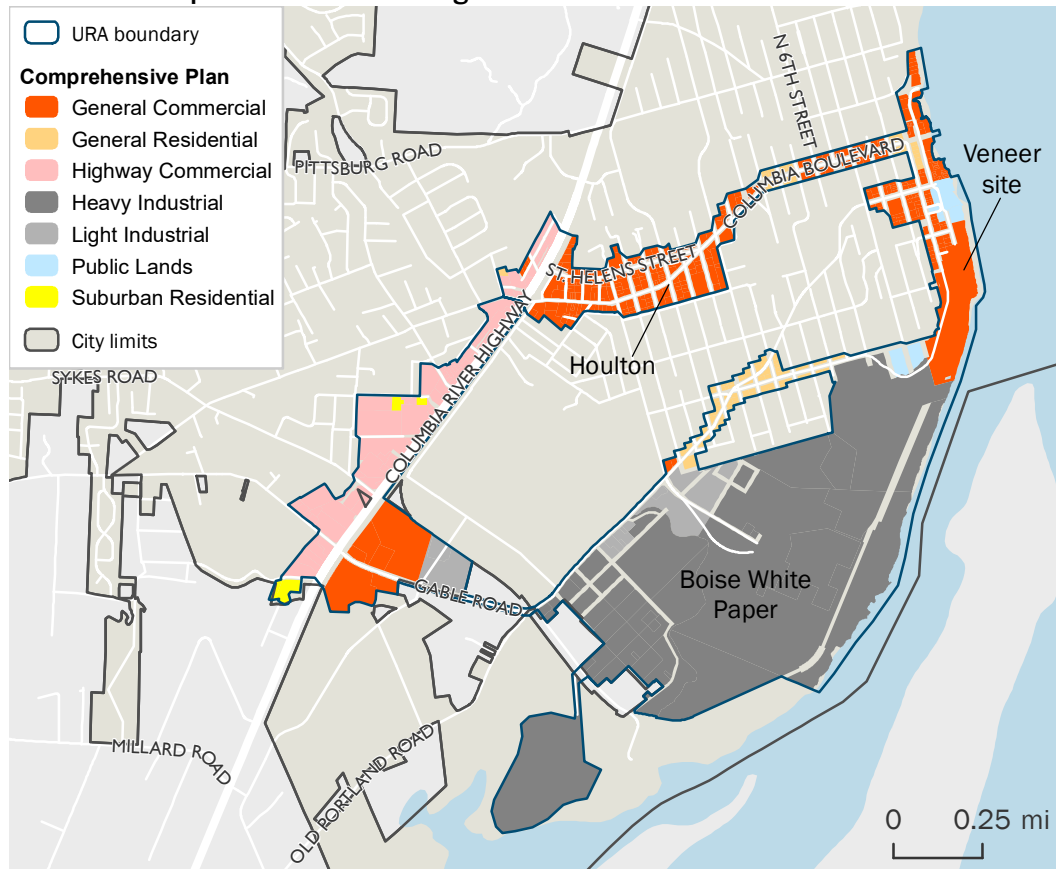
This section fulfills the statutory requirement for describing the proposed land uses (with associated maximum densities and building requirements)

Exhibit 8. Proposed Land Uses

Location	Proposed Land Uses	Applicable Comprehensive Plan Designation
U.S. 30	Infill commercial and mixed-use development, as called for in the Comprehensive Plan's Highway Commercial and General Commercial designations.	Highway Commercial and General Commercial
Riverfront District	Infill commercial and mixed-use development, as called for in the Comprehensive Plan's General Commercial designation and the zoning code's Riverfront District designation.	General Commercial
Houlton Business District	Infill commercial and mixed-use development, as called for in the Comprehensive Plan's General Commercial designation and the zoning code's Houlton Business District designation.	General Commercial
Veneer Property	New mixed-use development, as called for in the Comprehensive Plan's General Commercial designation and the zoning code's Riverfront District designation.	General Commercial
BWP Property and surrounding industrial lands	New industrial development and redevelopment, as called for in the Comprehensive Plan's Heavy Industrial and Light Industrial designations.	Heavy Industrial
Old Portland Road (residential section)	Residential uses, as called for in the Comprehensive Plan's General Residential designations.	General Residential

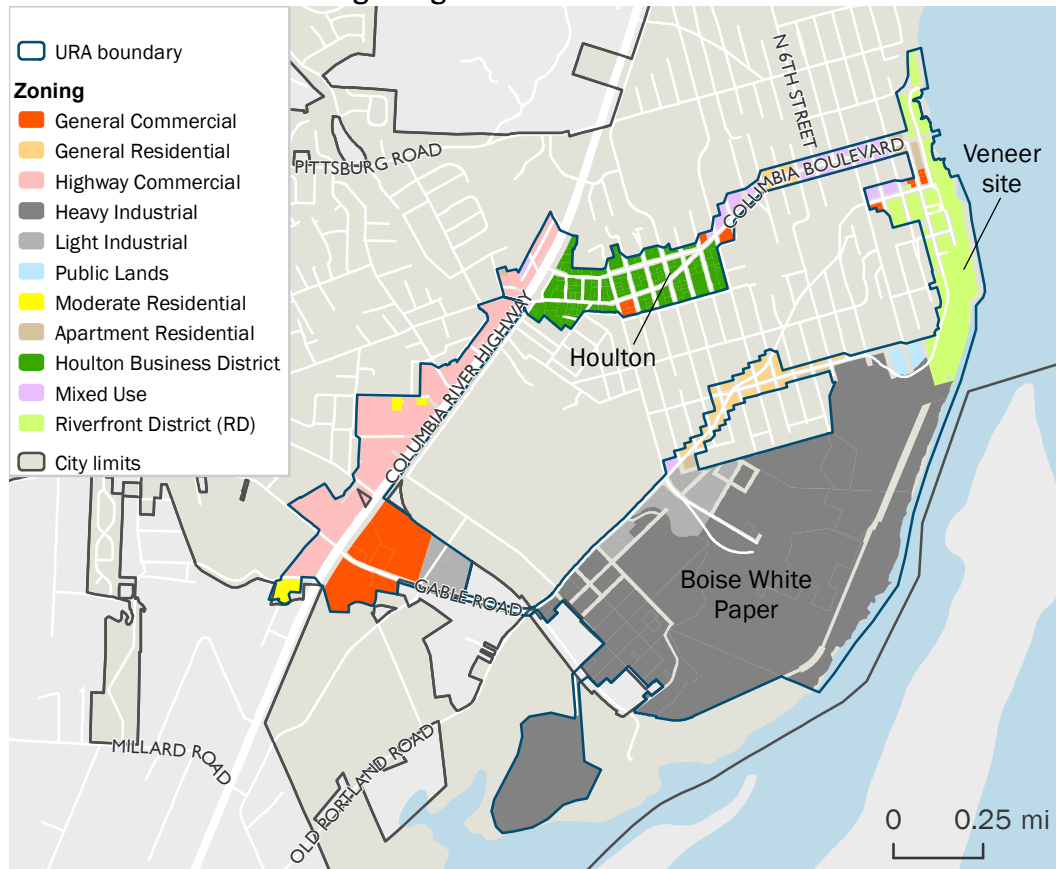
Source: <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html#19.08.020>

Exhibit 9. Comprehensive Plan Designations



Source: City of St. Helens (Data received on April 25, 2017).

Exhibit 10. St. Helens Zoning Designations



Source: City of St. Helens (Data received on April 25, 2017).

9. Relationship to Local Objectives

This Plan reflects the goals and objectives identified through previous planning processes, including the St. Helens Comprehensive Plan and the City's Municipal Code. This section provides context for how the St. Helens Urban Renewal Plan relates to the following area plans and policies:

This section fulfills the statutory requirement for describing the relationship to local objectives.

- St. Helens Comprehensive Plan (Municipal Code, Title 19)
- St. Helens Waterfront Framework Plan (2016)
- US 30 and Columbia/St. Helens Corridor Master Plan (2015)
- Parks and Trails Master Plan (2015)
- St. Helens Transportation System Plan (2014)
- Waterfront Development Prioritization Plan (2011)
- Toward Sustainable Tourism Plan (2007)

For each of the above documents, this section provides information on:

- The document's purpose.
- The specific goals or objectives contained in the document that relate to the Plan.
- How the Urban Renewal Plan relates to these specific goals.

Provisions taken directly from existing plans are shown in *italics*.

9.1. St. Helens Comprehensive Plan (Municipal Code, Title 19)

The purpose of the St. Helens Comprehensive Plan¹² (Comprehensive Plan) is to guide the future actions of the community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. Because the Plan includes projects to upgrade infrastructure, incent development, and improve amenities through the Area, the Plan conforms to Comprehensive Plan goals and policies pertaining to citizen involvement, economic development, transportation, housing, public services and facilities, and natural factors and local resources. The consistency of the Plan with applicable Comprehensive Plan goals is explained below.

The proposed uses within the Area detailed in **Section 8** conform to the uses shown in Exhibit 9, which shows the Comprehensive Plan designations of land within the City, including within the urban renewal boundary.

19.08.010 Citizen Involvement.

This section of the Comprehensive Plan includes the following goals:

- (a) Keep the citizens informed of opportunities for involvement.*
- (b) Develop programs to involve citizens in the land use planning process.*

The Plan conforms to the citizen involvement goal of the Comprehensive Plan because the projects included in the Plan reflect community priorities from planning processes that had extensive community involvement. The Advisory Committee included representatives from the community and the Urban Renewal Plan process included opportunities for public input at two open houses, the advisory committee meetings, planning commission meeting, and City Council hearing. The project team actively solicited press coverage from local newspapers to keep the community informed about the project.

19.08.020 Economic Goals and Policies.

This section of the Comprehensive Plan includes the following goals that apply to the Urban Renewal Plan:

- (a) To maintain favorable conditions for a growing, healthy, stable and diversified business and industrial climate.*
- (b) To encourage the expansion of employment opportunities within the urban area so residents can work within their communities rather than commute to jobs outside the county.*
- (c) To promote industrial development necessary to provide a balanced tax base for the operation of local government services.*

¹ <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html>

² <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html>

(d) To establish greater local control over the destiny of the local economic development.

The Plan conforms to the Comprehensive Plan's economic goals because it includes projects that will upgrade the local transportation infrastructure and provide incentives that will attract mixed-use, residential, commercial, and industrial development to the Area. Exhibit 11 demonstrates how the Plan is consistent with applicable economic goals.

Exhibit 11. St. Helens Comprehensive Plan Economic Policies and Relation to Plan

Comprehensive Plan Policy	How Plan Addresses
<i>(a) Develop program strategies with other agencies, groups and businesses in an effort to improve the local economy. Strategies should consider but not be limited to: (i) Tax incentives and disincentives; (ii) Land use controls and ordinances; (iii) Preferential assessments; (iv) Capital improvement programming; and (v) Fee and less-than-fee acquisition techniques.</i>	The Plan provides a funding source to improve the local economy, including tax incentives and capital improvement programming.
<i>(b) Assist in programs to attract diverse businesses and industries.</i>	Projects include storefront improvements and incentives for site preparation and infrastructure improvements that can help to attract new businesses to the city.
<i>(c) Make waterfront development a high priority.</i>	Projects include investments in infrastructure and amenities, that will encourage development on the vacant Veneer Property along the St. Helens waterfront.
<i>(f) Develop and implement public facility designs and development standards to revitalize businesses and business districts in the US 30 and Columbia Boulevard/St. Helens Street corridor master plan area.</i>	Projects include street and intersection improvements in the U.S. 30 and Columbia Boulevard/St. Helens Street areas, identified in the Corridor Master Plan.
<i>(g) Create gateways and improve access and wayfinding signage to Houlton Business District and Historic Downtown.</i>	Projects include improvements to gateways to downtown and wayfinding to improve visitor experience.
<i>(h) Improve the appearance, attractiveness, and safety of the Houlton Business District and Historic Downtown, through an enhanced street design that includes street trees, landscaping and more public spaces and pedestrian amenities.</i>	Projects include improvements to sidewalks and street furniture, identified in the Corridor Master Plan.
<i>(i) Develop the local tourist and recreation sectors of the economy.</i>	Projects include public open space improvements that support the redevelopment of the Veneer Property and encourage tourism and recreation in downtown St. Helens
<i>(j) Allocate adequate amounts of land for economic growth and support the creation of commercial and industrial focal points.</i>	The Plan includes land at the former BWP Property and adjacent industrial lands, assuming that concentrated investments in infrastructure can support the entire area.
<i>(l) Discourage the leapfrog development of industrial lands, unless there is a program to provide sewer and water to intervening properties.</i>	The Plan incorporates all of the former BWP Property, allowing for intensive industrial uses that concentrate infrastructure investments.

Source: <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html#19.08.020>

19.08.030 Public Services and Facilities Goals and Policies

This section of the Comprehensive Plan includes the following goals that apply to the Urban Renewal Plan:

Goals.

- (a) To provide the facilities, utilities and services which are necessary for the well-being of the community.*
- (b) To develop an orderly arrangement of public facilities and services to serve as a framework for urban development.*
- (c) To design and locate public facilities so that: capacities are related to future as well as present demands; ample land is available for building and plant expansion; and public works plants and utility structures reflect due regard for their environmental impact.*
- (d) To designate land development patterns which would permit the most economical extension of public utilities.*
- (e) To provide all residents of urban areas with a sewage system that effectively meets current and future needs while protecting public health.*
- (f) To provide a water system adequate for future domestic and industrial purposes.*
- (h) To create and maintain ample places and facilities for recreation in St. Helens.*
- (j) To reduce loss of lives and property from fires.*

Policies.

- (a) Ensure that urban facilities and services, particularly water and sewer systems, are properly designed to eventually serve the designated urban growth area; also, ensure that services are provided to sufficient vacant property to meet the anticipated needs.*
- (d) Ensure that capacities and patterns of utilities and other facilities are adequate to support the residential densities and land use patterns of the Comprehensive Plan.*
- (f) Rehabilitate old sewer lines and extend new ones as funding permits.*
- (h) Implement master water, sanitary sewer, storm sewer and transportation system plans in coordination with the public facilities plan.*
- (k) Strive to ensure that adequately sized water mains and sewer lines are installed initially to avoid costly expansion when the area becomes intensively developed.*
- (n) Design public recreation facilities to meet the recreational needs of the populace by providing the widest practicable range of compatible activities and programs to meet the needs of diverse groups.*
- (o) Develop a program whereby the city's park system can be maintained or expanded to serve the needs of the anticipated growth. This program could include, but not necessarily be limited to, acquisition of tax foreclosed properties, donations or required dedication of land to existing parks, donation or required dedication of land for new parks or a payment in-lieu-of dedication by developers for new development that would impact the city's recreational system.*
- (p) Acquire sites for future parks as identified on the Comprehensive Plan map as far in advance as possible and have those sites be within one-half mile of residential areas.*

- (q) *Investigate grant and loan opportunities from various private, state and federal agencies for park acquisition, development and expansion; where appropriate apply for these funds.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's public service and facilities goals and policies by facilitating the expansion or improvement of city utilities, transportation facilities and recreational amenities.

19.08.040 Transportation Goals and Policies

This section of the Comprehensive Plan includes the following goals that apply to the Urban Renewal Plan:

- (a) *To develop and maintain methods for moving people and goods which are:*
 - (i) *Responsive to the needs and preferences of individuals, business and industry;*
 - (ii) *Suitably integrated into the fabric of the urban communities; and (iii) Safe, rapid, economical and convenient to use.*
- (b) *To remove existing congestion and prevent future congestion so that accidents and travel times would both be reduced.*
- (d) *To strengthen the economy by facilitating the means for transporting industrial goods.*
- (e) *To maintain a road network that is an asset to existing commercial areas.*
- (f) *To provide a more reliable basis for planning new public and private developments whose location depends upon transportation.*
- (h) *To assure that roads have the capacity for expansion and extension to meet future demands.*
- (k) *To increase appropriate walking and bicycling opportunities.*

The Plan conforms to the Comprehensive Plan's economic transportation goals and policies because it includes projects that will upgrade the local transportation infrastructure and improve wayfinding, intersections and pedestrian and bicycling paths.

Exhibit 12 demonstrates how the Plan is consistent with applicable transportation goals.

Exhibit 12. St. Helens Comprehensive Plan Transportation Policies and Relation to Plan

Comprehensive Plan Policy	How Plan Addresses
(a) <i>Require all newly established streets and highways are of proper width, alignment, design and construction and are in conformance with the development standards adopted by the city.</i>	The Plan provides funding for specific projects that improve streetscape, including curb extensions, pedestrian scale lighting, sidewalk furnishings, and paving enhancements at several priority intersections.
(c) <i>Support and adopt by reference road projects listed in the Six-Year Highway Improvement Program; specifically, work towards attaining left turn lanes and traffic lights on Highway 30.</i>	The Plan includes both short- and long-term projects to improve access, approach, and visibility of downtown area from Highway 30.
(d) <i>Control or eliminate traffic hazards along road margins through building setbacks, dedications or regulation of access at the time of subdivision, zone change or construction.</i>	The Plan includes projects to improve the intersection to better accommodate traffic and serve as a gateway to the property.

<i>(e) Regulate signs and sign lighting to avoid distractions for motorists.</i>	The Plan funds projects to design and install wayfinding signs and kiosks to assist motorists with finding existing business districts.
<i>(i) Follow good access management techniques on all roadway systems within the city.</i>	The Plan includes funding for improving intersections to better accommodate traffic and serve as gateways to the waterfront.
<i>(j) Develop a plan for walking trails.</i>	The Plan includes funding for the creation and expansion of walking trails.
<i>(k) Maintain, implement, and update the bikeway plan.</i>	The Plan will provide funding for the improvement of bike paths on new roadways and trails.

Source: <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html#19.08.040>

19.08.050 Housing Goals and Policies

This section of the Comprehensive Plan includes the following goals and policies that apply to the Urban Renewal Plan:

Goals:

- (a) To promote safe, adequate, and affordable housing for all current and future members of the community.*
- (b) To locate housing so that it is fully integrated with land use, transportation and public facilities as set forth in the Comprehensive Plan.*

Policies:

- (e) Permit multifamily developments which conform to the following general conditions and criteria:*
 - (i) They should not be constructed within areas which are established and recognized as substantially well maintained single-family areas.*
 - (ii) They should have safe and appropriate arrangement of buildings, open spaces, and parking access.*
 - (iii) They should not be so large or close to single-family homes as to block their view or sunlight or to unduly interfere with an established single-family character; where conditionally used, they thus shall be subject to density criteria.*
 - (iv) They should include adequate open space.*
 - (v) They should include ample off-street parking.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan includes local infrastructure upgrades and provides incentives that will attract mixed-use and multifamily residential development to the waterfront. The height differential between the bluff and the waterfront will help protect existing views. The trail along the waterfront will be dedicated as open space to support the needs of existing and future residents.

19.08.060 Natural Factors and Local Resources Goals and Policies.

This section of the Comprehensive Plan includes the following goals that apply to the Urban Renewal Plan:

- (a) To maintain and, where possible, enhance the air, water, and land resources of the St. Helens area.*
- (b) To assure proper and safe development, use and protection of the area's significant soil, mineral and geological resources.*
- (e) To preserve open spaces within and between urban living areas.*
- (g) To preserve for the public benefit outstanding scenic areas.*

The Plan conforms to the Comprehensive Plan's natural factors and local resources goals and policies because it includes habitat restoration, preservation and improved access to natural areas. The Plan also includes funding to improve stormwater facilities. Exhibit 13 demonstrates how the Plan is consistent with applicable natural factors and local resource goals.

Exhibit 13. St. Helens Comprehensive Plan Natural Factors and Local Resources Policies and Relation to Plan

Comprehensive Plan Policy	How Plan Addresses
<i>(d) Work with the county in the management of solid wastes to prevent the contamination of local resources.</i>	Projects includes sewer and stormwater facilities to prevent the contamination of local resources.
<i>(f) Encourage the preservation, restoration, and functionality of the open space corridors or rezone to open space zone [for] the following lands: (i) The canyon area adjoining Godfrey Park. (ii) The unimproved gullies and creekbed systems. (iii) The lands along significant riparian corridors and connecting wetlands.</i>	Projects include restoration of riparian corridors and adjoining wetlands to provide access to residents and an amenity to attract new development including the Trestle Trail Connection and bank restoration.
<i>(g) Direct development away from the Willamette River Greenway to the maximum extent possible; provided, however, lands committed to the urban uses within the greenway shall be allowed to continue and to intensify, provided the activity is water related or water dependent. The city shall prohibit new non-water-related or non-water-dependent uses from within 150 feet of the Willamette River Greenway.</i>	The Plan specifies projects that will respect and protect banks on the Willamette River and includes funds for bank reinforcement to prevent erosion and restore habitat, as well as support the greenway trail.
<i>(j) Balance development rights of property owners and protection of public views of the Columbia River, Scappoose Bay and Multnomah Channel.</i>	The Plan accommodates development rights of property owners by funding a framework that provides regular gaps in development to allow public riverfront access and views.
<i>(q) Develop protection programs for the following St. Helens significant resources: wetlands, riparian corridors, wildlife habitats, groundwater resources, natural areas, wilderness areas, mineral and aggregate resources, energy sources, and cultural areas.</i>	The Plan includes projects that protect and restore riparian corridors, shoreline wildlife habitats, groundwater resources, and natural areas.

Source: <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html#19.08.060>

19.12.070 General Commercial.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Urban Renewal Plan:

Goals. To establish commercial areas which provide maximum service to the public and are properly integrated into the physical pattern of the city.

Policies.

- (a) Encourage new commercial development in and adjacent to existing, well-established business areas taking into account the following considerations: (i) Making shopping more convenient for patrons, (ii) Cutting down on street traffic, (iii) Maximizing land through the joint use of vehicular access and parking at commercial centers, and (iv) Encouraging locations that enjoy good automobile access and still minimize traffic hazards.*
- (d) Emphasize and support existing town centers as business places.*
- (g) Encourage a variety of retail shopping activities to concentrate in the core commercial areas to enhance their attractiveness for a broad range of shoppers; additionally, encourage in this area the development of public spaces such as broad sidewalks, small squares, etc., to facilitate easy, safe, pleasant pedestrian circulation.*
- (h) Encourage in-filling of vacant lands within commercial areas. (Ord. 2980 § 2, 2006)*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's General Commercial policies by facilitating enhancements to existing commercial areas for infrastructure and façade improvements, and wayfinding. Moreover, it facilitates redevelopment of former industrial property immediately adjacent to the existing downtown (Riverfront District) to reinforce the vitality of the City's historic core. Open space and multi-modal connections are included as well as an attraction and enhancement of key commercial areas.

19.12.020 General Residential.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Urban Renewal Plan:

Goals. To create conditions suitable for higher concentrations of people in proximity to public services, shopping, transportation and other conveniences.

Policies.

- (a) Require undeveloped public ways of record to be improved to applicable city standards as a condition to the issuance of building permits for lots that front these ways.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's General Residential policies by facilitating road improvements to the applicable City standards.

19.12.080 Highway Commercial.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Urban Renewal Plan:

Goals.

- (a) To create opportunities for the orderly business development along selected portions of arterials.*
- (b) To establish conditions which will assure that arterial traffic flows are not disrupted and that access to and from these locations is designed for safety.*
- (c) To prevent highway frontage from becoming a strip of mixed commercial, residential and other unrelated uses.*

Policies.

- (a) Designate as highway commercial such areas along portions of US 30 where highway business has already become well established.*
- (b) Designate as highway commercial such areas at major road intersections where access to business sites does not conflict with safe traffic movement.*
- (c) Encourage enterprises which cater to the traveling public to locate in this designation.*
- (d) Encourage curbing along Highway 30 and limit the number of curb-cuts to minimize traffic hazards as a result of conflicts between through traffic and shopper traffic.*
- (e) Preserve areas for business use by limiting incompatible uses within them.*
- (f) Improve the appearance and safety of US 30 and sites along US 30, through means such as landscaped medians, banner poles, landscaping along the highway right-of-way, and landscaping in parking lots.*
- (g) Encourage undergrounding of overhead utilities. (Ord. 3181 § 4 (Att. C), 2015; Ord. 3144 § 2 (Att. A), 2011; Ord. 2980 § 2, 2006)*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's goals and policies in the Highway Commercial category section by creating opportunities for the orderly development of business along new and existing arterials and providing funding for projects that improve the flow of traffic along arterials. Specifically, the Plan will allocate money to projects that will improve the appearance and safety of U.S. 30, such as banners, landscaping, and improved sidewalks.

19.12.100 Heavy Industrial.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Plan:

Goals.

- (a) To establish large tracts of land where manufacturing and industrial operations of an intensive or heavy character may be carried out with minimal impact upon the community.*
- (b) To provide suitable sites where transportation, including employee carpooling, public utilities, and other special industrial requirements, such as the disposal of waste materials, can be met.*

Policies.

- (b) Ensure that the size, location and boundary conditions of heavy industrial areas are such that surrounding residential areas are protected.*
- (d) Ensure that heavy industrial operations have sufficient space for employee and truck parking, loading, maneuvering and storage.*
- (e) Designate sufficient land for heavy industrial purposes to meet estimated future needs and preserve these areas for such activities by excluding unrelated uses which would reduce available land and restrict the growth and expansion of industry and consider adding additional lands when the need for a specific site becomes known.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's Heavy Industrial Goals and Policies by facilitating infrastructure improvements along corridors that serve much of the City's industrial land base.

19.12.090 Light Industrial.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Plan:

Goals. *To provide a place for smaller and/or less intensive industrial activities where their service and transportation requirements can be met, and where their environmental effects will have minimal impact upon the community.*

Policies.

- (b) Encourage preserving such designated areas for light manufacturing, wholesaling, processing and similar operations by excluding unrelated uses which would reduce available land and restrict the growth and expansion of industry.*
- (c) Ensure that light industry operations have adequate space with respect to employee and truck parking, loading, maneuvering and storage.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's Heavy Industrial Goals and Policies by facilitating infrastructure improvements along corridors that serve much of the City's industrial land base.

19.12.110 Public Lands.

This section of the Comprehensive Plan includes the following goals that apply to the Plan:

- (a) To integrate public facilities with land use, transportation, recreation and other community objectives and plans in order to realize their optimum value for the citizenry.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's Public Lands Goals by facilitating transportation, infrastructure, and recreation objectives, thus, enhancing the potential of such designated lands within the Plan area.

9.2. St. Helens Waterfront Framework Plan (2016)

The purpose of the St. Helens Waterfront Framework Plan (Framework Plan) is to provide an understanding of the opportunities presented by the waterfront properties acquired by the City and to outline the major city-led investments that are necessary to spur the next phase of development. The Framework Plan creates certainty for developers by indicating where development can occur on the site and defining the criteria that the City will use as it considers different development options. The Framework Plan also creates a clear path forward to implementing the Framework Plan and presents a detailed outline of projects that will guide the City through the steps toward redevelopment in the short- and long-term.

GOALS

Sustainable Economic Development. Redevelopment should focus on a mix of housing, commercial, and recreational uses to create a “working waterfront.” This mix of industry and amenities is optimal for creating a space to attract development and drive jobs back to the city.

OBJECTIVES

- **Old Portland Road/Gable Road.** A realignment of this intersection and installation of a traffic signal to encourage motorists to use McNulty Way rather than Old Portland Road to travel between US 30 and the Riverfront District and waterfront redevelopment area.
- **Old Portland Road/Plymouth Street.** A realignment of Old Portland Road and Plymouth Street, or installation of a roundabout, to provide better visibility and accommodate delivery vehicles.

- **Old Portland Road/Millard Road.** Increase the turning radius in the northeast corner of the intersection to accommodate the swept path of large vehicles turning from Old Portland Road onto Millard Road.
- **Plymouth Improvements.** The segment of Plymouth Street, located between S. 6th Street and the Veneer Property, is relatively narrow due to embankments on the north and south sides of the roadway, as well as the waste-water treatment area and associated facilities on the south side of the roadway.
- **Pedestrian/bicyclist enhancements.** Increased pedestrian activity and bicycle activity are anticipated along the roadway corridor as the Veneer Property redevelops and connectivity to the Riverfront District is improved. Improvements could include a shoulder, a bicycle lane, a sidewalk, and landscaping.

The Framework Plan provides general guidelines³ for developing the property and outlines important site elements like the waterfront greenway trail. Each of these elements will be further studied and refined as part of future design and engineering processes:

- *Extension of South 1st Street south into the property, with a similar right-of-way (ROW) width of 80 feet.*
- *Connection of this South 1st Street extension through the property to a future southern entrance to the property, where Plymouth Street currently terminates as also identified in the City's Transportation System Plan (2011).*
- *Extension of The Strand south into the property, at a ROW width of 70 feet.*
- *New east-west connection between the extensions of South 1st Street and The Strand (known as 1st and Strand connector) with a ROW width of 70 feet. This new east-west portion of The Strand will be in direct alignment with the street grid in the Nob Hill neighborhood.*
- *An effective grid of streets or access ways radiating from South 1st Street, providing regular gaps in development to allow public riverfront access and views. The southernmost access way should be aligned with a view of Mt. Hood from the property and from the adjacent bluffs.*
- *Realignment and improvement of the existing stairs that currently extend from the east end of Tualatin Street down toward South 1st Street and the Veneer Property.*
- *Formation of large new development parcels accessed from this grid of new streets and access ways.*
- *Dedication of a significant new greenway open space along the entire length of the property's Columbia River frontage.*
- *An extension or enlargement of the existing Columbia View Park to the south, creating a contiguous park that allows for growth in programmed activities at the park and potential growth of play areas or active sports.*

³ Waterfront Framework Plan, page 22

- *A continuous trail through this greenway, from Columbia View Park to the southern end of the Veneer Property at Frogmore Slough, with potential for further extension over an existing rail trestle to the BWP Property.*
- *Restoration of the riverbank associated with the new greenway.*
- *Protection and restoration of the steep slopes and cliffs that form the property's western boundary, including portions of Nob Hill Nature Park.*

RELEVANCY TO URBAN RENEWAL PLAN

Many of the goals and objectives of the Waterfront Redevelopment Plan are directly addressed by projects to be funded through the Plan. The Framework Plan's focus on economic development shows in the desired uses on the site, which includes a mix of housing, commercial, and recreational uses for the waterfront property. The infrastructure projects that are included in the Plan include an extension of First Street and The Strand to facilitate access onto the property, to facilitate an enlargement of Columbia View Park, and to facilitate the creation of a trail from the park to the southern end of Frogmore Slough. These projects will increase the attractiveness of the site, spur use and investment, and generally improve the quality of life for the residents of St. Helens.

9.3. US 30 and Columbia/St. Helens Corridor Master Plan (2015)

The purpose of the Corridor Master Plan is to articulate a plan for the U.S. 30, Columbia Boulevard/St Helens Street, and the Riverfront District that reflects the community's vision of how those areas should develop in the future, as well as to determine how the improvements should be implemented. The Corridor Master Plan's focus on how the major streets and intersections in the study areas are designed and improved over time to ensure that vehicles, bicyclists and pedestrians have ready access to local businesses and can travel safely and comfortably within and between these different parts of town.

GOALS

U.S. 30 CORRIDOR SEGMENT

Highway 30 will provide safe, convenient access to local businesses along the highway, while balancing that with state goals for traffic mobility. The appearance of the highway will be improved over time to enhance landscaping and other elements that will make it a more attractive place for people to travel by car, bicycle, walking or transit. Key intersections such as at Gable Road, Columbia Boulevard and St. Helens Street will be improved to enhance safety for all types of travel and to create attractive, clearly recognizable gateways to other parts of St. Helens, helping meet the community's goals for economic revitalization in those areas.

COLUMBIA BOULEVARD/ST. HELENS STREET SEGMENT

Columbia Boulevard and St. Helens Street will provide safe, convenient travel to access the Houlton Business District area, Riverfront District, and adjacent neighborhoods by drivers, bicyclists and pedestrians. These streets will provide good access to local businesses and be

attractively designed to help draw people to the area and enhance their shopping and travel experiences. Street designs will incorporate opportunities for landscaping, public art and signage that will direct people to the Houlton area and Riverfront District. Designs will recognize physical conditions and constraints, be cost-effective and build on natural and cultural features and other opportunities in the area.

OVERALL PROJECT GOALS

Create “streetscape” plans for the US 30 and Columbia Boulevard/St. Helens Street corridors that reflect the community’s vision for appearance and function.

Improve the aesthetics and function of the corridors to attract business and investment, provide better access, direction and signage to the Houlton and Riverfront District areas, and improve desirability.

OBJECTIVES

GUIDING PRINCIPLES: Economy and Business Support

- *Develop planning design and implementation standards to revitalize businesses and business districts in the planning area.*
- *Ensure that customers, employees and others have good access to local businesses, including through on-street parking.*
- *Ensure that proposed solutions and projects are cost-effective and make efficient use of limited resources.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan meets the defined goals and objectives of the Corridor Master Plan by allocating funds for infrastructure projects that will support the revitalization of the downtown business district, while improving the design and function of Columbia Boulevard/St. Helens Street and U.S. 30, providing better access, direction, and signage to the Houlton and Riverfront District areas, and improving the overall desirability of the Area. These projects include improved signage, plantings, crosswalk striping, curb extensions, pedestrian scale lighting, and sidewalk amenities, such as benches and paving enhancements at several priority intersections, including Gable Road.

9.4. Parks and Trails Master Plan (2015)

The purpose of the Parks and Trails Master Plan was to identify the current needs within the parks and trails system through a stakeholder engagement process and to prioritize the identified needs based on community input and funding availability. As funds become available, the capital improvement component of the Parks and Trails Master Plan can guide investment decisions and help to target specific funding methods (like State and Federal grants).

GUIDING STATEMENTS

Land use and waterfront development are critical to the *“City’s economic development strategy and virtually every planning document related to economic activity have recognized the importance of the waterfront to revitalizing the community and building a new, sustainable economy.”*

The waterfront property *“furthers the ability to create new physical connections that improve transportation linkages, as well as open space and trail opportunities. Both potential property transactions should be considered as much as possible when developing trail routes, parkland improvements, and projects that increase public waterfront access.”*

SELECTED RECOMMENDATIONS

Nob Hill Nature Park: Install a covered kiosk.

Columbia View Park: Expand and further develop park on ex-industrial land. Create a stage meant for live music and improve the existing gazebo to better accommodate events.

St Helens Riverfront Trail: Regional trail along riverfront that would connect Columbia View Park to Nob Hill Nature Park trail network.

RELEVANCY TO URBAN RENEWAL PLAN

Specifically, the Parks and Trails Master Plan calls out the need for the expansion of Columbia View Park and the development of the St. Helens Riverfront Trail connecting Columbia View Park and Nob Hill Nature Park, both of which are included in the Plan. The Plan meets the goals of the Parks and Trails Master Plan by investing funds into the development of walking trails, bike paths, and open space in a concerted effort to increase recreational development and public access to the waterfront.

9.5. St. Helens Transportation System Plan (2014)

The purpose of the Transportation System Plan (TSP) is to guide the management and implementation of the transportation facilities, policies, and programs in St. Helens. The TSP reflects the community’s vision, while remaining consistent with state and other local plans and policies. The TSP also provides the necessary elements for adoption as the transportation element of the City’s Comprehensive Plan. In addition, the TSP provides ODOT and Columbia County with recommendations that can be incorporated into their respective planning efforts.

GOALS

- a) *To develop and maintain transportation facilities for moving people and goods that are:*
 - I. *Responsive to the needs and preferences of citizens, business and industry;*
 - II. *Suitably integrated into the fabric of the urban community; and*
 - III. *Safe, economical and convenient to use.*

- b) To reduce existing congestion and prevent future congestion so that both crashes and travel time will be reduced.*
- d) To develop, maintain, and support a multi-modal transportation network that supports economic viability.*
- e) To ensure that streets can accommodate the future needs of cyclists, pedestrians, transit users, emergency response vehicles, and motorists.*
- h) To increase appropriate walking and bicycling opportunities.*
- j) To coordinate transportation and other improvements to roadways such as utilities, water and sewer lines and other infrastructure to minimize impacts on road users.*

OBJECTIVES

Safety and Efficiency Policies

- d) Support and adopt by reference street projects listed in the Six-Year Statewide Transportation Improvement Program (STIP); specifically, consider new left turn lanes, traffic signals and/or interchanges on US 30, where feasible and consistent with state planning guidelines, standards and policies.*
- g) Work with the railroad owners and operators to improve the safety at railroad crossings.*
- h) Support the eventual closure of the St. Helens Yard and the interim efforts of the Portland & Western Railroad to place fencing between the rail yard and US 30.*
- n) Follow good access management techniques on all roadway systems within the city.*

Non-motorized and Transit Modes Policies

- p) Develop a plan for walking trails.*
- q) Maintain, implement, and update the City's bikeway plan.*
- r) Provide safe and convenient bicycle access to all parts of the community through a signed network of on- and off-street facilities, low-speed streets, and secured bicycle parking.*
- s) Promote safe, convenient, and fun opportunities for children to bicycle and walk to and from schools.*
- t) Improve and expand walkways to existing and planned schools, parks, senior residential areas, and commercial areas. In particular, improve pedestrian and bicycle connectivity (including wayfinding to points of interest) between the US 30 and Columbia Boulevard/St. Helens Street corridors and adjacent open spaces and parks, trail and bicycle networks, transit stops, and neighborhoods; see US 30 & Columbia Boulevard/St. Helens Street Corridor Master Plan.*

Economic Development Policies

- y) Improve rail and water connections to enhance and provide economic opportunity.*
- z) Maintain a road and multimodal transportation network that contributes to the viability of existing commercial areas.*

Natural Resources and Recreation Policies

- cc) Develop a multi-modal transportation system that avoids reliance upon one form of transportation as well as minimizes energy consumption and air quality impacts.*
- dd) Encourage development patterns that decrease reliance on single occupancy vehicles.*
- ee) Minimize and mitigate the adverse impacts that transportation-related construction has on the natural environment, including impacts to wetlands, estuaries, and other wildlife habitat.*
- ff) Identify opportunities for integrating sustainable design strategies into streetscape design and implement them where appropriate.*
- gg) Maintain and enhance access to parks and recreational and scenic resources. Look for opportunities to connect these community resources through pedestrian and bicycle trails.*
- ii) Create a trail system along the waterfront that will provide access to the river, and connect existing and potential waterfront parks and amenities.*

Community Policies

- jj) Design, enhance, and maintain safe and secure access between residential neighborhoods and community gathering areas such as, parks, schools, public plazas, and natural areas.*
- kk) Provide transportation improvements that protect the area's historical character and neighborhood identity.*
- ll) Require new development to include pedestrian, bicycle, and transit-supportive improvements within the right-of-way in accordance with adopted city policies and standards.*
- mm) Balance the need for local access and traffic calming with through-traffic and emergency vehicle movements (particularly in the US 30 corridor).*

Planning and Funding Policies

- nn) Coordinate and cooperate with neighboring cities, Columbia County, ODOT, and other transportation agencies to develop and fund transportation projects that benefit the city, region, and the State.*
- oo) Plan for an economically viable and cost-effective transportation system.*
- pp) Evaluate new innovative funding sources for transportation improvements.*
- rr) Build a transportation network that can be adequately maintained; ensure continued maintenance consistent with City of St. Helens standards and policies.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan meets the goals and objectives of the Transportation System Plan by funding projects that will help develop and maintain transportation facilities that will be responsive to the stated needs and preferences of St. Helens' residents, businesses, and industries, as determined through the Framework Plan and Corridor Master Planning processes. Specifically, streets will be connected and intersections will be improved to better accommodate traffic onto the

waterfront. The Plan funds projects that will develop and support a multi-modal transportation network, by including bike paths and walking infrastructure (See **Section 2. Urban Renewal Projects and Activities**). The Plan also supports projects that will enhance the viability of commercial areas by improving wayfinding and access.

9.6. Waterfront Development Prioritization Plan (2011)

This purpose of the Waterfront Development Prioritization Plan was to further past efforts for waterfront planning, given the City's recognition that its waterfront is a valuable and unique asset of the community. The plan envisions a "living riverfront" and identifies and prioritizes projects to promote a waterfront where the community and live, work and play. Waterfront access and projects benefitting the public are emphasized.

SELECTED RECOMMENDATIONS

Trail from Columbia County Courthouse to Frogmore Slough: *Create a trail system along the waterfront that will provide access to the river, and connect existing and potential waterfront parks and amenities. Enhance recreational (e.g., walking, hiking and biking) and education (e.g., wildlife observation) opportunities for City residents, create a destination, and enhance the [Riverfront District's] sense of place.* Note that Frogmore Slough is a historic name for the current locate of the City's wastewater treatment lagoon. This is identified as a high priority improvement.

Develop New Waterfront Park: *Develop new waterfront park and public access at the end of Plymouth Street. Enhance recreational (as associated with a park) and education (e.g., wildlife observation) opportunities for City residents, create a destination for visitors, and protect/restore natural resources to support this use.* This is identified as a moderate priority improvement.

Improve Appearance of the Wastewater Treatment Plant Perimeter: *Enhance the appearance of the Wastewater Treatment Plant area perimeter along Plymouth and S. 6th Streets, as a gateway to the waterfront in this area.* This is identified as a moderate priority improvement.

New Boat Ramp at the End of Plymouth Street: *Enhance recreational (e.g., river activities) for City residents, create a recreation destination for visitors, and protect/restore natural resources to support this use.* This is identified as a moderate priority improvement.

RELEVANCY TO URBAN RENEWAL PLAN

The Plan facilitates projects that have been largely incorporated in later plans, including the 2016 Waterfront Framework Plan (addressed above). These projects include: the waterfront trail and gateway along Plymouth Street, a public greenspace, and a potential marina towards the south end of the Veneer Property that would include a boat ramp or comparable amenity.

9.7. Towards Sustainable Tourism Plan (2007)

The purpose of the Towards Sustainable Tourism Plan is to create a community based plan to define and promote asset-based tourism and to set the course for how the region should create diverse economic opportunities; protect and strengthen natural and cultural resources; and enhance livability through the development of tourism. Since the Columbia River is the defining feature of the Riverfront District, this planning effort focused on river access and linkages between the Riverfront District and the city owned Sand Island Marine Park.

RELEVANCY TO URBAN RENEWAL PLAN

GOAL A: Create better connectivity with the Columbia River, one of the region's most valuable assets. Priority strategies include:

- 1) *Enlarge signage on the Columbia River Highway from the south and add signage on the north end. Signage will be artistic and it will include important words such as "historical" and "river front"*
- 2) *Design and construct new St. Helens signage on river front*
- 3) *Design and construct a new visitor information kiosk on dock (next to Seaman) highlighting business, artisans, art & history information*
- 4) *Make better use of existing events on the river and create new events!*

GOAL B: Increase the visibility of what South Columbia County has to offer in the state, region, and country and cross-promote with partners in the region. Develop marketing strategies to highlight our robust downtown centers, inter-connected trail system, local events, and our natural and cultural history. Priority strategies include:

- 1) *Enhance and build out the existing tourism website*
- 2) *Signage: Fix the existing courthouse dock signage and create a new informational kiosk*
- 3) *Education & Outreach: Improve the existing Chamber publication (brochure)*

GOAL C: Create vibrant, robust downtown centers in the region that boast green businesses featuring local talents and products. Priority strategies include:

- 1) *Create a consistent downtown "Olde Town" [now known as "Riverfront District" per Resolution No. 1687] theme with in-laid sidewalks, uniform lamps, benches and planters*
- 2) *Develop an artisan mall to showcase local artists offering art classes, information kiosks, and walking studio tours.*
- 3) *Transportation from Highway 30 to the docks/Olde Town ["Riverfront District"]*

GOAL D: Create a highly visible network of inter-connected trail systems for road cyclists, mountain bikers, hikers, horseback riders, and birders. Priority strategies include:

- 1) Determine and map possible trail networks that could stem off of the Crown-Zellerbach trail
- 2) Develop a “Bay Front” trail from St. Helens to Scappoose Bay Marina (floating trail)
- 3) Develop the Dike (Scappoose) as a bicycle trail with interpretive nature signs (birds)

GOAL E: Determine the theme or “hook” that sets our region apart from the rest.

GOAL F: Develop Sand Island as a unique green public gathering destination within the region.

GOAL G: Create a handful of unique, new events and/or festivals that would draw large numbers of people year after year from outside the region and expose them to what the region has to offer. Increase the visibility of existing local events and festivals for broader participation.

GOAL H: Increase access to our unique cultural and natural history. Find ways of preserving both.

RELEVANCY TO URBAN RENEWAL PLAN

The Plan supports the goals and objectives of the Tourism Plan by providing funding for wayfinding projects, including new signage and kiosks to direct visitors to local amenities and the Riverfront District. The Plan allocates funds to storefront improvement programs to increase the attractiveness of the historic façades. The Plan will also fund improvements to transportation access from Highway 30 to the waterfront and the Riverfront District. The Plan also provides funding for the development of a series of walking trails and bike paths to facilitate access to the waterfront.

Disclaimer

ECONorthwest worked with the City of St. Helens to develop the content of this Plan. The St. Helens Urban Renewal Plan (Plan) and Report accompanying the Plan (Report) received legal review to ensure compliance with Oregon's legal and statutory framework for urban renewal plans. The staff at ECONorthwest prepared this plan based on their knowledge of urban renewal, as well as information derived from government agencies, private statistical services, the reports of others, interviews of individuals, or other sources believed to be reliable. ECONorthwest has not independently verified the accuracy of all such information and makes no representation regarding its accuracy or completeness. Any statements nonfactual in nature constitute the authors' current opinions, which may change as more information becomes available.

ECONorthwest provides this financial analysis in our role as a consultant to the City of St. Helens for informational and planning purposes only. Specifically: (a) ECONorthwest is not recommending an action to the municipal entity or obligated person; (b) ECONorthwest is not acting as an advisor to the municipal entity or obligated person and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to the municipal entity or obligated person with respect to the information and material contained in this communication; (c) ECONorthwest is acting for its own interests; and (d) the municipal entity or obligated person should discuss any information and material contained in this communication with any and all internal or external advisors and experts that the municipal entity or obligated person deems appropriate before acting on this information or material.

10. Appendices

Appendix A: Legal Description

St. Helens

Urban Renewal REPORT

On the Urban Renewal Plan

Ordinance No. 3217

Exhibit “B”

July 19, 2017



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Acknowledgments

For over 40 years ECONorthwest has helped its clients make sound decisions based on rigorous economic, planning, and financial analysis. For more information about ECONorthwest, visit www.econw.com.

ECONorthwest prepared this report for the City of St. Helens, along with subconsultants Elaine Howard Consulting, Tiberius Solutions, Kittelson and Associates, and Maul Foster Alongi. The Plan and Report received legal review from Garrett Stephenson of Schwabe, Williamson & Wyatt, P.C. The City would acknowledge former mayor Randy Peterson for his leadership and commitment to exploring Urban Renewal as an implementation tool. Other firms, agencies, and staff contributed to other research that this report relied on.

City Council

Mayor Rick Scholl
Ginny Carlson
Susan Conn
Keith Locke
Doug Morten
Former Mayor Randy Peterson

Planning Commission

Dan Cary
Greg Cohen
Russell Hubbard
Kathryn Lawrence
Al Petersen
Sheila Semling
Audrey Webster

Staff

John Walsh, City Administrator
Jennifer Dimsho, Assistant Planner
Jacob Graichen, City Planner

Advisory Committee

Jennifer Cuellar, Columbia County
Diane Dillard, Columbia River Fire & Rescue and Arts & Cultural Commission
Keith Forsythe, Greater St. Helens Parks & Recreation District
Michael Greisen, Columbia River Fire & Rescue
Henry Heim Mueller, Columbia County Commissioner and Columbia 911 District
Mark Kreutzer, Columbia River Fire & Rescue
Paulette Lichatowich, Port of St. Helens Board Member
Paula Miranda, Port of St. Helens
Al Petersen, St. Helens Economic Development Corporation
Scot Stockwell, St. Helens School District
Steve Watson, Columbia 911 District
Audrey Webster, St. Helens Planning Commission

Consultant Team

ECONorthwest
Elaine Howard Consulting, LLC
Tiberius Solutions, LLC
Kittelson and Associates
Maul Foster and Alongi

Definitions

“Agency” means the City of St. Helens Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan. In St. Helens, the Agency board is the St. Helens City Council.

“Annual report” means annual report on impacts to taxing jurisdictions and former year and following year budgets as required in ORS 457.460.

“Area” means the properties and rights of way located within the St. Helens urban renewal boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of St. Helens, Oregon.

“City Council” or “Council” means the City Council of the City of St. Helens.

“Comprehensive Plan” means the City of St. Helens comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Columbia County.

“Fiscal year” means the year commencing July 1 and closing June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the St. Helens Planning Commission.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Under-levy” means taking less than the available tax increment in any year as defined in ORS 457.455.

“Urban renewal agency” or “Agency” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

“St. Helens Transportation Systems Plan (TSP)” means the Transportation System Plan adopted by the St. Helens City Council.

Statute Cross Reference Matrix

This matrix cross references the requirements of ORS 457.085 with the location of this information within the report.

ORS Statute		Report Text Reference	
Statute Number	Description	Section(s)	Page Number(s)
457.085 (3)(a)	A description of physical, social and economic conditions in the urban renewal areas of the plan and the expected impact, including the fiscal impact, of the plan in light of added services or increased population.	3	3
457.085 (3)(b)	Reasons for selection of each urban renewal area in the plan.	2	2
457.085 (3)(c)	The relationship between each project to be undertaken under the plan and the existing conditions in the urban renewal area.	5	19
457.085 (3)(d)	The estimated total cost of each project and the sources of moneys to pay such costs.	6.2	25
457.085 (3)(e)	The anticipated completion date for each project.	6.2	25
457.085 (3)(f)	The estimated amount of money required in each urban renewal area under ORS 457.420 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420.	6.3	27
457.085 (3)(g)	A financial analysis of the plan with sufficient information to determine feasibility.	6.4	32
457.085 (3)(h)	A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property, in the urban renewal area.	7	38
457.085 (3)(i)	A relocation report which shall include:	9	43
457.085 (3)(i)(A)	An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions under ORS 457.170.	9	43
457.085 (3)(i)(B)	A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area in accordance with ORS 35.500 to 35.530.	9	43
457.085 (3)(i)(C)	An enumeration, by cost range, of the existing housing units in the urban renewal areas of the plan to be destroyed or altered and new units to be added.	9	43

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1. Introduction and Purpose

The purpose of this Urban Renewal Report (Report) is to provide context and supplemental information to support the St. Helens Urban Renewal Plan (Plan). It provides information about the following:

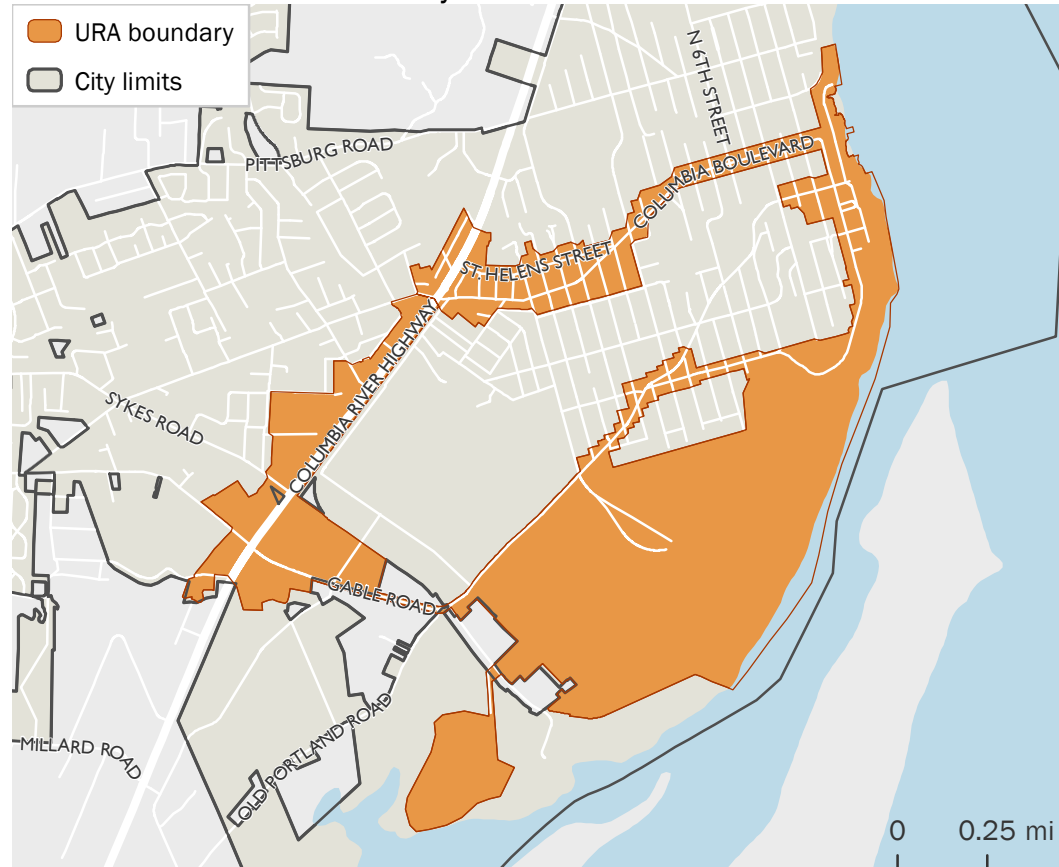
- **Funding Plan:** ORS 457.085 (3) requires a funding plan for projects included in the Plan.
- **Existing Conditions:** As required by ORS 457.095, this report provides data to support the ordinance that Council passed to adopt the St. Helens Urban Renewal Area (Area).

This report serves as guidance for the St. Helens Urban Renewal Agency (Agency) as it implements the Plan. The Agency will review potential project investments each year, and can adjust its approach given tax increment revenues and Agency goals. The Agency can change the timing of projects, adjust debt financing timeframes, and make any other changes as allowed in the amendments section of the Plan.

2. Reason for Area Selection

The primary reason for the selection of the urban renewal boundary, shown in Exhibit 1, is to capture the areas within the City of St. Helens that are blighted and would most benefit from programs and projects aimed at curing blight. The City has outlined the necessary projects and programs in several planning efforts, including the *Corridor Master Plan (2015)* and the *St. Helens Waterfront Framework Plan (2016)*. These projects include investments in infrastructure that increase the viability of existing parcels, economic programs that bolster the attractiveness of the area, and amenities to help attract development.

Exhibit 1. Urban Renewal Boundary



Source: City of St. Helens, 2017

3. Existing Conditions

This section provides information on existing conditions in the area to support the ordinance’s finding of blight and provide a rationale for proposed urban renewal projects. Exhibit 2 describes how the Plan goals address existing conditions that challenge new development through investment in a set of priority projects.

Exhibit 2. How Projects Address Plan Goals

Plan Goal	Existing Condition Addressed	Identified Projects that Meet Goals and Address Challenges
1. Ensure that stakeholders are involved in plan implementation by providing accurate, timely information, and encouraging public input and involvement.	Public engagement has been an important facet for all planning processes to date and will continue to be.	Plan administration Economic planning
2. Provide adequate infrastructure and public amenities to support new development.	Lack of utility provision Presence of brownfields	Utility and infrastructure improvements at the Veneer Property; other site preparation projects
3. Increase the safety and capacity of existing transportation corridors.	Lack of sidewalks and other cyclist/pedestrian infrastructure Intersections do not have capacity to accommodate future development	Old Portland Road improvements U.S. 30 improvements St. Helens/Columbia improvements
4. Improve public access to the Columbia River through investments in waterfront open space and paths.	Unimproved industrial land on the waterfront Lack of trails/parks that connect to waterfront	Park and public open space improvements
5. Invest in the revitalization of Houlton and Riverfront business districts.	Lack of property maintenance	Storefront improvement grants Economic development analysis

This section includes information on:

- Physical Conditions
- Infrastructure
- Environmental Conditions
- Social Conditions
- Economic Conditions

Identifying Blight

According to ORS 457.010(1), a blighted area has, "by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions: (A) Defective design and quality of physical construction; (B) Faulty interior arrangement and exterior spacing; (C) Overcrowding and a high density of population; (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
 - (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - (c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
 - (d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
 - (e) The existence of inadequate streets and other rights of way, open spaces and utilities;
 - (f) The existence of property or lots or other areas that are subject to inundation by water;
 - (g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
 - (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
 - (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere."
-

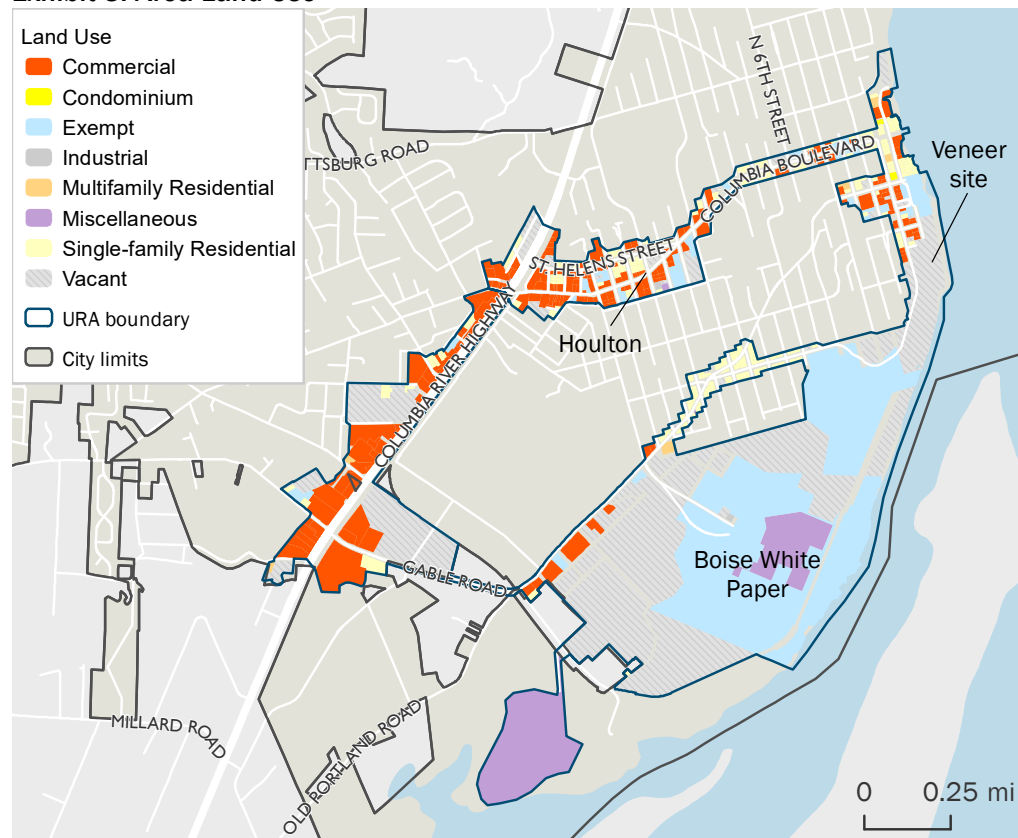
3.1. Physical Conditions

This section describes the physical conditions of the urban renewal area, including current land use, zoning designations, and comprehensive designations.

Land Use

Exhibit 3 shows the current land use designations within the urban renewal boundary. Vacant land makes up about one-third of the land in the area (Exhibit 4).

Exhibit 3. Area Land Use



Source: City of St Helens. Certified Tax Roll Data FY1617.

Exhibit 4. St. Helens Urban Renewal Area Land Use Summary

Land Use	Parcels	Parcel Acres	Percent of Total Acreage
Commercial	204	89.29	14.75%
Condominium	12	0.47	0.08%
Industrial	2	0.49	0.08%
Multifamily Residential	7	2.51	0.41%
Single-family Residential	194	31.46	5.20%
Exempt	43	186.34	30.78%
Miscellaneous	8	61.64	10.18%
Vacant	114	233.27	38.53%
Total	584	605.46	100%

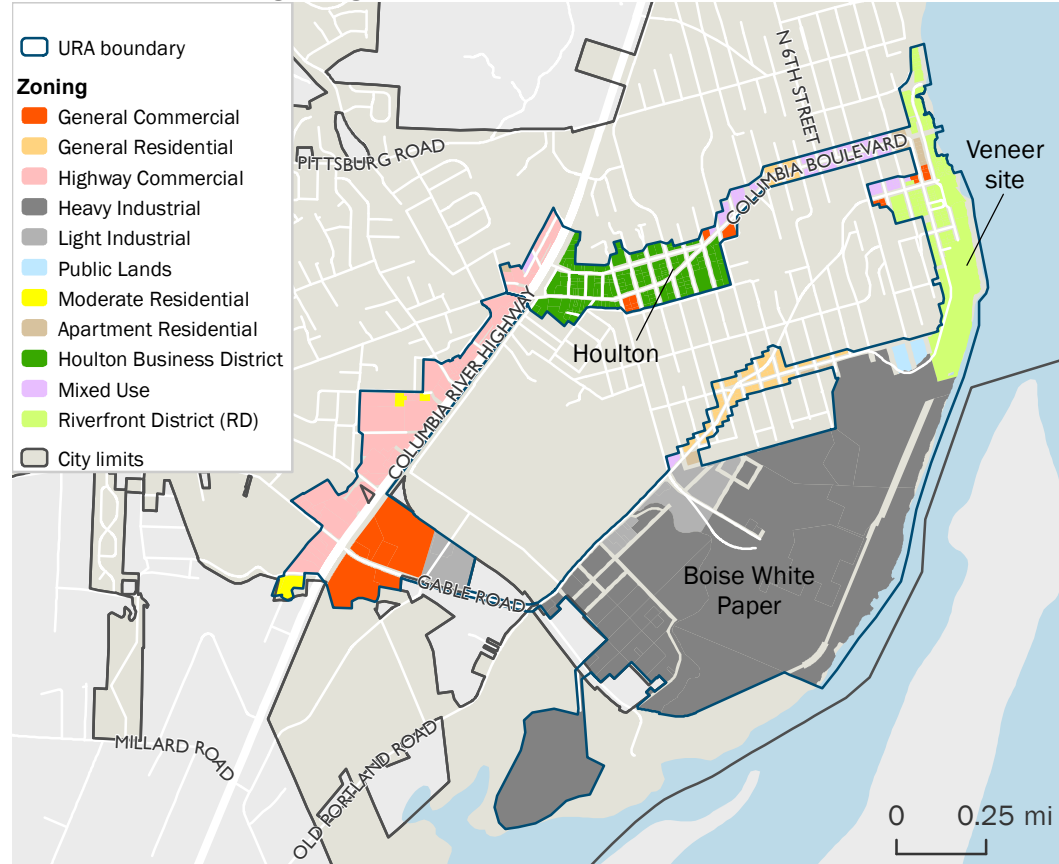
Source: City of St Helens. Certified Tax Roll Data FY16-17.

Exempt means that the property is owned by a public entity and does not pay property taxes.

Zoning

Exhibit 5 shows zoning designations of land within the urban renewal boundary.

Exhibit 5. Area Zoning Designations



Source: City of St Helens. Certified Tax Roll Data FY 16-17.

Exhibit 6. Area Zoning Summary

Zoning	Parcels	Parcel Acres	Percent of Total URA Acreage
Apartment Residential	21	3.67	0.6%
General Commercial	29	34.46	5.7%
General Residential	76	10.70	1.8%
Heavy Industrial	43	374.62	61.9%
Highway Commercial	92	59.21	9.8%
Houlton Business District	146	32.57	5.4%
Light Industrial	13	28.96	4.8%
Mixed Use	62	14.03	2.3%
Moderate Residential	6	3.68	0.6%
Riverfront District	96	43.56	7.2%
Total	584	605.46	100%

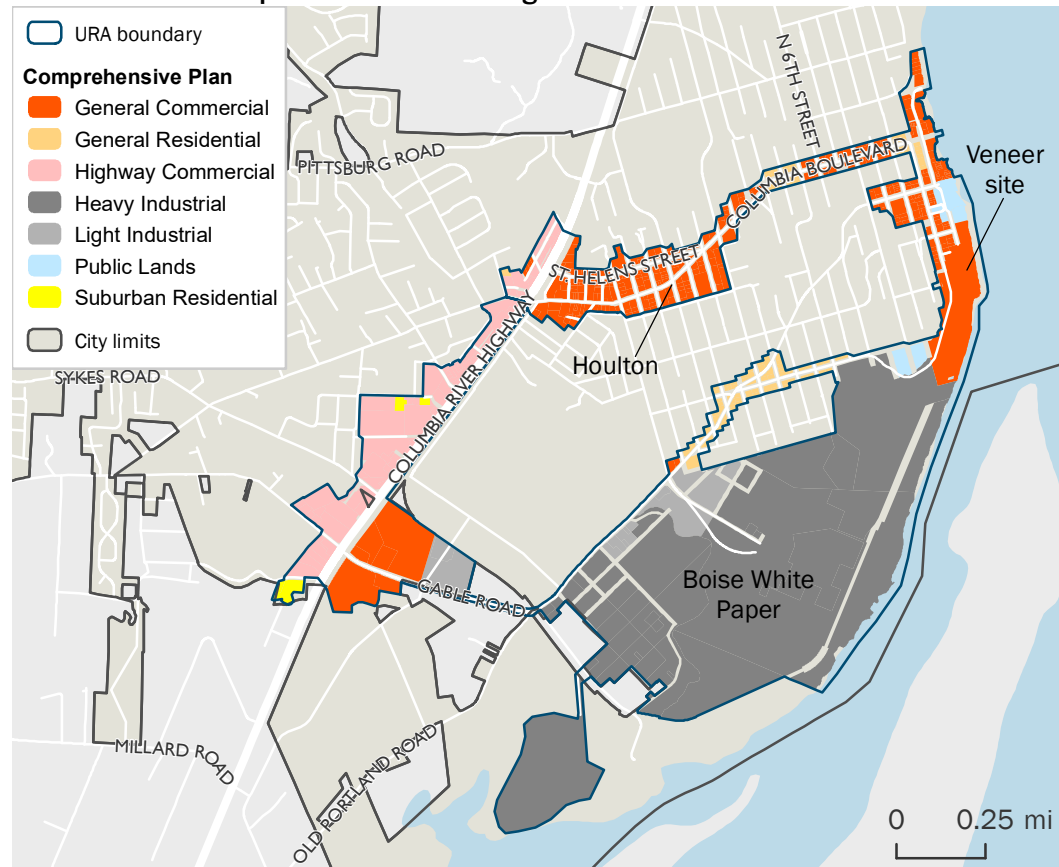
Source: City of St Helens. Certified Tax Roll Data FY 16-17.

Over half of the land is zoned for industrial use, including Heavy Industrial (61.9%) and Light Industrial (4.8%).

Comprehensive Plan

Exhibit 7 shows the comprehensive plan designations of land within the urban renewal boundary. The proposed uses within the Area conform to the uses shown in Exhibit 8.

Exhibit 7. Area Comprehensive Plan Designations



Source: City of St Helens. Certified Tax Roll Data FY 16-17.

Exhibit 8. Area Comprehensive Plan Summary

Comprehensive Plan Designation	Parcels	Parcel Acres	Percent of total acreage
General Commercial	324	116.80	19.3%
General Residential	97	14.37	2.4%
Highway Commercial	43	374.62	61.9%
Heavy Industrial	92	59.21	9.8%
Light Industrial	13	28.96	4.8%
Public Lands	9	7.82	1.3%
Suburban Residential	6	3.68	0.6%
Total	584	605.46	100.00%

Source: City of St Helens. Certified Tax Roll Data FY 16-17.

3.2. Infrastructure

This section outlines the existing condition of the area’s infrastructure and explains the need for many of the Plan’s projects. The Plan does not attempt to fund every infrastructure project that the City has planned or considered in the urban renewal boundary. Although the City’s Capital Improvement Plan and Transportation System Plan list additional projects in the Area, not all planned capital improvement projects are included in the Plan.

Transportation

Many of the main corridors within the URA are currently undersized for new development that could come into the Area. There are several identified deficiencies in transportation corridors leading to key vacant parcels in the area, including lack of signalization, inadequate visibility, and inadequate pedestrian infrastructure (lack of sidewalks and pedestrian crossings). Exhibit 9 shows the status of existing transportation infrastructure in the URA, and the needs identified through previous planning efforts.

Existing conditions in transportation infrastructure clearly support the need for investment in system upgrades and safety. Specifically, this Plan funds investments in street surface improvements, intersection enhancements, and improvements to bicycle and pedestrian infrastructure.

Exhibit 9. Transportation Status and Needs

Issue	Existing Conditions	Identified Needs
Houlton Business District	Heavy traffic from large delivery vehicles and minimal wayfinding.	Improved streetscape, street paving, pedestrian safety.
Old Portland Road	Heavy freight traffic and main connection to waterfront and downtown.	Intersection improvements at Gable Road and Plymouth Street to improve traffic flow.
U.S. 30	Main thoroughfare through St. Helens with minimal median infrastructure and plantings.	Improved pedestrian infrastructure and construction of medians with trees and other plantings.
Veneer Property	Heavy industrial property with some areas identified with environmental contamination.	Remediation and redevelopment of the site to accommodate future waterfront public uses.
Riverfront District	Limited connectivity from U.S. 30 to downtown and riverfront.	Improve connectivity and streetscape design to attract visitors to the district.

Source: Waterfront Framework Plan Existing Conditions; St. Helens Corridor Master Plan.

Utilities

The City has identified significant utility needs on its properties at the Veneer Property and the Boise White Paper (BWP) Property. Exhibit 10 and Exhibit 11 show the existing utility status on the Veneer and BWP properties.

The lack of infrastructure on the Veneer Property and the BWP Property support the need for investment to attract developers to the area. Specifically, this Plan funds stormwater, sewer, electrical, gas, and communications infrastructure on the Veneer Property and includes funding for site-specific infrastructure needs on the industrial properties surrounding the BWP property.

Exhibit 10. Veneer Property Utility Status

Issue	Existing Conditions	Identified Needs
Dry Utilities (Gas and Power)	There is ample gas and power capacity to serve a built-out multiuse development. At this time, it is unknown to what extent and capacity telecommunications exist.	No specific needs.
Stormwater Management	Stormwater management on both focus properties likely will require handling by discharge to the Columbia River or Multnomah Channel.	Existing stormwater infrastructure may not have available capacity for full-scale development. Additional outfalls may be required if "shared" outfalls are currently at capacity.
Sanitary Sewer	Sanitary sewer service runs along the western edge of much of the property, although it is not located within the parcel boundary, raising concerns about the extent to which the property could be served without the installation of a pump station.	Additional upfront installation costs and maintenance costs. Shallow invert elevations, as well as shallow bedrock, will make sanitary sewer service for the entire property by gravity unlikely.
Potable Water	The two water mains likely will be enough to provide a fully developed property with potable water. The question remains whether these mains will provide adequate fire capacity	Further analysis is needed to determine required fire-flow for the Veneer Property.

Source: Waterfront Framework Plan Existing Conditions, 2016

Exhibit 11. BWP Property Utility Status

Issue	Existing Conditions	Identified Needs
Dry Utilities (Gas and Power)	There is ample gas and power capacity to serve a built-out multiuse development. At this time, the extent and capacity of telecommunications is unknown.	No specific needs
Stormwater Management	Stormwater management on both focus properties likely will require handling by discharge to the Columbia River or Multnomah Channel.	Existing stormwater infrastructure likely will not support full-scale development. Additional outfalls may require permitting to serve additional development.
Sanitary Sewer	Sanitary sewer service to the BWP property is fed directly to the City's wastewater treatment plant. The availability and suitability of the lagoon for future uses are uncertain.	It should be assumed that new development will require alternative options for treatment and discharge.
Potable Water	More potable water service is needed to serve full development of the property. The property is currently served by a single small line that could not provide adequate potable water once the property is fully developed.	There is a larger line near the property that could be extended to serve new development.

Source: Waterfront Framework Plan Existing Conditions, 2016

Parks

Previous planning efforts have identified the need for parks and open space to provide amenities to support redevelopment in the Riverfront District. Exhibit 12 shows the status of open space within the urban renewal area.

The community has expressed a desire for parks, plazas, and trail connections in the Riverfront District and the Houlton Business District. The Plan specifically calls for investments in a riverfront trail and parks on the Veneer Property. The Corridor Master Plan calls for enhanced landscape strips in the Houlton Business District.

Exhibit 12. Open Space Needs in the Urban Renewal Area

Area	Existing Conditions	Identified Needs
Riverfront District (including Veneer Property)	Existing parks include the County Courthouse Plaza and Columbia View Park. There is currently no access to a waterfront trail in the area.	This Framework Plan identifies the need for public access to the site, provided by a pedestrian boardwalk and greenway that spans the waterfront edge of the Veneer Property. The Framework Plan's intent in providing public access is to ensure a connection between St. Helens residents and the waterfront, both physically and visually.
Riverfront District Trails	Nob Hill Nature Park provides nature trails at the south end of the Veneer Property and stairs leading from the south end of Second Street to the Veneer Property. These trails provide enhanced connectivity and pedestrian access to neighborhoods to the west as well as a potential southern bookend of a pedestrian boardwalk along the waterfront edge of the Veneer Property.	In public engagement efforts through the Framework Plan process, connection to the river was among the most important public priorities. A greenway or boardwalk would support the community's desire to ensure that the property remains accessible to the public. With ownership in place, the City can ensure that public access is a priority for any future project.
Houlton Business District	Existing right-of-way can be redesigned for improved public greenspace.	The Corridor Master Plan calls for the inclusion of enhanced landscape strips in street redesign on Columbia Boulevard and St. Helens Street.

Source: Waterfront Framework Plan Existing Conditions, 2016

3.3. Environmental Challenges

This section documents the presence of environmental issues in the urban renewal area. The most well-documented information is on the City-owned properties at the BWP Property and the Veneer Property. Exhibit 13 and Exhibit 14 show the environmental challenges identified on the BWP and Veneer properties.

The Veneer Property and the BWP property have identified brownfield issues and other environmental challenges that are barriers to redevelopment. The Plan specifically calls for pre-development activities that address the need for additional due diligence and environmental mitigation.

Exhibit 13. Veneer Property Environmental Challenges

Issue	Existing Conditions	Identified Needs
Soils and Topography	Existing fill and shallow bedrock outcroppings on Veneer Property	Further geotechnical study; workarounds and additional costs associated with extending subsurface utilities through the property.
Floodplain	The 100-year floodplain covers a portion of the Veneer and BWP properties.	Requires increased pre-development expenditures. New development will require sensitive lands permitting.
Veneer Property High Groundwater	Assuming construction during peak groundwater periods (spring), groundwater may be encountered just a few feet below the ground surface.	Requires increased construction expenditures. During the construction of subsurface structures, dewatering of groundwater likely will be required. Possible consultation with DEQ regarding stormwater provision. Depending on the location of required dewatering, the groundwater may be contaminated, which would further increase costs due to water disposal requirements and worker protections.
Veneer Property Brownfield Issues	Contamination affecting both the soil and groundwater remains on the Veneer Property at known locations. As a means of managing risks associated with the residual contamination, the City entered a Prospective Purchaser Agreement (PPA) with the State of Oregon in 2015 before acquiring the property.	Requires adherence to Contaminated Media Management Plan (CMMP). The CMMP is a practical “owner’s manual” for the City and subsequent developers to minimize the burdens associated with the residual contamination at the property. Shallow soil contamination in the lathe area requires that a cap be maintained in that area of the property if contamination remains.

Source: Waterfront Framework Plan Existing Conditions, 2016

Exhibit 14. BWP Environmental Challenges

Issue	Existing Conditions	Identified Needs
Soils and Topography	Shallow bedrock in various areas of the property further contributes to uncertainty about the ability to increase the capacity to support future development.	Further geotechnical study; workarounds and additional costs associated with extending subsurface utilities through the property.
Floodplain	The 100-year floodplain covers a portion of the BWP Property. There are also multiple wetlands and areas where riparian area rules and sensitive lands permitting requirements will apply.	Requires increased pre-development expenditures. New development will require sensitive lands permitting.
Brownfield Issues	Given the scale and complexity of the BWP property and the long-term operations there, it was not practical to obtain quantitative data to document the presence of all remaining contaminants and sources before the City's acquisition of the property. As a means of managing risks associated with the residual contamination, the City secured an environmental indemnification agreement with the former owner, as part of the September 24, 2015 property acquisition, to address contamination-related issues and costs as they arise during development.	Additional studies and protocols. As issues arise during ground-disturbing development, the City will develop a protocol, based on best management practices.
Stormwater	The level of uncertainty about the exact location and extent of contamination on the BWP property is a deterrent to redevelopment. Changes in use on the BWP Property may require changes in DEQ stormwater permitting.	Additional studies. Any stormwater design must avoid adverse impacts to contaminated groundwater. The scale and complexity of contamination issues on the BWP property create uncertainty in development.

Source: Waterfront Framework Plan Existing Conditions, 2106

Given the presence of brownfields in other areas throughout the City along historic commercial corridors, the City of St. Helens pursued a FY17 EPA Brownfields Assessment Grant in December 2016. Through this application process, the City discovered there were 19 sites in St. Helens identified by the Oregon Department of Environmental Quality (DEQ) as environmental cleanup sites with known or potential contamination from hazardous substances. In addition, there were 18 leaking underground storage tanks (LUST) sites. The City highlighted three priorities within the Area:

- **The BWP Property.**
- **670 Columbia Boulevard**, a former gas station suspected of having underground storage tanks that could be contaminating the soil and allowing vapor intrusion.
- **1955 Old Portland Road**, a 2.44-acre site that was formerly used for auto and truck wrecking. This site is suspected of having petroleum and metals contamination from its previous use.

3.4. Social Conditions

This section provides an overview of demographic conditions within the area. The urban renewal area is 756 acres, with 605 acres consisting of land within taxlots and the remaining 151 acres in right-of-way.

There are six United States Census Bureau block groups that provide the best representation of demographic and social characteristics of the area.

Nearly 3,000 people live in these block groups (2,670); however, these block groups encompass an area that is larger than the boundary of the Area.

St. Helens residents commute long distances to work, given the lack of jobs within the City. The Plan includes projects that help to prepare employment land for redevelopment and improve transportation connections to downtown. This supports downtown businesses and redevelopment that will improve social conditions for residents.

About 30% of the population in the Area is between the ages of 25 and 44, which is about the same as Columbia County. One quarter of the population in the area is between the ages of 45 and 64, slightly lower than the Columbia County population share (Exhibit 15).

Exhibit 15. Age in the Area Census Tracts and Columbia County

Age	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
Under 18 Years	1,898	26%	24%
18 to 24 Years	739	10%	7%
25 to 34 Years	1,180	16%	11%
35 to 44 Years	1,033	14%	13%
45 to 54 Years	1,035	14%	16%
55 to 64 Years	821	11%	15%
65 to 74 Years	394	5%	8%
75 to 84 Years	195	3%	4%
85 Years and over	119	2%	2%
Total	7,414	100%	100%

Source: United States Decennial Census, 2010; Social Explorer

Exhibit 16 shows that most of the population in the Area and Columbia County is white, but St. Helens has a slightly larger share of non-white residents. About 5% of residents in the area are in the two or more races category.

Exhibit 16. Race in Area Census Tracts and Columbia County

Race	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
White Alone	6,673	90%	93%
Black or African American Alone	46	1%	0%
American Indian and Alaska Native Alone	128	2%	1%
Asian Alone	84	1%	1%
Native Hawaiian and Other Pacific Islander Alone	22	0%	0%
Some Other Race Alone	111	1%	1%
Two or More races	350	5%	3%
Total	7,414	100%	100%

Source: United States Decennial Census, 2010; Social Explorer

Exhibit 17 shows that educational attainment is slightly higher in Columbia County than in the Area. Over half of Area residents have a high school degree or less, compared to 44% in Columbia County. Similarly, 15% of Area residents have a bachelor's degree or higher, compared with 18% of Columbia County residents.

Exhibit 17. Educational Attainment in the Area Census Tracts and Columbia County

Education	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
Less Than High School	739	15%	10%
High School Graduate (includes equivalency)	1,728	36%	34%
Some college	1,708	35%	38%
Bachelor's degree	535	11%	12%
Master's degree	77	2%	5%
Professional school degree	25	1%	1%
Doctorate degree	34	1%	0%
Total	4,846	100%	100%

Source: U.S. Census Bureau, ACS 2011-2015; Social Explorer

The majority of residents in the Area have a commute to work that is more than 30 minutes, as shown in Exhibit 18. About one-quarter of residents have a commute that is less than 10 minutes. Based on previous research, most of these residents are commuting to Portland or Hillsboro for work.

Exhibit 18. Travel Time to Work in the Area Census Tracts and Columbia County

Travel Time to Work	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
Less than 10 minutes	611	23%	17%
10 to 29 minutes	613	23%	26%
30 to 59 minutes	982	37%	38%
More than 60 minutes	410	15%	14%
Worked at home	54	2%	5%
Total	2,670	100%	100%

Source: U.S. Census Bureau, ACS 2011-2015; Social Explorer

Exhibit 19 shows that more than two-thirds of Area residents drive alone in their commute to work, and 7% of residents walk to work. Area residents had a lower share of residents who drove alone to work (68%) compared with Columbia County (78%).

Exhibit 19. Mode of Transportation to Work in the Area Census Tracts and Columbia County

Means of Transportation to Work	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
Drove Alone	1,823	68%	78%
Carpooled	507	19%	12%
Public transportation (Includes Taxicab)	29	1%	1%
Motorcycle	-	0%	0%
Bicycle	45	2%	0%
Walked	179	7%	2%
Other means	33	1%	0%
Worked at home	54	2%	5%
Total	2,670	100%	100%

Source: U.S. Census Bureau, ACS 2011-2015; Social Explorer

3.5. Economic and Development Conditions

The following are economic trends identified in the Waterfront Framework Plan that create challenges for new development:

- **Mill closures have had a negative impact on the St. Helens economy.** St. Helens, Oregon thrived as a leading exporter in the timber industry since the time of its founding in 1850. However, the decline of the timber industry and eventual closing of most mills in the 2000s created negative ripple effects throughout the community. As the jobs disappeared from the heart of the City, so did many of the people, and the historic downtown has grown quieter. The Riverfront District has failed to fully recover and is characterized by struggling businesses and vacant storefronts.
- **St. Helens has become a bedroom community.** Since the mill closures, most of St. Helens employed residents have found jobs outside of the City, often commuting long distances. About 80% of employed residents in St. Helens commute outside of the City for work. Almost a quarter of residents commute more than 25 miles.
- **The area's relatively low incomes and achievable rents create barriers for new residential and commercial development.** Developers interviewed in 2016 as part of the Framework Plan process noted that the biggest challenge for redevelopment of the Veneer Property was the ability to prove there is enough demand for the multifamily product type to achieve targeted returns on investment. This suggests that the City will need to focus its efforts on attracting employment to the City that can support the demand for new residential development.
- **The City of St. Helens is actively marketing its industrial land holdings on former mill sites.** While demand for redevelopment on commercial and residential parcels in the urban renewal area is relatively stagnant, the City has received many inquiries about its existing 205-acre industrial land holding on the BWP Property. With new infrastructure to support the transition of that property to other uses, it is possible for St. Helens to attract many new jobs to those properties that can employ existing residents.

At the same time, the community has several unrealized opportunities:

- **River access and a historic downtown.** Community members and developers who participated in the Framework Plan outreach process emphasized the importance of a vibrant downtown and the opportunity for the property to provide access to river users.
- **Historic buildings.** According to a 2014 Oregon State Historic Preservation Office survey, St Helens downtown has 96 historically eligible and currently 'contributing' buildings (65% of all buildings downtown), five more that are eligible for designation and significant (3%), and twenty-three that are not currently eligible and non-contributing, but could potentially be made eligible through rehab (16%). The survey included recommendations for the management of the historic district, including future opportunities for targeted programs for the preservation and restoration of identified properties. Re-development or restoration of historic properties has begun on several

downtown buildings.¹ In 2016, a private developer completed an adaptive re-use of the Muckle Building in on Strand Street into new apartments.

The following sections describe conditions in the residential, commercial, and industrial development sectors.

Residential

St. Helens continues to be an affordable place to live, when compared with other communities in the Portland Metropolitan Statistical Area (MSA). Despite low vacancy rates, there have been very few new multifamily units constructed in the past 10 years. While there is not a deep pool of households in St. Helens that can afford homes priced over \$200,000, there may be unmet demand at lower price points. In several interviews conducted by the consultant team, developers also noted that there are relatively few similar new developments in the City or adjacent communities that serve as comparable development to meet lending and underwriting criteria.

Exhibit 20 shows the existing market conditions in St. Helens, compared to Columbia County and the Portland MSA. While vacancy rates are lower in St. Helens than the Portland MSA, the rents for all unit types are also substantially lower. Given that these rents are too low to support new construction, there are also no new units under construction to address the low vacancies in the community.

Exhibit 20. Residential Market Conditions in St. Helens, Columbia County, and Portland MSA (March 2017)

	St. Helens	Columbia County	Portland MSA
Existing multifamily units	475	870	248,176
Q4 2016 vacancy rate	3.6%	3.8%	5.8%
Under construction	0	0	8,177
Asking Rents (Per Unit)			
Studio	\$616	\$628	\$1,043
1 bedroom	\$646	\$598	\$1,093
2 bedroom	\$780	\$858	\$1,236
3+ bedroom	\$842	\$940	\$1,425

Source: CoStar, March 2017.

Office and Retail

The commercial market is challenging in St. Helens, given the relatively low incomes in the area. Exhibit 21 summarizes current vacancy rates and asking rents in St. Helens compared with Columbia County and the Portland MSA. St. Helens has a higher vacancy rate for office product and lower rents than Columbia County and the Portland MSA. Retail uses also have much lower rents, on average, than Columbia County and the Portland MSA. At the same time, vacancies are lower than the Portland MSA average. The small number of households in St.

¹ St. Helens Downtown Historic District Re-survey Project
Conducted by Oregon State Historic Preservation Office Staff, Jan 2017

Helens and relatively low disposable incomes make it difficult for retailers to meet sales targets from the local market. Households in St. Helens purchase many goods and services outside St. Helens, and large discount retailers can offer goods for much lower prices at regional facilities.

Exhibit 21. Commercial Market Conditions in St. Helens, Columbia County, and Portland MSA (March 2017)

	St. Helens	Columbia County	Portland MSA
Office Buildings	26	57	5,757
Existing square feet	219,573	332,027	102,316,709
Q4 '16 vacancy rate	8.7%	8.1%	7.6%
Asking rents	\$12.93	\$13.47	\$24.07
Retail Buildings	66	163	11,292
Existing square feet	566,259	1,296,845	120,705,927
Q4 '16 vacancy rate	1.2%	2.4%	3.9%
Asking NNN rents (annual)	\$7.75	\$11.30	\$18.31

Source: CoStar, March 2017.

Industrial

St. Helens' economy is in a period of transition. Historically, manufacturing has been the largest sector for employment in Columbia County, providing high-wage jobs for residents. Since 2005, however, manufacturing employment and wages have both decreased within the County. Many of the residents who remain employed in manufacturing and other related industries work outside of the County.² In this context, industrial development is an important initiative for the City in the available City-owned land around the BWP Property. The City has 988 industrial acres of land citywide, almost one-third (31%) of which is currently vacant.³ The City owns approximately 200 acres of contiguous parcels of industrial land at the BWP Property. Currently, 430 acres in the Area are zoned for heavy or light industrial.

Because the region lacks a supply of land for large lots suitable for heavy and light industrial uses, the City will compete with the entire region for new development. In interviews conducted through an economic analysis of the BWP Property in 2015, area economic development stakeholders recommended that the City should focus its efforts on attracting local and regional producers and spillover in light industrial demand from Multnomah County.

The City of St. Helens is working to advance this recommendation. Attracting businesses to the BWP Property will be difficult due to transportation access and environmental challenges. To provide better access to existing City-controlled vacant lands, the City and Port of St. Helens have studied the addition of a transportation connection from U.S. 30 through the BWP Property, and the City has also identified a set of necessary upgrades to existing transportation network.

² 2014-2018 Col-Pac Comprehensive Economic Development Strategy.

³ St. Helens Waterfront Framework Plan Existing Conditions, 2016.

4. Impact on Municipal Services

This section describes the fiscal impacts of potential new development in the City of St. Helens related to increased demand for municipal services.

The Plan identifies five project categories: infrastructure, open space and wayfinding, economic development, site preparation, and plan administration. Urban renewal allows the City to implement many plans and policies that constraints on the City's general fund would otherwise preclude. Tax increment funds also allow the City to leverage outside funding sources; urban renewal funds can match external funding sources.

The City anticipates that these projects will catalyze development on vacant and underdeveloped parcels that will require access to City services. However, since the properties are within the City's urban growth boundary, the City has already planned for the need to provide infrastructure to these parcels through its existing plans and policies. In addition, since the new development will be new construction or redevelopment of existing buildings, the current building code requirements will address fire protection needs.

Any potential impacts to the City will be countered by the increased revenue resulting from new jobs for St. Helens residents, increased property tax revenues from development and redevelopment, and future increased tax base for all overlapping taxing jurisdictions.

The fiscal impact of tax increment financing on affected taxing districts (districts that levy taxes within the Area) is described in **Section 7** of this Report.

5. How the Projects Improve the Area

This section summarizes the relationship between each project and the existing conditions in the area. Exhibit 22, Exhibit 23, Exhibit 24, and Exhibit 25 provide an overview of each project in the project categories, the existing conditions that necessitate the project, and the source of the existing conditions information. The Agency will determine which projects to pursue on an annual basis.

Exhibit 22. Relationship of Projects to Existing Conditions – Site Prep Projects

Project	Description	Existing Conditions	Source
Contributions for Waterfront Site Preparation or Remediation	Assistance with grading, embankment and compaction, and erosion control on the entire site. Address localized hot spots or other potential brownfield issues on the site in coordination with development. This will help remediate existing contamination and make the site more marketable to developers	A large portion of the waterfront site is zoned heavy industrial or light industrial with some environmental contamination.	Waterfront Framework Plan
Site Preparation and Infrastructure Loans or Grants	Provide site-specific preparation, infrastructure, or development assistance (e.g. land assembly, SDC/permit write down, utility relocation, pre-development assistance, etc.) to encourage new development in the URA.	There are several commercial corridors and industrial portions of the Area with vacant and underutilized sites that could attract a new user with adequate site preparation and infrastructure investment.	Waterfront Framework Plan
Waterfront Utilities and Stormwater Infrastructure Phase 1	Install sewer facilities for new development, including force mains, gravity sewer lines, and two pump stations. Install stormwater facilities in phases, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with new development. This will prepare the area for redevelopment.	There are no utilities or stormwater infrastructure on the Veneer Property.	Waterfront Framework Plan
Waterfront Utilities and Stormwater Infrastructure Phase 2	Install second phase of sewer and stormwater facilities to service new development. This includes force mains, gravity sewer lines, and two pump stations. Install stormwater facilities, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with new development. This will prepare the area for redevelopment.	There are no utilities or stormwater infrastructure on the Veneer Property.	Waterfront Framework Plan

Exhibit 23. Relationship of Projects to Existing Conditions – Open Space Projects

Project	Description	Existing Conditions	Source
Columbia View Park Expansion	Design and construct new 1.3-acre extension of Columbia View Park to improve public access to the waterfront in a way that integrates with new development.	As the City's second most popular park, it is often overcrowded and lacks amenities to support new and expanded events. The Framework Plan cites the park expansion as a keystone for Veneer Property redevelopment, located next to the park. The Parks and Trails Master Plan cites the importance of the waterfront trail in future expansion of the park.	Waterfront Framework Plan; Parks and Trails Master Plan
Waterfront Greenway Trail Phase 1 and Bank Enhancement	Install greenway trail south of Columbia View, including design, associated furnishings, interpretation and connections to new neighborhood. Grading, planting, and reinforcement of bank as needed to prevent erosion, restore habitat, support greenway trail and water access and create visual interest along waterfront.	There is no waterfront greenway trail on the Veneer Property. The Framework Plan public outreach reinforced public demand for the expansion and enhancement of the existing trail.	Waterfront Framework Plan
Trestle Trail Contribution	Extend trail from downtown to south of the Veneer Property, providing access to natural areas along Multnomah Channel to improve pedestrian access to and through the site.	There is no pedestrian connection over the existing rail trestle to the south of the Veneer Property. The Framework Plan emphasized the community desire for expanded trail options to create amenities for visitors to the Riverfront District.	Waterfront Framework Plan
Marina Contribution	Provide funding to construct a marina on the south end of the Veneer Property. The marina would be privately developed, owned and operated, but available for public use and access. The marina will draw water-oriented users to the site.	St. Helens currently lacks adequate facilities for water trail users, according to the Parks and Trails Master Plan. Participants in the Framework Plan Interactive planning workshop revealed strong interest in development of a marina on the redeveloped site.	Waterfront Framework Plan; Parks and Trails Master Plan
Waterfront Greenway Trail Phase 2	Construct second phase of waterfront greenway, including design and construction of public plaza at intersection of Tualatin Street and the Strand. Consider future pier from this location in design to improve access to and through the site.	There is no waterfront greenway trail on the Veneer Property. The Framework Plan public outreach reinforced public demand for the expansion and enhancement of the existing trail.	Waterfront Framework Plan
Habitat and Riparian Corridor Enhancement with Public Access Contributions	Provide partnership funding to restore natural area and explore options for public access between White Paper Lagoon and Multnomah Channel and on the bluff. In future phases, consider widening or rebuilding existing Tualatin Street staircase.	"Many of the BWP Property parcels are in a wetland, riparian, and/or critical habitat area." (Framework Plan)	Waterfront Framework Plan; Parks and Trails Master Plan
Partnership to Improve County Courthouse Plaza	Improve County Courthouse Plaza or other downtown parks/plazas to provide public active space downtown and support redevelopment.	The Courthouse Plaza (which is a historic landmark) serves as a community event space for seasonal events. It needs access and functional upgrades to ensure it can continue to serve as a focal event space.	
Wayfinding Improvements	Install wayfinding signs and kiosks to improve the visibility of downtown retail and existing business districts from Hwy 30. Integrate corridor master planning effort and other efforts. Study to be completed in 2017.	Waterfront and downtown areas are disconnected from the main thoroughfare, U.S. 30, with minimal wayfinding infrastructure to attract potential visitors.	Waterfront Framework Plan; St. Helens Corridor Master Plan; St. Helens TSP

Exhibit 24. Relationship of Projects to Existing Conditions – Infrastructure Projects

Project	Description	Existing Conditions	Source
Road Extension on South 1st and the Strand	Construct South 1st Street and The Strand in phases, including sidewalks, intersections, bike lanes to improve multi-modal access in the site.	There is no vehicular access to the Veneer Property, which impedes development. The Framework Plan identified the road extension as a crucial precursor to development.	Waterfront Framework Plan
1st Street and Strand Road Improvements	Install trees and street improvements (bulb outs, etc.) and a road overlay on a two-block stretch of 1st Street and the Strand.	Current use of these streets includes The Strand festival street, which would benefit from improved street design and paving.	Waterfront Framework Plan
Old Portland Road/Gable Intersection Improvements	Improve the intersection to better accommodate traffic coming to the Veneer Property.	Motorists typically use Old Portland Road as a connection between U.S. 30 and the waterfront. Recommended improvements at this intersection may change this pattern to emphasize use of McNulty Way, which will bypass some of Old Portland Road.	Waterfront Framework Plan
Old Portland Road/Plymouth Street Intersection Improvements	Improve the intersection to better accommodate traffic and serve as a gateway to the property.	The Framework Plan cited need to improve traffic flow for large delivery vehicles that travel this route.	Waterfront Framework Plan
Plymouth Street Improvements	Improve bicyclist and pedestrian safety along Plymouth Street.	Plymouth Street is narrow and would not support future multimodal uses proposed in the waterfront area.	Waterfront Framework Plan
Corridor Master Plan Improvements	Complete intersection improvements, road projects, and pedestrian projects in the Houlton Business District.	Feedback from community in Corridor Master Plan cited overall improvements to streetscape to promote businesses in the corridor. This includes a lack of wayfinding infrastructure and heavy freight traffic, pedestrian safety as a concern along this corridor.	St Helens Corridor Master Plan
US 30 Road Projects - Short Term	Short-term projects include medians (curbs, plantings, trees/banner poles) and plantings (east side of U.S. 30), new banner poles (east side of U.S. 30), and new banners on existing utility poles, new curb ramps, and crosswalk striping.	U.S. 30 is the main thoroughfare in St. Helens. There are minimal medians and plantings along the corridor.	St Helens Corridor Master Plan; St. Helens Transportation System Plan
US 30 Road Projects - Long Term	Long-term U.S. 30 projects include fencing (each side of ODOT Rail property), new sidewalk (east side of U.S. 30), intersection crosswalk paving and curb ramps, trees and plantings (east side of U.S. 30), and private property landscape improvements.	U.S. 30 is the main thoroughfare in St. Helens. There is minimal pedestrian infrastructure along the corridor.	St Helens Corridor Master Plan; St. Helens Transportation System Plan

Exhibit 25. Relationship of Projects to Existing Conditions – Economic Development Projects

Project	Description	Existing Conditions	Source
Economic Development Planning	Fund for pre-development assistance on sites and projects that can improve the redevelopment potential of projects throughout the URA. Projects can include public parking management strategy, area master planning, and pre-development assistance (e.g., market studies) to support redevelopment.	Riverfront District stakeholders have cited a need for studies related to parking provision and transportation demand management. The city lacks other tools to aid with these studies. Parcels in the BWP could require master planning and pre-development assistance to support specific uses.	Waterfront Framework Plan; St. Helens Waterfront Market Analysis; Sustainable Tourism Plan
Storefront Improvement Program for Riverfront District/Houlton	Enhance the existing historic façade improvement program to create feeling of investment in area with a \$30-\$70K per year storefront improvement program.	A limited historic façade improvement program exists, but further development of this program is promoted in the Framework Plan. The Riverfront District and Houlton Business District have many vacant storefronts in poor condition and buildings that have transitioned from active retail use. There are more needs than the limited current program can fund.	Waterfront Framework Plan

6. Funding Plan

6.1. Overview

The primary source of funding for the Area is anticipated to be Tax Increment Financing (“TIF”). The following discussion is an overview of Oregon’s property tax system and the basic functions of tax increment financing, and is not intended as a detailed description of applicable law.

Oregon’s Property Tax System

In Oregon, each county’s assessor calculates property taxes as the product of assessed value, subject to certain constitutional tax rate limitations.

Assessed Value⁴

Oregon’s property tax system distinguishes between the “maximum assessed value” and the “real market value” of property:

- The real market value is the price that a property would sell for in a transaction between two impartial parties.
- The maximum assessed value is calculated by formula. The state established the maximum assessed value for each property in Fiscal Year End (FYE) 1998, with the initial value equal to 10% less than the FYE 1996 real market value. In most situations, the maximum assessed value increases by 3% each year, unless an exception event occurs, such as the expiration of property tax benefits, a change in zoning and subsequent change in land use, or (most commonly) new development or redevelopment occurs.

The assessed value of a property is equal to the lesser of the two values: real market value or maximum assessed value. Since this system was first implemented in FYE 1998, the real market values of most properties in Oregon have grown faster than 3% per year. This means most properties are assessed based on their maximum assessed value and experience a growth of 3% in assessed value each year.

Tax Rates

Municipalities and special districts in Oregon have the authority to impose property taxes. The combined tax rates for all overlapping taxing districts is known as the consolidated tax rate. These tax rates are expressed as dollars per \$1,000 of assessed value (also known as “mill rates”). There are three types of tax rates in the State of Oregon: (1) permanent rates, (2) local option levies, and (3) general obligation bond levies.

⁴ Refer to the Oregon Department of Revenue, “Maximum Assessed Value Manual” (2016) for more information about the calculation of assessed value in Oregon.

- Permanent rates cannot change. The majority of taxing districts in Oregon impose the full amount allowed by their permanent rate limit and therefore experience no change in their tax rate from year to year. All permanent rates for overlapping taxing districts are included in the consolidated tax rate for the Area.
- Local option levies are temporary tax rates that must be voter approved. With local option levies, jurisdictions can impose more taxes than would otherwise be possible within their permanent rate limit. ORS 457.445 excludes all local option levies from the calculation of the consolidated tax rate for the Area.
- General obligation bond levies are also temporary tax rates that must be voter approved. General obligation bond levies, however, can only be imposed for capital projects, whereas local option levies can be used for both capital and operations. Additionally, local option levies have limitations on the maximum duration of the levy, which do not apply to general obligation bond levies. Lastly, general obligation bond levies are exempt from the property tax limitations imposed by Measure 5 in 1991. ORS 457.445 excludes all general obligation bonds that were approved by voters after October 6, 2001 from the calculation of the consolidated tax rate for the Area.

Tax Rate Limitations

In 1991, Oregon voters approved Ballot Measure 5, which amended the Oregon Constitution to establish an upper limit on the amount of property taxes that the assessor can collect from each individual property. These limitations are \$5 per \$1,000 of **real market value** for education and \$10 per \$1,000 of **real market value** for general government purposes. General obligation bond rates are excluded from these tax rate limitations. These tax rate limitations are calculated based on real market value, whereas tax rates apply to assessed value. When the taxes on an individual property exceed the tax rate limitations, the amount of taxes imposed is reduced, resulting in “compression” losses for the impacted taxing districts.

Tax Increment Financing

ORS 457.420 allows urban renewal agencies to use TIF to pay for projects identified in urban renewal plans. TIF is not an increase in property tax rates, but instead is a division of property tax revenues. A portion of the property tax revenue generated within an urban renewal area is redirected from the overlapping taxing districts to the urban renewal agency.

When an urban renewal area is first established, the total assessed value of property in the area is recorded as the “frozen base.” In future years, if the assessed value of the area increases, the difference between the total assessed value and the frozen base is known as the “increment” value. Property tax revenue generated by the frozen base continues to go to overlapping taxing districts as normal, but tax generated from the increment value is redirected to the urban renewal agency as TIF revenue.

Because TIF revenue requires property values to increase above the frozen base, and because Oregon’s property tax system limits the growth in maximum assessed value to 3.0% per year for most properties, urban renewal areas typically have relatively limited TIF revenue in their early years, and more revenue over time. Agencies that stimulate new development tend to be more successful, generating higher amounts of TIF revenue earlier in their timeline that allow for investment in more projects earlier.

Given these dynamics, urban renewal agencies often borrow money and repay it over time with TIF revenue. This allows urban renewal agencies to accelerate the timing of projects, spurring more development early on and requiring long-term repayment of principal and interest.

The funding plan described in this Report forecasts the annual TIF revenue that would be generated in the Area over the long-term, and then converts that TIF revenue to borrowing capacity over time. If the total borrowing capacity is within the maximum indebtedness identified in the Plan and sufficient to pay for the costs of all projects listed in the Plan, then the Plan is economically sound and feasible, as required by ORS 457.095.

6.2. Summary of Project Costs and Timing

Exhibit 26 shows a summary of total project costs and timing. Some projects will require funding from multiple sources, and use TIF essentially as matching funds or gap filling funds. **The numbers shown in Exhibit 26 are only the portions of project costs that would be funded by urban renewal.** The total amount of TIF used for all projects, excluding administration and finance fees, is \$40,000,000 in constant 2017 dollars. The cost of administration and finance fees over the life of the Area increase this total to \$42,356,000. The Plan assumes annual inflation rate of 3% per year. When accounting for inflation and based on the assumed timing of projects, the total project costs in nominal year-of-expenditure (“YOE”) dollars is \$61,985,700, which is within the \$62,000,000 maximum indebtedness established by the Plan. We estimate the frozen base assessed value of the Area to be \$172,586,634, 19.04% of the City’s assessed value of \$906,234,062.

Although Exhibit 26 lists the estimated completion dates for all projects, many projects will be funded in phases over a longer period, which means that expenditures for some projects would begin much earlier than the completion dates listed in Exhibit 26.

Exhibit 26. Summary of Estimated Project Costs and Anticipated Timing*

Exhibit 2.6: Summary of Estimated Project Costs and Anticipated Timing

Project Name	Project Cost		Anticipated Completion Date
	2017 \$	YOE \$	
Site Preparation			
Contributions for Waterfront Site Preparation or Remediation	\$ 1,500,000	\$ 1,791,200	2020
Site Preparation and Infrastructure Loans or Grants	\$ 2,500,000	\$ 4,063,600	2040
Waterfront Utilities and Stormwater Infrastructure: Phase 1	\$ 1,400,000	\$ 1,485,300	2019
Waterfront Utilities and Stormwater Infrastructure: Phase 2	\$ 900,000	\$ 1,074,700	2022
Subtotal	\$ 6,300,000	\$ 8,414,800	
Open Space			
Columbia View Park Expansion	\$ 1,100,000	\$ 1,275,200	2020
Waterfront Greenway Trail/Park Design Phase 1 & Bank Enhancement	\$ 3,000,000	\$ 3,477,900	2022
Trestle Trail Contribution	\$ 750,000	\$ 1,101,400	2030
Marina Contribution	\$ 750,000	\$ 1,038,200	2026
Waterfront Greenway Trail/Tualatin St. Plaza Design Phase 2	\$ 3,000,000	\$ 3,914,400	2026
Habitat/Riparian Projects	\$ 500,000	\$ 903,100	2036
Partnership to Improve County Courthouse Plaza	\$ 750,000	\$ 1,134,500	2027
Wayfinding Improvements	\$ 250,000	\$ 298,500	2024
Subtotal	\$ 10,100,000	\$ 13,143,200	
Infrastructure			
Road Extension on South 1st and the Strand	\$ 2,300,000	\$ 2,579,900	2023
First Street and Strand Road Improvements	\$ 1,000,000	\$ 1,159,300	2022
Old Portland Road/Gable Intersection Improvements	\$ 600,000	\$ 760,700	2026
Old Portland Road/Plymouth Street Intersection Improvements	\$ 600,000	\$ 760,700	2026
Plymouth Street Improvements	\$ 200,000	\$ 261,000	2026
Corridor Master Plan Improvements	\$ 13,200,000	\$ 21,700,800	2036
US 30 Road Projects - Short Term	\$ 1,200,000	\$ 1,565,800	2026
US 30 Road Projects - Long Term	\$ 2,000,000	\$ 4,065,600	2039
Subtotal	\$ 21,100,000	\$ 32,853,800	
Economic Development			
Economic Development Planning	\$ 500,000	\$ 792,000	2041
Storefront improvement Program	\$ 1,500,000	\$ 2,491,800	2041
Subtotal	\$ 2,000,000	\$ 3,283,800	
Administration			
Administration	\$ 2,275,000	\$ 3,497,100	2043**
Finance Fees	\$ 581,000	\$ 793,000	2036
Subtotal	\$ 2,856,000	\$ 4,290,100	
Total Expenditures	\$ 42,356,000	\$ 61,985,700	

Source: Tiberius Solutions.

Notes: YOE stands for Year of Expenditure;

*Cost is only the urban renewal contribution to a larger project that will require other yet-to-be-determined public or private funding sources.

**Cumulative total over the course of the life of the Area.

6.3. TIF Revenue Forecast

This section describes the methods and assumptions used to forecast TIF revenue.

Tax Rates

Exhibit 27 summarizes the applicable tax rates for the Area. The total consolidated tax rate for the Area is \$12.5494 per \$1,000 of assessed value. This tax rate is composed of only the permanent rates of overlapping taxing districts. Because the consolidated tax rate does not include local option or general obligation bond levies, the applicable tax rate is unlikely to change in future years.

Exhibit 27. Consolidated Tax Rate

Taxing District Name	Permanent Rate (per \$1,000 AV)
General Government	
Columbia County	1.3956
Columbia 911 District	0.2554
Columbia Vector	0.1279
Greater St. Helens Parks and Rec District	0.2347
Port of St. Helens	0.0886
Columbia Soil and Water Conservation Dist.	0.1000
City of St. Helens	1.9078
Columbia River Fire District	2.9731
<i>Subtotal</i>	<i>7.0831</i>
Education	
NW Regional ESD	0.1538
St. Helens School District - 502	5.0297
Portland Community College	0.2828
<i>Subtotal</i>	<i>5.4663</i>
Total	12.5494

Source: Tiberius Solutions

Assessed Value Growth

The estimated frozen base assessed value of the Area is \$172,586,634. This is based on the sum of all tax accounts located within the boundary of the Area for FYE 2017, with estimates for the value of utility property and some personal property which are not site-specific (i.e., non-situs). The Columbia County Assessor will determine the official frozen base value after the Plan is adopted.

Growth in assessed value depends upon unknown future development activity. This analysis used assumptions that were informed by conversations with City staff with knowledge of potential short-term and long-term development opportunities. These assumptions are one simulation for assessed value growth, but actual results will depend upon the specific timing and value of future development in the Area.

This analysis used two approaches to incorporate assumptions on future development into the forecast:

- For more certain development opportunities, based on conversations between City staff and developers interested in specific sites, the funding plan uses specific assumptions on the land use, value, and timing of development.
- To capture assumptions about long-term development opportunities throughout the Area, the funding plan assumes an overall growth rate assumption to the total value each year.

Exhibit 28 summarizes the development assumptions included in the forecast. These are estimates of assessed value, which are calculated as estimated real market value multiplied by the corresponding changed property ratio. The estimated real market value is based on the assumed value of investment, and then inflated by 3.0% per year to account for inflation. Although these assumptions were informed by conversations with developers with development proposals within the Area, those conversations were preliminary and confidential, and those details are not presented in this Report. Collectively, these assumed development projects would add \$118,278,657 in assessed value to the Area over the duration of the Plan, with the largest amount of value coming from industrial development, especially in the early years.

Exhibit 28. Specific Development Assumptions (YOE \$)

FYE	Assessed Value by Land Use			Total
	Industrial	Commercial	Multifamily	
2017	\$ -	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -	\$ -
2019	\$ -	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -	\$ -
2021	\$ 1,890,840	\$ 2,127,195	\$ 8,620,205	\$ 12,638,240
2022	\$ 1,947,624	\$ -	\$ -	\$ 1,947,624
2023	\$ 48,146,112	\$ -	\$ -	\$ 48,146,112
2024	\$ 2,066,232	\$ -	\$ -	\$ 2,066,232
2025	\$ 2,128,224	\$ -	\$ -	\$ 2,128,224
2026	\$ 2,192,064	\$ 2,466,072	\$ 9,030,521	\$ 13,688,657
2027	\$ 2,257,752	\$ -	\$ -	\$ 2,257,752
2028	\$ 2,325,456	\$ -	\$ -	\$ 2,325,456
2029	\$ 2,395,176	\$ -	\$ -	\$ 2,395,176
2030	\$ 2,467,080	\$ -	\$ -	\$ 2,467,080
2031	\$ -	\$ 2,858,814	\$ 10,210,050	\$ 13,068,864
2032	\$ -	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	\$ -
2036	\$ -	\$ 3,314,115	\$ 11,836,125	\$ 15,150,240
2037	\$ -	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	\$ -
Total	\$ 67,816,560	\$ 10,766,196	\$ 39,696,901	\$ 118,279,657

Source: Tiberius Solutions and ECONorthwest, with input from the City of St. Helens

In addition to the development assumptions shown in Exhibit 28, this report uses the following assumptions by property type:

- Real: 5.0% + specific assumptions shown in Exhibit 28
- Personal: 0%
- Utility: 0%
- Manufactured: 0%

The assessed value growth assumptions described above and shown in Exhibit 28 are reflected in Exhibit 29, which shows projections of assessed value by property type for the assumed duration of the Plan. Total assessed value is anticipated to grow from \$172,586,634 in FYE 2017 to \$768,318,331 in FYE 2043, the anticipated final year of the Plan, with an average annual growth rate of 5.9%.

Exhibit 29. Assessed Value Projections (YOE \$)

FYE	Assessed Value					Percent Growth
	Real	Personal	Utility	Manufactured	Total	
2017	\$ 156,244,995	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 172,586,634	
2018	\$ 164,057,245	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 180,398,884	4.5%
2019	\$ 172,260,107	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 188,601,746	4.5%
2020	\$ 180,873,112	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 197,214,751	4.6%
2021	\$ 202,555,008	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 218,896,647	11.0%
2022	\$ 214,377,617	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 230,719,256	5.4%
2023	\$ 272,943,309	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 289,284,948	25.4%
2024	\$ 287,385,505	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 303,727,144	5.0%
2025	\$ 302,532,342	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 318,873,981	5.0%
2026	\$ 329,913,870	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 346,255,509	8.6%
2027	\$ 346,916,783	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 363,258,422	4.9%
2028	\$ 364,739,876	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 381,081,515	4.9%
2029	\$ 383,421,887	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 399,763,526	4.9%
2030	\$ 403,003,495	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 419,345,134	4.9%
2031	\$ 434,054,929	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 450,396,568	7.4%
2032	\$ 453,263,665	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 469,605,304	4.3%
2033	\$ 473,358,017	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 489,699,656	4.3%
2034	\$ 494,380,022	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 510,721,661	4.3%
2035	\$ 516,373,750	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 532,715,389	4.3%
2036	\$ 554,535,646	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 570,877,285	7.2%
2037	\$ 579,068,182	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 595,409,821	4.3%
2038	\$ 604,731,517	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 621,073,156	4.3%
2039	\$ 631,579,316	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 647,920,955	4.3%
2040	\$ 659,667,842	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 676,009,481	4.3%
2041	\$ 689,056,082	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 705,397,721	4.3%
2042	\$ 719,805,879	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 736,147,518	4.4%
2043	\$ 751,982,075	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 768,323,714	4.4%

Source: Tiberius Solutions, 2017

TIF Revenue

Exhibit 30 shows the forecast of TIF revenue projections, combining the assessed value forecast from Exhibit 29 with the tax rates shown in Exhibit 27. The Agency will begin receiving TIF revenue in the first year that the Assessor sets the tax roll after the adoption of the urban renewal plan. The Assessor sets the tax roll January 1 of each year. For the Area, this means that on January 1, 2018, the Assessor will set the tax roll for FYE 2019, which is therefore the first year that the URA will be eligible to receive TIF revenue, estimated to be \$190,931.

Annual revenue would increase over time, with rapid growth in the early years resulting from anticipated development activity. By FYE 2043, the anticipated final year of the Plan, the URA would be receiving \$7,102,271 in annual TIF revenue.

Exhibit 30. TIF Revenue Projections (YOE \$)

FYE	Assessed Value	Frozen Base	Excess Value	Tax Rate	Tax Increment Finance Revenue			
					Gross TIF	Adjustments	Net TIF	TIF
2017	\$ 172,586,634	\$ 172,586,634	\$ -	12.5494	\$ -	\$ -	\$ -	\$ -
2018	\$ 180,398,884	\$ 172,586,634	\$ -	12.5494	\$ -	\$ -	\$ -	\$ -
2019	\$ 188,601,746	\$ 172,586,634	\$ 16,015,112	12.5494	\$ 200,980	\$ (10,049)	\$ 190,931	\$ 190,931
2020	\$ 197,214,751	\$ 172,586,634	\$ 24,628,117	12.5494	\$ 309,068	\$ (15,453)	\$ 293,615	\$ 484,546
2021	\$ 218,896,647	\$ 172,586,634	\$ 46,310,013	12.5494	\$ 581,163	\$ (29,058)	\$ 552,105	\$ 1,036,651
2022	\$ 230,719,256	\$ 172,586,634	\$ 58,132,622	12.5494	\$ 729,530	\$ (36,477)	\$ 693,053	\$ 1,729,704
2023	\$ 289,284,948	\$ 172,586,634	\$ 116,698,314	12.5494	\$ 1,464,494	\$ (73,225)	\$ 1,391,269	\$ 3,120,973
2024	\$ 303,727,144	\$ 172,586,634	\$ 131,140,510	12.5494	\$ 1,645,735	\$ (82,287)	\$ 1,563,448	\$ 4,684,421
2025	\$ 318,873,981	\$ 172,586,634	\$ 146,287,347	12.5494	\$ 1,835,818	\$ (91,791)	\$ 1,744,027	\$ 6,428,448
2026	\$ 346,255,509	\$ 172,586,634	\$ 173,668,875	12.5494	\$ 2,179,440	\$ (108,972)	\$ 2,070,468	\$ 8,498,916
2027	\$ 363,258,422	\$ 172,586,634	\$ 190,671,788	12.5494	\$ 2,392,817	\$ (119,641)	\$ 2,273,176	\$ 10,772,092
2028	\$ 381,081,515	\$ 172,586,634	\$ 208,494,881	12.5494	\$ 2,616,486	\$ (130,824)	\$ 2,485,662	\$ 13,257,754
2029	\$ 399,763,526	\$ 172,586,634	\$ 227,176,892	12.5494	\$ 2,850,934	\$ (142,547)	\$ 2,708,387	\$ 15,966,141
2030	\$ 419,345,134	\$ 172,586,634	\$ 246,758,500	12.5494	\$ 3,096,671	\$ (154,834)	\$ 2,941,837	\$ 18,907,978
2031	\$ 450,396,568	\$ 172,586,634	\$ 277,809,934	12.5494	\$ 3,486,348	\$ (174,317)	\$ 3,312,031	\$ 22,220,009
2032	\$ 469,605,304	\$ 172,586,634	\$ 297,018,670	12.5494	\$ 3,727,406	\$ (186,370)	\$ 3,541,036	\$ 25,761,045
2033	\$ 489,699,656	\$ 172,586,634	\$ 317,113,022	12.5494	\$ 3,979,578	\$ (198,979)	\$ 3,780,599	\$ 29,541,644
2034	\$ 510,721,661	\$ 172,586,634	\$ 338,135,027	12.5494	\$ 4,243,392	\$ (212,170)	\$ 4,031,222	\$ 33,572,866
2035	\$ 532,715,389	\$ 172,586,634	\$ 360,128,755	12.5494	\$ 4,519,400	\$ (225,970)	\$ 4,293,430	\$ 37,866,296
2036	\$ 570,877,285	\$ 172,586,634	\$ 398,290,651	12.5494	\$ 4,998,309	\$ (249,915)	\$ 4,748,394	\$ 42,614,690
2037	\$ 595,409,821	\$ 172,586,634	\$ 422,823,187	12.5494	\$ 5,306,177	\$ (265,309)	\$ 5,040,868	\$ 47,655,558
2038	\$ 621,073,156	\$ 172,586,634	\$ 448,486,522	12.5494	\$ 5,628,237	\$ (281,412)	\$ 5,346,825	\$ 53,002,383
2039	\$ 647,920,955	\$ 172,586,634	\$ 475,334,321	12.5494	\$ 5,965,161	\$ (298,258)	\$ 5,666,903	\$ 58,669,286
2040	\$ 676,009,481	\$ 172,586,634	\$ 503,422,847	12.5494	\$ 6,317,655	\$ (315,883)	\$ 6,001,772	\$ 64,671,058
2041	\$ 705,397,721	\$ 172,586,634	\$ 532,811,087	12.5494	\$ 6,686,459	\$ (334,323)	\$ 6,352,136	\$ 71,023,194
2042	\$ 736,147,518	\$ 172,586,634	\$ 563,560,884	12.5494	\$ 7,072,351	\$ (353,618)	\$ 6,718,733	\$ 77,741,927
2043	\$ 768,323,714	\$ 172,586,634	\$ 595,737,080	12.5494	\$ 7,476,143	\$ (373,807)	\$ 7,102,336	\$ 84,844,263

Source: Tiberius Solutions, 2017

Revenue Sharing

Exhibit 31 shows the forecast of revenue sharing to occur over the life of the Plan. Per ORS 457.470, revenue sharing is a system for urban renewal areas to share a portion of the TIF revenue with overlapping taxing districts, prior to termination of the Plan. Revenue sharing begins either on the 11th year after the initial approval of the Plan or in the year after TIF revenues meet or exceed 10% of the original maximum indebtedness of the Plan, whichever occurs last. Thereafter, 75% of annual TIF revenues exceeding 10% of the original maximum indebtedness of the Plan are shared with overlapping taxing districts. If the share of TIF revenue received by the Agency meets or exceeds 12.5% of the original maximum indebtedness, then in all subsequent years the TIF revenue for the Agency is limited to 12.5% of the original maximum indebtedness and all additional TIF revenue is shared with overlapping taxing districts.

Because the maximum indebtedness of the Plan is \$62 million, revenue sharing begins in the year after TIF revenues for the Agency exceed \$6.2 million, but not before the 11th year after the Plan is approved. We estimate that this revenue sharing threshold will be reached in FYE 2041, resulting in revenue sharing in all subsequent years. The final year the Plan would need to collect TIF revenue to pay off all debt would be FYE 2043, which means the Plan is not anticipated to experience significant revenue sharing. Of the \$86,399,099 in cumulative TIF revenue that is forecast, \$85,333,393 is anticipated to go to the Agency, while \$1,065,707 would be shared with overlapping taxing districts.

Exhibit 31. Forecast Revenue Sharing (YOE \$)

FYE	Net TIF Revenue		
	For the URA	Shared	Total
2017	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -
2019	\$ 190,931	\$ -	\$ 190,931
2020	\$ 293,615	\$ -	\$ 293,615
2021	\$ 552,105	\$ -	\$ 552,105
2022	\$ 693,053	\$ -	\$ 693,053
2023	\$ 1,391,269	\$ -	\$ 1,391,269
2024	\$ 1,563,448	\$ -	\$ 1,563,448
2025	\$ 1,744,027	\$ -	\$ 1,744,027
2026	\$ 2,070,468	\$ -	\$ 2,070,468
2027	\$ 2,273,176	\$ -	\$ 2,273,176
2028	\$ 2,485,662	\$ -	\$ 2,485,662
2029	\$ 2,708,387	\$ -	\$ 2,708,387
2030	\$ 2,941,837	\$ -	\$ 2,941,837
2031	\$ 3,312,031	\$ -	\$ 3,312,031
2032	\$ 3,541,036	\$ -	\$ 3,541,036
2033	\$ 3,780,599	\$ -	\$ 3,780,599
2034	\$ 4,031,222	\$ -	\$ 4,031,222
2035	\$ 4,293,430	\$ -	\$ 4,293,430
2036	\$ 4,748,394	\$ -	\$ 4,748,394
2037	\$ 5,040,868	\$ -	\$ 5,040,868
2038	\$ 5,346,825	\$ -	\$ 5,346,825
2039	\$ 5,666,903	\$ -	\$ 5,666,903
2040	\$ 6,001,772	\$ -	\$ 6,001,772
2041	\$ 6,352,136	\$ -	\$ 6,352,136
2042	\$ 6,329,683	\$ 389,050	\$ 6,718,733
2043	\$ 6,425,584	\$ 676,752	\$ 7,102,336
Total	\$ 83,778,461	\$ 1,065,802	\$ 84,844,263

Source: Tiberius Solutions, 2017

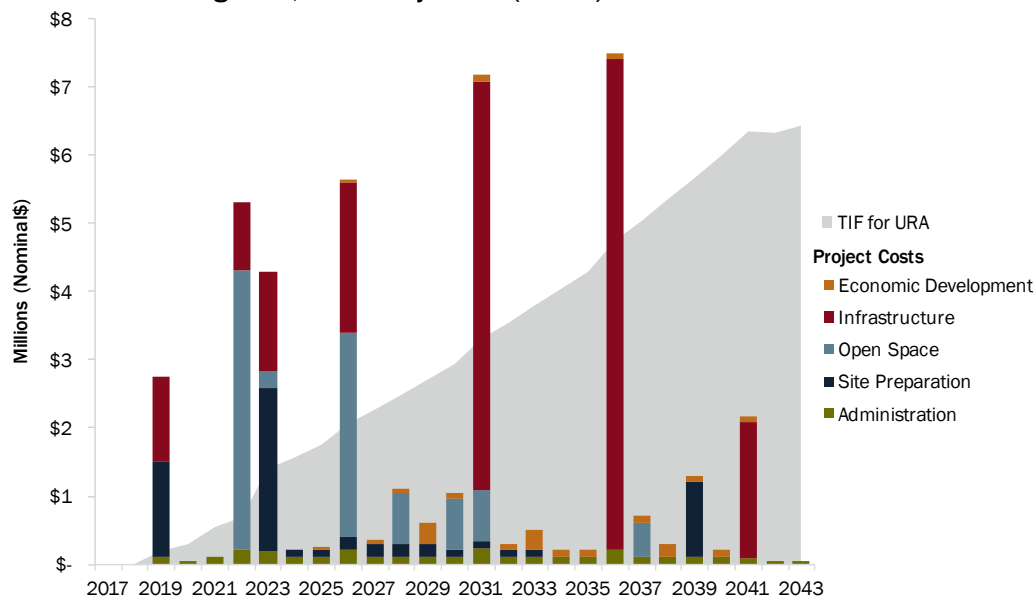
6.4. Financial Analysis of the Urban Renewal Plan

This section describes the funding plan (i.e., how the TIF revenue is used to fund specific projects over time) that forecasts future revenues, debt service, and expenditures on projects. It includes detailed tables of the anticipated annual cash flow for the Area.

Based on this analysis, this Report estimates that all projects will be completed and all debt will be retired in FYE 2043. An estimated \$85,333,393 in TIF revenue will be necessary to pay off the debt for projects in the Area. Total TIF revenue exceeds total project costs because some projects will be financed through debt, which requires the Agency to pay interest plus the initial capital costs.

Exhibit 32 illustrates the long-term finance plan of the Area. It shows the level of expenditures each year compared to annual TIF revenue. By issuing debt, the Agency can fund projects that exceed annual TIF revenues in the early years and then use future TIF revenues to pay off debt. As TIF revenues increase over time, so too will the borrowing capacity of the Area, allowing the Agency to incur additional debt. In the interim years between borrowings, the Agency will have limited ability to fund new projects, as most of its TIF revenue will be dedicated to paying debt service. This results in the Agency making relatively large expenditures every four to five years, compared to more modest expenditures in the interim years.

Exhibit 32. Funding Plan, Summary Chart (YOE \$)



Source: Tiberius Solutions and ECONorthwest, 2017

The anticipated cash flow from the Area for the duration of the Plan is shown in two series of tables. The first, Exhibit 33, shows a debt service fund, where annual TIF revenue is allocated to debt service. The second, Exhibit 34, shows a project fund, where bond/loan proceeds, additional TIF revenue, and interest earnings are used to fund specific projects.

The funding plan is based on assumptions for the timing and cost of projects, and the financing terms for debt incurred. Actual financing terms will vary, based on broader market conditions, as

well as the specific circumstances of each individual borrowing. This Report relies on the following assumptions:

- All debt has a 5% interest rate and minimum debt service coverage ratio of 1.25.
- Each borrowing has equal annual payments during the amortization period.
- No prepayment penalties would apply, allowing the Agency to pay off the debt early if sufficient resources are available.
- The amortization period for most borrowings is 20 years. However, the final two debt issuances have shorter amortization periods to pay off the debt and terminate the Plan more quickly. For these last two borrowings, the assumed amortization periods are 15 years (debt issued in FYE 2031) and 10 years (debt issued in FYE 2036). These loans would have scheduled debt service payments that extend through FYE 2046. However, as is typical for urban renewal plans, the forecast anticipates surplus TIF revenues in the later years. This allows loans to be paid off early, with the principal retired in FYE 2043.
- For the very first borrowing, the Agency draws down funds over the course of two years for construction (FYE 2019 and FYE 2020), with interest only payments due during FYE 2019, and full payments of principal and interest beginning in FYE 2020. For all other borrowings, the Agency spends debt proceeds in one fiscal year, with full debt service payments beginning in the same year.

Exhibit 33. Funding Plan, Debt Service Fund Cash Flow (YOE \$) (continued on next two pages)

DEBT SERVICE FUND	2018-19	2019-20	2020-21	2021-22	2022-23
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 190,931	\$ 293,615	\$ 552,105	\$ 693,053	\$ 1,391,269
Total Resources	\$ 190,931	\$ 293,615	\$ 552,105	\$ 693,053	\$ 1,391,269
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (145,000)	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)
Loan FYE 2022	\$ -	\$ -	\$ -	\$ (300,000)	\$ (882,668)
Loan FYE 2026	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2031	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2036	\$ -	\$ -	\$ -	\$ -	\$ -
Early Payment of Principal					
Total Debt Service	\$ (145,000)	\$ (232,704)	\$ (232,704)	\$ (532,704)	\$ (1,115,372)
Coverage Ratio	1.32	1.26	2.37	1.30	1.25
Transfer to D/S Reserve Fund	\$ (45,931)	\$ (60,911)	\$ (319,401)	\$ (160,349)	\$ (275,897)
Total Expenditures	\$ (190,931)	\$ (293,615)	\$ (552,105)	\$ (693,053)	\$ (1,391,269)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	2023-24	2024-25	2025-26	2026-27	2027-28
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 1,563,448	\$ 1,744,027	\$ 2,070,468	\$ 2,273,176	\$ 2,485,662
Total Resources	\$ 1,563,448	\$ 1,744,027	\$ 2,070,468	\$ 2,273,176	\$ 2,485,662
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)
Loan FYE 2022	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)
Loan FYE 2026	\$ -	\$ -	\$ (525,589)	\$ (525,589)	\$ (525,589)
Loan FYE 2031	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2036	\$ -	\$ -	\$ -	\$ -	\$ -
Early Payment of Principal					
Total Debt Service	\$ (1,115,372)	\$ (1,115,372)	\$ (1,640,961)	\$ (1,640,961)	\$ (1,640,961)
Coverage Ratio	1.40	1.56	1.26	1.39	1.51
<i>Transfer to D/S Reserve Fund</i>	\$ (448,076)	\$ (628,655)	\$ (429,507)	\$ (632,215)	\$ (844,701)
Total Expenditures	\$ (1,563,448)	\$ (1,744,027)	\$ (2,070,468)	\$ (2,273,176)	\$ (2,485,662)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	2028-29	2029-30	2030-31	2031-32	2032-33
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 2,708,387	\$ 2,941,837	\$ 3,312,031	\$ 3,541,036	\$ 3,780,599
Total Resources	\$ 2,708,387	\$ 2,941,837	\$ 3,312,031	\$ 3,541,036	\$ 3,780,599
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)
Loan FYE 2022	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)
Loan FYE 2026	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)
Loan FYE 2031	\$ -	\$ -	\$ (992,326)	\$ (992,326)	\$ (992,326)
Loan FYE 2036	\$ -	\$ -	\$ -	\$ -	\$ -
Early Payment of Principal					
Total Debt Service	\$ (1,640,961)	\$ (1,640,961)	\$ (2,633,287)	\$ (2,633,287)	\$ (2,633,287)
Coverage Ratio	1.65	1.79	1.26	1.34	1.44
<i>Transfer to D/S Reserve Fund</i>	\$ (1,067,426)	\$ (1,300,876)	\$ (678,744)	\$ (907,749)	\$ (1,147,312)
Total Expenditures	\$ (2,708,387)	\$ (2,941,837)	\$ (3,312,031)	\$ (3,541,036)	\$ (3,780,599)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	2033-34	2034-35	2035-36	2036-37	2037-38
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 4,031,222	\$ 4,293,430	\$ 4,748,394	\$ 5,040,868	\$ 5,346,825
Total Resources	\$ 4,031,222	\$ 4,293,430	\$ 4,748,394	\$ 5,040,868	\$ 5,346,825
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)
Loan FYE 2022	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)
Loan FYE 2026	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)
Loan FYE 2031	\$ (992,326)	\$ (992,326)	\$ (992,326)	\$ (992,326)	\$ (992,326)
Loan FYE 2036	\$ -	\$ -	\$ (1,152,591)	\$ (1,152,591)	\$ (1,152,591)
Early Payment of Principal					
Total Debt Service	\$ (2,633,287)	\$ (2,633,287)	\$ (3,785,878)	\$ (3,785,878)	\$ (3,785,878)
Coverage Ratio	1.53	1.63	1.25	1.33	1.41
<i>Transfer to D/S Reserve Fund</i>	\$ (1,397,935)	\$ (1,660,143)	\$ (962,516)	\$ (1,254,990)	\$ (1,560,947)
Total Expenditures	\$ (4,031,222)	\$ (4,293,430)	\$ (4,748,394)	\$ (5,040,868)	\$ (5,346,825)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	2038-39	2039-40	2040-41	2041-42	2042-43
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 5,666,903	\$ 6,001,772	\$ 6,352,136	\$ 6,329,683	\$ 6,425,584
Total Resources	\$ 5,666,903	\$ 6,001,772	\$ 6,352,136	\$ 6,329,683	\$ 6,425,584
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (232,704)	\$ -	\$ -	\$ -	\$ -
Loan FYE 2022	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ -
Loan FYE 2026	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)
Loan FYE 2031	\$ (992,326)	\$ (992,326)	\$ (992,326)	\$ (992,326)	\$ (992,326)
Loan FYE 2036	\$ (1,152,591)	\$ (1,152,591)	\$ (1,152,591)	\$ (1,152,591)	\$ (1,152,591)
Early Payment of Principal					\$ (5,341,012)
Total Debt Service	\$ (3,785,878)	\$ (3,553,174)	\$ (3,553,174)	\$ (3,553,174)	\$ (8,011,518)
Coverage Ratio	1.50	1.69	1.79	1.78	0.80
<i>Transfer to D/S Reserve Fund</i>	\$ (1,881,025)	\$ (2,448,598)	\$ (2,798,962)	\$ (2,776,509)	\$ 1,585,934
Total Expenditures	\$ (5,666,903)	\$ (6,001,772)	\$ (6,352,136)	\$ (6,329,683)	\$ (6,425,584)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions, 2017

Exhibit 34. Funding Plan, Project Fund Cash Flow (YOE \$) (continued on next page)

PROJECT FUND	2018-19	2019-20	2020-21	2021-22	2022-23
Resources					
Beginning Fund Balance	\$ -	\$ 23,531	\$ 29,960	\$ 236,911	\$ 250,145
Pay-as-you-go (Transfer from TIF Fund)	\$ 45,931	\$ 60,911	\$ 319,401	\$ 160,349	\$ 275,897
Bond/Loan Proceeds	\$ 2,900,000	\$ -	\$ -	\$ 6,000,000	\$ 5,000,000
Interest Earnings	\$ -	\$ 118	\$ 150	\$ 1,185	\$ 1,251
Total Resources	\$ 2,945,931	\$ 84,560	\$ 349,511	\$ 6,398,445	\$ 5,527,293
Expenditures					
Projects	\$ (2,811,400)	\$ -	\$ -	\$ (5,912,400)	\$ (4,895,800)
Admin	\$ (53,000)	\$ (54,600)	\$ (112,600)	\$ (115,900)	\$ (119,400)
Finance Fees	\$ (58,000)	\$ -	\$ -	\$ (120,000)	\$ (100,000)
Total Expenditures	\$ (2,922,400)	\$ (54,600)	\$ (112,600)	\$ (6,148,300)	\$ (5,115,200)
Ending Fund Balance	\$ 23,531	\$ 29,960	\$ 236,911	\$ 250,145	\$ 412,093
PROJECT FUND	2023-24	2024-25	2025-26	2026-27	2027-28
Resources					
Beginning Fund Balance	\$ 412,093	\$ 616,229	\$ 931,265	\$ 542,728	\$ 707,257
Pay-as-you-go (Transfer from TIF Fund)	\$ 448,076	\$ 628,655	\$ 429,507	\$ 632,215	\$ 844,701
Bond/Loan Proceeds	\$ -	\$ -	\$ 6,550,000	\$ -	\$ -
Interest Earnings	\$ 2,060	\$ 3,081	\$ 4,656	\$ 2,714	\$ 3,536
Total Resources	\$ 862,229	\$ 1,247,965	\$ 7,915,428	\$ 1,177,657	\$ 1,555,494
Expenditures					
Projects	\$ (123,000)	\$ (190,000)	\$ (7,111,200)	\$ (336,000)	\$ (1,384,200)
Admin	\$ (123,000)	\$ (126,700)	\$ (130,500)	\$ (134,400)	\$ (138,400)
Finance Fees	\$ -	\$ -	\$ (131,000)	\$ -	\$ -
Total Expenditures	\$ (246,000)	\$ (316,700)	\$ (7,372,700)	\$ (470,400)	\$ (1,522,600)
Ending Fund Balance	\$ 616,229	\$ 931,265	\$ 542,728	\$ 707,257	\$ 32,894
PROJECT FUND	2028-29	2029-30	2030-31	2031-32	2032-33
Resources					
Beginning Fund Balance	\$ 32,894	\$ 245,084	\$ 5,085	\$ 113,854	\$ 554,772
Pay-as-you-go (Transfer from TIF Fund)	\$ 1,067,426	\$ 1,300,876	\$ 678,744	\$ 907,749	\$ 1,147,312
Bond/Loan Proceeds	\$ -	\$ -	\$ 10,300,000	\$ -	\$ -
Interest Earnings	\$ 164	\$ 1,225	\$ 25	\$ 569	\$ 2,774
Total Resources	\$ 1,100,484	\$ 1,547,185	\$ 10,983,854	\$ 1,022,172	\$ 1,704,858
Expenditures					
Projects	\$ (712,800)	\$ (1,395,200)	\$ (10,512,700)	\$ (311,600)	\$ (641,900)
Admin	\$ (142,600)	\$ (146,900)	\$ (151,300)	\$ (155,800)	\$ (160,500)
Finance Fees	\$ -	\$ -	\$ (206,000)	\$ -	\$ -
Total Expenditures	\$ (855,400)	\$ (1,542,100)	\$ (10,870,000)	\$ (467,400)	\$ (802,400)
Ending Fund Balance	\$ 245,084	\$ 5,085	\$ 113,854	\$ 554,772	\$ 902,458

PROJECT FUND	2033-34	2034-35	2035-36	2036-37	2037-38
Resources					
Beginning Fund Balance	\$ 902,458	\$ 1,974,305	\$ 3,303,920	\$ 28,956	\$ 19,791
Pay-as-you-go (Transfer from TIF Fund)	\$ 1,397,935	\$ 1,660,143	\$ 962,516	\$ 1,254,990	\$ 1,560,947
Bond/Loan Proceeds	\$ -	\$ -	\$ 8,900,000	\$ -	\$ -
Interest Earnings	\$ 4,512	\$ 9,872	\$ 16,520	\$ 145	\$ 99
Total Resources	\$ 2,304,905	\$ 3,644,320	\$ 13,182,956	\$ 1,284,091	\$ 1,580,837
Expenditures					
Projects	\$ (165,300)	\$ (170,200)	\$ (12,800,600)	\$ (1,083,700)	\$ (372,000)
Admin	\$ (165,300)	\$ (170,200)	\$ (175,400)	\$ (180,600)	\$ (186,000)
Finance Fees	\$ -	\$ -	\$ (178,000)	\$ -	\$ -
Total Expenditures	\$ (330,600)	\$ (340,400)	\$ (13,154,000)	\$ (1,264,300)	\$ (558,000)
Ending Fund Balance	\$ 1,974,305	\$ 3,303,920	\$ 28,956	\$ 19,791	\$ 1,022,837
PROJECT FUND	2038-39	2039-40	2040-41	2041-42	2042-43
Resources					
Beginning Fund Balance	\$ 1,022,837	\$ 418,076	\$ 2,473,964	\$ -	\$ -
Pay-as-you-go (Transfer from TIF Fund)	\$ 1,881,025	\$ 2,448,598	\$ 1,935,066	\$ 104,700	\$ 107,800
Bond/Loan Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ 5,114	\$ 2,090	\$ 12,370	\$ -	\$ -
Total Resources	\$ 2,908,976	\$ 2,868,764	\$ 4,421,400	\$ 104,700	\$ 107,800
Expenditures					
Projects	\$ (2,299,300)	\$ (197,400)	\$ (4,268,900)	\$ -	\$ -
Admin	\$ (191,600)	\$ (197,400)	\$ (152,500)	\$ (104,700)	\$ (107,800)
Finance Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ (2,490,900)	\$ (394,800)	\$ (4,421,400)	\$ (104,700)	\$ (107,800)
Ending Fund Balance	\$ 418,076	\$ 2,473,964	\$ -	\$ -	\$ -

Source: Tiberius Solutions, 2017

7. Impacts to Taxing Jurisdictions

As stated earlier in this Report, TIF revenue is a division of property tax revenue and not an increase in property tax rates. The financial impacts are primarily to overlapping taxing districts, not property tax payers.

Instead, this Report calculates the “foregone revenues” for the overlapping taxing districts as a proxy for the impact of urban renewal. Foregone revenue is the proportional share of TIF revenue that is received by the Agency rather than the taxing district.

There are two caveats for calculations of foregone revenue:

1. By using foregone revenues, this Report may overstate the impact that the Area has on overlapping taxing districts, as some of the TIF revenue may be generated by development that would not have happened, but for the investment in urban renewal projects.
2. A calculation of foregone revenue does not account for any increase in tax revenues that overlapping taxing districts may receive in the future after the Plan is terminated, if the Agency is successful at increasing the assessed value of property in the Area.

Exhibit 35 shows the forecast of foregone property tax revenues for all overlapping taxing districts. The total foregone revenues are equal to the total TIF revenue needed by the Agency to pay off all debt. The St. Helens School District, City of St. Helens, and Columbia County are the three jurisdictions with the most foregone revenue. Those three taxing districts combined account for two-thirds of the total foregone revenue.

Although Exhibit 36 includes the St. Helens School District and NW Regional Education Service District, these jurisdictions are not *directly* affected by tax increment financing. The Oregon Constitution requires equal funding per student for all school districts, regardless of local property tax collections. Each biennium, the State Legislature determines the statewide school funding amount per-student. School districts that generate less than this amount through local sources receive grants from the State School Fund to make up the difference. Thus, fluctuations in local property tax revenue do not have a direct impact on local school funding. In other words, foregone property tax revenues for school districts and education service districts are substantially offset by funding from the State School Fund.

Exhibit 35. Forecast of Foregone Revenues, General Government (YOE\$)

FYE	Columbia County	Columbia 911 District	Columbia Vector	Gtr. St. Helens Parks & Rec	Port of St. Helens	Columbia SWCD	St. Helens City	Columbia River Fire	Subtotal: General Gvmt
2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019	\$ (21,233)	\$ (3,886)	\$ (1,946)	\$ (3,571)	\$ (1,348)	\$ (1,521)	\$ (29,026)	\$ (45,234)	\$ (107,765)
2020	\$ (32,652)	\$ (5,976)	\$ (2,992)	\$ (5,491)	\$ (2,073)	\$ (2,340)	\$ (44,636)	\$ (69,561)	\$ (165,721)
2021	\$ (61,399)	\$ (11,236)	\$ (5,627)	\$ (10,326)	\$ (3,898)	\$ (4,399)	\$ (83,933)	\$ (130,800)	\$ (311,618)
2022	\$ (77,073)	\$ (14,105)	\$ (7,063)	\$ (12,962)	\$ (4,893)	\$ (5,523)	\$ (105,360)	\$ (164,192)	\$ (391,171)
2023	\$ (154,721)	\$ (28,315)	\$ (14,179)	\$ (26,020)	\$ (9,822)	\$ (11,086)	\$ (211,505)	\$ (329,608)	\$ (785,256)
2024	\$ (173,869)	\$ (31,819)	\$ (15,934)	\$ (29,240)	\$ (11,038)	\$ (12,458)	\$ (237,680)	\$ (370,399)	\$ (882,437)
2025	\$ (193,951)	\$ (35,494)	\$ (17,775)	\$ (32,617)	\$ (12,313)	\$ (13,897)	\$ (265,133)	\$ (413,180)	\$ (984,360)
2026	\$ (230,254)	\$ (42,137)	\$ (21,102)	\$ (38,722)	\$ (14,618)	\$ (16,499)	\$ (314,759)	\$ (490,518)	\$ (1,168,609)
2027	\$ (252,797)	\$ (46,263)	\$ (23,168)	\$ (42,513)	\$ (16,049)	\$ (18,114)	\$ (345,575)	\$ (538,542)	\$ (1,283,021)
2028	\$ (276,427)	\$ (50,587)	\$ (25,333)	\$ (46,487)	\$ (17,549)	\$ (19,807)	\$ (377,878)	\$ (588,882)	\$ (1,402,950)
2029	\$ (301,196)	\$ (55,120)	\$ (27,603)	\$ (50,652)	\$ (19,121)	\$ (21,582)	\$ (411,738)	\$ (641,649)	\$ (1,528,661)
2030	\$ (327,157)	\$ (59,871)	\$ (29,982)	\$ (55,018)	\$ (20,770)	\$ (23,442)	\$ (447,227)	\$ (696,956)	\$ (1,660,423)
2031	\$ (368,326)	\$ (67,405)	\$ (33,755)	\$ (61,942)	\$ (23,383)	\$ (26,392)	\$ (503,506)	\$ (784,659)	\$ (1,869,368)
2032	\$ (393,793)	\$ (72,066)	\$ (36,089)	\$ (66,225)	\$ (25,000)	\$ (28,217)	\$ (538,320)	\$ (838,913)	\$ (1,998,623)
2033	\$ (420,435)	\$ (76,941)	\$ (38,531)	\$ (70,705)	\$ (26,691)	\$ (30,126)	\$ (574,739)	\$ (895,668)	\$ (2,133,836)
2034	\$ (448,306)	\$ (82,042)	\$ (41,085)	\$ (75,392)	\$ (28,461)	\$ (32,123)	\$ (612,839)	\$ (955,044)	\$ (2,275,292)
2035	\$ (477,466)	\$ (87,378)	\$ (43,757)	\$ (80,296)	\$ (30,312)	\$ (34,212)	\$ (652,701)	\$ (1,017,164)	\$ (2,423,286)
2036	\$ (528,062)	\$ (96,637)	\$ (48,394)	\$ (88,805)	\$ (33,524)	\$ (37,838)	\$ (721,866)	\$ (1,124,950)	\$ (2,680,076)
2037	\$ (560,587)	\$ (102,590)	\$ (51,375)	\$ (94,275)	\$ (35,589)	\$ (40,168)	\$ (766,329)	\$ (1,194,241)	\$ (2,845,154)
2038	\$ (594,612)	\$ (108,816)	\$ (54,493)	\$ (99,997)	\$ (37,749)	\$ (42,606)	\$ (812,841)	\$ (1,266,726)	\$ (3,017,840)
2039	\$ (630,208)	\$ (115,330)	\$ (57,756)	\$ (105,983)	\$ (40,009)	\$ (45,157)	\$ (861,501)	\$ (1,342,556)	\$ (3,198,500)
2040	\$ (667,448)	\$ (122,145)	\$ (61,168)	\$ (112,246)	\$ (42,373)	\$ (47,825)	\$ (912,409)	\$ (1,421,890)	\$ (3,387,504)
2041	\$ (706,412)	\$ (129,276)	\$ (64,739)	\$ (118,798)	\$ (44,847)	\$ (50,617)	\$ (965,672)	\$ (1,504,895)	\$ (3,585,256)
2042	\$ (703,915)	\$ (128,819)	\$ (64,510)	\$ (118,378)	\$ (44,688)	\$ (50,438)	\$ (962,259)	\$ (1,499,576)	\$ (3,572,583)
2043	\$ (714,580)	\$ (130,771)	\$ (65,488)	\$ (120,172)	\$ (45,365)	\$ (51,202)	\$ (976,838)	\$ (1,522,296)	\$ (3,626,712)
Total	\$ (9,316,879)	\$ (1,705,025)	\$ (853,844)	\$ (1,566,833)	\$ (591,483)	\$ (667,589)	\$ (12,736,270)	\$ (19,848,099)	\$ (47,286,022)

Source: Tiberius Solutions, 2017.

Exhibit 36. Forecast of Foregone Revenues, Education (YOE\$)

FYE	NW Regional ESD	St. Helens School District	Portland Comm College	Subtotal: Education	Total (General Government and Education
2017	\$ -	\$ -	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -	\$ -	\$ -
2019	\$ (2,340)	\$ (76,524)	\$ (4,303)	\$ (83,167)	\$ (190,932)
2020	\$ (3,598)	\$ (117,679)	\$ (6,617)	\$ (127,894)	\$ (293,615)
2021	\$ (6,766)	\$ (221,279)	\$ (12,442)	\$ (240,487)	\$ (552,105)
2022	\$ (8,494)	\$ (277,770)	\$ (15,618)	\$ (301,882)	\$ (693,053)
2023	\$ (17,051)	\$ (557,610)	\$ (31,352)	\$ (606,013)	\$ (1,391,269)
2024	\$ (19,161)	\$ (626,618)	\$ (35,232)	\$ (681,011)	\$ (1,563,448)
2025	\$ (21,374)	\$ (698,992)	\$ (39,302)	\$ (759,668)	\$ (1,744,028)
2026	\$ (25,375)	\$ (829,827)	\$ (46,658)	\$ (901,860)	\$ (2,070,469)
2027	\$ (27,859)	\$ (911,071)	\$ (51,226)	\$ (990,156)	\$ (2,273,177)
2028	\$ (30,463)	\$ (996,234)	\$ (56,014)	\$ (1,082,711)	\$ (2,485,661)
2029	\$ (33,193)	\$ (1,085,500)	\$ (61,033)	\$ (1,179,726)	\$ (2,708,387)
2030	\$ (36,054)	\$ (1,179,065)	\$ (66,294)	\$ (1,281,413)	\$ (2,941,836)
2031	\$ (40,591)	\$ (1,327,436)	\$ (74,636)	\$ (1,442,663)	\$ (3,312,031)
2032	\$ (43,397)	\$ (1,419,219)	\$ (79,797)	\$ (1,542,413)	\$ (3,541,036)
2033	\$ (46,333)	\$ (1,515,234)	\$ (85,196)	\$ (1,646,763)	\$ (3,780,599)
2034	\$ (49,405)	\$ (1,615,682)	\$ (90,843)	\$ (1,755,930)	\$ (4,031,222)
2035	\$ (52,618)	\$ (1,720,773)	\$ (96,752)	\$ (1,870,143)	\$ (4,293,429)
2036	\$ (58,194)	\$ (1,903,119)	\$ (107,005)	\$ (2,068,318)	\$ (4,748,394)
2037	\$ (61,779)	\$ (2,020,340)	\$ (113,596)	\$ (2,195,715)	\$ (5,040,869)
2038	\$ (65,528)	\$ (2,142,965)	\$ (120,490)	\$ (2,328,983)	\$ (5,346,823)
2039	\$ (69,451)	\$ (2,271,250)	\$ (127,703)	\$ (2,468,404)	\$ (5,666,904)
2040	\$ (73,555)	\$ (2,405,463)	\$ (135,250)	\$ (2,614,268)	\$ (6,001,772)
2041	\$ (77,849)	\$ (2,545,886)	\$ (143,145)	\$ (2,766,880)	\$ (6,352,136)
2042	\$ (77,574)	\$ (2,536,887)	\$ (142,639)	\$ (2,757,100)	\$ (6,329,683)
2043	\$ (78,749)	\$ (2,575,323)	\$ (144,800)	\$ (2,798,872)	\$ (6,425,584)
Total	\$ (1,026,751)	\$ (33,577,746)	\$ (1,887,943)	\$ (36,492,440)	\$ (83,778,462)

Source: Tiberius Solutions, 2017.

Exhibit 37 shows the projected increase in tax revenue for overlapping taxing districts after TIF collection is anticipated to be terminated. These projections are for FYE 2044.

Exhibit 37. Increase in Tax Revenues for Overlapping Taxing Districts (after Debt Repayment)

Taxing District	Tax Rate	Tax Revenue in FYE 2044 (year after expiration)			
		From	From Excess		Total
		Frozen Base	Value		
General Government					
Columbia County	1.3956	\$ 240,862	\$ 878,401	\$	1,119,263
Columbia 911 District	0.2554	\$ 44,079	\$ 160,751	\$	204,830
Columbia Vector	0.1279	\$ 22,074	\$ 80,501	\$	102,575
Gtr. St. Helens Parks & Rec	0.2347	\$ 40,506	\$ 147,722	\$	188,228
Port of St. Helens	0.0886	\$ 15,291	\$ 55,766	\$	71,057
Columbia SWCD	0.1	\$ 17,259	\$ 62,941	\$	80,200
St. Helens City	1.9078	\$ 329,261	\$ 1,200,784	\$	1,530,045
Columbia River Fire	2.9731	\$ 513,117	\$ 1,871,292	\$	2,384,409
<i>Subtotal</i>	<i>7.0831</i>	<i>\$ 1,222,448</i>	<i>\$ 4,458,157</i>	<i>\$</i>	<i>5,680,607</i>
Education					
NW Regional ESD	0.1538	\$ 26,544	\$ 96,803	\$	123,347
St. Helens School District	5.0297	\$ 868,059	\$ 3,165,732	\$	4,033,791
Portland Comm College	0.2828	\$ 48,808	\$ 177,996	\$	226,804
<i>Subtotal</i>	<i>5.4663</i>	<i>\$ 943,410</i>	<i>\$ 3,440,531</i>	<i>\$</i>	<i>4,383,942</i>
Total	12.5494	\$ 2,165,860	\$ 7,898,689	\$	10,064,549

Source: Tiberius Solutions, 2017.

8. Statutory Compliance

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below in Exhibit 38, the frozen base, including all real, personal, manufactured, and utility properties in the Area, is projected to be \$172,586,634, 19.04% of the City's assessed value of \$906,234,062.

The Area has 756 acres, including right-of-way, and the City of St. Helens has 2,726 acres according to the City. Therefore, 20.29% of the City's acreage is in the Area, below the 25% state limit.

Exhibit 38. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

Area	Frozen Base/ Assessed Value	Acres
St. Helens URA	\$172,586,634	756
City of St. Helens	\$906,234,062	3,726
Percent of Total	19.04%	20.29%

Source: Columbia County Assessor and City of St. Helens.

9. Relocation Report

There is no relocation report required for the Plan. No relocation activities are anticipated.

Disclaimer

ECONorthwest worked with the City of St. Helens to develop the content of this Plan. The St. Helens Urban Renewal Plan (Plan) and Report accompanying the Plan (Report) received legal review to ensure compliance with Oregon's legal and statutory framework for urban renewal plans. The staff at ECONorthwest prepared this plan based on their knowledge of urban renewal, as well as information derived from government agencies, private statistical services, the reports of others, interviews of individuals, or other sources believed to be reliable. ECONorthwest has not independently verified the accuracy of all such information and makes no representation regarding its accuracy or completeness. Any statements nonfactual in nature constitute the authors' current opinions, which may change as more information becomes available.

ECONorthwest provides this financial analysis in our role as a consultant to the City of St. Helens for informational and planning purposes only. Specifically: (a) ECONorthwest is not recommending an action to the municipal entity or obligated person; (b) ECONorthwest is not acting as an advisor to the municipal entity or obligated person and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to the municipal entity or obligated person with respect to the information and material contained in this communication; (c) ECONorthwest is acting for its own interests; and (d) the municipal entity or obligated person should discuss any information and material contained in this communication with any and all internal or external advisors and experts that the municipal entity or obligated person deems appropriate before acting on this information or material.



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: City Council and St. Helens Urban Renewal Agency
FROM: Jacob A. Graichen, AICP, City Planner
RE: Planning Commission review of St. Helens Urban Renewal Plan
DATE: July 11, 2017

At their June 13, 2017 regularly scheduled meeting, the Planning Commission reviewed the St. Helens Urban Renewal Plan and accompanying Urban Renewal Report as required by ORS 457.085(4).

At that meeting the Commission found, by unanimous affirmative vote with one absent Commissioner, that based upon the information provided in the St. Helens Urban Renewal Plan, the St. Helens Urban Renewal Plan conforms with the St. Helens Comprehensive Plan.



City of St. Helens Urban Renewal Plan

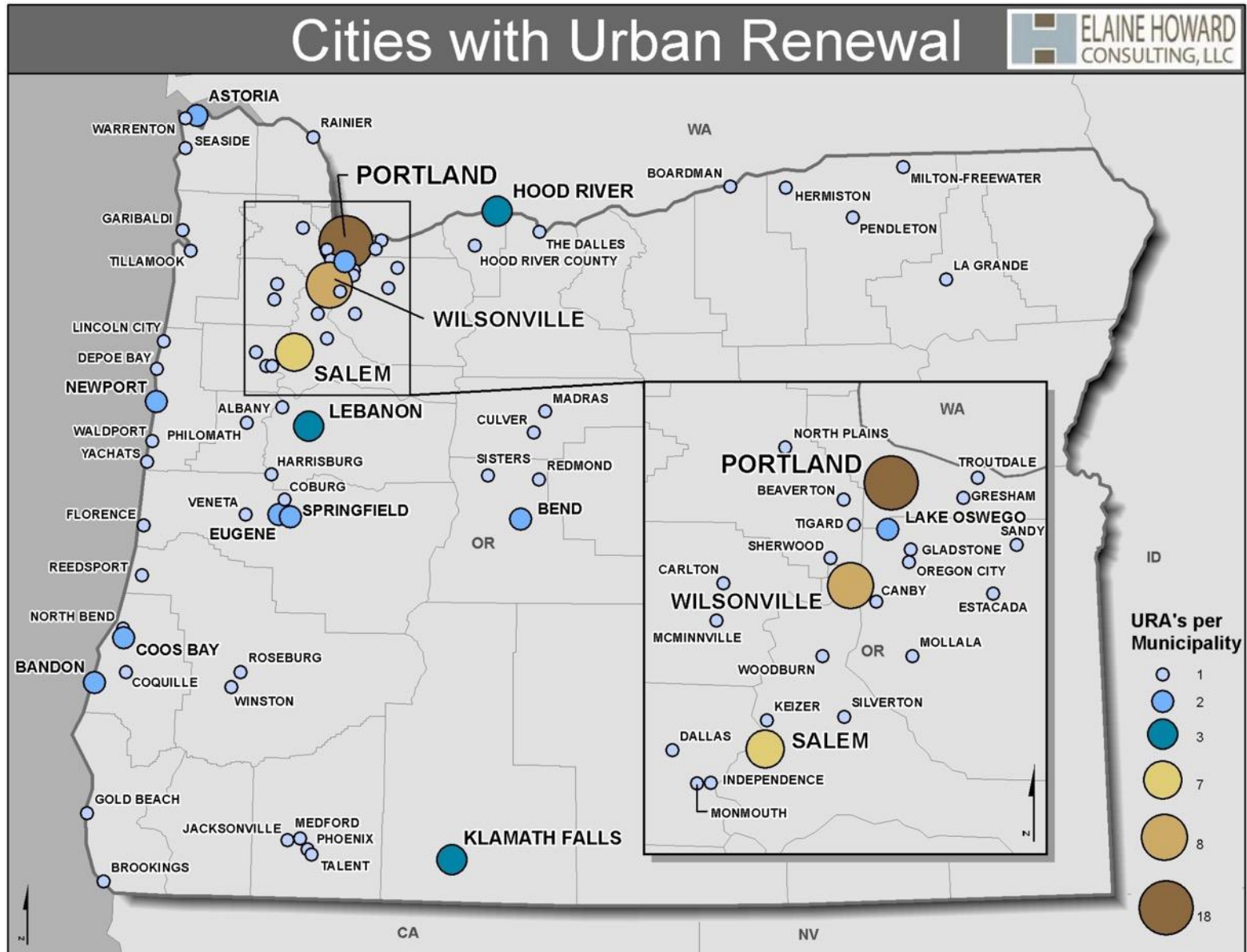
July 19, 2017

- Urban Renewal 101
- St. Helens Urban Renewal Planning Process
- Goals
- Projects
- Financial Plan Overview

What is Urban Renewal?

- Used throughout Oregon
- Addresses “blighting” influences in designated areas
- Provides financing mechanism to implement city plans
 - Uses increases in property taxes within area to fund projects within area
 - Amount of spending in an urban renewal area is controlled by “maximum indebtedness” in each Urban Renewal Plan

What is Urban Renewal?



What is Blight?

- Defined by the State Statute ORS 457
- Generally covers:
 - Underdevelopment or underutilization of property
 - Poor condition of buildings
 - Inadequacy of infrastructure including streets and utilities



What is Maximum Indebtedness?

- Total amount of \$\$ of Projects, Programs, Administration over life of Urban Renewal Plan
- THE constraining factor or urban renewal

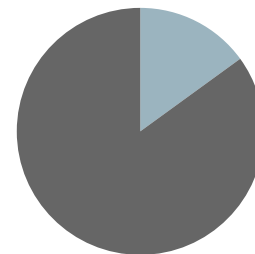
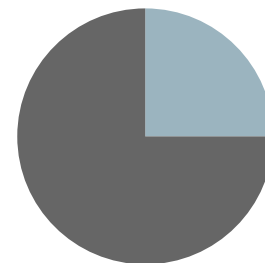
How does Urban Renewal Financing Work?

- An area is designated as an urban renewal area
- The tax assessed value of properties within the area is frozen
- Taxes from that “frozen base” go to all taxing jurisdictions
- Increases in taxes over the “frozen base” go to the urban renewal agency for use in the area
- All tax bills in the city show urban renewal division of taxes

State Limitations of Urban Renewal

Navigate using Bookmarks or by clicking on an agenda item

- Population under 50,000
 - 25% of Assessed Value of Property in City
 - 25% of Acreage of City
- Population over 50,000
 - 15% of Assessed Value of Property in City
 - 15% of Acreage of City
- Existing Plan Limitations:
 - Cannot be increased in size by more than 20% of original UR Plan acreage
 - Maximum Indebtedness (MI) can not increase by more than 20% of original MI



Establishing an Urban Renewal Area

Navigate using Bookmarks or by clicking on an agenda item.

Pre-Plan Process

Identify initial projects, boundary, and run financial projections

Urban Renewal Plan 9+ months

URA Plan

- Projects
- Boundary
- Financial Projections
- Fiscal Impacts

Consult with Taxing Districts

Public Outreach

- Public Notice
- Open House

Planning Comm. Review

Establish Urban Renewal Agency

City Council Public Hearing

Adoption

How long does Urban Renewal last?

- Typical for 25 to 30 year period to invest in projects
- May last a few years longer to pay off the debt
- Time period is not a requirement of ORS 457

What happens after Urban Renewal?

- Increased value of the area is returned to the tax rolls and all taxing jurisdictions benefit from increased taxes
- Area is improved and better serves the citizens of the community

How are Taxing Districts affected?

- Continue receiving taxes on frozen base
- Forego taxes on growth in area for duration of UR Plan
- “But For Urban Renewal”
- Receive increased revenue from taxes after UR Plan expires

Coordination with Taxing Districts is key!

How are impacts to Taxing Districts calculated?

Navigate using Bookmarks or by clicking on an agenda item.

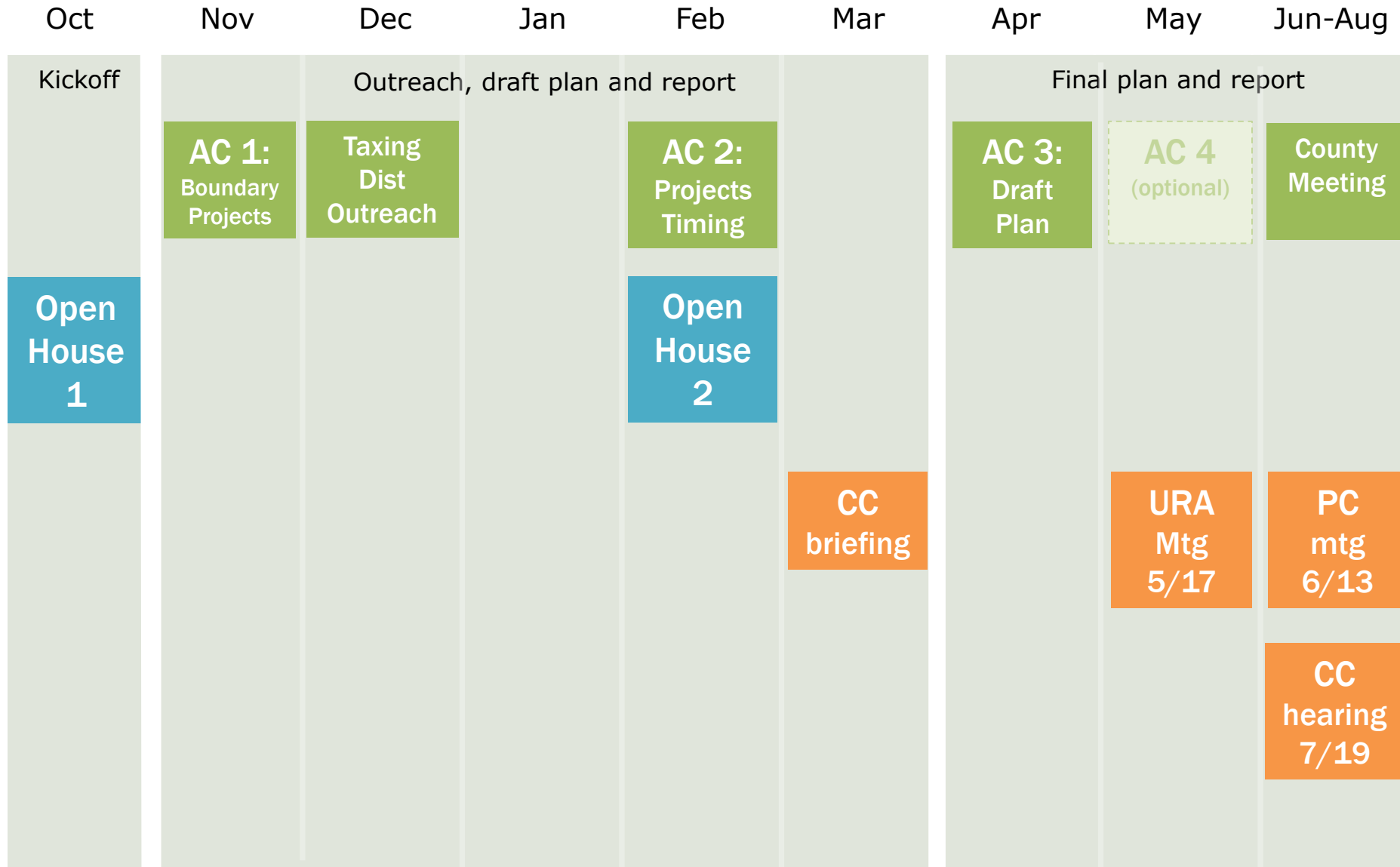
		2016	2017	2017
		Property Value	Property Value	Property Value
		\$100,000	\$103,000	\$103,000
District Name	Perm. Rates			
Columbia County	1.3956	\$139.56	\$143.75	\$139.56
Columbia 911	0.2555	\$25.55	\$26.32	\$25.55
Columbia Vector	0.1279	\$12.79	\$13.17	\$12.79
Grtr SH Park & Rec	0.2347	\$23.47	\$24.17	\$23.47
Port of St Helens	0.0886	\$8.86	\$9.13	\$8.86
Col Soil and Conser	0.1	\$10.00	\$10.30	\$10.00
City of St Helens	1.9078	\$190.78	\$196.50	\$190.78
Col. Fire District	2.9731	\$297.31	\$306.23	\$297.31
Portland Comm Coll	0.2828	\$28.28	\$29.13	\$28.28
NW Regional ESD	0.1538	\$15.38	\$15.84	\$15.38
St Helens SD 502	5.0297	\$502.97	\$518.06	\$502.97
Urban Renewal				\$37.65
Total	12.54954	\$1,254.95	\$1,292.60	\$1,292.60

Do property bills change?

- Does not increase tax bills (just shows the division of taxes)
- Adds all increases in Assessed Value in area
- Distributes amount to all property tax bills in city
- Local Options
- Bonds

2017		2017
	Property Value	Property Value
\$103,000		\$103,000
District Name	Rates	
Columbia County	\$143.75	\$139.56
Columbia 911	\$26.32	\$25.55
Columbia Vector	\$13.17	\$12.79
Grtr SH Park & Rec	\$24.17	\$23.47
Port of St Helens	\$9.13	\$8.86
Col Soil and Conser	\$10.30	\$10.00
City of St Helens	\$196.50	\$190.78
Col. Fire District	\$306.23	\$297.31
Portland Comm Coll	\$29.13	\$28.28
NW Regional ESD	\$15.84	\$15.38
St Helens SD 502	\$518.06	\$502.97
Urban Renewal		\$37.65
Total	\$1,292.60	\$1,292.60

Timeline



Outreach Summary

Timing	Meeting	Discussion Topics
Oct. 12, 2016	Open House #1	Urban Renewal Overview
Nov. 15, 2016	AC #1	Major concerns/issues; boundary
Dec. 2016 – Jan. 2017	Taxing District Outreach	Boundary and projects
Feb. 7, 2017	AC #2	TIF projections & initial bonding capacity, timing, projects
Feb. 21, 2017	Open House #2	Review projects
Mar. 15, 2017	City Council Briefing	Review process to date, including financial plan
Apr. 18, 2017	AC #3	Draft plan, incl. financial plan
May 13, 2017	Agency Meeting	Final plan
June 13, 2017	Planning Commission	Final plan, incl. connection to existing plans
June 28, 2017	County Commission	Final plan, including max. indebtedness

Planning Background

2011

2012

2013

2014

2015

2016

2017

Transportation System Plan

identifies need for better connections from US 30 to downtown.

US 30 and Columbia/St. Helens Corridor Master Plan

completed.

City purchased 230 acres of underutilized waterfront land to improve river access and encourage redevelopment

Waterfront Framework Plan

completed.

TGM Riverfront Connector Plan

process starts. City will complete planning on Old Portland Rd.

St. Helens Transportation System Plan Update

ORDINANCE 3150

City of St. Helens, Oregon



August 2011

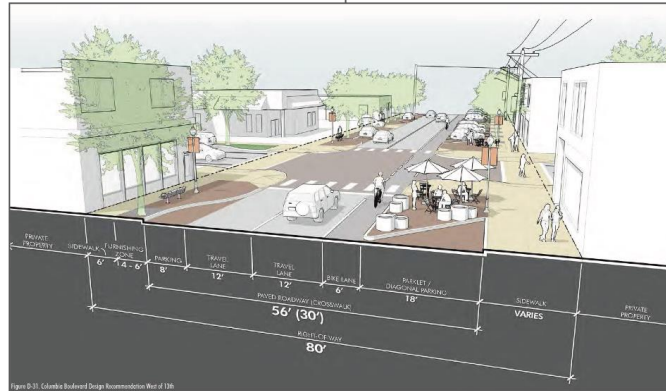


Figure 9-10. Columbia Boulevard Design Recommendation West of 13th

Source: St. Helens Corridor Master Plan, 2014.



Travel Oregon Branding & Wayfinding Master Plan

process starts. Scope includes city-wide wayfinding master plan.



Urban Renewal Goals

Purpose: Assist with the implementation of adopted plans, policies, and codes

Goals:

- Ensure that stakeholders are involved in plan implementation by providing accurate, timely information, and encouraging public input and involvement.
- Provide adequate infrastructure and public amenities to support new development.
- Increase the safety and capacity of existing transportation corridors.
- Improve public access to the Columbia River through investments in waterfront open space and paths.
- Invest in the revitalization of Houlton and Downtown business districts.

Statutory Compliance

Area	Frozen Base/ Assessed Value	Acres
St. Helens URA	\$172,586,634	756
City of St. Helens	\$906,234,062	3,726
Percent of Total	19.04%	20.29%
Statutory Limit	25%	25%

Project Categories

Transportation Infrastructure

- Veneer Road Connections
- U.S. 30 improvements
- Corridor Master Plan Improvements
- Old PDX Road Improvements
- 1st Street Retrofit

Open Space/ Wayfinding

- Veneer Open Space (greenway, park, plaza)
- Trestle Trail
- Marina Contribution
- Waterfront Bankwork/
Habitat Projects
- Wayfinding

Site Prep/ Utilities

For Veneer and other sites:

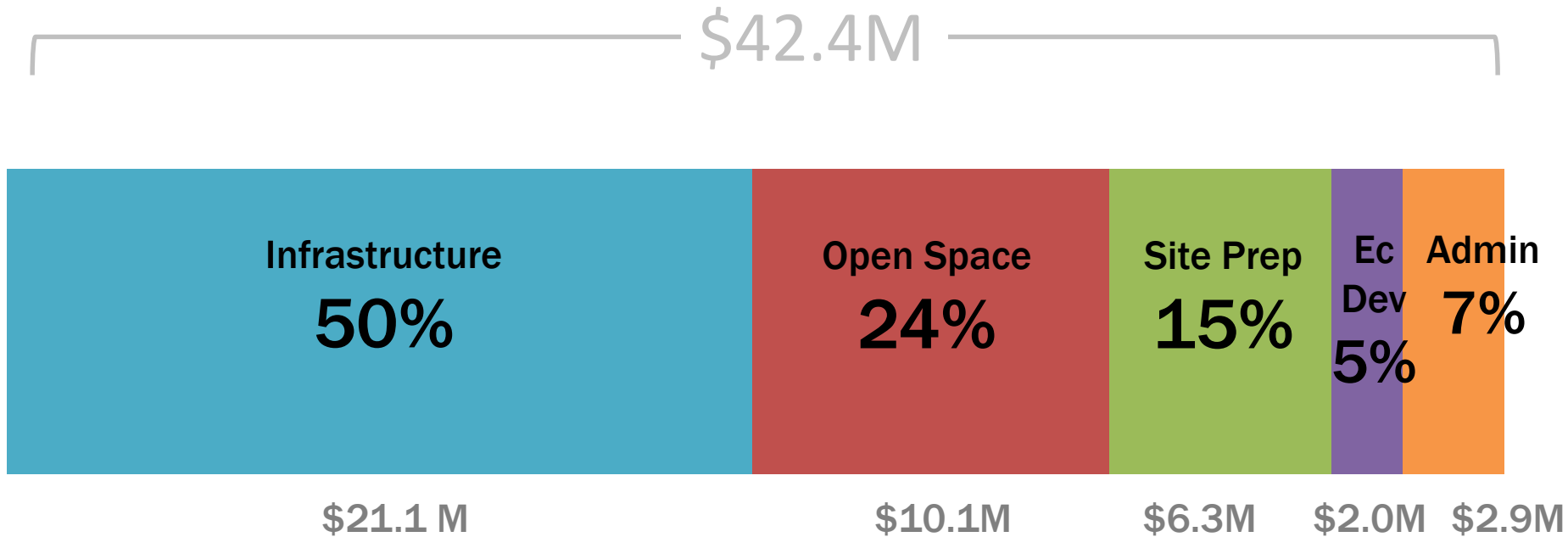
- Utilities
- Grading
- Brownfield Remediation

Economic Dev't Programs

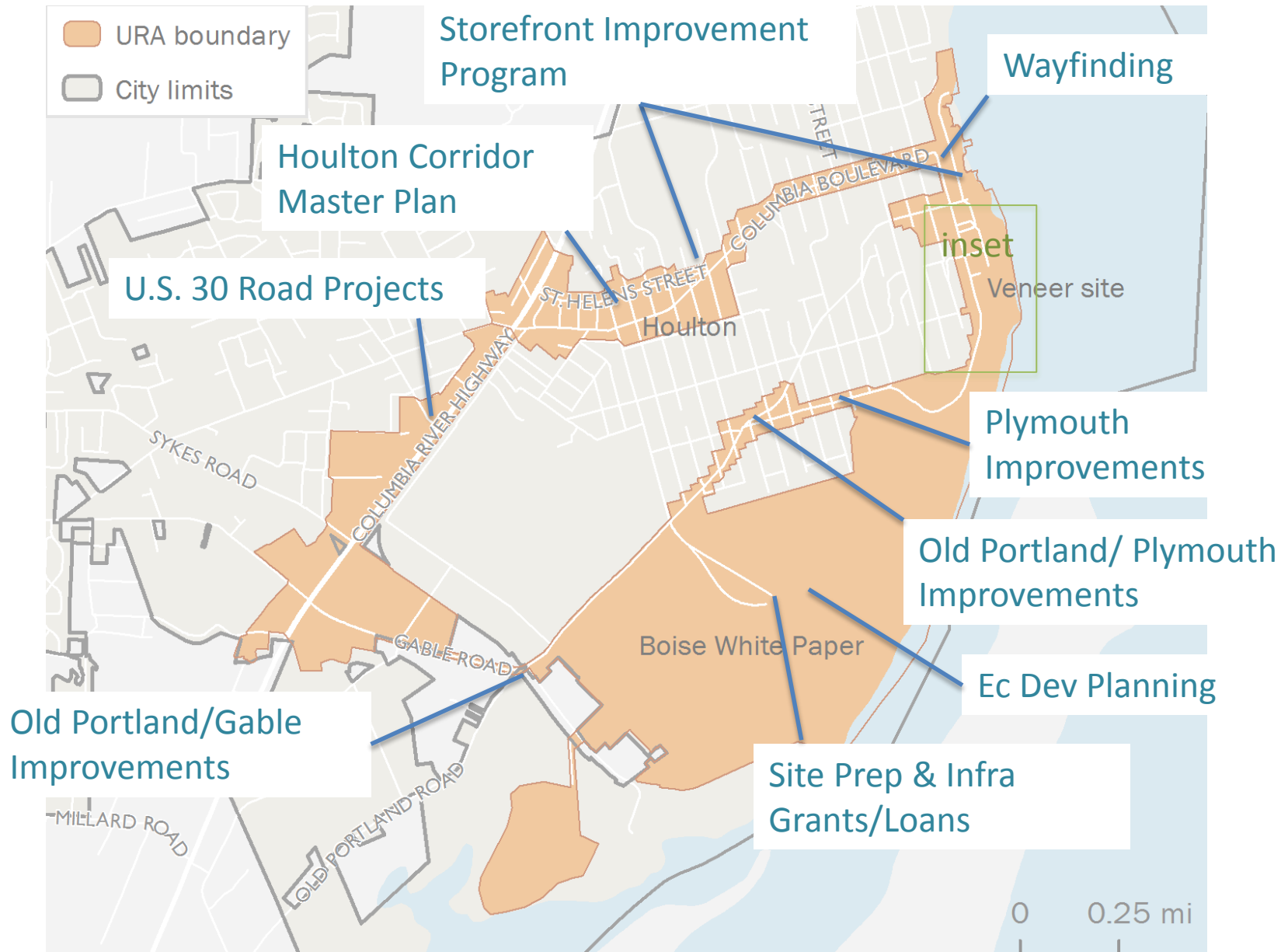
- Storefront Imp't Program
- Economic Dev't Strategies (e.g. master plans, parking plans)

See Plan, Page 13

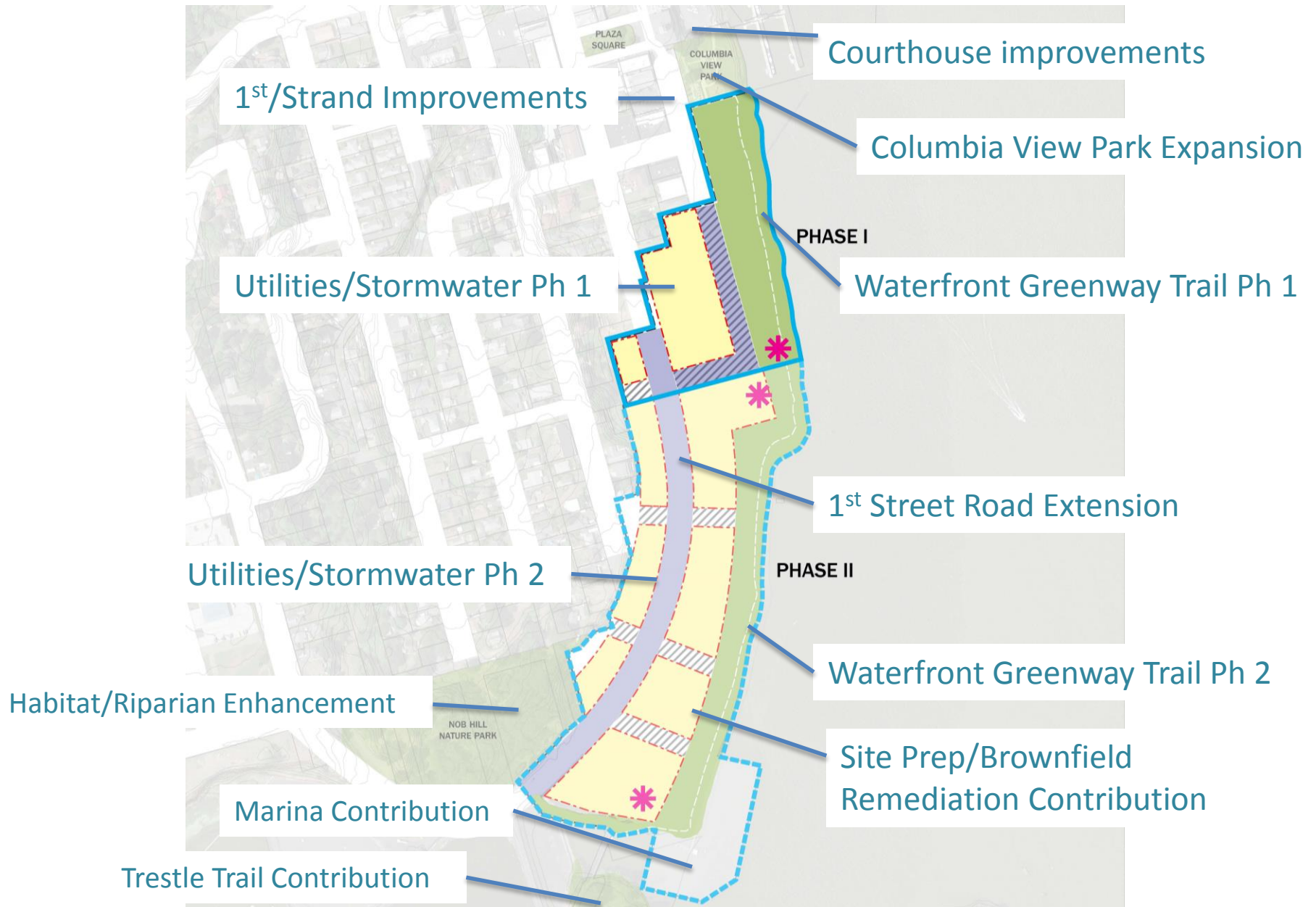
Project Categories



Project Locations



Project Locations



Projects: Infrastructure



Old Portland Road/Plymouth Improvements



Old Portland Road/Gable Improvements

Projects: Infrastructure



*1st Street and Strand
Road Connections*



Veneer Utilities

Projects: Infrastructure



U.S. 30 Retrofits



St. Helens/Columbia Road Retrofit

Projects: Open Space/Wayfinding



Veneer Site Open Space

Projects: Open Space/Wayfinding



County Courthouse Plaza Upgrades



Wayfinding System



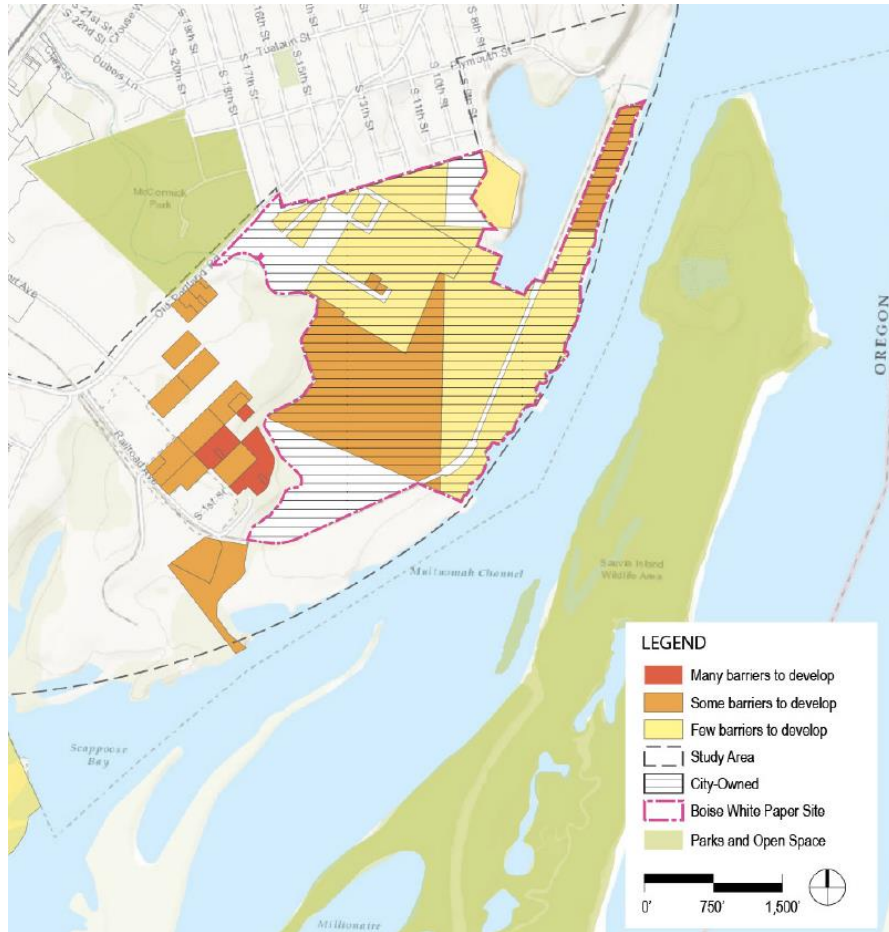
Contribution for a Marina



Trestle Trail and Nature Paths



Projects: Site Prep



Industrial Site Readiness



Veneer Site Prep

Projects: Economic Development

Storefront Improvements



Example: Historic building in Astoria
Urban Renewal provided:

- Low interest loan for \$120,039
- Storefront Improvement Grant of \$30,000

Leverage:

- SBA Loan
- State of Oregon (forgivable loan)

Source:



Projects: Economic Development

Navigate using Bookmarks or by clicking on an agenda item.



Parking Management Strategy and/or Parking Lot Acquisition



Master Planning

- “Financial feasibility” requirement
- Dependent on new development
- Maximum Indebtedness: \$62 million
- Bonds/loans necessary to accelerate timing

Project Costs (2017 \$)	Project Costs (YOE \$)	Total TIF	Expected Duration*
\$42.4 M	\$62 M	\$85.3 M	2019-2043 25 years

*Years that the URA collects TIF.

Financial Timeline

2018-23	\$12.5 M	Waterfront Dev't
2024-28	\$7.6 M	Waterfront Dev't, Cont. Old PDX Road Improvements U.S. 30 Short-Term
2029-33	\$9.6 M	Houlton Phase I
2034-38	\$8.9 M	Houlton Phase 2
2039-43	\$3.8 M	Houlton Phase 3 U.S. 30 Long-term
TOTAL	\$42.4 M	Close Out

* Each phase includes admin costs, storefront improvement, and \$ for site prep and economic development

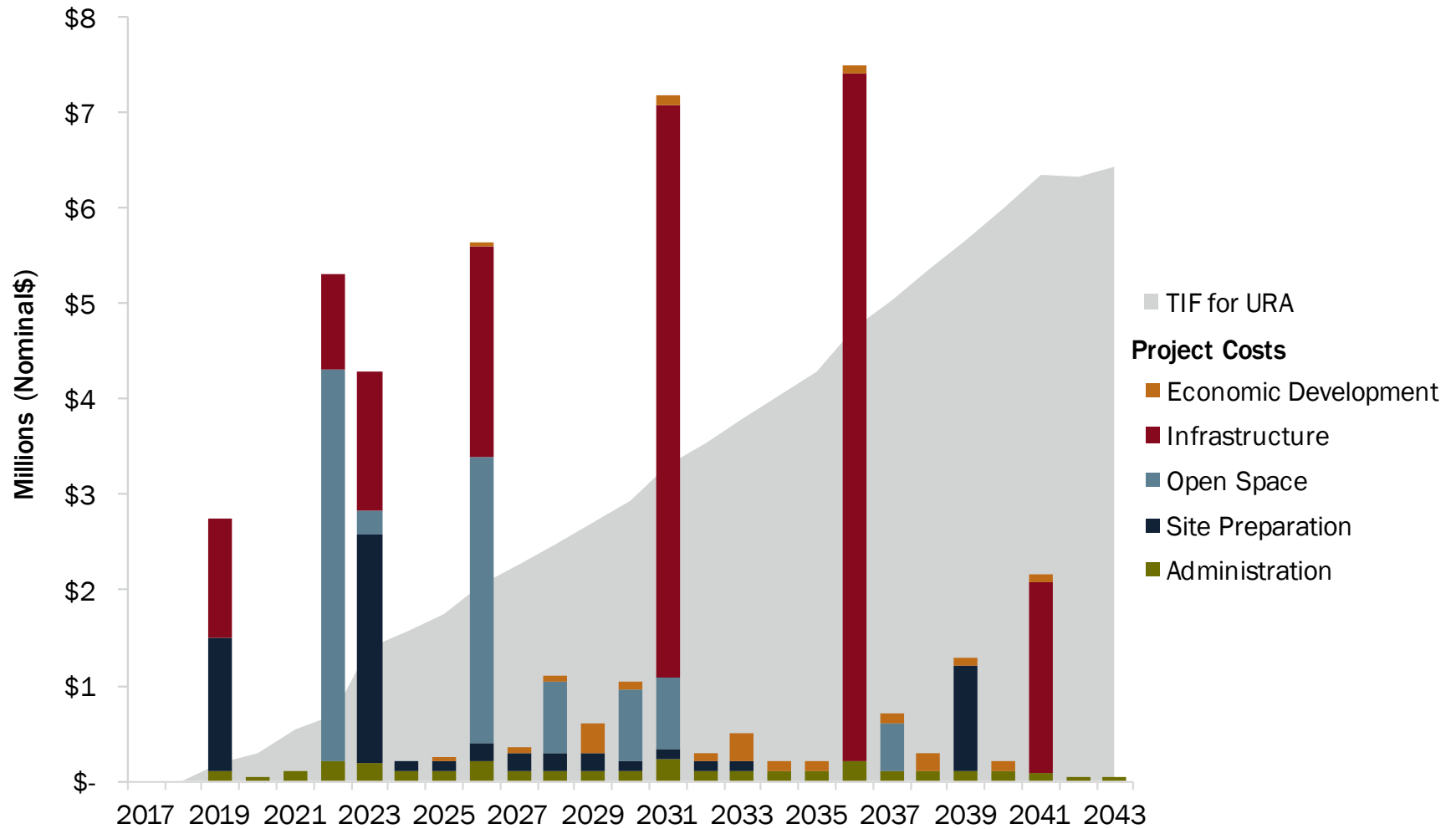
See Report, Page 26

Assumed new development:

- Industrial: \$48M in FYE 2023
 - Another \$20M long-term
- Veneer Site: \$50M mixed-use
 - Multiple phases, starting in FYE 2021
- Other growth: 5% per year

See Report, Page 27-29

Funding Plan (Summary)



Impacts to Taxing Districts

- Primarily to overlapping taxing districts, not property tax payers.
- Foregone revenue caveats: “but for”
- School district and ESD and backfilled through state funding formula

See Report, Pages 38-40

Substantial Amendments:

- Adding land over 1% of original acreage.
- Increasing the maximum amount of indebtedness that can be issued.

Limitations

- Cannot add more than 20% of original Maximum Indebtedness*
- Cannot add more than 20% of original UR acreage

See Plan, Page 13

July 19, 2017	Public hearing, vote, and first reading
August 16, 2017	Second reading
August 18, 2017	Newspaper publish notice of adoption (within 4 days after second reading)
September 18, 2017	Record with the County Assessor (30 days after second Reading)

City of St. Helens
ORDINANCE NO. 3217

**AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING
TO AND APPROVING THE ST. HELENS URBAN RENEWAL PLAN AND DIRECTING
THAT NOTICE OF APPROVAL BE PUBLISHED**

WHEREAS, the **St. Helens Urban Renewal Agency** (the "**Agency**"), as the duly authorized and acting urban renewal agency of the City of St. Helens, Oregon per Ordinance No. 3093, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused preparation of the **St. Helens Urban Renewal Plan** dated July 19, 2017 and attached hereto as **Exhibit "A"** (the "**Plan**"). The Plan authorizes certain urban renewal activities within the St. Helens Urban Renewal Area; and

WHEREAS, the Agency has caused the preparation of a certain **Urban Renewal Report** dated July 19, 2017 attached hereto as **Exhibit "B"** (the "**Report**") to accompany the Plan as required under ORS 457.085(3); and

WHEREAS, the Agency forwarded the Plan and Report to the City of St. Helens Planning Commission (the "**Planning Commission**") for review and recommendation. The Planning Commission considered the Plan and Report on June 13, 2017 and made a recommendation that the Plan conformed with the St. Helens Comprehensive Plan as shown in the memorandum documenting attached hereto as **Exhibit "C"** (the "**Planning Commission Recommendation**"); and

WHEREAS, the Plan and the Report were formally forwarded on May 4, 2017 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district, and

WHEREAS, on June 28, 2017, the City met with representatives of Columbia County to review the Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, the City Council has not received written recommendations from the governing bodies of the affected taxing districts; and

WHEREAS, on May 31, 2017 the City published notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), in the St. Helens Chronicle; and

WHEREAS, on June 26, 2017, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to City utility customers; and

WHEREAS, on July 19, 2017, the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Planning Commission and the public testimony received on or before that date and to receive additional public testimony;

WHEREAS, the City Council found that the Plan conforms with all applicable legal

requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this ordinance desire to approve the Plan.

NOW, THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

Section 1. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Planning Commission Recommendation and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the **St. Helens Urban Renewal Area (“Area”)** is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in Section 3 “Existing Conditions” in the Report including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g));
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City’s Comprehensive Plan;
4. The Plan conforms to the St. Helens Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan and in the Planning Commission Recommendation as forwarded by the and Planning Director;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. The acquisition of real property provided in the Plan is necessary for the development of infrastructure improvements, in the Area and for the development of public spaces; because the Agency does not own all the real property interests (e.g., rights-of-way, easements, fee ownership, etc.) that will be required to undertake and complete these projects as described in Section 5 “Property Acquisition and Disposition” of the Plan and Section 5 “How the Projects Improve the Area” of the Report; and
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Section 6 “Funding Plan” of the Report;
8. The City shall assume and complete any activities prescribed it by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 2. The St. Helens Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the St. Helens Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 3. The City Administrator shall forward forthwith to the Agency a copy of this Ordinance.

Section 4. The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Columbia County, Oregon.

Section 5. The City Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the St. Helens Chronicle no later than four days following adoption of this Ordinance.

Section 6. Severability. If any portion of the Plan is held to be invalid or unconstitutional by a court of competent jurisdiction, that portion is to be deemed severed from the Plan, and in no way, affects the validity of the remainder of the Plan.

Section 7. The effective of this Ordinance shall be 30 days after approval, or if during that 30-day period a sufficient number of signatures are obtained on a referral petition, the effective date shall be the date of the successful approval by the voters of the City of St. Helens, in accordance with the City Charter and other applicable laws.

Read the first time: July 19, 2017
Read the second time: August 16, 2017

APPROVED AND ADOPTED this 16th day of August, 2017 by the following vote:

Ayes:

Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder

St. Helens Urban Renewal Plan

Ordinance No. 3217

Exhibit “A”

July 19, 2017



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Acknowledgments

ECONorthwest prepared this Urban Renewal Plan (Plan) for the City of St. Helens, along with subconsultants Elaine Howard Consulting, Tiberius Solutions, Kittelson and Associates, and Maul Foster Alongi. The Plan and the accompanying Report received legal review from Garrett Stephenson of Schwabe, Williamson & Wyatt, P.C. The City would like to acknowledge former mayor Randy Peterson for his leadership and commitment to exploring urban renewal as an implementation tool. Other firms, agencies, and staff contributed to other research on which that this report relied on.

City Council

Mayor Rick Scholl

Ginny Carlson

Susan Conn

Keith Locke

Doug Morten

Former Mayor Randy Peterson

Planning Commission

Dan Cary

Greg Cohen

Russell Hubbard

Kathryn Lawrence

Al Petersen

Sheila Semling

Audrey Webster

Advisory Committee

Jennifer Cuellar, Columbia County

Diane Dillard, Columbia River Fire & Rescue

Keith Forsythe, Greater St. Helens Parks & Recreation District

Michael Greisen, Columbia River Fire & Rescue

Henry Heim Mueller, Columbia County Commissioner
and Columbia 911 District

Mark Kreutzer, Columbia River Fire & Rescue

Paulette Lichatowich, Port of St. Helens Board Member

Paula Miranda, Port of St. Helens

Al Petersen, St. Helens Economic Development Corporation

Scot Stockwell, St. Helens School District

Steve Watson, Columbia 911 District

Audrey Webster, St. Helens Planning Commission

Staff

John Walsh, City Administrator

Jennifer Dimsho, Planner

Jacob Graichen, Planner

Consultant Team

ECONorthwest

Elaine Howard Consulting, LLC

Tiberius Solutions, LLC

Kittelson and Associates

Maul Foster and Alongi

Definitions

“Agency” means the City of St. Helens Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan. In St. Helens, the Agency board is the St. Helens City Council.

“Annual report” means annual report on impacts to taxing jurisdictions and former year and following year budgets as required in ORS 457.460.

“Area” means the properties and rights of way located with the St. Helens urban renewal boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of St. Helens, Oregon.

“City Council” or “Council” means the City Council of the City of St. Helens.

“Comprehensive Plan” means the City of St. Helens comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Columbia County.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the St. Helens Planning Commission.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Under-levy” means taking less than the available tax increment in any year as defined in ORS 457.455.

“Urban renewal agency” or “Agency” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

“St. Helens Transportation Systems Plan (TSP)” means the Transportation System Plan adopted by the St. Helens City Council.

ORS Statutes Matrix

Urban renewal plans must meet state statutory requirements. This table explains the statutory requirements and details where the Plan responds to the statute.

		Plan Text Reference	
ORS Statute Number	ORS Statute Description	Section(s)	Page #
457.085 (1)	An urban renewal agency shall provide for public involvement in all stages in the development of an urban renewal plan.	1.5	4
457.085 (2)(a)	A description of each urban renewal project to be undertaken.	2	5
457.085 (2)(b)	An outline for the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation or conservation of the urban renewal areas of the plan.	5	13
457.085 (2)(c)	A map and legal description of the urban renewal areas of the plan.	1.3, Apx A	3, Apx A
457.085 (2)(d)	An explanation of its relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements.	9	18
457.085 (2)(e)	An indication of proposed land uses, maximum densities and building requirements for each urban renewal area.	8	15
457.085 (2)(f)	A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area of the plan.	6	14
457.085 (2)(g)	An indication of which real property may be acquired and the anticipated disposition of said real property, whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition.	5	13
457.085 (2)(h)	If the plan provides for a division of ad valorem taxes under ORS 457.420 to 457.460, the maximum amount of indebtedness that can be issued or incurred under the plan.	1.4	4
457.085 (2)(i)	A description of what types of possible future amendments to the plan are substantial amendments and require the same notice, hearing and approval procedure required of the original plan under ORS 457.095 as provided in ORS 457.2220, including but not limited to amendments:	4	12
457.085 (2)(i)(A)	Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.	4	12
457.085 (2)(i)(B)	Increasing the maximum amount of indebtedness that can be issued or incurred under the plan.	4	12
457.085 (2)(j)	For a project which includes a public building, an explanation of how the building serves or benefits the urban renewal area.	N/A The Plan does not include a public building	

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1. Overview

Through several adopted plans and policies, community members and the elected leadership in the City of St. Helens have articulated a need for reinvestment in the City's waterfront, commercial business districts, and the former Boise White Paper Mill (BWP Property) and surrounding industrial properties. Those plans have identified specific projects that will catalyze that redevelopment, including investments in infrastructure, open space, and business districts that can help to revitalize the heart of St. Helens. Through the adoption of this Urban Renewal Plan (the Plan), the City creates an urban renewal area (the Area) that can capture revenues from growth to reinvest in projects that will achieve the public vision for the area.

The Plan sets the parameters for investments to be undertaken by the St. Helens Urban Renewal Agency (Agency) within the urban renewal boundary. The Plan outlines the Agency's goals for the Area, the projects in which the Agency will invest, and the rationale for each urban renewal project, based on local planning goals and public input. The Plan also describes limitations on the amount of debt the Agency can take on (maximum indebtedness), per Oregon statutes.

The Plan presented in this document meets the requirements of Chapter 457 of the Oregon Revised Statutes. The Plan also complies with other state and local laws pertaining to urban renewal plans.

1.1. Rationale

The City has undergone several planning efforts to understand the challenges it faces related to transportation connectivity, redevelopment, and industrial readiness. These include the U.S. 30 and Columbia/St. Helens Corridor Master Plan (adopted 2015) and the Waterfront Redevelopment Framework Plan (adopted 2016). These plans identify a vision for St. Helens that includes enhanced roadway connections from U.S. 30 to the Riverfront District that help to attract visitors and residents to a burgeoning waterfront district with public access to the river and new investment in mixed-use development.

The primary purposes of the Plan are to cure blight within the Area, assist with implementation of these and other plans, and improve specific areas of the City that are poorly developed or vacant (called *blighted areas*, as defined in Oregon law). These areas have vacant parcels with inadequate infrastructure (including streets, lighting, utilities), and they have old or deteriorated buildings that are no longer viable for ongoing use, among other blighting characteristics. The Area identified in Exhibit 2 has specific infrastructure needs that are described in the accompanying Report and are specifically cited in the ordinance for adoption of the Plan.

1.2. Urban Renewal Plan Goals

Purpose

Through this Plan, the City will assist with the implementation of adopted plans, policies, and regulations.

Goals

The goals represent the intent of the Plan, and were derived from adopted plans and vetted with an Advisory Committee. Exhibit 1 shows the Plan goals and how the Agency intends to achieve each goal. Each of the goals connects to a set of projects, identified in **Section 2** of the Plan. The goals and objectives will be pursued as economically as possible and at the discretion of the Agency.

Exhibit 1. Plan Goals and Goal Intention

Goal	Intention of Goal
1. Ensure that stakeholders are involved in plan implementation by providing accurate, timely information and encouraging public input and involvement.	The Agency will comply with all statutory requirements in ORS 457.460.
2. Provide adequate infrastructure and public amenities to support new development	Invest in infrastructure in underserved areas, to better support redevelopment on underutilized or vacant parcels. Improve existing parks and open spaces in the Riverfront District, Houlton Business District. Support Riverfront District through investments in parking provision and transportation demand management.
3. Increase the safety and capacity of existing transportation corridors.	Improve intersections, streetscapes, and the road surfaces of commercial corridors throughout the Area. Provide enhanced transportation facilities to pedestrians and cyclists.
4. Improve public access to the Columbia River through investments in waterfront open space and paths.	Invest in a waterfront greenway trail and improvements to waterfront access, including the Tualatin Street Stairway that integrates with redevelopment on the site. Improve connections to other open spaces in the area to create a network, including the Nob Hill Nature Park.
5. Invest in the revitalization of Houlton and Riverfront business districts.	Support economic development by providing funding to support the rehabilitation and improvement of storefronts within the Area. Invest in improvements to gateways and wayfinding infrastructure within the Area to attract visitors.

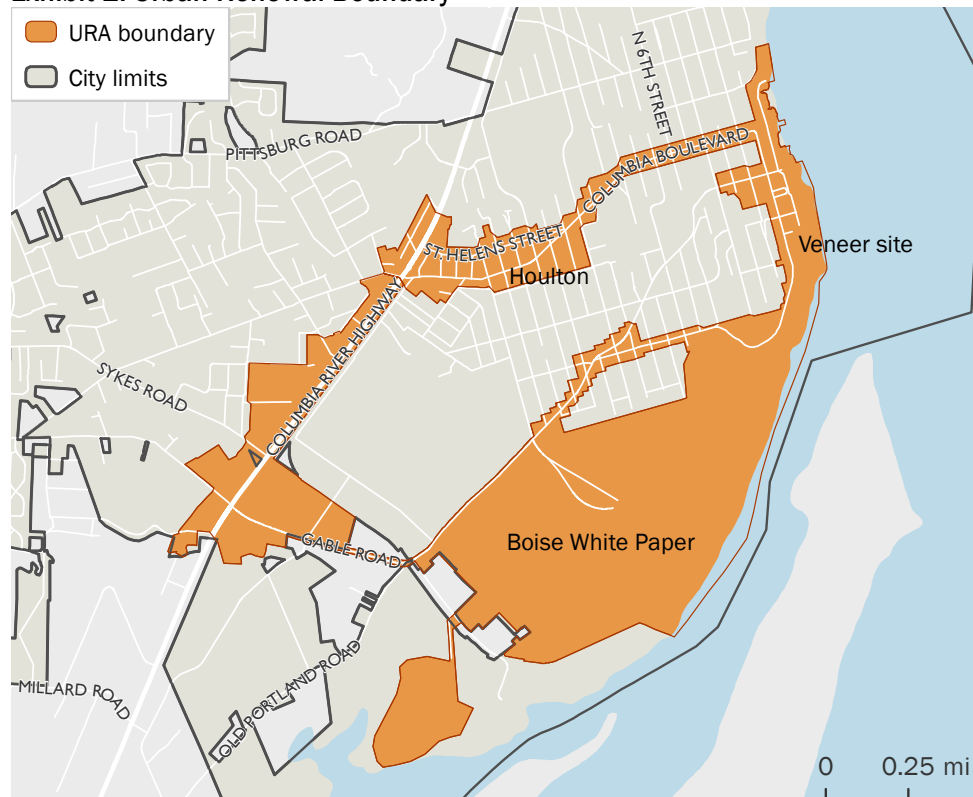
1.3. Urban Renewal Boundary and Projects

Exhibit 2 shows the boundary for the Area. The Area is 756 acres, with 605 acres consisting of parcel land and with 151 acres consisting of public right-of-way. The entire Area is within the St. Helens city limits. This boundary was chosen because it is blighted, and establishing it as an urban renewal area:

- Allows for improvements to key roads (and commercial corridors) that lead to downtown: Old Portland Road, St. Helens Street /Columbia Boulevard.
- Aids in revitalization of the Riverfront District and the Houlton Business District.
- Attracts jobs to vacant and underutilized industrial land through infrastructure investments.
- Supports development on the Veneer Property, the principal subject of 2016 Framework Plan.

The boundary also contains all identified urban renewal projects, identified in **Section 2. Urban Renewal Projects and Activities**. A legal description of the boundary is included in Appendix A. The Area comprises 20.29% of the City of St. Helens acreage and 19.04% of the City's assessed value. It does not exceed 25% of the total assessed value and area of St. Helens, and is within the statutory limits.

Exhibit 2. Urban Renewal Boundary



Source: City of St. Helens

1.4. Maximum Indebtedness

The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$62,000,000 (sixty-two million dollars).

1.5. Stakeholder Involvement

Exhibit 3 provides an overview of the meetings held throughout the planning process and the topics discussed. The Advisory Committee comprised stakeholders representing all major taxing districts within the area, plus representatives from the Planning Commission and the St. Helens Economic Development Corporation. The Committee met three times throughout the process to review and provide input on the draft boundary, project priorities, goals and objectives, amendment procedures, financing, and drafts of the Plan and Report. There were several opportunities for public input on the Plan, including two open houses, a City Council briefing, the Planning Commission Meeting, and the City Council a City Council briefing and the adoption process, which included a public hearing and vote.

Exhibit 3. St. Helens Urban Renewal Process Meetings

Timing	Meeting	Discussion Topics	Opportunity for Public Input
Oct. 12, 2016	Open House #1	Urban Renewal Overview	Yes
Nov. 15, 2016	Advisory Committee #1	Major concerns/issues; boundary	
Feb. 7, 2017	Advisory Committee #2	TIF projections & initial bonding capacity, timing, projects	
Feb. 21, 2017	Open House #2	Review projects	Yes
Mar. 15, 2017	City Council Briefing	Review process to date, including financial plan	
Apr. 18, 2017	Advisory Committee #3	Review draft plan and detailed financial plan	
June 2017	Presentation to Columbia county	Review Maximum Indebtedness numbers	
Jun. 13, 2017	Planning Commission	Review and adopt final plan	Yes
Jul. 19, 2017	City Council	Review and adopt final plan	Yes

In addition to the meetings described in Exhibit 3, the City maintained a comprehensive webpage where all pertinent documents were available.

In addition, the Agency consulted and conferred with all taxing districts, as required by ORS 457.085(5). This included a presentation to Columbia County in June 2017 to discuss the maximum indebtedness.

1.6. Process

The Plan will be administered by the Agency. The Agency was established as part of the City's initial urban renewal effort in 2008 and is composed of City Council members. The Agency is committed to maintaining an open and transparent decision-making process throughout the life of the Area.

City Council must approve any substantial changes to the Plan. **Section 4. Governance and Future Amendments to Plan** provides more information about the amendment process. Future amendments will be listed numerically in this section of the Plan and incorporated into the Plan document, with a footnote that provides the amendment number and date adopted.

2. Urban Renewal Projects and Activities

This section provides detailed information on the projects identified in the Plan. Each of the Plan's projects fall into one of the following five categories. Exhibit 4 describes the connection between these categories and the Plan's goals.

- **Infrastructure:** Road extensions and parking infrastructure.
- **Open Space/Wayfinding:** Park improvements, new parks and open spaces, streetscape improvements, and wayfinding.
- **Economic Development:** Predevelopment, storefront improvements, and public-private partnerships.
- **Site Preparation:** Grading and utility upgrades.
- **Project Administration:** City staff and/or consultant time spent coordinating Agency activities.

Exhibit 4. Connection between Plan Goals and Project Categories

Plan Goal	Project Categories
1. Ensure that stakeholders are involved in plan implementation by providing accurate, timely information and encouraging public input and involvement.	Plan Administration
2. Provide adequate infrastructure and public amenities to support new development	Infrastructure Site Preparation
3. Increase the safety and capacity of existing transportation corridors.	Infrastructure
4. Improve public access to the Columbia River through investments in waterfront open space and paths.	Open Space/Wayfinding
5. Invest in the revitalization of Houlton and Riverfront business districts.	Economic Development

Exhibit 5 provides information on each project, its relation to the urban renewal goals, and the estimated urban renewal contribution.

Exhibit 5. Urban Renewal Projects - Details

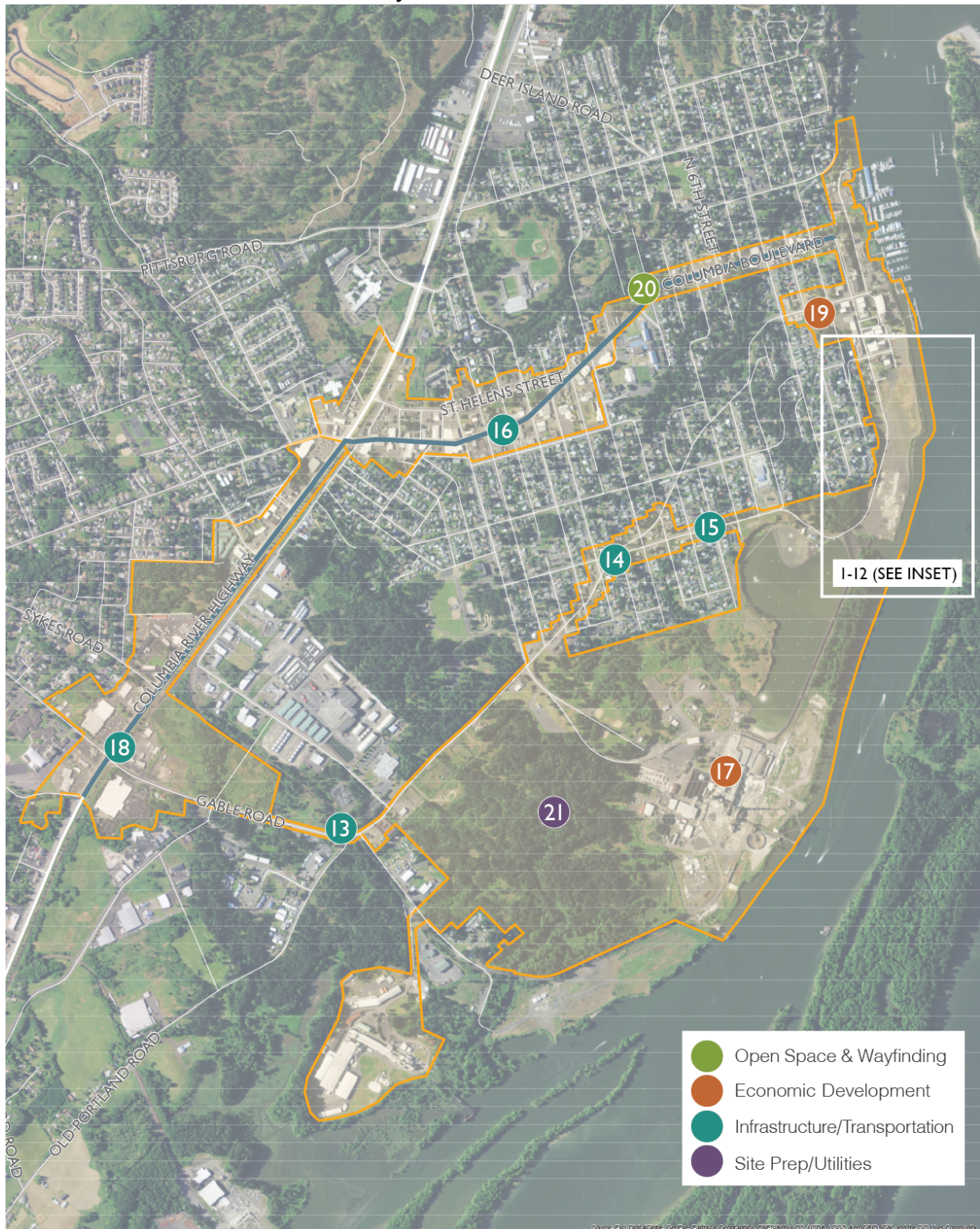
Map ID	Short Name	Description	Relation to Urban Renewal Goals	Estimated Area Contribution
Site Prep				
4	Contributions for Waterfront Site Preparation or Remediation	Assistance with grading, embankment and compaction, and erosion control on the entire site. Address localized hot spots or other potential brownfield issues on the site in coordination with development.	Helps to remove barriers to development on the Veneer Property. <i>(Goal 2)</i>	\$1,500,000
21	Site Preparation and Infrastructure Loans or Grants	Provide site-specific preparation, infrastructure, or development assistance (e.g. land assembly, SDC/permit write down, utility relocation, fire suppression grants, predevelopment assistance, etc.) to encourage new development in the Area.	Could attract industrial and mixed-use development to the entire Area. <i>(Goal 2)</i>	\$2,500,000
2	Waterfront Utilities and Stormwater Infrastructure Phase 1	Install sewer facilities for new development, including force mains, gravity sewer lines, and two pump stations. Install stormwater facilities in phases, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with redevelopment	Helps to remove barriers to development on the Veneer Property. <i>(Goals 2 and 5)</i>	\$1,400,000
3	Waterfront Utilities and Stormwater Infrastructure Phase 2	In a second phase, continue to install sewer facilities to service new development, including force mains, gravity sewer lines, and two pump stations. Install stormwater facilities, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with new development	Helps to remove barriers to development on the Veneer Property. <i>(Goals 2 and 5)</i>	\$900,000
Open Space				
1	Columbia View Park Expansion	Design and construct new 1.3-acre extension of Columbia View Park.	Provides amenities to attract new waterfront development. <i>(Goal 4)</i>	\$1,100,000
6	Waterfront Greenway Trail Phase 1 and Bank Enhancement	Install greenway trail south of Columbia View, including design, associated furnishings, interpretation, and connections to new neighborhood. Grading, planting, and reinforcement of bank as needed to prevent erosion, restore habitat, support greenway trail and water access, and create visual interest along waterfront.	Provides amenities to attract new waterfront development. <i>(Goal 4)</i>	\$3,000,000
7	Trestle Trail Contribution	Extend trail from downtown to south of the Veneer Property, providing access to natural areas along Multnomah Channel.	Provides amenities to attract new waterfront development. <i>(Goal 4)</i>	\$750,000
8	Marina Contribution	Provide partnership funding to construct a marina on the south end of the Veneer Property, near the entrance to the Frogmore Slough. The marina would be privately developed, owned, and operated, but at least partly open to the public and available for public use and access	Attracts water-based users to downtown. <i>(Goals 4 and 5)</i>	\$750,000
9	Waterfront Greenway Trail Phase 2	Construct second phase of waterfront greenway, including design and construction of public plaza at intersection of Tualatin Street and The Strand. Consider future pier from this location in design.	Provides amenities to attract new waterfront development. <i>(Goal 4)</i>	\$3,000,000

Map ID	Short Name	Description	Relation to Urban Renewal Goals	Estimated Area Contribution
11	Habitat and Riparian Corridor Enhancement with Public Access Contributions	Provide partnership funding to restore natural area and explore options for public access between White Paper Lagoon, Multnomah Channel, and on the bluff. In future phases, consider widening or rebuilding existing Tualatin Street staircase.	Opens up new areas for recreation, providing additional amenities to waterfront development. <i>(Goal 4)</i>	\$500,000
12	Partnership to Improve County Courthouse Plaza	Improve County Courthouse Plaza or other downtown parks/plazas.	Supports main street businesses and provides a gathering space and focal point. <i>(Goal 5)</i>	\$750,000
20	Wayfinding Improvements	Install wayfinding signs and kiosks to help people find downtown retail and existing business districts from Hwy 30. Integrate corridor master planning effort and other efforts. Branding and Wayfinding Master Plan to be completed in 2017.	Helps visitors find downtown. <i>(Goals 2, 3 and 5)</i>	\$250,000
Infrastructure				
5	Road Extension on South First and The Strand	Construct South First Street and The Strand in phases, including sidewalks, intersections, bike lanes.	Provides connection to open up new land for development. <i>(Goal 3)</i>	\$2,300,000
10	First Street and The Strand Road Improvements	Install trees and street improvements (bulb outs, etc.) and a road overlay on a two-block stretch of First Street and The Strand.	Provides improved streetscape to support new development on waterfront. <i>(Goals 3 and 5)</i>	\$1,000,000
13	Old Portland Road/Gable Intersection Improvements	Improve the intersection to better accommodate traffic coming to the Veneer Property.	Improves safety and capacity of roads leading to waterfront and downtown. <i>(Goal 3)</i>	\$600,000
14	Old Portland Road/Plymouth Street Intersection Improvements	Improve the intersection to better accommodate traffic and serve as a gateway to the Veneer Property.	Improves safety and capacity of roads leading to waterfront and downtown. <i>(Goal 3)</i>	\$600,000
15	Plymouth Street Improvements	Improve bicyclist and pedestrian safety along Plymouth Street.	Provides pedestrian safety improvements to support redevelopment. <i>(Goal 3)</i>	\$200,000
16	Houlton Corridor Master Plan Improvements	Complete intersection improvements, road projects, and pedestrian projects in the Houlton Business District.	Improves safety, aesthetics, and capacity of Houlton infrastructure. <i>(Goal 3)</i>	\$13,200,000
18	U.S. 30 Road Projects - Short Term	Short-term projects include medians (curbs, plantings, trees/banner poles) and plantings (east side of U.S. 30), new banner poles (east side of U.S. 30), and new banners on existing utility poles, new curb ramps, and crosswalk striping.	Improves road safety, aesthetics, and capacity to attract new development. <i>(Goal 3)</i>	\$1,200,000

Map ID	Short Name	Description	Relation to Urban Renewal Goals	Estimated Area Contribution
18	U.S. 30 Road Projects - Long Term	Long-term U.S. 30 projects include fencing (each side of ODOT Rail property), new sidewalk (east side of U.S. 30), intersection crosswalk paving and curb ramps, trees and plantings (east side of U.S. 30), and private property landscape improvements.	Improves road safety, aesthetics, and capacity to attract new development. <i>(Goal 3)</i>	\$2,000,000
Economic Development				
17	Economic Development Planning	Fund for predevelopment assistance on sites and projects that can improve the redevelopment potential of projects throughout the Area Projects can include public parking management strategy, area master planning, public involvement, and predevelopment assistance (e.g., market studies). Allow for repayment of costs associated with the preparation and implementation of the Plan.	Provides a source of funds for studies or predevelopment assistance that can support new development. <i>(Goals 1, 2 and 5)</i>	\$500,000
19	Storefront Improvement Program for Downtown/Houlton	Enhance the existing historic façade improvement program to create feeling of investment in area with a \$30K–\$70K per year storefront improvement program.	Improves aesthetics of downtown St. Helens and supports small businesses. <i>(Goal 5)</i>	\$1,500,000
				Administration
	Plan Administration	Ongoing administration, relocation costs, and other administrative costs. It also accounts for facilitation of the Agency's Public Involvement Plan.	This helps achieve all goals efficiently, but also specifically provides staffing to achieve Goal 1.	\$2,275,000
	Finance Fees	Allow repayment of financing costs associated with loans procured to fulfill project goals.	Allow the Area to take on debt	\$581,000
Total Estimated Area Contribution for Projects				\$42,356,000

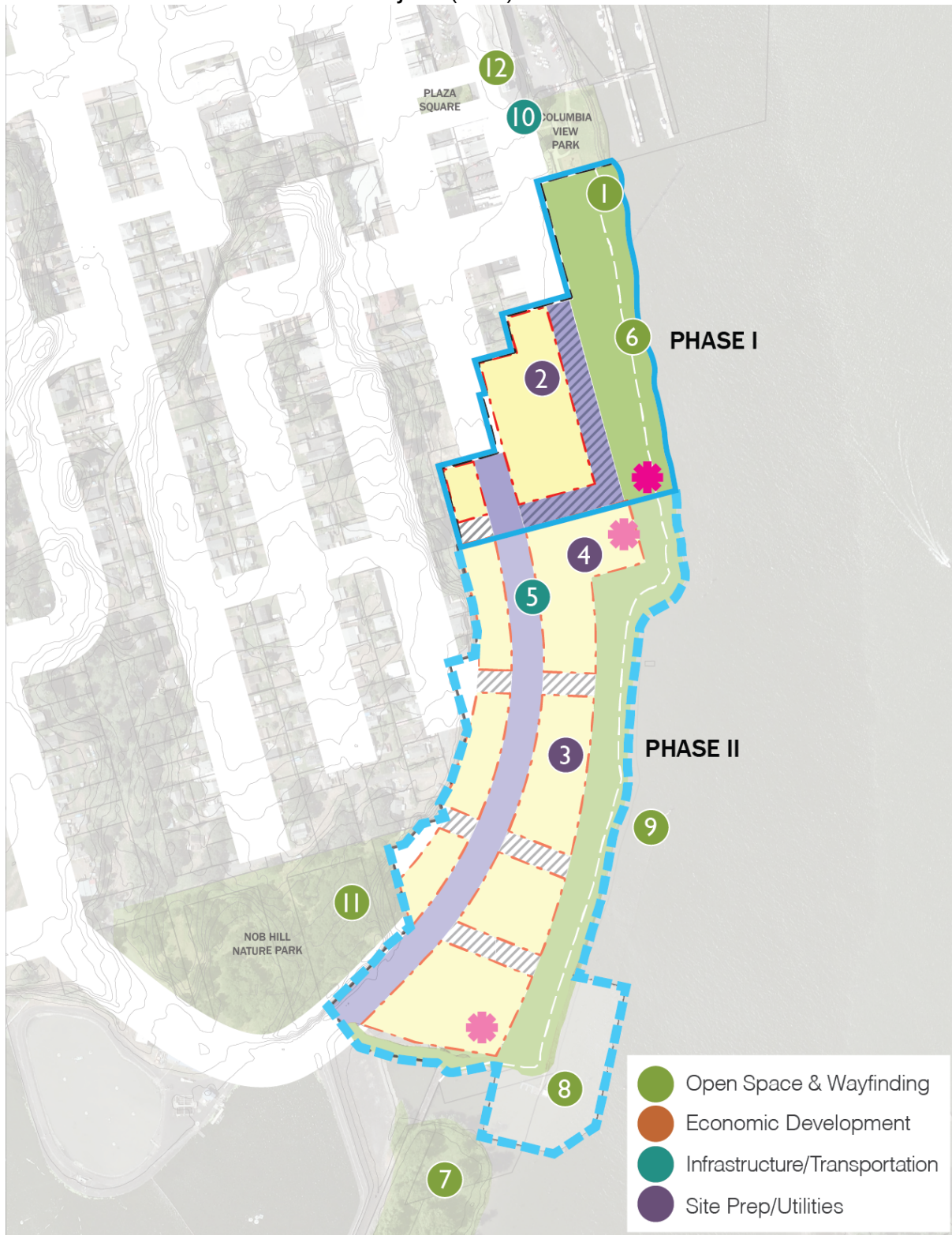
Exhibit 6 and Exhibit 7 show the location for each of the projects.

Exhibit 6. St. Helens Urban Renewal Projects



Source: ECONorthwest with data from the City of St. Helens. Note that the numbers in this map correspond to the projects in Exhibit 5.

Exhibit 7. St. Helens Urban Renewal Projects (Inset)



Source: ECONorthwest and Walker Macy. Underlying data from the St. Helens Waterfront Framework Plan. Note that the numbers in this map correspond to the projects in Exhibit 5.

3. Limitations on Indebtedness of the Plan

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.

3.1. Proposed Financing Methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues
- Advances, loans, grants, and any other form of financial assistance from the federal, state, or local governments, or other public bodies
- Loans, grants, dedications, or other contributions from private developers and property owners—including, but not limited to, assessment districts
- Any other public or private source

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) Plan preparation, (2) planning or undertaking project activities, or (3) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

3.2. Tax Increment Financing and Maximum Indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes levied by a taxing district in which all or a portion of the Area is located, if any, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. As soon as possible after the approval of the Plan, the Columbia County assessor shall prepare a certified statement of the total assessed value of the taxable real and personal property in the URA, as required by ORS 457.430. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan is **\$62,000,000 (sixty-two million dollars)**, based on good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion. This amount is the principal of such

indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

4. Governance and Future Amendments to Plan

The Plan will be administered by the St. Helens Urban Renewal Agency, subject to adoption of ordinances by the City Council as required by law. The Plan may be amended as described in this section.

4.1. Substantial Amendments

Substantial Amendments are those that add land to the area—except for an addition of land that totals not more than 1 percent of the existing Area—or increase the maximum amount of indebtedness that can be issued or incurred under the Plan. In accordance with ORS 457.085(2)(i), Substantial Amendments shall require the same notice, hearing, and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by nonemergency ordinance after a hearing. Notice of City Council hearings on proposed Plan amendments shall be provided to individuals or households within the City of St. Helens as required by ORS 457.120.

4.2. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

5. Property Acquisition and Disposition

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment.

5.1. Property Acquisition for Public Improvements

The Agency may acquire any property within the Area for public improvement projects undertaken pursuant to the Plan by all legal means, including the use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures. Properties that the Agency may acquire include:

- Right-of-way needs for the Old Portland Road/Plymouth intersection enhancement in FY 2026: Property identified as Columbia County Assessor Map Number 4N1W 4DA 5400, and per Columbia County Clerk Instrument Number 2017-2244. This property is owned by the City of St. Helens.
- Other Old Portland Road properties that may be necessary for roadway enhancements, pending planning efforts.

5.2. Property Acquisition from Willing Sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

5.3. Land Disposition

The Agency will dispose of property acquired for a public improvement project by conveyance or by dedicating directly to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under **Section 5.1** by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must contractually agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

6. Relocation Methods

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Plan does not propose relocation of residents or businesses. If any future projects require such relocations, a plan amendment that specifies the method of relocation will be required, pursuant to ORS 457.085(2)(j).

7. Severability

If any portion of the Plan is held to be invalid or unconstitutional by a court of competent jurisdiction, that portion is to be deemed severed from the Plan, and in no way affects the validity of the remainder of the Plan.

8. Proposed Land Uses

The proposed uses within the Area conform to the uses included in the City's St. Helen's Comprehensive Plan. Exhibit 8 shows the connection between the proposed land uses in the Plan and the applicable Comprehensive Plan designation. Exhibit 9 shows the Comprehensive Plan designations of land within the City, including within the urban renewal boundary. Proposed land uses, maximum densities and building requirements shall conform to the Comprehensive Plan, Community Development Code, and applicable building codes, as those regulations may change from time to time. Land uses proposed in Plan projects meet the City's existing comprehensive plan designations. Exhibit 10 shows the zoning designations within the Area.

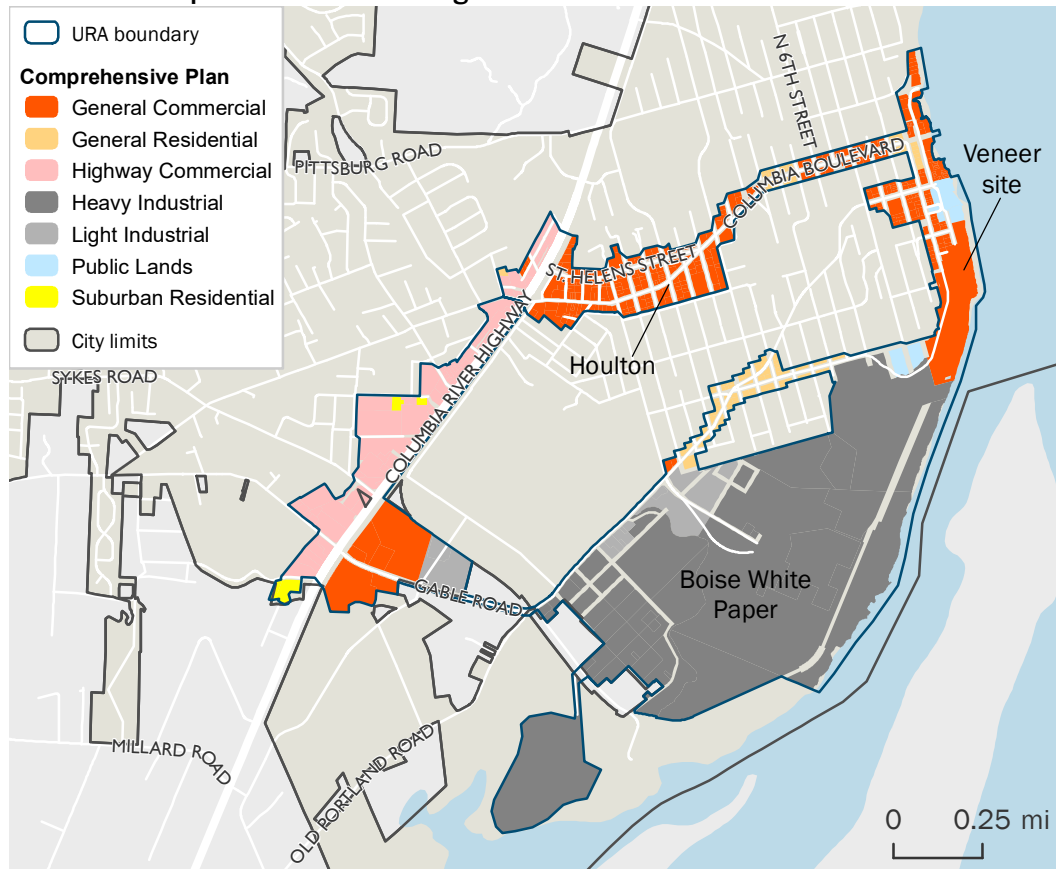
This section fulfills the statutory requirement for describing the proposed land uses (with associated maximum densities and building requirements)

Exhibit 8. Proposed Land Uses

Location	Proposed Land Uses	Applicable Comprehensive Plan Designation
U.S. 30	Infill commercial and mixed-use development, as called for in the Comprehensive Plan's Highway Commercial and General Commercial designations.	Highway Commercial and General Commercial
Riverfront District	Infill commercial and mixed-use development, as called for in the Comprehensive Plan's General Commercial designation and the zoning code's Riverfront District designation.	General Commercial
Houlton Business District	Infill commercial and mixed-use development, as called for in the Comprehensive Plan's General Commercial designation and the zoning code's Houlton Business District designation.	General Commercial
Veneer Property	New mixed-use development, as called for in the Comprehensive Plan's General Commercial designation and the zoning code's Riverfront District designation.	General Commercial
BWP Property and surrounding industrial lands	New industrial development and redevelopment, as called for in the Comprehensive Plan's Heavy Industrial and Light Industrial designations.	Heavy Industrial
Old Portland Road (residential section)	Residential uses, as called for in the Comprehensive Plan's General Residential designations.	General Residential

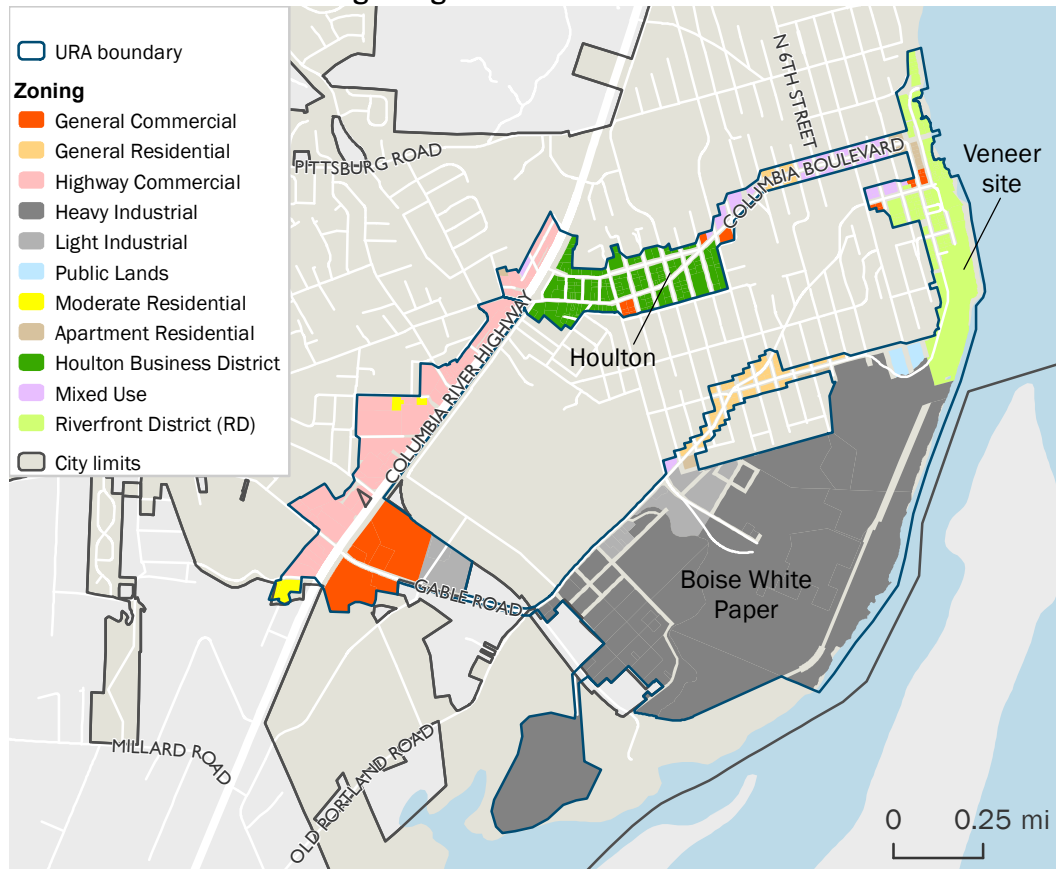
Source: <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html#19.08.020>

Exhibit 9. Comprehensive Plan Designations



Source: City of St. Helens (Data received on April 25, 2017).

Exhibit 10. St. Helens Zoning Designations



Source: City of St. Helens (Data received on April 25, 2017).

9. Relationship to Local Objectives

This Plan reflects the goals and objectives identified through previous planning processes, including the St. Helens Comprehensive Plan and the City's Municipal Code. This section provides context for how the St. Helens Urban Renewal Plan relates to the following area plans and policies:

This section fulfills the statutory requirement for describing the relationship to local objectives.

- St. Helens Comprehensive Plan (Municipal Code, Title 19)
- St. Helens Waterfront Framework Plan (2016)
- US 30 and Columbia/St. Helens Corridor Master Plan (2015)
- Parks and Trails Master Plan (2015)
- St. Helens Transportation System Plan (2014)
- Waterfront Development Prioritization Plan (2011)
- Toward Sustainable Tourism Plan (2007)

For each of the above documents, this section provides information on:

- The document's purpose.
- The specific goals or objectives contained in the document that relate to the Plan.
- How the Urban Renewal Plan relates to these specific goals.

Provisions taken directly from existing plans are shown in *italics*.

9.1. St. Helens Comprehensive Plan (Municipal Code, Title 19)

The purpose of the St. Helens Comprehensive Plan¹² (Comprehensive Plan) is to guide the future actions of the community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. Because the Plan includes projects to upgrade infrastructure, incent development, and improve amenities through the Area, the Plan conforms to Comprehensive Plan goals and policies pertaining to citizen involvement, economic development, transportation, housing, public services and facilities, and natural factors and local resources. The consistency of the Plan with applicable Comprehensive Plan goals is explained below.

The proposed uses within the Area detailed in **Section 8** conform to the uses shown in Exhibit 9, which shows the Comprehensive Plan designations of land within the City, including within the urban renewal boundary.

19.08.010 Citizen Involvement.

This section of the Comprehensive Plan includes the following goals:

- (a) Keep the citizens informed of opportunities for involvement.*
- (b) Develop programs to involve citizens in the land use planning process.*

The Plan conforms to the citizen involvement goal of the Comprehensive Plan because the projects included in the Plan reflect community priorities from planning processes that had extensive community involvement. The Advisory Committee included representatives from the community and the Urban Renewal Plan process included opportunities for public input at two open houses, the advisory committee meetings, planning commission meeting, and City Council hearing. The project team actively solicited press coverage from local newspapers to keep the community informed about the project.

19.08.020 Economic Goals and Policies.

This section of the Comprehensive Plan includes the following goals that apply to the Urban Renewal Plan:

- (a) To maintain favorable conditions for a growing, healthy, stable and diversified business and industrial climate.*
- (b) To encourage the expansion of employment opportunities within the urban area so residents can work within their communities rather than commute to jobs outside the county.*
- (c) To promote industrial development necessary to provide a balanced tax base for the operation of local government services.*

¹ <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html>

² <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html>

(d) To establish greater local control over the destiny of the local economic development.

The Plan conforms to the Comprehensive Plan's economic goals because it includes projects that will upgrade the local transportation infrastructure and provide incentives that will attract mixed-use, residential, commercial, and industrial development to the Area. Exhibit 11 demonstrates how the Plan is consistent with applicable economic goals.

Exhibit 11. St. Helens Comprehensive Plan Economic Policies and Relation to Plan

Comprehensive Plan Policy	How Plan Addresses
<i>(a) Develop program strategies with other agencies, groups and businesses in an effort to improve the local economy. Strategies should consider but not be limited to: (i) Tax incentives and disincentives; (ii) Land use controls and ordinances; (iii) Preferential assessments; (iv) Capital improvement programming; and (v) Fee and less-than-fee acquisition techniques.</i>	The Plan provides a funding source to improve the local economy, including tax incentives and capital improvement programming.
<i>(b) Assist in programs to attract diverse businesses and industries.</i>	Projects include storefront improvements and incentives for site preparation and infrastructure improvements that can help to attract new businesses to the city.
<i>(c) Make waterfront development a high priority.</i>	Projects include investments in infrastructure and amenities, that will encourage development on the vacant Veneer Property along the St. Helens waterfront.
<i>(f) Develop and implement public facility designs and development standards to revitalize businesses and business districts in the US 30 and Columbia Boulevard/St. Helens Street corridor master plan area.</i>	Projects include street and intersection improvements in the U.S. 30 and Columbia Boulevard/St. Helens Street areas, identified in the Corridor Master Plan.
<i>(g) Create gateways and improve access and wayfinding signage to Houlton Business District and Historic Downtown.</i>	Projects include improvements to gateways to downtown and wayfinding to improve visitor experience.
<i>(h) Improve the appearance, attractiveness, and safety of the Houlton Business District and Historic Downtown, through an enhanced street design that includes street trees, landscaping and more public spaces and pedestrian amenities.</i>	Projects include improvements to sidewalks and street furniture, identified in the Corridor Master Plan.
<i>(i) Develop the local tourist and recreation sectors of the economy.</i>	Projects include public open space improvements that support the redevelopment of the Veneer Property and encourage tourism and recreation in downtown St. Helens
<i>(j) Allocate adequate amounts of land for economic growth and support the creation of commercial and industrial focal points.</i>	The Plan includes land at the former BWP Property and adjacent industrial lands, assuming that concentrated investments in infrastructure can support the entire area.
<i>(l) Discourage the leapfrog development of industrial lands, unless there is a program to provide sewer and water to intervening properties.</i>	The Plan incorporates all of the former BWP Property, allowing for intensive industrial uses that concentrate infrastructure investments.

Source: <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html#19.08.020>

19.08.030 Public Services and Facilities Goals and Policies

This section of the Comprehensive Plan includes the following goals that apply to the Urban Renewal Plan:

Goals.

- (a) To provide the facilities, utilities and services which are necessary for the well-being of the community.*
- (b) To develop an orderly arrangement of public facilities and services to serve as a framework for urban development.*
- (c) To design and locate public facilities so that: capacities are related to future as well as present demands; ample land is available for building and plant expansion; and public works plants and utility structures reflect due regard for their environmental impact.*
- (d) To designate land development patterns which would permit the most economical extension of public utilities.*
- (e) To provide all residents of urban areas with a sewage system that effectively meets current and future needs while protecting public health.*
- (f) To provide a water system adequate for future domestic and industrial purposes.*
- (h) To create and maintain ample places and facilities for recreation in St. Helens.*
- (j) To reduce loss of lives and property from fires.*

Policies.

- (a) Ensure that urban facilities and services, particularly water and sewer systems, are properly designed to eventually serve the designated urban growth area; also, ensure that services are provided to sufficient vacant property to meet the anticipated needs.*
- (d) Ensure that capacities and patterns of utilities and other facilities are adequate to support the residential densities and land use patterns of the Comprehensive Plan.*
- (f) Rehabilitate old sewer lines and extend new ones as funding permits.*
- (h) Implement master water, sanitary sewer, storm sewer and transportation system plans in coordination with the public facilities plan.*
- (k) Strive to ensure that adequately sized water mains and sewer lines are installed initially to avoid costly expansion when the area becomes intensively developed.*
- (n) Design public recreation facilities to meet the recreational needs of the populace by providing the widest practicable range of compatible activities and programs to meet the needs of diverse groups.*
- (o) Develop a program whereby the city's park system can be maintained or expanded to serve the needs of the anticipated growth. This program could include, but not necessarily be limited to, acquisition of tax foreclosed properties, donations or required dedication of land to existing parks, donation or required dedication of land for new parks or a payment in-lieu-of dedication by developers for new development that would impact the city's recreational system.*
- (p) Acquire sites for future parks as identified on the Comprehensive Plan map as far in advance as possible and have those sites be within one-half mile of residential areas.*

- (q) *Investigate grant and loan opportunities from various private, state and federal agencies for park acquisition, development and expansion; where appropriate apply for these funds.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's public service and facilities goals and policies by facilitating the expansion or improvement of city utilities, transportation facilities and recreational amenities.

19.08.040 Transportation Goals and Policies

This section of the Comprehensive Plan includes the following goals that apply to the Urban Renewal Plan:

- (a) *To develop and maintain methods for moving people and goods which are:*
 - (i) *Responsive to the needs and preferences of individuals, business and industry;*
 - (ii) *Suitably integrated into the fabric of the urban communities; and (iii) Safe, rapid, economical and convenient to use.*
- (b) *To remove existing congestion and prevent future congestion so that accidents and travel times would both be reduced.*
- (d) *To strengthen the economy by facilitating the means for transporting industrial goods.*
- (e) *To maintain a road network that is an asset to existing commercial areas.*
- (f) *To provide a more reliable basis for planning new public and private developments whose location depends upon transportation.*
- (h) *To assure that roads have the capacity for expansion and extension to meet future demands.*
- (k) *To increase appropriate walking and bicycling opportunities.*

The Plan conforms to the Comprehensive Plan's economic transportation goals and policies because it includes projects that will upgrade the local transportation infrastructure and improve wayfinding, intersections and pedestrian and bicycling paths.

Exhibit 12 demonstrates how the Plan is consistent with applicable transportation goals.

Exhibit 12. St. Helens Comprehensive Plan Transportation Policies and Relation to Plan

Comprehensive Plan Policy	How Plan Addresses
(a) <i>Require all newly established streets and highways are of proper width, alignment, design and construction and are in conformance with the development standards adopted by the city.</i>	The Plan provides funding for specific projects that improve streetscape, including curb extensions, pedestrian scale lighting, sidewalk furnishings, and paving enhancements at several priority intersections.
(c) <i>Support and adopt by reference road projects listed in the Six-Year Highway Improvement Program; specifically, work towards attaining left turn lanes and traffic lights on Highway 30.</i>	The Plan includes both short- and long-term projects to improve access, approach, and visibility of downtown area from Highway 30.
(d) <i>Control or eliminate traffic hazards along road margins through building setbacks, dedications or regulation of access at the time of subdivision, zone change or construction.</i>	The Plan includes projects to improve the intersection to better accommodate traffic and serve as a gateway to the property.

<i>(e) Regulate signs and sign lighting to avoid distractions for motorists.</i>	The Plan funds projects to design and install wayfinding signs and kiosks to assist motorists with finding existing business districts.
<i>(i) Follow good access management techniques on all roadway systems within the city.</i>	The Plan includes funding for improving intersections to better accommodate traffic and serve as gateways to the waterfront.
<i>(j) Develop a plan for walking trails.</i>	The Plan includes funding for the creation and expansion of walking trails.
<i>(k) Maintain, implement, and update the bikeway plan.</i>	The Plan will provide funding for the improvement of bike paths on new roadways and trails.

Source: <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html#19.08.040>

19.08.050 Housing Goals and Policies

This section of the Comprehensive Plan includes the following goals and policies that apply to the Urban Renewal Plan:

Goals:

- (a) To promote safe, adequate, and affordable housing for all current and future members of the community.*
- (b) To locate housing so that it is fully integrated with land use, transportation and public facilities as set forth in the Comprehensive Plan.*

Policies:

- (e) Permit multifamily developments which conform to the following general conditions and criteria:*
 - (i) They should not be constructed within areas which are established and recognized as substantially well maintained single-family areas.*
 - (ii) They should have safe and appropriate arrangement of buildings, open spaces, and parking access.*
 - (iii) They should not be so large or close to single-family homes as to block their view or sunlight or to unduly interfere with an established single-family character; where conditionally used, they thus shall be subject to density criteria.*
 - (iv) They should include adequate open space.*
 - (v) They should include ample off-street parking.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan includes local infrastructure upgrades and provides incentives that will attract mixed-use and multifamily residential development to the waterfront. The height differential between the bluff and the waterfront will help protect existing views. The trail along the waterfront will be dedicated as open space to support the needs of existing and future residents.

19.08.060 Natural Factors and Local Resources Goals and Policies.

This section of the Comprehensive Plan includes the following goals that apply to the Urban Renewal Plan:

- (a) To maintain and, where possible, enhance the air, water, and land resources of the St. Helens area.*
- (b) To assure proper and safe development, use and protection of the area's significant soil, mineral and geological resources.*
- (e) To preserve open spaces within and between urban living areas.*
- (g) To preserve for the public benefit outstanding scenic areas.*

The Plan conforms to the Comprehensive Plan's natural factors and local resources goals and policies because it includes habitat restoration, preservation and improved access to natural areas. The Plan also includes funding to improve stormwater facilities. Exhibit 13 demonstrates how the Plan is consistent with applicable natural factors and local resource goals.

Exhibit 13. St. Helens Comprehensive Plan Natural Factors and Local Resources Policies and Relation to Plan

Comprehensive Plan Policy	How Plan Addresses
<i>(d) Work with the county in the management of solid wastes to prevent the contamination of local resources.</i>	Projects includes sewer and stormwater facilities to prevent the contamination of local resources.
<i>(f) Encourage the preservation, restoration, and functionality of the open space corridors or rezone to open space zone [for] the following lands: (i) The canyon area adjoining Godfrey Park. (ii) The unimproved gullies and creekbed systems. (iii) The lands along significant riparian corridors and connecting wetlands.</i>	Projects include restoration of riparian corridors and adjoining wetlands to provide access to residents and an amenity to attract new development including the Trestle Trail Connection and bank restoration.
<i>(g) Direct development away from the Willamette River Greenway to the maximum extent possible; provided, however, lands committed to the urban uses within the greenway shall be allowed to continue and to intensify, provided the activity is water related or water dependent. The city shall prohibit new non-water-related or non-water-dependent uses from within 150 feet of the Willamette River Greenway.</i>	The Plan specifies projects that will respect and protect banks on the Willamette River and includes funds for bank reinforcement to prevent erosion and restore habitat, as well as support the greenway trail.
<i>(j) Balance development rights of property owners and protection of public views of the Columbia River, Scappoose Bay and Multnomah Channel.</i>	The Plan accommodates development rights of property owners by funding a framework that provides regular gaps in development to allow public riverfront access and views.
<i>(q) Develop protection programs for the following St. Helens significant resources: wetlands, riparian corridors, wildlife habitats, groundwater resources, natural areas, wilderness areas, mineral and aggregate resources, energy sources, and cultural areas.</i>	The Plan includes projects that protect and restore riparian corridors, shoreline wildlife habitats, groundwater resources, and natural areas.

Source: <http://www.codepublishing.com/OR/StHelens/StHelens19/StHelens1908.html#19.08.060>

19.12.070 General Commercial.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Urban Renewal Plan:

Goals. To establish commercial areas which provide maximum service to the public and are properly integrated into the physical pattern of the city.

Policies.

- (a) Encourage new commercial development in and adjacent to existing, well-established business areas taking into account the following considerations: (i) Making shopping more convenient for patrons, (ii) Cutting down on street traffic, (iii) Maximizing land through the joint use of vehicular access and parking at commercial centers, and (iv) Encouraging locations that enjoy good automobile access and still minimize traffic hazards.*
- (d) Emphasize and support existing town centers as business places.*
- (g) Encourage a variety of retail shopping activities to concentrate in the core commercial areas to enhance their attractiveness for a broad range of shoppers; additionally, encourage in this area the development of public spaces such as broad sidewalks, small squares, etc., to facilitate easy, safe, pleasant pedestrian circulation.*
- (h) Encourage in-filling of vacant lands within commercial areas. (Ord. 2980 § 2, 2006)*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's General Commercial policies by facilitating enhancements to existing commercial areas for infrastructure and façade improvements, and wayfinding. Moreover, it facilitates redevelopment of former industrial property immediately adjacent to the existing downtown (Riverfront District) to reinforce the vitality of the City's historic core. Open space and multi-modal connections are included as well as an attraction and enhancement of key commercial areas.

19.12.020 General Residential.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Urban Renewal Plan:

Goals. To create conditions suitable for higher concentrations of people in proximity to public services, shopping, transportation and other conveniences.

Policies.

- (a) Require undeveloped public ways of record to be improved to applicable city standards as a condition to the issuance of building permits for lots that front these ways.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's General Residential policies by facilitating road improvements to the applicable City standards.

19.12.080 Highway Commercial.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Urban Renewal Plan:

Goals.

- (a) To create opportunities for the orderly business development along selected portions of arterials.*
- (b) To establish conditions which will assure that arterial traffic flows are not disrupted and that access to and from these locations is designed for safety.*
- (c) To prevent highway frontage from becoming a strip of mixed commercial, residential and other unrelated uses.*

Policies.

- (a) Designate as highway commercial such areas along portions of US 30 where highway business has already become well established.*
- (b) Designate as highway commercial such areas at major road intersections where access to business sites does not conflict with safe traffic movement.*
- (c) Encourage enterprises which cater to the traveling public to locate in this designation.*
- (d) Encourage curbing along Highway 30 and limit the number of curb-cuts to minimize traffic hazards as a result of conflicts between through traffic and shopper traffic.*
- (e) Preserve areas for business use by limiting incompatible uses within them.*
- (f) Improve the appearance and safety of US 30 and sites along US 30, through means such as landscaped medians, banner poles, landscaping along the highway right-of-way, and landscaping in parking lots.*
- (g) Encourage undergrounding of overhead utilities. (Ord. 3181 § 4 (Att. C), 2015; Ord. 3144 § 2 (Att. A), 2011; Ord. 2980 § 2, 2006)*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's goals and policies in the Highway Commercial category section by creating opportunities for the orderly development of business along new and existing arterials and providing funding for projects that improve the flow of traffic along arterials. Specifically, the Plan will allocate money to projects that will improve the appearance and safety of U.S. 30, such as banners, landscaping, and improved sidewalks.

19.12.100 Heavy Industrial.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Plan:

Goals.

- (a) To establish large tracts of land where manufacturing and industrial operations of an intensive or heavy character may be carried out with minimal impact upon the community.*
- (b) To provide suitable sites where transportation, including employee carpooling, public utilities, and other special industrial requirements, such as the disposal of waste materials, can be met.*

Policies.

- (b) Ensure that the size, location and boundary conditions of heavy industrial areas are such that surrounding residential areas are protected.*
- (d) Ensure that heavy industrial operations have sufficient space for employee and truck parking, loading, maneuvering and storage.*
- (e) Designate sufficient land for heavy industrial purposes to meet estimated future needs and preserve these areas for such activities by excluding unrelated uses which would reduce available land and restrict the growth and expansion of industry and consider adding additional lands when the need for a specific site becomes known.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's Heavy Industrial Goals and Policies by facilitating infrastructure improvements along corridors that serve much of the City's industrial land base.

19.12.090 Light Industrial.

This section of the Comprehensive Plan includes the following goals and policies that apply to the Plan:

Goals. *To provide a place for smaller and/or less intensive industrial activities where their service and transportation requirements can be met, and where their environmental effects will have minimal impact upon the community.*

Policies.

- (b) Encourage preserving such designated areas for light manufacturing, wholesaling, processing and similar operations by excluding unrelated uses which would reduce available land and restrict the growth and expansion of industry.*
- (c) Ensure that light industry operations have adequate space with respect to employee and truck parking, loading, maneuvering and storage.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's Heavy Industrial Goals and Policies by facilitating infrastructure improvements along corridors that serve much of the City's industrial land base.

19.12.110 Public Lands.

This section of the Comprehensive Plan includes the following goals that apply to the Plan:

- (a) To integrate public facilities with land use, transportation, recreation and other community objectives and plans in order to realize their optimum value for the citizenry.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan conforms to the Comprehensive Plan's Public Lands Goals by facilitating transportation, infrastructure, and recreation objectives, thus, enhancing the potential of such designated lands within the Plan area.

9.2. St. Helens Waterfront Framework Plan (2016)

The purpose of the St. Helens Waterfront Framework Plan (Framework Plan) is to provide an understanding of the opportunities presented by the waterfront properties acquired by the City and to outline the major city-led investments that are necessary to spur the next phase of development. The Framework Plan creates certainty for developers by indicating where development can occur on the site and defining the criteria that the City will use as it considers different development options. The Framework Plan also creates a clear path forward to implementing the Framework Plan and presents a detailed outline of projects that will guide the City through the steps toward redevelopment in the short- and long-term.

GOALS

Sustainable Economic Development. Redevelopment should focus on a mix of housing, commercial, and recreational uses to create a “working waterfront.” This mix of industry and amenities is optimal for creating a space to attract development and drive jobs back to the city.

OBJECTIVES

- **Old Portland Road/Gable Road.** A realignment of this intersection and installation of a traffic signal to encourage motorists to use McNulty Way rather than Old Portland Road to travel between US 30 and the Riverfront District and waterfront redevelopment area.
- **Old Portland Road/Plymouth Street.** A realignment of Old Portland Road and Plymouth Street, or installation of a roundabout, to provide better visibility and accommodate delivery vehicles.

- **Old Portland Road/Millard Road.** Increase the turning radius in the northeast corner of the intersection to accommodate the swept path of large vehicles turning from Old Portland Road onto Millard Road.
- **Plymouth Improvements.** The segment of Plymouth Street, located between S. 6th Street and the Veneer Property, is relatively narrow due to embankments on the north and south sides of the roadway, as well as the waste-water treatment area and associated facilities on the south side of the roadway.
- **Pedestrian/bicyclist enhancements.** Increased pedestrian activity and bicycle activity are anticipated along the roadway corridor as the Veneer Property redevelops and connectivity to the Riverfront District is improved. Improvements could include a shoulder, a bicycle lane, a sidewalk, and landscaping.

The Framework Plan provides general guidelines³ for developing the property and outlines important site elements like the waterfront greenway trail. Each of these elements will be further studied and refined as part of future design and engineering processes:

- *Extension of South 1st Street south into the property, with a similar right-of-way (ROW) width of 80 feet.*
- *Connection of this South 1st Street extension through the property to a future southern entrance to the property, where Plymouth Street currently terminates as also identified in the City's Transportation System Plan (2011).*
- *Extension of The Strand south into the property, at a ROW width of 70 feet.*
- *New east-west connection between the extensions of South 1st Street and The Strand (known as 1st and Strand connector) with a ROW width of 70 feet. This new east-west portion of The Strand will be in direct alignment with the street grid in the Nob Hill neighborhood.*
- *An effective grid of streets or access ways radiating from South 1st Street, providing regular gaps in development to allow public riverfront access and views. The southernmost access way should be aligned with a view of Mt. Hood from the property and from the adjacent bluffs.*
- *Realignment and improvement of the existing stairs that currently extend from the east end of Tualatin Street down toward South 1st Street and the Veneer Property.*
- *Formation of large new development parcels accessed from this grid of new streets and access ways.*
- *Dedication of a significant new greenway open space along the entire length of the property's Columbia River frontage.*
- *An extension or enlargement of the existing Columbia View Park to the south, creating a contiguous park that allows for growth in programmed activities at the park and potential growth of play areas or active sports.*

³ Waterfront Framework Plan, page 22

- *A continuous trail through this greenway, from Columbia View Park to the southern end of the Veneer Property at Frogmore Slough, with potential for further extension over an existing rail trestle to the BWP Property.*
- *Restoration of the riverbank associated with the new greenway.*
- *Protection and restoration of the steep slopes and cliffs that form the property's western boundary, including portions of Nob Hill Nature Park.*

RELEVANCY TO URBAN RENEWAL PLAN

Many of the goals and objectives of the Waterfront Redevelopment Plan are directly addressed by projects to be funded through the Plan. The Framework Plan's focus on economic development shows in the desired uses on the site, which includes a mix of housing, commercial, and recreational uses for the waterfront property. The infrastructure projects that are included in the Plan include an extension of First Street and The Strand to facilitate access onto the property, to facilitate an enlargement of Columbia View Park, and to facilitate the creation of a trail from the park to the southern end of Frogmore Slough. These projects will increase the attractiveness of the site, spur use and investment, and generally improve the quality of life for the residents of St. Helens.

9.3. US 30 and Columbia/St. Helens Corridor Master Plan (2015)

The purpose of the Corridor Master Plan is to articulate a plan for the U.S. 30, Columbia Boulevard/St Helens Street, and the Riverfront District that reflects the community's vision of how those areas should develop in the future, as well as to determine how the improvements should be implemented. The Corridor Master Plan's focus on how the major streets and intersections in the study areas are designed and improved over time to ensure that vehicles, bicyclists and pedestrians have ready access to local businesses and can travel safely and comfortably within and between these different parts of town.

GOALS

U.S. 30 CORRIDOR SEGMENT

Highway 30 will provide safe, convenient access to local businesses along the highway, while balancing that with state goals for traffic mobility. The appearance of the highway will be improved over time to enhance landscaping and other elements that will make it a more attractive place for people to travel by car, bicycle, walking or transit. Key intersections such as at Gable Road, Columbia Boulevard and St. Helens Street will be improved to enhance safety for all types of travel and to create attractive, clearly recognizable gateways to other parts of St. Helens, helping meet the community's goals for economic revitalization in those areas.

COLUMBIA BOULEVARD/ST. HELENS STREET SEGMENT

Columbia Boulevard and St. Helens Street will provide safe, convenient travel to access the Houlton Business District area, Riverfront District, and adjacent neighborhoods by drivers, bicyclists and pedestrians. These streets will provide good access to local businesses and be

attractively designed to help draw people to the area and enhance their shopping and travel experiences. Street designs will incorporate opportunities for landscaping, public art and signage that will direct people to the Houlton area and Riverfront District. Designs will recognize physical conditions and constraints, be cost-effective and build on natural and cultural features and other opportunities in the area.

OVERALL PROJECT GOALS

Create “streetscape” plans for the US 30 and Columbia Boulevard/St. Helens Street corridors that reflect the community’s vision for appearance and function.

Improve the aesthetics and function of the corridors to attract business and investment, provide better access, direction and signage to the Houlton and Riverfront District areas, and improve desirability.

OBJECTIVES

GUIDING PRINCIPLES: Economy and Business Support

- *Develop planning design and implementation standards to revitalize businesses and business districts in the planning area.*
- *Ensure that customers, employees and others have good access to local businesses, including through on-street parking.*
- *Ensure that proposed solutions and projects are cost-effective and make efficient use of limited resources.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan meets the defined goals and objectives of the Corridor Master Plan by allocating funds for infrastructure projects that will support the revitalization of the downtown business district, while improving the design and function of Columbia Boulevard/St. Helens Street and U.S. 30, providing better access, direction, and signage to the Houlton and Riverfront District areas, and improving the overall desirability of the Area. These projects include improved signage, plantings, crosswalk striping, curb extensions, pedestrian scale lighting, and sidewalk amenities, such as benches and paving enhancements at several priority intersections, including Gable Road.

9.4. Parks and Trails Master Plan (2015)

The purpose of the Parks and Trails Master Plan was to identify the current needs within the parks and trails system through a stakeholder engagement process and to prioritize the identified needs based on community input and funding availability. As funds become available, the capital improvement component of the Parks and Trails Master Plan can guide investment decisions and help to target specific funding methods (like State and Federal grants).

GUIDING STATEMENTS

Land use and waterfront development are critical to the *“City’s economic development strategy and virtually every planning document related to economic activity have recognized the importance of the waterfront to revitalizing the community and building a new, sustainable economy.”*

The waterfront property *“furthers the ability to create new physical connections that improve transportation linkages, as well as open space and trail opportunities. Both potential property transactions should be considered as much as possible when developing trail routes, parkland improvements, and projects that increase public waterfront access.”*

SELECTED RECOMMENDATIONS

Nob Hill Nature Park: Install a covered kiosk.

Columbia View Park: Expand and further develop park on ex-industrial land. Create a stage meant for live music and improve the existing gazebo to better accommodate events.

St Helens Riverfront Trail: Regional trail along riverfront that would connect Columbia View Park to Nob Hill Nature Park trail network.

RELEVANCY TO URBAN RENEWAL PLAN

Specifically, the Parks and Trails Master Plan calls out the need for the expansion of Columbia View Park and the development of the St. Helens Riverfront Trail connecting Columbia View Park and Nob Hill Nature Park, both of which are included in the Plan. The Plan meets the goals of the Parks and Trails Master Plan by investing funds into the development of walking trails, bike paths, and open space in a concerted effort to increase recreational development and public access to the waterfront.

9.5. St. Helens Transportation System Plan (2014)

The purpose of the Transportation System Plan (TSP) is to guide the management and implementation of the transportation facilities, policies, and programs in St. Helens. The TSP reflects the community’s vision, while remaining consistent with state and other local plans and policies. The TSP also provides the necessary elements for adoption as the transportation element of the City’s Comprehensive Plan. In addition, the TSP provides ODOT and Columbia County with recommendations that can be incorporated into their respective planning efforts.

GOALS

- a) *To develop and maintain transportation facilities for moving people and goods that are:*
 - I. *Responsive to the needs and preferences of citizens, business and industry;*
 - II. *Suitably integrated into the fabric of the urban community; and*
 - III. *Safe, economical and convenient to use.*

- b) To reduce existing congestion and prevent future congestion so that both crashes and travel time will be reduced.*
- d) To develop, maintain, and support a multi-modal transportation network that supports economic viability.*
- e) To ensure that streets can accommodate the future needs of cyclists, pedestrians, transit users, emergency response vehicles, and motorists.*
- h) To increase appropriate walking and bicycling opportunities.*
- j) To coordinate transportation and other improvements to roadways such as utilities, water and sewer lines and other infrastructure to minimize impacts on road users.*

OBJECTIVES

Safety and Efficiency Policies

- d) Support and adopt by reference street projects listed in the Six-Year Statewide Transportation Improvement Program (STIP); specifically, consider new left turn lanes, traffic signals and/or interchanges on US 30, where feasible and consistent with state planning guidelines, standards and policies.*
- g) Work with the railroad owners and operators to improve the safety at railroad crossings.*
- h) Support the eventual closure of the St. Helens Yard and the interim efforts of the Portland & Western Railroad to place fencing between the rail yard and US 30.*
- n) Follow good access management techniques on all roadway systems within the city.*

Non-motorized and Transit Modes Policies

- p) Develop a plan for walking trails.*
- q) Maintain, implement, and update the City's bikeway plan.*
- r) Provide safe and convenient bicycle access to all parts of the community through a signed network of on- and off-street facilities, low-speed streets, and secured bicycle parking.*
- s) Promote safe, convenient, and fun opportunities for children to bicycle and walk to and from schools.*
- t) Improve and expand walkways to existing and planned schools, parks, senior residential areas, and commercial areas. In particular, improve pedestrian and bicycle connectivity (including wayfinding to points of interest) between the US 30 and Columbia Boulevard/St. Helens Street corridors and adjacent open spaces and parks, trail and bicycle networks, transit stops, and neighborhoods; see US 30 & Columbia Boulevard/St. Helens Street Corridor Master Plan.*

Economic Development Policies

- y) Improve rail and water connections to enhance and provide economic opportunity.*
- z) Maintain a road and multimodal transportation network that contributes to the viability of existing commercial areas.*

Natural Resources and Recreation Policies

- cc) Develop a multi-modal transportation system that avoids reliance upon one form of transportation as well as minimizes energy consumption and air quality impacts.*
- dd) Encourage development patterns that decrease reliance on single occupancy vehicles.*
- ee) Minimize and mitigate the adverse impacts that transportation-related construction has on the natural environment, including impacts to wetlands, estuaries, and other wildlife habitat.*
- ff) Identify opportunities for integrating sustainable design strategies into streetscape design and implement them where appropriate.*
- gg) Maintain and enhance access to parks and recreational and scenic resources. Look for opportunities to connect these community resources through pedestrian and bicycle trails.*
- ii) Create a trail system along the waterfront that will provide access to the river, and connect existing and potential waterfront parks and amenities.*

Community Policies

- jj) Design, enhance, and maintain safe and secure access between residential neighborhoods and community gathering areas such as, parks, schools, public plazas, and natural areas.*
- kk) Provide transportation improvements that protect the area's historical character and neighborhood identity.*
- ll) Require new development to include pedestrian, bicycle, and transit-supportive improvements within the right-of-way in accordance with adopted city policies and standards.*
- mm) Balance the need for local access and traffic calming with through-traffic and emergency vehicle movements (particularly in the US 30 corridor).*

Planning and Funding Policies

- nn) Coordinate and cooperate with neighboring cities, Columbia County, ODOT, and other transportation agencies to develop and fund transportation projects that benefit the city, region, and the State.*
- oo) Plan for an economically viable and cost-effective transportation system.*
- pp) Evaluate new innovative funding sources for transportation improvements.*
- rr) Build a transportation network that can be adequately maintained; ensure continued maintenance consistent with City of St. Helens standards and policies.*

RELEVANCY TO URBAN RENEWAL PLAN

The Plan meets the goals and objectives of the Transportation System Plan by funding projects that will help develop and maintain transportation facilities that will be responsive to the stated needs and preferences of St. Helens' residents, businesses, and industries, as determined through the Framework Plan and Corridor Master Planning processes. Specifically, streets will be connected and intersections will be improved to better accommodate traffic onto the

waterfront. The Plan funds projects that will develop and support a multi-modal transportation network, by including bike paths and walking infrastructure (See **Section 2. Urban Renewal Projects and Activities**). The Plan also supports projects that will enhance the viability of commercial areas by improving wayfinding and access.

9.6. Waterfront Development Prioritization Plan (2011)

This purpose of the Waterfront Development Prioritization Plan was to further past efforts for waterfront planning, given the City's recognition that its waterfront is a valuable and unique asset of the community. The plan envisions a "living riverfront" and identifies and prioritizes projects to promote a waterfront where the community and live, work and play. Waterfront access and projects benefitting the public are emphasized.

SELECTED RECOMMENDATIONS

Trail from Columbia County Courthouse to Frogmore Slough: *Create a trail system along the waterfront that will provide access to the river, and connect existing and potential waterfront parks and amenities. Enhance recreational (e.g., walking, hiking and biking) and education (e.g., wildlife observation) opportunities for City residents, create a destination, and enhance the [Riverfront District's] sense of place.* Note that Frogmore Slough is a historic name for the current locate of the City's wastewater treatment lagoon. This is identified as a high priority improvement.

Develop New Waterfront Park: *Develop new waterfront park and public access at the end of Plymouth Street. Enhance recreational (as associated with a park) and education (e.g., wildlife observation) opportunities for City residents, create a destination for visitors, and protect/restore natural resources to support this use.* This is identified as a moderate priority improvement.

Improve Appearance of the Wastewater Treatment Plant Perimeter: *Enhance the appearance of the Wastewater Treatment Plant area perimeter along Plymouth and S. 6th Streets, as a gateway to the waterfront in this area.* This is identified as a moderate priority improvement.

New Boat Ramp at the End of Plymouth Street: *Enhance recreational (e.g., river activities) for City residents, create a recreation destination for visitors, and protect/restore natural resources to support this use.* This is identified as a moderate priority improvement.

RELEVANCY TO URBAN RENEWAL PLAN

The Plan facilitates projects that have been largely incorporated in later plans, including the 2016 Waterfront Framework Plan (addressed above). These projects include: the waterfront trail and gateway along Plymouth Street, a public greenspace, and a potential marina towards the south end of the Veneer Property that would include a boat ramp or comparable amenity.

9.7. Towards Sustainable Tourism Plan (2007)

The purpose of the Towards Sustainable Tourism Plan is to create a community based plan to define and promote asset-based tourism and to set the course for how the region should create diverse economic opportunities; protect and strengthen natural and cultural resources; and enhance livability through the development of tourism. Since the Columbia River is the defining feature of the Riverfront District, this planning effort focused on river access and linkages between the Riverfront District and the city owned Sand Island Marine Park.

RELEVANCY TO URBAN RENEWAL PLAN

GOAL A: Create better connectivity with the Columbia River, one of the region's most valuable assets. Priority strategies include:

- 1) *Enlarge signage on the Columbia River Highway from the south and add signage on the north end. Signage will be artistic and it will include important words such as "historical" and "river front"*
- 2) *Design and construct new St. Helens signage on river front*
- 3) *Design and construct a new visitor information kiosk on dock (next to Seaman) highlighting business, artisans, art & history information*
- 4) *Make better use of existing events on the river and create new events!*

GOAL B: Increase the visibility of what South Columbia County has to offer in the state, region, and country and cross-promote with partners in the region. Develop marketing strategies to highlight our robust downtown centers, inter-connected trail system, local events, and our natural and cultural history. Priority strategies include:

- 1) *Enhance and build out the existing tourism website*
- 2) *Signage: Fix the existing courthouse dock signage and create a new informational kiosk*
- 3) *Education & Outreach: Improve the existing Chamber publication (brochure)*

GOAL C: Create vibrant, robust downtown centers in the region that boast green businesses featuring local talents and products. Priority strategies include:

- 1) *Create a consistent downtown "Olde Town" [now known as "Riverfront District" per Resolution No. 1687] theme with in-laid sidewalks, uniform lamps, benches and planters*
- 2) *Develop an artisan mall to showcase local artists offering art classes, information kiosks, and walking studio tours.*
- 3) *Transportation from Highway 30 to the docks/Olde Town ["Riverfront District"]*

GOAL D: Create a highly visible network of inter-connected trail systems for road cyclists, mountain bikers, hikers, horseback riders, and birders. Priority strategies include:

- 1) Determine and map possible trail networks that could stem off of the Crown-Zellerbach trail
- 2) Develop a “Bay Front” trail from St. Helens to Scappoose Bay Marina (floating trail)
- 3) Develop the Dike (Scappoose) as a bicycle trail with interpretive nature signs (birds)

GOAL E: Determine the theme or “hook” that sets our region apart from the rest.

GOAL F: Develop Sand Island as a unique green public gathering destination within the region.

GOAL G: Create a handful of unique, new events and/or festivals that would draw large numbers of people year after year from outside the region and expose them to what the region has to offer. Increase the visibility of existing local events and festivals for broader participation.

GOAL H: Increase access to our unique cultural and natural history. Find ways of preserving both.

RELEVANCY TO URBAN RENEWAL PLAN

The Plan supports the goals and objectives of the Tourism Plan by providing funding for wayfinding projects, including new signage and kiosks to direct visitors to local amenities and the Riverfront District. The Plan allocates funds to storefront improvement programs to increase the attractiveness of the historic façades. The Plan will also fund improvements to transportation access from Highway 30 to the waterfront and the Riverfront District. The Plan also provides funding for the development of a series of walking trails and bike paths to facilitate access to the waterfront.

Disclaimer

ECONorthwest worked with the City of St. Helens to develop the content of this Plan. The St. Helens Urban Renewal Plan (Plan) and Report accompanying the Plan (Report) received legal review to ensure compliance with Oregon's legal and statutory framework for urban renewal plans. The staff at ECONorthwest prepared this plan based on their knowledge of urban renewal, as well as information derived from government agencies, private statistical services, the reports of others, interviews of individuals, or other sources believed to be reliable. ECONorthwest has not independently verified the accuracy of all such information and makes no representation regarding its accuracy or completeness. Any statements nonfactual in nature constitute the authors' current opinions, which may change as more information becomes available.

ECONorthwest provides this financial analysis in our role as a consultant to the City of St. Helens for informational and planning purposes only. Specifically: (a) ECONorthwest is not recommending an action to the municipal entity or obligated person; (b) ECONorthwest is not acting as an advisor to the municipal entity or obligated person and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to the municipal entity or obligated person with respect to the information and material contained in this communication; (c) ECONorthwest is acting for its own interests; and (d) the municipal entity or obligated person should discuss any information and material contained in this communication with any and all internal or external advisors and experts that the municipal entity or obligated person deems appropriate before acting on this information or material.

10. Appendices

Appendix A: Legal Description

St. Helens

Urban Renewal REPORT

On the Urban Renewal Plan

Ordinance No. 3217

Exhibit “B”

July 19, 2017



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Acknowledgments

For over 40 years ECONorthwest has helped its clients make sound decisions based on rigorous economic, planning, and financial analysis. For more information about ECONorthwest, visit www.econw.com.

ECONorthwest prepared this report for the City of St. Helens, along with subconsultants Elaine Howard Consulting, Tiberius Solutions, Kittelson and Associates, and Maul Foster Alongi. The Plan and Report received legal review from Garrett Stephenson of Schwabe, Williamson & Wyatt, P.C. The City would acknowledge former mayor Randy Peterson for his leadership and commitment to exploring Urban Renewal as an implementation tool. Other firms, agencies, and staff contributed to other research that this report relied on.

City Council

Mayor Rick Scholl
Ginny Carlson
Susan Conn
Keith Locke
Doug Morten
Former Mayor Randy Peterson

Planning Commission

Dan Cary
Greg Cohen
Russell Hubbard
Kathryn Lawrence
Al Petersen
Sheila Semling
Audrey Webster

Staff

John Walsh, City Administrator
Jennifer Dimsho, Assistant Planner
Jacob Graichen, City Planner

Advisory Committee

Jennifer Cuellar, Columbia County
Diane Dillard, Columbia River Fire & Rescue and Arts & Cultural Commission
Keith Forsythe, Greater St. Helens Parks & Recreation District
Michael Greisen, Columbia River Fire & Rescue
Henry Heim Mueller, Columbia County Commissioner and Columbia 911 District
Mark Kreutzer, Columbia River Fire & Rescue
Paulette Lichatowich, Port of St. Helens Board Member
Paula Miranda, Port of St. Helens
Al Petersen, St. Helens Economic Development Corporation
Scot Stockwell, St. Helens School District
Steve Watson, Columbia 911 District
Audrey Webster, St. Helens Planning Commission

Consultant Team

ECONorthwest
Elaine Howard Consulting, LLC
Tiberius Solutions, LLC
Kittelson and Associates
Maul Foster and Alongi

Definitions

“Agency” means the City of St. Helens Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan. In St. Helens, the Agency board is the St. Helens City Council.

“Annual report” means annual report on impacts to taxing jurisdictions and former year and following year budgets as required in ORS 457.460.

“Area” means the properties and rights of way located within the St. Helens urban renewal boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of St. Helens, Oregon.

“City Council” or “Council” means the City Council of the City of St. Helens.

“Comprehensive Plan” means the City of St. Helens comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Columbia County.

“Fiscal year” means the year commencing July 1 and closing June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the St. Helens Planning Commission.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Under-levy” means taking less than the available tax increment in any year as defined in ORS 457.455.

“Urban renewal agency” or “Agency” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

“St. Helens Transportation Systems Plan (TSP)” means the Transportation System Plan adopted by the St. Helens City Council.

Statute Cross Reference Matrix

This matrix cross references the requirements of ORS 457.085 with the location of this information within the report.

ORS Statute		Report Text Reference	
Statute Number	Description	Section(s)	Page Number(s)
457.085 (3)(a)	A description of physical, social and economic conditions in the urban renewal areas of the plan and the expected impact, including the fiscal impact, of the plan in light of added services or increased population.	3	3
457.085 (3)(b)	Reasons for selection of each urban renewal area in the plan.	2	2
457.085 (3)(c)	The relationship between each project to be undertaken under the plan and the existing conditions in the urban renewal area.	5	19
457.085 (3)(d)	The estimated total cost of each project and the sources of moneys to pay such costs.	6.2	25
457.085 (3)(e)	The anticipated completion date for each project.	6.2	25
457.085 (3)(f)	The estimated amount of money required in each urban renewal area under ORS 457.420 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420.	6.3	27
457.085 (3)(g)	A financial analysis of the plan with sufficient information to determine feasibility.	6.4	32
457.085 (3)(h)	A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property, in the urban renewal area.	7	38
457.085 (3)(i)	A relocation report which shall include:	9	43
457.085 (3)(i)(A)	An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions under ORS 457.170.	9	43
457.085 (3)(i)(B)	A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area in accordance with ORS 35.500 to 35.530.	9	43
457.085 (3)(i)(C)	An enumeration, by cost range, of the existing housing units in the urban renewal areas of the plan to be destroyed or altered and new units to be added.	9	43

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1. Introduction and Purpose

The purpose of this Urban Renewal Report (Report) is to provide context and supplemental information to support the St. Helens Urban Renewal Plan (Plan). It provides information about the following:

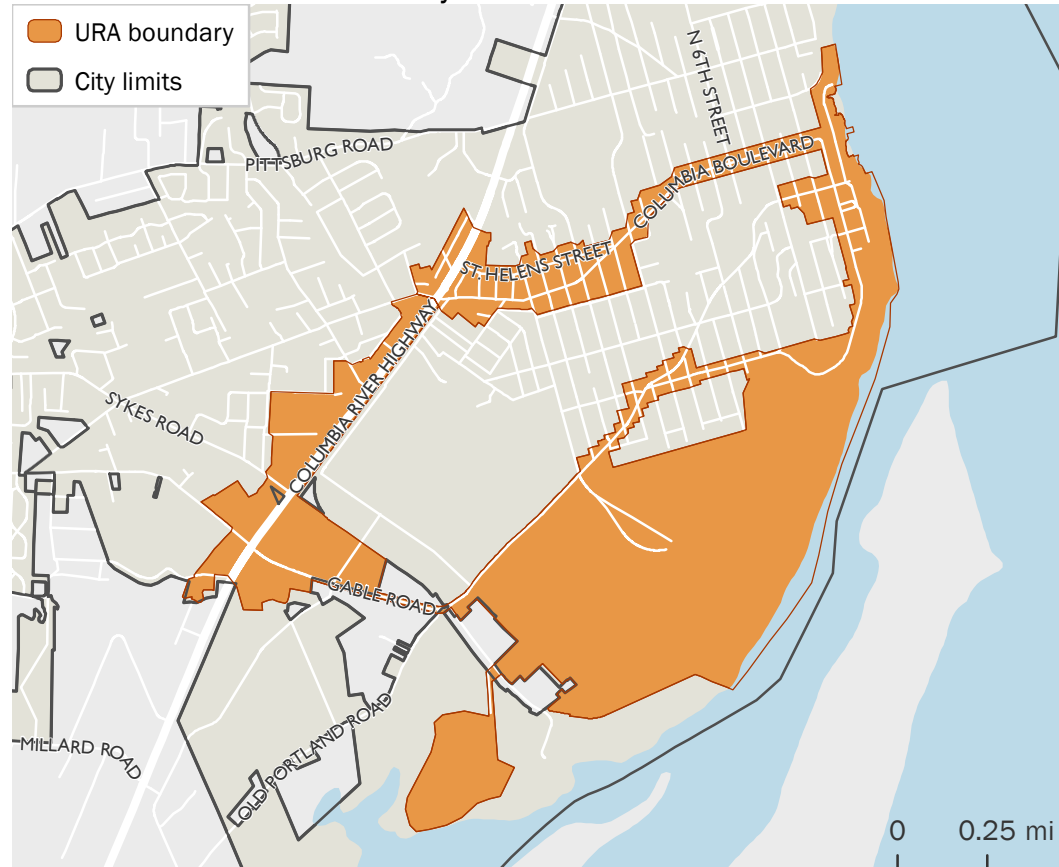
- **Funding Plan:** ORS 457.085 (3) requires a funding plan for projects included in the Plan.
- **Existing Conditions:** As required by ORS 457.095, this report provides data to support the ordinance that Council passed to adopt the St. Helens Urban Renewal Area (Area).

This report serves as guidance for the St. Helens Urban Renewal Agency (Agency) as it implements the Plan. The Agency will review potential project investments each year, and can adjust its approach given tax increment revenues and Agency goals. The Agency can change the timing of projects, adjust debt financing timeframes, and make any other changes as allowed in the amendments section of the Plan.

2. Reason for Area Selection

The primary reason for the selection of the urban renewal boundary, shown in Exhibit 1, is to capture the areas within the City of St. Helens that are blighted and would most benefit from programs and projects aimed at curing blight. The City has outlined the necessary projects and programs in several planning efforts, including the *Corridor Master Plan (2015)* and the *St. Helens Waterfront Framework Plan (2016)*. These projects include investments in infrastructure that increase the viability of existing parcels, economic programs that bolster the attractiveness of the area, and amenities to help attract development.

Exhibit 1. Urban Renewal Boundary



Source: City of St. Helens, 2017

3. Existing Conditions

This section provides information on existing conditions in the area to support the ordinance’s finding of blight and provide a rationale for proposed urban renewal projects. Exhibit 2 describes how the Plan goals address existing conditions that challenge new development through investment in a set of priority projects.

Exhibit 2. How Projects Address Plan Goals

Plan Goal	Existing Condition Addressed	Identified Projects that Meet Goals and Address Challenges
1. Ensure that stakeholders are involved in plan implementation by providing accurate, timely information, and encouraging public input and involvement.	Public engagement has been an important facet for all planning processes to date and will continue to be.	Plan administration Economic planning
2. Provide adequate infrastructure and public amenities to support new development.	Lack of utility provision Presence of brownfields	Utility and infrastructure improvements at the Veneer Property; other site preparation projects
3. Increase the safety and capacity of existing transportation corridors.	Lack of sidewalks and other cyclist/pedestrian infrastructure Intersections do not have capacity to accommodate future development	Old Portland Road improvements U.S. 30 improvements St. Helens/Columbia improvements
4. Improve public access to the Columbia River through investments in waterfront open space and paths.	Unimproved industrial land on the waterfront Lack of trails/parks that connect to waterfront	Park and public open space improvements
5. Invest in the revitalization of Houlton and Riverfront business districts.	Lack of property maintenance	Storefront improvement grants Economic development analysis

This section includes information on:

- Physical Conditions
- Infrastructure
- Environmental Conditions
- Social Conditions
- Economic Conditions

Identifying Blight

According to ORS 457.010(1), a blighted area has, "by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions: (A) Defective design and quality of physical construction; (B) Faulty interior arrangement and exterior spacing; (C) Overcrowding and a high density of population; (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
 - (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - (c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
 - (d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
 - (e) The existence of inadequate streets and other rights of way, open spaces and utilities;
 - (f) The existence of property or lots or other areas that are subject to inundation by water;
 - (g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
 - (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
 - (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere."
-

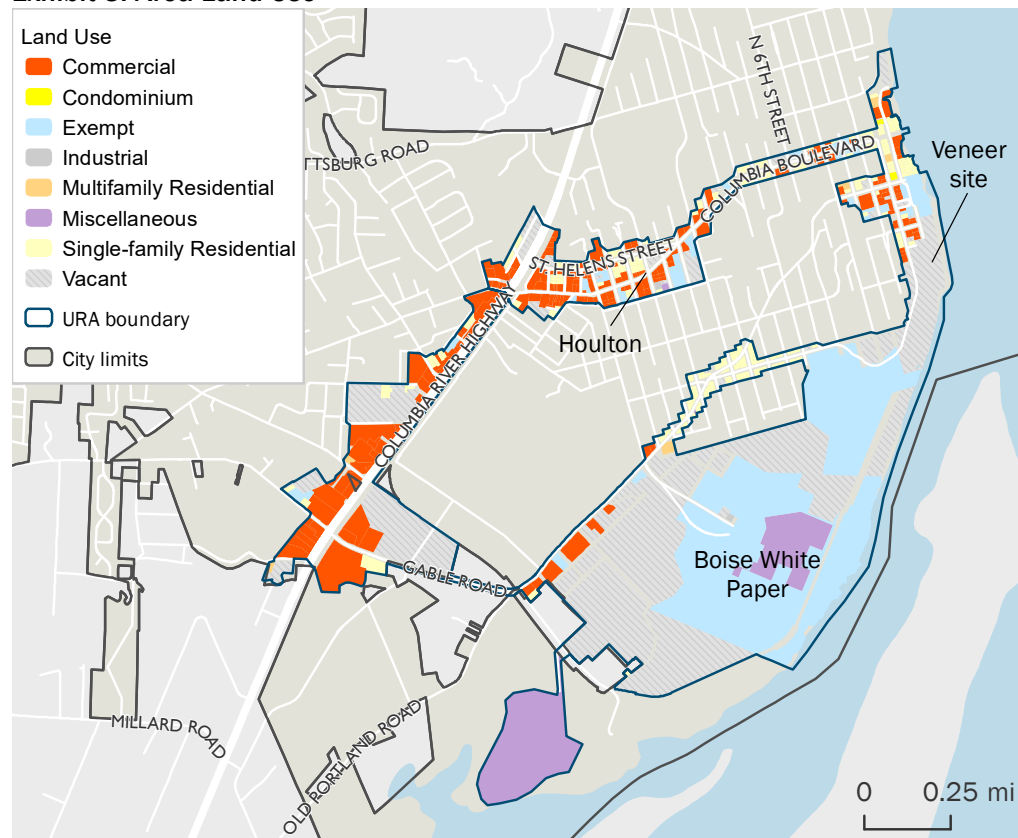
3.1. Physical Conditions

This section describes the physical conditions of the urban renewal area, including current land use, zoning designations, and comprehensive designations.

Land Use

Exhibit 3 shows the current land use designations within the urban renewal boundary. Vacant land makes up about one-third of the land in the area (Exhibit 4).

Exhibit 3. Area Land Use



Source: City of St Helens. Certified Tax Roll Data FY1617.

Exhibit 4. St. Helens Urban Renewal Area Land Use Summary

Land Use	Parcels	Parcel Acres	Percent of Total Acreage
Commercial	204	89.29	14.75%
Condominium	12	0.47	0.08%
Industrial	2	0.49	0.08%
Multifamily Residential	7	2.51	0.41%
Single-family Residential	194	31.46	5.20%
Exempt	43	186.34	30.78%
Miscellaneous	8	61.64	10.18%
Vacant	114	233.27	38.53%
Total	584	605.46	100%

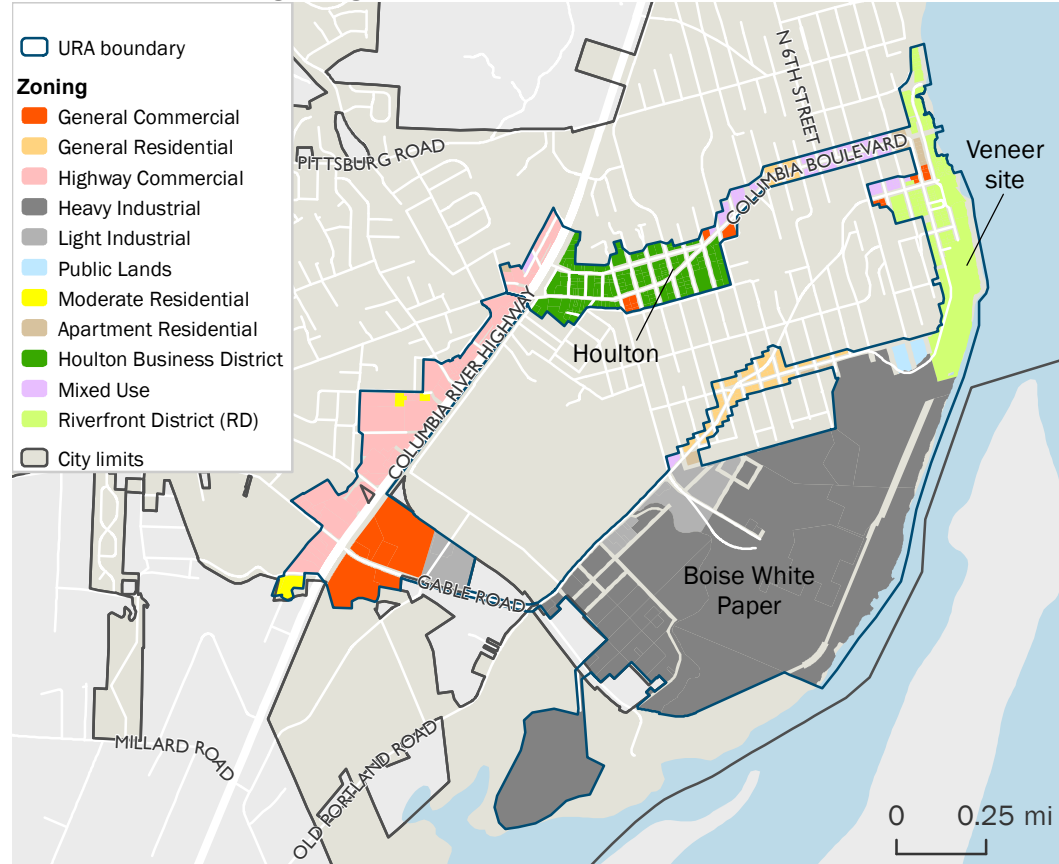
Source: City of St Helens. Certified Tax Roll Data FY16-17.

Exempt means that the property is owned by a public entity and does not pay property taxes.

Zoning

Exhibit 5 shows zoning designations of land within the urban renewal boundary.

Exhibit 5. Area Zoning Designations



Source: City of St Helens. Certified Tax Roll Data FY 16-17.

Exhibit 6. Area Zoning Summary

Zoning	Parcels	Parcel Acres	Percent of Total URA Acreage
Apartment Residential	21	3.67	0.6%
General Commercial	29	34.46	5.7%
General Residential	76	10.70	1.8%
Heavy Industrial	43	374.62	61.9%
Highway Commercial	92	59.21	9.8%
Houlton Business District	146	32.57	5.4%
Light Industrial	13	28.96	4.8%
Mixed Use	62	14.03	2.3%
Moderate Residential	6	3.68	0.6%
Riverfront District	96	43.56	7.2%
Total	584	605.46	100%

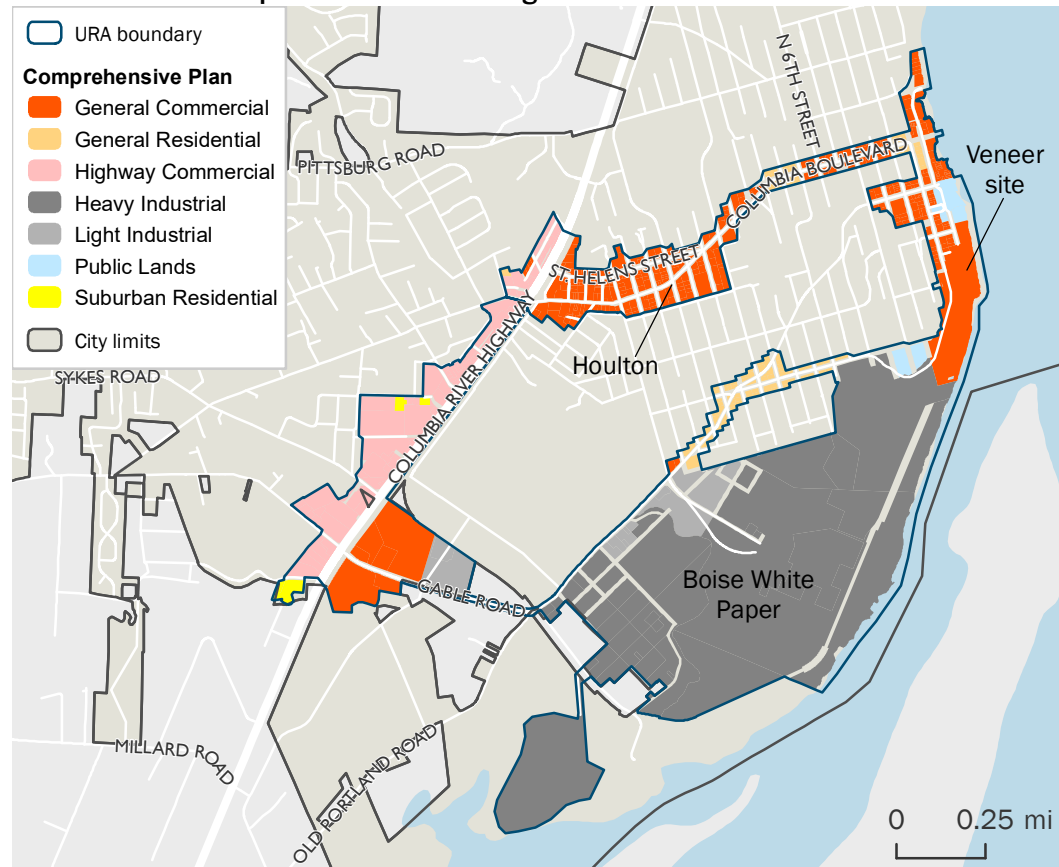
Source: City of St Helens. Certified Tax Roll Data FY 16-17.

Over half of the land is zoned for industrial use, including Heavy Industrial (61.9%) and Light Industrial (4.8%).

Comprehensive Plan

Exhibit 7 shows the comprehensive plan designations of land within the urban renewal boundary. The proposed uses within the Area conform to the uses shown in Exhibit 8.

Exhibit 7. Area Comprehensive Plan Designations



Source: City of St Helens. Certified Tax Roll Data FY 16-17.

Exhibit 8. Area Comprehensive Plan Summary

Comprehensive Plan Designation	Parcels	Parcel Acres	Percent of total acreage
General Commercial	324	116.80	19.3%
General Residential	97	14.37	2.4%
Highway Commercial	43	374.62	61.9%
Heavy Industrial	92	59.21	9.8%
Light Industrial	13	28.96	4.8%
Public Lands	9	7.82	1.3%
Suburban Residential	6	3.68	0.6%
Total	584	605.46	100.00%

Source: City of St Helens. Certified Tax Roll Data FY 16-17.

3.2. Infrastructure

This section outlines the existing condition of the area’s infrastructure and explains the need for many of the Plan’s projects. The Plan does not attempt to fund every infrastructure project that the City has planned or considered in the urban renewal boundary. Although the City’s Capital Improvement Plan and Transportation System Plan list additional projects in the Area, not all planned capital improvement projects are included in the Plan.

Transportation

Many of the main corridors within the URA are currently undersized for new development that could come into the Area. There are several identified deficiencies in transportation corridors leading to key vacant parcels in the area, including lack of signalization, inadequate visibility, and inadequate pedestrian infrastructure (lack of sidewalks and pedestrian crossings). Exhibit 9 shows the status of existing transportation infrastructure in the URA, and the needs identified through previous planning efforts.

Existing conditions in transportation infrastructure clearly support the need for investment in system upgrades and safety. Specifically, this Plan funds investments in street surface improvements, intersection enhancements, and improvements to bicycle and pedestrian infrastructure.

Exhibit 9. Transportation Status and Needs

Issue	Existing Conditions	Identified Needs
Houlton Business District	Heavy traffic from large delivery vehicles and minimal wayfinding.	Improved streetscape, street paving, pedestrian safety.
Old Portland Road	Heavy freight traffic and main connection to waterfront and downtown.	Intersection improvements at Gable Road and Plymouth Street to improve traffic flow.
U.S. 30	Main thoroughfare through St. Helens with minimal median infrastructure and plantings.	Improved pedestrian infrastructure and construction of medians with trees and other plantings.
Veneer Property	Heavy industrial property with some areas identified with environmental contamination.	Remediation and redevelopment of the site to accommodate future waterfront public uses.
Riverfront District	Limited connectivity from U.S. 30 to downtown and riverfront.	Improve connectivity and streetscape design to attract visitors to the district.

Source: Waterfront Framework Plan Existing Conditions; St. Helens Corridor Master Plan.

Utilities

The City has identified significant utility needs on its properties at the Veneer Property and the Boise White Paper (BWP) Property. Exhibit 10 and Exhibit 11 show the existing utility status on the Veneer and BWP properties.

The lack of infrastructure on the Veneer Property and the BWP Property support the need for investment to attract developers to the area. Specifically, this Plan funds stormwater, sewer, electrical, gas, and communications infrastructure on the Veneer Property and includes funding for site-specific infrastructure needs on the industrial properties surrounding the BWP property.

Exhibit 10. Veneer Property Utility Status

Issue	Existing Conditions	Identified Needs
Dry Utilities (Gas and Power)	There is ample gas and power capacity to serve a built-out multiuse development. At this time, it is unknown to what extent and capacity telecommunications exist.	No specific needs.
Stormwater Management	Stormwater management on both focus properties likely will require handling by discharge to the Columbia River or Multnomah Channel.	Existing stormwater infrastructure may not have available capacity for full-scale development. Additional outfalls may be required if "shared" outfalls are currently at capacity.
Sanitary Sewer	Sanitary sewer service runs along the western edge of much of the property, although it is not located within the parcel boundary, raising concerns about the extent to which the property could be served without the installation of a pump station.	Additional upfront installation costs and maintenance costs. Shallow invert elevations, as well as shallow bedrock, will make sanitary sewer service for the entire property by gravity unlikely.
Potable Water	The two water mains likely will be enough to provide a fully developed property with potable water. The question remains whether these mains will provide adequate fire capacity	Further analysis is needed to determine required fire-flow for the Veneer Property.

Source: Waterfront Framework Plan Existing Conditions, 2016

Exhibit 11. BWP Property Utility Status

Issue	Existing Conditions	Identified Needs
Dry Utilities (Gas and Power)	There is ample gas and power capacity to serve a built-out multiuse development. At this time, the extent and capacity of telecommunications is unknown.	No specific needs
Stormwater Management	Stormwater management on both focus properties likely will require handling by discharge to the Columbia River or Multnomah Channel.	Existing stormwater infrastructure likely will not support full-scale development. Additional outfalls may require permitting to serve additional development.
Sanitary Sewer	Sanitary sewer service to the BWP property is fed directly to the City's wastewater treatment plant. The availability and suitability of the lagoon for future uses are uncertain.	It should be assumed that new development will require alternative options for treatment and discharge.
Potable Water	More potable water service is needed to serve full development of the property. The property is currently served by a single small line that could not provide adequate potable water once the property is fully developed.	There is a larger line near the property that could be extended to serve new development.

Source: Waterfront Framework Plan Existing Conditions, 2016

Parks

Previous planning efforts have identified the need for parks and open space to provide amenities to support redevelopment in the Riverfront District. Exhibit 12 shows the status of open space within the urban renewal area.

The community has expressed a desire for parks, plazas, and trail connections in the Riverfront District and the Houlton Business District. The Plan specifically calls for investments in a riverfront trail and parks on the Veneer Property. The Corridor Master Plan calls for enhanced landscape strips in the Houlton Business District.

Exhibit 12. Open Space Needs in the Urban Renewal Area

Area	Existing Conditions	Identified Needs
Riverfront District (including Veneer Property)	Existing parks include the County Courthouse Plaza and Columbia View Park. There is currently no access to a waterfront trail in the area.	This Framework Plan identifies the need for public access to the site, provided by a pedestrian boardwalk and greenway that spans the waterfront edge of the Veneer Property. The Framework Plan's intent in providing public access is to ensure a connection between St. Helens residents and the waterfront, both physically and visually.
Riverfront District Trails	Nob Hill Nature Park provides nature trails at the south end of the Veneer Property and stairs leading from the south end of Second Street to the Veneer Property. These trails provide enhanced connectivity and pedestrian access to neighborhoods to the west as well as a potential southern bookend of a pedestrian boardwalk along the waterfront edge of the Veneer Property.	In public engagement efforts through the Framework Plan process, connection to the river was among the most important public priorities. A greenway or boardwalk would support the community's desire to ensure that the property remains accessible to the public. With ownership in place, the City can ensure that public access is a priority for any future project.
Houlton Business District	Existing right-of-way can be redesigned for improved public greenspace.	The Corridor Master Plan calls for the inclusion of enhanced landscape strips in street redesign on Columbia Boulevard and St. Helens Street.

Source: Waterfront Framework Plan Existing Conditions, 2016

3.3. Environmental Challenges

This section documents the presence of environmental issues in the urban renewal area. The most well-documented information is on the City-owned properties at the BWP Property and the Veneer Property. Exhibit 13 and Exhibit 14 show the environmental challenges identified on the BWP and Veneer properties.

The Veneer Property and the BWP property have identified brownfield issues and other environmental challenges that are barriers to redevelopment. The Plan specifically calls for pre-development activities that address the need for additional due diligence and environmental mitigation.

Exhibit 13. Veneer Property Environmental Challenges

Issue	Existing Conditions	Identified Needs
Soils and Topography	Existing fill and shallow bedrock outcroppings on Veneer Property	Further geotechnical study; workarounds and additional costs associated with extending subsurface utilities through the property.
Floodplain	The 100-year floodplain covers a portion of the Veneer and BWP properties.	Requires increased pre-development expenditures. New development will require sensitive lands permitting.
Veneer Property High Groundwater	Assuming construction during peak groundwater periods (spring), groundwater may be encountered just a few feet below the ground surface.	Requires increased construction expenditures. During the construction of subsurface structures, dewatering of groundwater likely will be required. Possible consultation with DEQ regarding stormwater provision. Depending on the location of required dewatering, the groundwater may be contaminated, which would further increase costs due to water disposal requirements and worker protections.
Veneer Property Brownfield Issues	Contamination affecting both the soil and groundwater remains on the Veneer Property at known locations. As a means of managing risks associated with the residual contamination, the City entered a Prospective Purchaser Agreement (PPA) with the State of Oregon in 2015 before acquiring the property.	Requires adherence to Contaminated Media Management Plan (CMMP). The CMMP is a practical “owner’s manual” for the City and subsequent developers to minimize the burdens associated with the residual contamination at the property. Shallow soil contamination in the lathe area requires that a cap be maintained in that area of the property if contamination remains.

Source: Waterfront Framework Plan Existing Conditions, 2016

Exhibit 14. BWP Environmental Challenges

Issue	Existing Conditions	Identified Needs
Soils and Topography	Shallow bedrock in various areas of the property further contributes to uncertainty about the ability to increase the capacity to support future development.	Further geotechnical study; workarounds and additional costs associated with extending subsurface utilities through the property.
Floodplain	The 100-year floodplain covers a portion of the BWP Property. There are also multiple wetlands and areas where riparian area rules and sensitive lands permitting requirements will apply.	Requires increased pre-development expenditures. New development will require sensitive lands permitting.
Brownfield Issues	Given the scale and complexity of the BWP property and the long-term operations there, it was not practical to obtain quantitative data to document the presence of all remaining contaminants and sources before the City's acquisition of the property. As a means of managing risks associated with the residual contamination, the City secured an environmental indemnification agreement with the former owner, as part of the September 24, 2015 property acquisition, to address contamination-related issues and costs as they arise during development.	Additional studies and protocols. As issues arise during ground-disturbing development, the City will develop a protocol, based on best management practices.
Stormwater	The level of uncertainty about the exact location and extent of contamination on the BWP property is a deterrent to redevelopment. Changes in use on the BWP Property may require changes in DEQ stormwater permitting.	Additional studies. Any stormwater design must avoid adverse impacts to contaminated groundwater. The scale and complexity of contamination issues on the BWP property create uncertainty in development.

Source: Waterfront Framework Plan Existing Conditions, 2106

Given the presence of brownfields in other areas throughout the City along historic commercial corridors, the City of St. Helens pursued a FY17 EPA Brownfields Assessment Grant in December 2016. Through this application process, the City discovered there were 19 sites in St. Helens identified by the Oregon Department of Environmental Quality (DEQ) as environmental cleanup sites with known or potential contamination from hazardous substances. In addition, there were 18 leaking underground storage tanks (LUST) sites. The City highlighted three priorities within the Area:

- **The BWP Property.**
- **670 Columbia Boulevard**, a former gas station suspected of having underground storage tanks that could be contaminating the soil and allowing vapor intrusion.
- **1955 Old Portland Road**, a 2.44-acre site that was formerly used for auto and truck wrecking. This site is suspected of having petroleum and metals contamination from its previous use.

3.4. Social Conditions

This section provides an overview of demographic conditions within the area. The urban renewal area is 756 acres, with 605 acres consisting of land within taxlots and the remaining 151 acres in right-of-way. There are six United States Census Bureau block groups that provide the best representation of demographic and social characteristics of the area.

Nearly 3,000 people live in these block groups (2,670); however, these block groups encompass an area that is larger than the boundary of the Area.

St. Helens residents commute long distances to work, given the lack of jobs within the City. The Plan includes projects that help to prepare employment land for redevelopment and improve transportation connections to downtown. This supports downtown businesses and redevelopment that will improve social conditions for residents.

About 30% of the population in the Area is between the ages of 25 and 44, which is about the same as Columbia County. One quarter of the population in the area is between the ages of 45 and 64, slightly lower than the Columbia County population share (Exhibit 15).

Exhibit 15. Age in the Area Census Tracts and Columbia County

Age	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
Under 18 Years	1,898	26%	24%
18 to 24 Years	739	10%	7%
25 to 34 Years	1,180	16%	11%
35 to 44 Years	1,033	14%	13%
45 to 54 Years	1,035	14%	16%
55 to 64 Years	821	11%	15%
65 to 74 Years	394	5%	8%
75 to 84 Years	195	3%	4%
85 Years and over	119	2%	2%
Total	7,414	100%	100%

Source: United States Decennial Census, 2010; Social Explorer

Exhibit 16 shows that most of the population in the Area and Columbia County is white, but St. Helens has a slightly larger share of non-white residents. About 5% of residents in the area are in the two or more races category.

Exhibit 16. Race in Area Census Tracts and Columbia County

Race	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
White Alone	6,673	90%	93%
Black or African American Alone	46	1%	0%
American Indian and Alaska Native Alone	128	2%	1%
Asian Alone	84	1%	1%
Native Hawaiian and Other Pacific Islander Alone	22	0%	0%
Some Other Race Alone	111	1%	1%
Two or More races	350	5%	3%
Total	7,414	100%	100%

Source: United States Decennial Census, 2010; Social Explorer

Exhibit 17 shows that educational attainment is slightly higher in Columbia County than in the Area. Over half of Area residents have a high school degree or less, compared to 44% in Columbia County. Similarly, 15% of Area residents have a bachelor's degree or higher, compared with 18% of Columbia County residents.

Exhibit 17. Educational Attainment in the Area Census Tracts and Columbia County

Education	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
Less Than High School	739	15%	10%
High School Graduate (includes equivalency)	1,728	36%	34%
Some college	1,708	35%	38%
Bachelor's degree	535	11%	12%
Master's degree	77	2%	5%
Professional school degree	25	1%	1%
Doctorate degree	34	1%	0%
Total	4,846	100%	100%

Source: U.S. Census Bureau, ACS 2011-2015; Social Explorer

The majority of residents in the Area have a commute to work that is more than 30 minutes, as shown in Exhibit 18. About one-quarter of residents have a commute that is less than 10 minutes. Based on previous research, most of these residents are commuting to Portland or Hillsboro for work.

Exhibit 18. Travel Time to Work in the Area Census Tracts and Columbia County

Travel Time to Work	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
Less than 10 minutes	611	23%	17%
10 to 29 minutes	613	23%	26%
30 to 59 minutes	982	37%	38%
More than 60 minutes	410	15%	14%
Worked at home	54	2%	5%
Total	2,670	100%	100%

Source: U.S. Census Bureau, ACS 2011-2015; Social Explorer

Exhibit 19 shows that more than two-thirds of Area residents drive alone in their commute to work, and 7% of residents walk to work. Area residents had a lower share of residents who drove alone to work (68%) compared with Columbia County (78%).

Exhibit 19. Mode of Transportation to Work in the Area Census Tracts and Columbia County

Means of Transportation to Work	Area Census Tracts		Columbia Co.
	Number	Percent	Percent
Drove Alone	1,823	68%	78%
Carpooled	507	19%	12%
Public transportation (Includes Taxicab)	29	1%	1%
Motorcycle	-	0%	0%
Bicycle	45	2%	0%
Walked	179	7%	2%
Other means	33	1%	0%
Worked at home	54	2%	5%
Total	2,670	100%	100%

Source: U.S. Census Bureau, ACS 2011-2015; Social Explorer

3.5. Economic and Development Conditions

The following are economic trends identified in the Waterfront Framework Plan that create challenges for new development:

- **Mill closures have had a negative impact on the St. Helens economy.** St. Helens, Oregon thrived as a leading exporter in the timber industry since the time of its founding in 1850. However, the decline of the timber industry and eventual closing of most mills in the 2000s created negative ripple effects throughout the community. As the jobs disappeared from the heart of the City, so did many of the people, and the historic downtown has grown quieter. The Riverfront District has failed to fully recover and is characterized by struggling businesses and vacant storefronts.
- **St. Helens has become a bedroom community.** Since the mill closures, most of St. Helens employed residents have found jobs outside of the City, often commuting long distances. About 80% of employed residents in St. Helens commute outside of the City for work. Almost a quarter of residents commute more than 25 miles.
- **The area's relatively low incomes and achievable rents create barriers for new residential and commercial development.** Developers interviewed in 2016 as part of the Framework Plan process noted that the biggest challenge for redevelopment of the Veneer Property was the ability to prove there is enough demand for the multifamily product type to achieve targeted returns on investment. This suggests that the City will need to focus its efforts on attracting employment to the City that can support the demand for new residential development.
- **The City of St. Helens is actively marketing its industrial land holdings on former mill sites.** While demand for redevelopment on commercial and residential parcels in the urban renewal area is relatively stagnant, the City has received many inquiries about its existing 205-acre industrial land holding on the BWP Property. With new infrastructure to support the transition of that property to other uses, it is possible for St. Helens to attract many new jobs to those properties that can employ existing residents.

At the same time, the community has several unrealized opportunities:

- **River access and a historic downtown.** Community members and developers who participated in the Framework Plan outreach process emphasized the importance of a vibrant downtown and the opportunity for the property to provide access to river users.
- **Historic buildings.** According to a 2014 Oregon State Historic Preservation Office survey, St Helens downtown has 96 historically eligible and currently 'contributing' buildings (65% of all buildings downtown), five more that are eligible for designation and significant (3%), and twenty-three that are not currently eligible and non-contributing, but could potentially be made eligible through rehab (16%). The survey included recommendations for the management of the historic district, including future opportunities for targeted programs for the preservation and restoration of identified properties. Re-development or restoration of historic properties has begun on several

downtown buildings.¹ In 2016, a private developer completed an adaptive re-use of the Muckle Building in on Strand Street into new apartments.

The following sections describe conditions in the residential, commercial, and industrial development sectors.

Residential

St. Helens continues to be an affordable place to live, when compared with other communities in the Portland Metropolitan Statistical Area (MSA). Despite low vacancy rates, there have been very few new multifamily units constructed in the past 10 years. While there is not a deep pool of households in St. Helens that can afford homes priced over \$200,000, there may be unmet demand at lower price points. In several interviews conducted by the consultant team, developers also noted that there are relatively few similar new developments in the City or adjacent communities that serve as comparable development to meet lending and underwriting criteria.

Exhibit 20 shows the existing market conditions in St. Helens, compared to Columbia County and the Portland MSA. While vacancy rates are lower in St. Helens than the Portland MSA, the rents for all unit types are also substantially lower. Given that these rents are too low to support new construction, there are also no new units under construction to address the low vacancies in the community.

Exhibit 20. Residential Market Conditions in St. Helens, Columbia County, and Portland MSA (March 2017)

	St. Helens	Columbia County	Portland MSA
Existing multifamily units	475	870	248,176
Q4 2016 vacancy rate	3.6%	3.8%	5.8%
Under construction	0	0	8,177
Asking Rents (Per Unit)			
Studio	\$616	\$628	\$1,043
1 bedroom	\$646	\$598	\$1,093
2 bedroom	\$780	\$858	\$1,236
3+ bedroom	\$842	\$940	\$1,425

Source: CoStar, March 2017.

Office and Retail

The commercial market is challenging in St. Helens, given the relatively low incomes in the area. Exhibit 21 summarizes current vacancy rates and asking rents in St. Helens compared with Columbia County and the Portland MSA. St. Helens has a higher vacancy rate for office product and lower rents than Columbia County and the Portland MSA. Retail uses also have much lower rents, on average, than Columbia County and the Portland MSA. At the same time, vacancies are lower than the Portland MSA average. The small number of households in St.

¹ St. Helens Downtown Historic District Re-survey Project
Conducted by Oregon State Historic Preservation Office Staff, Jan 2017

Helens and relatively low disposable incomes make it difficult for retailers to meet sales targets from the local market. Households in St. Helens purchase many goods and services outside St. Helens, and large discount retailers can offer goods for much lower prices at regional facilities.

Exhibit 21. Commercial Market Conditions in St. Helens, Columbia County, and Portland MSA (March 2017)

	St. Helens	Columbia County	Portland MSA
Office Buildings	26	57	5,757
Existing square feet	219,573	332,027	102,316,709
Q4 '16 vacancy rate	8.7%	8.1%	7.6%
Asking rents	\$12.93	\$13.47	\$24.07
Retail Buildings	66	163	11,292
Existing square feet	566,259	1,296,845	120,705,927
Q4 '16 vacancy rate	1.2%	2.4%	3.9%
Asking NNN rents (annual)	\$7.75	\$11.30	\$18.31

Source: CoStar, March 2017.

Industrial

St. Helens' economy is in a period of transition. Historically, manufacturing has been the largest sector for employment in Columbia County, providing high-wage jobs for residents. Since 2005, however, manufacturing employment and wages have both decreased within the County. Many of the residents who remain employed in manufacturing and other related industries work outside of the County.² In this context, industrial development is an important initiative for the City in the available City-owned land around the BWP Property. The City has 988 industrial acres of land citywide, almost one-third (31%) of which is currently vacant.³ The City owns approximately 200 acres of contiguous parcels of industrial land at the BWP Property. Currently, 430 acres in the Area are zoned for heavy or light industrial.

Because the region lacks a supply of land for large lots suitable for heavy and light industrial uses, the City will compete with the entire region for new development. In interviews conducted through an economic analysis of the BWP Property in 2015, area economic development stakeholders recommended that the City should focus its efforts on attracting local and regional producers and spillover in light industrial demand from Multnomah County.

The City of St. Helens is working to advance this recommendation. Attracting businesses to the BWP Property will be difficult due to transportation access and environmental challenges. To provide better access to existing City-controlled vacant lands, the City and Port of St. Helens have studied the addition of a transportation connection from U.S. 30 through the BWP Property, and the City has also identified a set of necessary upgrades to existing transportation network.

² 2014-2018 Col-Pac Comprehensive Economic Development Strategy.

³ St. Helens Waterfront Framework Plan Existing Conditions, 2016.

4. Impact on Municipal Services

This section describes the fiscal impacts of potential new development in the City of St. Helens related to increased demand for municipal services.

The Plan identifies five project categories: infrastructure, open space and wayfinding, economic development, site preparation, and plan administration. Urban renewal allows the City to implement many plans and policies that constraints on the City's general fund would otherwise preclude. Tax increment funds also allow the City to leverage outside funding sources; urban renewal funds can match external funding sources.

The City anticipates that these projects will catalyze development on vacant and underdeveloped parcels that will require access to City services. However, since the properties are within the City's urban growth boundary, the City has already planned for the need to provide infrastructure to these parcels through its existing plans and policies. In addition, since the new development will be new construction or redevelopment of existing buildings, the current building code requirements will address fire protection needs.

Any potential impacts to the City will be countered by the increased revenue resulting from new jobs for St. Helens residents, increased property tax revenues from development and redevelopment, and future increased tax base for all overlapping taxing jurisdictions.

The fiscal impact of tax increment financing on affected taxing districts (districts that levy taxes within the Area) is described in **Section 7** of this Report.

5. How the Projects Improve the Area

This section summarizes the relationship between each project and the existing conditions in the area. Exhibit 22, Exhibit 23, Exhibit 24, and Exhibit 25 provide an overview of each project in the project categories, the existing conditions that necessitate the project, and the source of the existing conditions information. The Agency will determine which projects to pursue on an annual basis.

Exhibit 22. Relationship of Projects to Existing Conditions – Site Prep Projects

Project	Description	Existing Conditions	Source
Contributions for Waterfront Site Preparation or Remediation	Assistance with grading, embankment and compaction, and erosion control on the entire site. Address localized hot spots or other potential brownfield issues on the site in coordination with development. This will help remediate existing contamination and make the site more marketable to developers	A large portion of the waterfront site is zoned heavy industrial or light industrial with some environmental contamination.	Waterfront Framework Plan
Site Preparation and Infrastructure Loans or Grants	Provide site-specific preparation, infrastructure, or development assistance (e.g. land assembly, SDC/permit write down, utility relocation, pre-development assistance, etc.) to encourage new development in the URA.	There are several commercial corridors and industrial portions of the Area with vacant and underutilized sites that could attract a new user with adequate site preparation and infrastructure investment.	Waterfront Framework Plan
Waterfront Utilities and Stormwater Infrastructure Phase 1	Install sewer facilities for new development, including force mains, gravity sewer lines, and two pump stations. Install stormwater facilities in phases, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with new development. This will prepare the area for redevelopment.	There are no utilities or stormwater infrastructure on the Veneer Property.	Waterfront Framework Plan
Waterfront Utilities and Stormwater Infrastructure Phase 2	Install second phase of sewer and stormwater facilities to service new development. This includes force mains, gravity sewer lines, and two pump stations. Install stormwater facilities, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with new development. This will prepare the area for redevelopment.	There are no utilities or stormwater infrastructure on the Veneer Property.	Waterfront Framework Plan

Exhibit 23. Relationship of Projects to Existing Conditions – Open Space Projects

Project	Description	Existing Conditions	Source
Columbia View Park Expansion	Design and construct new 1.3-acre extension of Columbia View Park to improve public access to the waterfront in a way that integrates with new development.	As the City's second most popular park, it is often overcrowded and lacks amenities to support new and expanded events. The Framework Plan cites the park expansion as a keystone for Veneer Property redevelopment, located next to the park. The Parks and Trails Master Plan cites the importance of the waterfront trail in future expansion of the park.	Waterfront Framework Plan; Parks and Trails Master Plan
Waterfront Greenway Trail Phase 1 and Bank Enhancement	Install greenway trail south of Columbia View, including design, associated furnishings, interpretation and connections to new neighborhood. Grading, planting, and reinforcement of bank as needed to prevent erosion, restore habitat, support greenway trail and water access and create visual interest along waterfront.	There is no waterfront greenway trail on the Veneer Property. The Framework Plan public outreach reinforced public demand for the expansion and enhancement of the existing trail.	Waterfront Framework Plan
Trestle Trail Contribution	Extend trail from downtown to south of the Veneer Property, providing access to natural areas along Multnomah Channel to improve pedestrian access to and through the site.	There is no pedestrian connection over the existing rail trestle to the south of the Veneer Property. The Framework Plan emphasized the community desire for expanded trail options to create amenities for visitors to the Riverfront District.	Waterfront Framework Plan
Marina Contribution	Provide funding to construct a marina on the south end of the Veneer Property. The marina would be privately developed, owned and operated, but available for public use and access. The marina will draw water-oriented users to the site.	St. Helens currently lacks adequate facilities for water trail users, according to the Parks and Trails Master Plan. Participants in the Framework Plan Interactive planning workshop revealed strong interest in development of a marina on the redeveloped site.	Waterfront Framework Plan; Parks and Trails Master Plan
Waterfront Greenway Trail Phase 2	Construct second phase of waterfront greenway, including design and construction of public plaza at intersection of Tualatin Street and the Strand. Consider future pier from this location in design to improve access to and through the site.	There is no waterfront greenway trail on the Veneer Property. The Framework Plan public outreach reinforced public demand for the expansion and enhancement of the existing trail.	Waterfront Framework Plan
Habitat and Riparian Corridor Enhancement with Public Access Contributions	Provide partnership funding to restore natural area and explore options for public access between White Paper Lagoon and Multnomah Channel and on the bluff. In future phases, consider widening or rebuilding existing Tualatin Street staircase.	"Many of the BWP Property parcels are in a wetland, riparian, and/or critical habitat area." (Framework Plan)	Waterfront Framework Plan; Parks and Trails Master Plan
Partnership to Improve County Courthouse Plaza	Improve County Courthouse Plaza or other downtown parks/plazas to provide public active space downtown and support redevelopment.	The Courthouse Plaza (which is a historic landmark) serves as a community event space for seasonal events. It needs access and functional upgrades to ensure it can continue to serve as a focal event space.	
Wayfinding Improvements	Install wayfinding signs and kiosks to improve the visibility of downtown retail and existing business districts from Hwy 30. Integrate corridor master planning effort and other efforts. Study to be completed in 2017.	Waterfront and downtown areas are disconnected from the main thoroughfare, U.S. 30, with minimal wayfinding infrastructure to attract potential visitors.	Waterfront Framework Plan; St. Helens Corridor Master Plan; St. Helens TSP

Exhibit 24. Relationship of Projects to Existing Conditions – Infrastructure Projects

Project	Description	Existing Conditions	Source
Road Extension on South 1st and the Strand	Construct South 1st Street and The Strand in phases, including sidewalks, intersections, bike lanes to improve multi-modal access in the site.	There is no vehicular access to the Veneer Property, which impedes development. The Framework Plan identified the road extension as a crucial precursor to development.	Waterfront Framework Plan
1st Street and Strand Road Improvements	Install trees and street improvements (bulb outs, etc.) and a road overlay on a two-block stretch of 1st Street and the Strand.	Current use of these streets includes The Strand festival street, which would benefit from improved street design and paving.	Waterfront Framework Plan
Old Portland Road/Gable Intersection Improvements	Improve the intersection to better accommodate traffic coming to the Veneer Property.	Motorists typically use Old Portland Road as a connection between U.S. 30 and the waterfront. Recommended improvements at this intersection may change this pattern to emphasize use of McNulty Way, which will bypass some of Old Portland Road.	Waterfront Framework Plan
Old Portland Road/Plymouth Street Intersection Improvements	Improve the intersection to better accommodate traffic and serve as a gateway to the property.	The Framework Plan cited need to improve traffic flow for large delivery vehicles that travel this route.	Waterfront Framework Plan
Plymouth Street Improvements	Improve bicyclist and pedestrian safety along Plymouth Street.	Plymouth Street is narrow and would not support future multimodal uses proposed in the waterfront area.	Waterfront Framework Plan
Corridor Master Plan Improvements	Complete intersection improvements, road projects, and pedestrian projects in the Houlton Business District.	Feedback from community in Corridor Master Plan cited overall improvements to streetscape to promote businesses in the corridor. This includes a lack of wayfinding infrastructure and heavy freight traffic, pedestrian safety as a concern along this corridor.	St Helens Corridor Master Plan
US 30 Road Projects - Short Term	Short-term projects include medians (curbs, plantings, trees/banner poles) and plantings (east side of U.S. 30), new banner poles (east side of U.S. 30), and new banners on existing utility poles, new curb ramps, and crosswalk striping.	U.S. 30 is the main thoroughfare in St. Helens. There are minimal medians and plantings along the corridor.	St Helens Corridor Master Plan; St. Helens Transportation System Plan
US 30 Road Projects - Long Term	Long-term U.S. 30 projects include fencing (each side of ODOT Rail property), new sidewalk (east side of U.S. 30), intersection crosswalk paving and curb ramps, trees and plantings (east side of U.S. 30), and private property landscape improvements.	U.S. 30 is the main thoroughfare in St. Helens. There is minimal pedestrian infrastructure along the corridor.	St Helens Corridor Master Plan; St. Helens Transportation System Plan

Exhibit 25. Relationship of Projects to Existing Conditions – Economic Development Projects

Project	Description	Existing Conditions	Source
Economic Development Planning	Fund for pre-development assistance on sites and projects that can improve the redevelopment potential of projects throughout the URA. Projects can include public parking management strategy, area master planning, and pre-development assistance (e.g., market studies) to support redevelopment.	Riverfront District stakeholders have cited a need for studies related to parking provision and transportation demand management. The city lacks other tools to aid with these studies. Parcels in the BWP could require master planning and pre-development assistance to support specific uses.	Waterfront Framework Plan; St. Helens Waterfront Market Analysis; Sustainable Tourism Plan
Storefront Improvement Program for Riverfront District/Houlton	Enhance the existing historic façade improvement program to create feeling of investment in area with a \$30-\$70K per year storefront improvement program.	A limited historic façade improvement program exists, but further development of this program is promoted in the Framework Plan. The Riverfront District and Houlton Business District have many vacant storefronts in poor condition and buildings that have transitioned from active retail use. There are more needs than the limited current program can fund.	Waterfront Framework Plan

6. Funding Plan

6.1. Overview

The primary source of funding for the Area is anticipated to be Tax Increment Financing (“TIF”). The following discussion is an overview of Oregon’s property tax system and the basic functions of tax increment financing, and is not intended as a detailed description of applicable law.

Oregon’s Property Tax System

In Oregon, each county’s assessor calculates property taxes as the product of assessed value, subject to certain constitutional tax rate limitations.

Assessed Value⁴

Oregon’s property tax system distinguishes between the “maximum assessed value” and the “real market value” of property:

- The real market value is the price that a property would sell for in a transaction between two impartial parties.
- The maximum assessed value is calculated by formula. The state established the maximum assessed value for each property in Fiscal Year End (FYE) 1998, with the initial value equal to 10% less than the FYE 1996 real market value. In most situations, the maximum assessed value increases by 3% each year, unless an exception event occurs, such as the expiration of property tax benefits, a change in zoning and subsequent change in land use, or (most commonly) new development or redevelopment occurs.

The assessed value of a property is equal to the lesser of the two values: real market value or maximum assessed value. Since this system was first implemented in FYE 1998, the real market values of most properties in Oregon have grown faster than 3% per year. This means most properties are assessed based on their maximum assessed value and experience a growth of 3% in assessed value each year.

Tax Rates

Municipalities and special districts in Oregon have the authority to impose property taxes. The combined tax rates for all overlapping taxing districts is known as the consolidated tax rate. These tax rates are expressed as dollars per \$1,000 of assessed value (also known as “mill rates”). There are three types of tax rates in the State of Oregon: (1) permanent rates, (2) local option levies, and (3) general obligation bond levies.

⁴ Refer to the Oregon Department of Revenue, “Maximum Assessed Value Manual” (2016) for more information about the calculation of assessed value in Oregon.

- Permanent rates cannot change. The majority of taxing districts in Oregon impose the full amount allowed by their permanent rate limit and therefore experience no change in their tax rate from year to year. All permanent rates for overlapping taxing districts are included in the consolidated tax rate for the Area.
- Local option levies are temporary tax rates that must be voter approved. With local option levies, jurisdictions can impose more taxes than would otherwise be possible within their permanent rate limit. ORS 457.445 excludes all local option levies from the calculation of the consolidated tax rate for the Area.
- General obligation bond levies are also temporary tax rates that must be voter approved. General obligation bond levies, however, can only be imposed for capital projects, whereas local option levies can be used for both capital and operations. Additionally, local option levies have limitations on the maximum duration of the levy, which do not apply to general obligation bond levies. Lastly, general obligation bond levies are exempt from the property tax limitations imposed by Measure 5 in 1991. ORS 457.445 excludes all general obligation bonds that were approved by voters after October 6, 2001 from the calculation of the consolidated tax rate for the Area.

Tax Rate Limitations

In 1991, Oregon voters approved Ballot Measure 5, which amended the Oregon Constitution to establish an upper limit on the amount of property taxes that the assessor can collect from each individual property. These limitations are \$5 per \$1,000 of **real market value** for education and \$10 per \$1,000 of **real market value** for general government purposes. General obligation bond rates are excluded from these tax rate limitations. These tax rate limitations are calculated based on real market value, whereas tax rates apply to assessed value. When the taxes on an individual property exceed the tax rate limitations, the amount of taxes imposed is reduced, resulting in “compression” losses for the impacted taxing districts.

Tax Increment Financing

ORS 457.420 allows urban renewal agencies to use TIF to pay for projects identified in urban renewal plans. TIF is not an increase in property tax rates, but instead is a division of property tax revenues. A portion of the property tax revenue generated within an urban renewal area is redirected from the overlapping taxing districts to the urban renewal agency.

When an urban renewal area is first established, the total assessed value of property in the area is recorded as the “frozen base.” In future years, if the assessed value of the area increases, the difference between the total assessed value and the frozen base is known as the “increment” value. Property tax revenue generated by the frozen base continues to go to overlapping taxing districts as normal, but tax generated from the increment value is redirected to the urban renewal agency as TIF revenue.

Because TIF revenue requires property values to increase above the frozen base, and because Oregon’s property tax system limits the growth in maximum assessed value to 3.0% per year for most properties, urban renewal areas typically have relatively limited TIF revenue in their early years, and more revenue over time. Agencies that stimulate new development tend to be more successful, generating higher amounts of TIF revenue earlier in their timeline that allow for investment in more projects earlier.

Given these dynamics, urban renewal agencies often borrow money and repay it over time with TIF revenue. This allows urban renewal agencies to accelerate the timing of projects, spurring more development early on and requiring long-term repayment of principal and interest.

The funding plan described in this Report forecasts the annual TIF revenue that would be generated in the Area over the long-term, and then converts that TIF revenue to borrowing capacity over time. If the total borrowing capacity is within the maximum indebtedness identified in the Plan and sufficient to pay for the costs of all projects listed in the Plan, then the Plan is economically sound and feasible, as required by ORS 457.095.

6.2. Summary of Project Costs and Timing

Exhibit 26 shows a summary of total project costs and timing. Some projects will require funding from multiple sources, and use TIF essentially as matching funds or gap filling funds. **The numbers shown in Exhibit 26 are only the portions of project costs that would be funded by urban renewal.** The total amount of TIF used for all projects, excluding administration and finance fees, is \$40,000,000 in constant 2017 dollars. The cost of administration and finance fees over the life of the Area increase this total to \$42,356,000. The Plan assumes annual inflation rate of 3% per year. When accounting for inflation and based on the assumed timing of projects, the total project costs in nominal year-of-expenditure (“YOE”) dollars is \$61,985,700, which is within the \$62,000,000 maximum indebtedness established by the Plan. We estimate the frozen base assessed value of the Area to be \$172,586,634, 19.04% of the City’s assessed value of \$906,234,062.

Although Exhibit 26 lists the estimated completion dates for all projects, many projects will be funded in phases over a longer period, which means that expenditures for some projects would begin much earlier than the completion dates listed in Exhibit 26.

Exhibit 26. Summary of Estimated Project Costs and Anticipated Timing*

Exhibit 2.6: Summary of Estimated Project Costs and Anticipated Timing

Project Name	Project Cost		Anticipated Completion Date
	2017 \$	YOE \$	
Site Preparation			
Contributions for Waterfront Site Preparation or Remediation	\$ 1,500,000	\$ 1,791,200	2020
Site Preparation and Infrastructure Loans or Grants	\$ 2,500,000	\$ 4,063,600	2040
Waterfront Utilities and Stormwater Infrastructure: Phase 1	\$ 1,400,000	\$ 1,485,300	2019
Waterfront Utilities and Stormwater Infrastructure: Phase 2	\$ 900,000	\$ 1,074,700	2022
Subtotal	\$ 6,300,000	\$ 8,414,800	
Open Space			
Columbia View Park Expansion	\$ 1,100,000	\$ 1,275,200	2020
Waterfront Greenway Trail/Park Design Phase 1 & Bank Enhancement	\$ 3,000,000	\$ 3,477,900	2022
Trestle Trail Contribution	\$ 750,000	\$ 1,101,400	2030
Marina Contribution	\$ 750,000	\$ 1,038,200	2026
Waterfront Greenway Trail/Tualatin St. Plaza Design Phase 2	\$ 3,000,000	\$ 3,914,400	2026
Habitat/Riparian Projects	\$ 500,000	\$ 903,100	2036
Partnership to Improve County Courthouse Plaza	\$ 750,000	\$ 1,134,500	2027
Wayfinding Improvements	\$ 250,000	\$ 298,500	2024
Subtotal	\$ 10,100,000	\$ 13,143,200	
Infrastructure			
Road Extension on South 1st and the Strand	\$ 2,300,000	\$ 2,579,900	2023
First Street and Strand Road Improvements	\$ 1,000,000	\$ 1,159,300	2022
Old Portland Road/Gable Intersection Improvements	\$ 600,000	\$ 760,700	2026
Old Portland Road/Plymouth Street Intersection Improvements	\$ 600,000	\$ 760,700	2026
Plymouth Street Improvements	\$ 200,000	\$ 261,000	2026
Corridor Master Plan Improvements	\$ 13,200,000	\$ 21,700,800	2036
US 30 Road Projects - Short Term	\$ 1,200,000	\$ 1,565,800	2026
US 30 Road Projects - Long Term	\$ 2,000,000	\$ 4,065,600	2039
Subtotal	\$ 21,100,000	\$ 32,853,800	
Economic Development			
Economic Development Planning	\$ 500,000	\$ 792,000	2041
Storefront improvement Program	\$ 1,500,000	\$ 2,491,800	2041
Subtotal	\$ 2,000,000	\$ 3,283,800	
Administration			
Administration	\$ 2,275,000	\$ 3,497,100	2043**
Finance Fees	\$ 581,000	\$ 793,000	2036
Subtotal	\$ 2,856,000	\$ 4,290,100	
Total Expenditures	\$ 42,356,000	\$ 61,985,700	

Source: Tiberius Solutions.

Notes: YOE stands for Year of Expenditure;

*Cost is only the urban renewal contribution to a larger project that will require other yet-to-be-determined public or private funding sources.

**Cumulative total over the course of the life of the Area.

6.3. TIF Revenue Forecast

This section describes the methods and assumptions used to forecast TIF revenue.

Tax Rates

Exhibit 27 summarizes the applicable tax rates for the Area. The total consolidated tax rate for the Area is \$12.5494 per \$1,000 of assessed value. This tax rate is composed of only the permanent rates of overlapping taxing districts. Because the consolidated tax rate does not include local option or general obligation bond levies, the applicable tax rate is unlikely to change in future years.

Exhibit 27. Consolidated Tax Rate

Taxing District Name	Permanent Rate (per \$1,000 AV)
General Government	
Columbia County	1.3956
Columbia 911 District	0.2554
Columbia Vector	0.1279
Greater St. Helens Parks and Rec District	0.2347
Port of St. Helens	0.0886
Columbia Soil and Water Conservation Dist.	0.1000
City of St. Helens	1.9078
Columbia River Fire District	2.9731
<i>Subtotal</i>	<i>7.0831</i>
Education	
NW Regional ESD	0.1538
St. Helens School District - 502	5.0297
Portland Community College	0.2828
<i>Subtotal</i>	<i>5.4663</i>
Total	12.5494

Source: Tiberius Solutions

Assessed Value Growth

The estimated frozen base assessed value of the Area is \$172,586,634. This is based on the sum of all tax accounts located within the boundary of the Area for FYE 2017, with estimates for the value of utility property and some personal property which are not site-specific (i.e., non-situs). The Columbia County Assessor will determine the official frozen base value after the Plan is adopted.

Growth in assessed value depends upon unknown future development activity. This analysis used assumptions that were informed by conversations with City staff with knowledge of potential short-term and long-term development opportunities. These assumptions are one simulation for assessed value growth, but actual results will depend upon the specific timing and value of future development in the Area.

This analysis used two approaches to incorporate assumptions on future development into the forecast:

- For more certain development opportunities, based on conversations between City staff and developers interested in specific sites, the funding plan uses specific assumptions on the land use, value, and timing of development.
- To capture assumptions about long-term development opportunities throughout the Area, the funding plan assumes an overall growth rate assumption to the total value each year.

Exhibit 28 summarizes the development assumptions included in the forecast. These are estimates of assessed value, which are calculated as estimated real market value multiplied by the corresponding changed property ratio. The estimated real market value is based on the assumed value of investment, and then inflated by 3.0% per year to account for inflation. Although these assumptions were informed by conversations with developers with development proposals within the Area, those conversations were preliminary and confidential, and those details are not presented in this Report. Collectively, these assumed development projects would add \$118,278,657 in assessed value to the Area over the duration of the Plan, with the largest amount of value coming from industrial development, especially in the early years.

Exhibit 28. Specific Development Assumptions (YOE \$)

FYE	Assessed Value by Land Use			Total
	Industrial	Commercial	Multifamily	
2017	\$ -	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -	\$ -
2019	\$ -	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -	\$ -
2021	\$ 1,890,840	\$ 2,127,195	\$ 8,620,205	\$ 12,638,240
2022	\$ 1,947,624	\$ -	\$ -	\$ 1,947,624
2023	\$ 48,146,112	\$ -	\$ -	\$ 48,146,112
2024	\$ 2,066,232	\$ -	\$ -	\$ 2,066,232
2025	\$ 2,128,224	\$ -	\$ -	\$ 2,128,224
2026	\$ 2,192,064	\$ 2,466,072	\$ 9,030,521	\$ 13,688,657
2027	\$ 2,257,752	\$ -	\$ -	\$ 2,257,752
2028	\$ 2,325,456	\$ -	\$ -	\$ 2,325,456
2029	\$ 2,395,176	\$ -	\$ -	\$ 2,395,176
2030	\$ 2,467,080	\$ -	\$ -	\$ 2,467,080
2031	\$ -	\$ 2,858,814	\$ 10,210,050	\$ 13,068,864
2032	\$ -	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	\$ -
2036	\$ -	\$ 3,314,115	\$ 11,836,125	\$ 15,150,240
2037	\$ -	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	\$ -
Total	\$ 67,816,560	\$ 10,766,196	\$ 39,696,901	\$ 118,279,657

Source: Tiberius Solutions and ECONorthwest, with input from the City of St. Helens

In addition to the development assumptions shown in Exhibit 28, this report uses the following assumptions by property type:

- Real: 5.0% + specific assumptions shown in Exhibit 28
- Personal: 0%
- Utility: 0%
- Manufactured: 0%

The assessed value growth assumptions described above and shown in Exhibit 28 are reflected in Exhibit 29, which shows projections of assessed value by property type for the assumed duration of the Plan. Total assessed value is anticipated to grow from \$172,586,634 in FYE 2017 to \$768,318,331 in FYE 2043, the anticipated final year of the Plan, with an average annual growth rate of 5.9%.

Exhibit 29. Assessed Value Projections (YOE \$)

FYE	Assessed Value					Percent Growth
	Real	Personal	Utility	Manufactured	Total	
2017	\$ 156,244,995	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 172,586,634	
2018	\$ 164,057,245	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 180,398,884	4.5%
2019	\$ 172,260,107	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 188,601,746	4.5%
2020	\$ 180,873,112	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 197,214,751	4.6%
2021	\$ 202,555,008	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 218,896,647	11.0%
2022	\$ 214,377,617	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 230,719,256	5.4%
2023	\$ 272,943,309	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 289,284,948	25.4%
2024	\$ 287,385,505	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 303,727,144	5.0%
2025	\$ 302,532,342	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 318,873,981	5.0%
2026	\$ 329,913,870	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 346,255,509	8.6%
2027	\$ 346,916,783	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 363,258,422	4.9%
2028	\$ 364,739,876	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 381,081,515	4.9%
2029	\$ 383,421,887	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 399,763,526	4.9%
2030	\$ 403,003,495	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 419,345,134	4.9%
2031	\$ 434,054,929	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 450,396,568	7.4%
2032	\$ 453,263,665	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 469,605,304	4.3%
2033	\$ 473,358,017	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 489,699,656	4.3%
2034	\$ 494,380,022	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 510,721,661	4.3%
2035	\$ 516,373,750	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 532,715,389	4.3%
2036	\$ 554,535,646	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 570,877,285	7.2%
2037	\$ 579,068,182	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 595,409,821	4.3%
2038	\$ 604,731,517	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 621,073,156	4.3%
2039	\$ 631,579,316	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 647,920,955	4.3%
2040	\$ 659,667,842	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 676,009,481	4.3%
2041	\$ 689,056,082	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 705,397,721	4.3%
2042	\$ 719,805,879	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 736,147,518	4.4%
2043	\$ 751,982,075	\$ 10,983,650	\$ 5,357,989	\$ -	\$ 768,323,714	4.4%

Source: Tiberius Solutions, 2017

TIF Revenue

Exhibit 30 shows the forecast of TIF revenue projections, combining the assessed value forecast from Exhibit 29 with the tax rates shown in Exhibit 27. The Agency will begin receiving TIF revenue in the first year that the Assessor sets the tax roll after the adoption of the urban renewal plan. The Assessor sets the tax roll January 1 of each year. For the Area, this means that on January 1, 2018, the Assessor will set the tax roll for FYE 2019, which is therefore the first year that the URA will be eligible to receive TIF revenue, estimated to be \$190,931.

Annual revenue would increase over time, with rapid growth in the early years resulting from anticipated development activity. By FYE 2043, the anticipated final year of the Plan, the URA would be receiving \$7,102,271 in annual TIF revenue.

Exhibit 30. TIF Revenue Projections (YOE \$)

FYE	Assessed Value	Frozen Base	Excess Value	Tax Rate	Tax Increment Finance Revenue			
					Gross TIF	Adjustments	Net TIF	TIF
2017	\$ 172,586,634	\$ 172,586,634	\$ -	12.5494	\$ -	\$ -	\$ -	\$ -
2018	\$ 180,398,884	\$ 172,586,634	\$ -	12.5494	\$ -	\$ -	\$ -	\$ -
2019	\$ 188,601,746	\$ 172,586,634	\$ 16,015,112	12.5494	\$ 200,980	\$ (10,049)	\$ 190,931	\$ 190,931
2020	\$ 197,214,751	\$ 172,586,634	\$ 24,628,117	12.5494	\$ 309,068	\$ (15,453)	\$ 293,615	\$ 484,546
2021	\$ 218,896,647	\$ 172,586,634	\$ 46,310,013	12.5494	\$ 581,163	\$ (29,058)	\$ 552,105	\$ 1,036,651
2022	\$ 230,719,256	\$ 172,586,634	\$ 58,132,622	12.5494	\$ 729,530	\$ (36,477)	\$ 693,053	\$ 1,729,704
2023	\$ 289,284,948	\$ 172,586,634	\$ 116,698,314	12.5494	\$ 1,464,494	\$ (73,225)	\$ 1,391,269	\$ 3,120,973
2024	\$ 303,727,144	\$ 172,586,634	\$ 131,140,510	12.5494	\$ 1,645,735	\$ (82,287)	\$ 1,563,448	\$ 4,684,421
2025	\$ 318,873,981	\$ 172,586,634	\$ 146,287,347	12.5494	\$ 1,835,818	\$ (91,791)	\$ 1,744,027	\$ 6,428,448
2026	\$ 346,255,509	\$ 172,586,634	\$ 173,668,875	12.5494	\$ 2,179,440	\$ (108,972)	\$ 2,070,468	\$ 8,498,916
2027	\$ 363,258,422	\$ 172,586,634	\$ 190,671,788	12.5494	\$ 2,392,817	\$ (119,641)	\$ 2,273,176	\$ 10,772,092
2028	\$ 381,081,515	\$ 172,586,634	\$ 208,494,881	12.5494	\$ 2,616,486	\$ (130,824)	\$ 2,485,662	\$ 13,257,754
2029	\$ 399,763,526	\$ 172,586,634	\$ 227,176,892	12.5494	\$ 2,850,934	\$ (142,547)	\$ 2,708,387	\$ 15,966,141
2030	\$ 419,345,134	\$ 172,586,634	\$ 246,758,500	12.5494	\$ 3,096,671	\$ (154,834)	\$ 2,941,837	\$ 18,907,978
2031	\$ 450,396,568	\$ 172,586,634	\$ 277,809,934	12.5494	\$ 3,486,348	\$ (174,317)	\$ 3,312,031	\$ 22,220,009
2032	\$ 469,605,304	\$ 172,586,634	\$ 297,018,670	12.5494	\$ 3,727,406	\$ (186,370)	\$ 3,541,036	\$ 25,761,045
2033	\$ 489,699,656	\$ 172,586,634	\$ 317,113,022	12.5494	\$ 3,979,578	\$ (198,979)	\$ 3,780,599	\$ 29,541,644
2034	\$ 510,721,661	\$ 172,586,634	\$ 338,135,027	12.5494	\$ 4,243,392	\$ (212,170)	\$ 4,031,222	\$ 33,572,866
2035	\$ 532,715,389	\$ 172,586,634	\$ 360,128,755	12.5494	\$ 4,519,400	\$ (225,970)	\$ 4,293,430	\$ 37,866,296
2036	\$ 570,877,285	\$ 172,586,634	\$ 398,290,651	12.5494	\$ 4,998,309	\$ (249,915)	\$ 4,748,394	\$ 42,614,690
2037	\$ 595,409,821	\$ 172,586,634	\$ 422,823,187	12.5494	\$ 5,306,177	\$ (265,309)	\$ 5,040,868	\$ 47,655,558
2038	\$ 621,073,156	\$ 172,586,634	\$ 448,486,522	12.5494	\$ 5,628,237	\$ (281,412)	\$ 5,346,825	\$ 53,002,383
2039	\$ 647,920,955	\$ 172,586,634	\$ 475,334,321	12.5494	\$ 5,965,161	\$ (298,258)	\$ 5,666,903	\$ 58,669,286
2040	\$ 676,009,481	\$ 172,586,634	\$ 503,422,847	12.5494	\$ 6,317,655	\$ (315,883)	\$ 6,001,772	\$ 64,671,058
2041	\$ 705,397,721	\$ 172,586,634	\$ 532,811,087	12.5494	\$ 6,686,459	\$ (334,323)	\$ 6,352,136	\$ 71,023,194
2042	\$ 736,147,518	\$ 172,586,634	\$ 563,560,884	12.5494	\$ 7,072,351	\$ (353,618)	\$ 6,718,733	\$ 77,741,927
2043	\$ 768,323,714	\$ 172,586,634	\$ 595,737,080	12.5494	\$ 7,476,143	\$ (373,807)	\$ 7,102,336	\$ 84,844,263

Source: Tiberius Solutions, 2017

Revenue Sharing

Exhibit 31 shows the forecast of revenue sharing to occur over the life of the Plan. Per ORS 457.470, revenue sharing is a system for urban renewal areas to share a portion of the TIF revenue with overlapping taxing districts, prior to termination of the Plan. Revenue sharing begins either on the 11th year after the initial approval of the Plan or in the year after TIF revenues meet or exceed 10% of the original maximum indebtedness of the Plan, whichever occurs last. Thereafter, 75% of annual TIF revenues exceeding 10% of the original maximum indebtedness of the Plan are shared with overlapping taxing districts. If the share of TIF revenue received by the Agency meets or exceeds 12.5% of the original maximum indebtedness, then in all subsequent years the TIF revenue for the Agency is limited to 12.5% of the original maximum indebtedness and all additional TIF revenue is shared with overlapping taxing districts.

Because the maximum indebtedness of the Plan is \$62 million, revenue sharing begins in the year after TIF revenues for the Agency exceed \$6.2 million, but not before the 11th year after the Plan is approved. We estimate that this revenue sharing threshold will be reached in FYE 2041, resulting in revenue sharing in all subsequent years. The final year the Plan would need to collect TIF revenue to pay off all debt would be FYE 2043, which means the Plan is not anticipated to experience significant revenue sharing. Of the \$86,399,099 in cumulative TIF revenue that is forecast, \$85,333,393 is anticipated to go to the Agency, while \$1,065,707 would be shared with overlapping taxing districts.

Exhibit 31. Forecast Revenue Sharing (YOE \$)

FYE	Net TIF Revenue		
	For the URA	Shared	Total
2017	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -
2019	\$ 190,931	\$ -	\$ 190,931
2020	\$ 293,615	\$ -	\$ 293,615
2021	\$ 552,105	\$ -	\$ 552,105
2022	\$ 693,053	\$ -	\$ 693,053
2023	\$ 1,391,269	\$ -	\$ 1,391,269
2024	\$ 1,563,448	\$ -	\$ 1,563,448
2025	\$ 1,744,027	\$ -	\$ 1,744,027
2026	\$ 2,070,468	\$ -	\$ 2,070,468
2027	\$ 2,273,176	\$ -	\$ 2,273,176
2028	\$ 2,485,662	\$ -	\$ 2,485,662
2029	\$ 2,708,387	\$ -	\$ 2,708,387
2030	\$ 2,941,837	\$ -	\$ 2,941,837
2031	\$ 3,312,031	\$ -	\$ 3,312,031
2032	\$ 3,541,036	\$ -	\$ 3,541,036
2033	\$ 3,780,599	\$ -	\$ 3,780,599
2034	\$ 4,031,222	\$ -	\$ 4,031,222
2035	\$ 4,293,430	\$ -	\$ 4,293,430
2036	\$ 4,748,394	\$ -	\$ 4,748,394
2037	\$ 5,040,868	\$ -	\$ 5,040,868
2038	\$ 5,346,825	\$ -	\$ 5,346,825
2039	\$ 5,666,903	\$ -	\$ 5,666,903
2040	\$ 6,001,772	\$ -	\$ 6,001,772
2041	\$ 6,352,136	\$ -	\$ 6,352,136
2042	\$ 6,329,683	\$ 389,050	\$ 6,718,733
2043	\$ 6,425,584	\$ 676,752	\$ 7,102,336
Total	\$ 83,778,461	\$ 1,065,802	\$ 84,844,263

Source: Tiberius Solutions, 2017

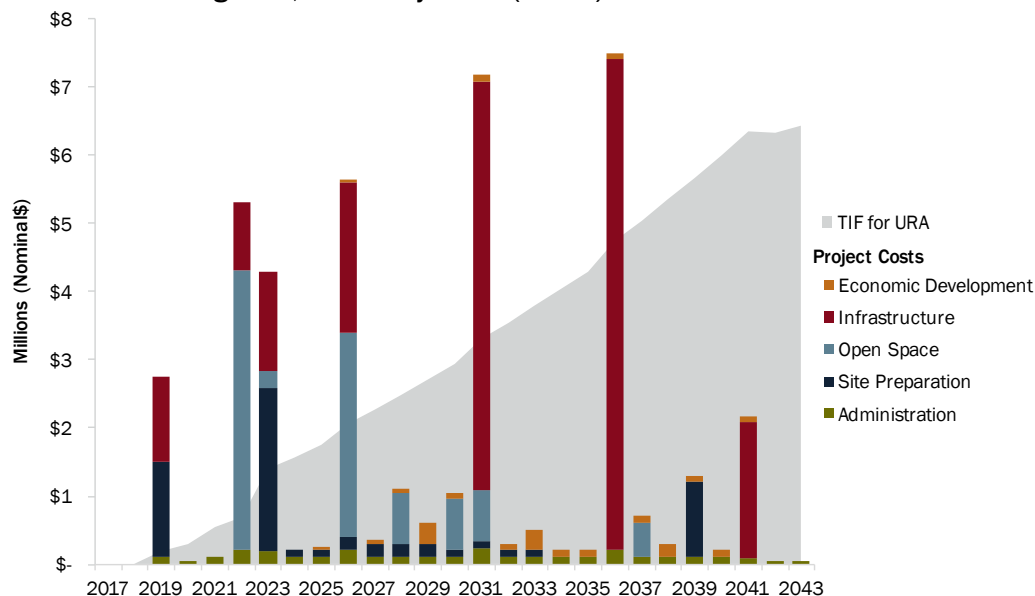
6.4. Financial Analysis of the Urban Renewal Plan

This section describes the funding plan (i.e., how the TIF revenue is used to fund specific projects over time) that forecasts future revenues, debt service, and expenditures on projects. It includes detailed tables of the anticipated annual cash flow for the Area.

Based on this analysis, this Report estimates that all projects will be completed and all debt will be retired in FYE 2043. An estimated \$85,333,393 in TIF revenue will be necessary to pay off the debt for projects in the Area. Total TIF revenue exceeds total project costs because some projects will be financed through debt, which requires the Agency to pay interest plus the initial capital costs.

Exhibit 32 illustrates the long-term finance plan of the Area. It shows the level of expenditures each year compared to annual TIF revenue. By issuing debt, the Agency can fund projects that exceed annual TIF revenues in the early years and then use future TIF revenues to pay off debt. As TIF revenues increase over time, so too will the borrowing capacity of the Area, allowing the Agency to incur additional debt. In the interim years between borrowings, the Agency will have limited ability to fund new projects, as most of its TIF revenue will be dedicated to paying debt service. This results in the Agency making relatively large expenditures every four to five years, compared to more modest expenditures in the interim years.

Exhibit 32. Funding Plan, Summary Chart (YOE \$)



Source: Tiberius Solutions and ECONorthwest, 2017

The anticipated cash flow from the Area for the duration of the Plan is shown in two series of tables. The first, Exhibit 33, shows a debt service fund, where annual TIF revenue is allocated to debt service. The second, Exhibit 34, shows a project fund, where bond/loan proceeds, additional TIF revenue, and interest earnings are used to fund specific projects.

The funding plan is based on assumptions for the timing and cost of projects, and the financing terms for debt incurred. Actual financing terms will vary, based on broader market conditions, as

well as the specific circumstances of each individual borrowing. This Report relies on the following assumptions:

- All debt has a 5% interest rate and minimum debt service coverage ratio of 1.25.
- Each borrowing has equal annual payments during the amortization period.
- No prepayment penalties would apply, allowing the Agency to pay off the debt early if sufficient resources are available.
- The amortization period for most borrowings is 20 years. However, the final two debt issuances have shorter amortization periods to pay off the debt and terminate the Plan more quickly. For these last two borrowings, the assumed amortization periods are 15 years (debt issued in FYE 2031) and 10 years (debt issued in FYE 2036). These loans would have scheduled debt service payments that extend through FYE 2046. However, as is typical for urban renewal plans, the forecast anticipates surplus TIF revenues in the later years. This allows loans to be paid off early, with the principal retired in FYE 2043.
- For the very first borrowing, the Agency draws down funds over the course of two years for construction (FYE 2019 and FYE 2020), with interest only payments due during FYE 2019, and full payments of principal and interest beginning in FYE 2020. For all other borrowings, the Agency spends debt proceeds in one fiscal year, with full debt service payments beginning in the same year.

Exhibit 33. Funding Plan, Debt Service Fund Cash Flow (YOE \$) (continued on next two pages)

DEBT SERVICE FUND	2018-19	2019-20	2020-21	2021-22	2022-23
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 190,931	\$ 293,615	\$ 552,105	\$ 693,053	\$ 1,391,269
Total Resources	\$ 190,931	\$ 293,615	\$ 552,105	\$ 693,053	\$ 1,391,269
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (145,000)	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)
Loan FYE 2022	\$ -	\$ -	\$ -	\$ (300,000)	\$ (882,668)
Loan FYE 2026	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2031	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2036	\$ -	\$ -	\$ -	\$ -	\$ -
Early Payment of Principal					
Total Debt Service	\$ (145,000)	\$ (232,704)	\$ (232,704)	\$ (532,704)	\$ (1,115,372)
Coverage Ratio	1.32	1.26	2.37	1.30	1.25
Transfer to D/S Reserve Fund	\$ (45,931)	\$ (60,911)	\$ (319,401)	\$ (160,349)	\$ (275,897)
Total Expenditures	\$ (190,931)	\$ (293,615)	\$ (552,105)	\$ (693,053)	\$ (1,391,269)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	2023-24	2024-25	2025-26	2026-27	2027-28
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 1,563,448	\$ 1,744,027	\$ 2,070,468	\$ 2,273,176	\$ 2,485,662
Total Resources	\$ 1,563,448	\$ 1,744,027	\$ 2,070,468	\$ 2,273,176	\$ 2,485,662
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)
Loan FYE 2022	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)
Loan FYE 2026	\$ -	\$ -	\$ (525,589)	\$ (525,589)	\$ (525,589)
Loan FYE 2031	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2036	\$ -	\$ -	\$ -	\$ -	\$ -
Early Payment of Principal					
Total Debt Service	\$ (1,115,372)	\$ (1,115,372)	\$ (1,640,961)	\$ (1,640,961)	\$ (1,640,961)
Coverage Ratio	1.40	1.56	1.26	1.39	1.51
<i>Transfer to D/S Reserve Fund</i>	\$ (448,076)	\$ (628,655)	\$ (429,507)	\$ (632,215)	\$ (844,701)
Total Expenditures	\$ (1,563,448)	\$ (1,744,027)	\$ (2,070,468)	\$ (2,273,176)	\$ (2,485,662)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	2028-29	2029-30	2030-31	2031-32	2032-33
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 2,708,387	\$ 2,941,837	\$ 3,312,031	\$ 3,541,036	\$ 3,780,599
Total Resources	\$ 2,708,387	\$ 2,941,837	\$ 3,312,031	\$ 3,541,036	\$ 3,780,599
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)
Loan FYE 2022	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)
Loan FYE 2026	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)
Loan FYE 2031	\$ -	\$ -	\$ (992,326)	\$ (992,326)	\$ (992,326)
Loan FYE 2036	\$ -	\$ -	\$ -	\$ -	\$ -
Early Payment of Principal					
Total Debt Service	\$ (1,640,961)	\$ (1,640,961)	\$ (2,633,287)	\$ (2,633,287)	\$ (2,633,287)
Coverage Ratio	1.65	1.79	1.26	1.34	1.44
<i>Transfer to D/S Reserve Fund</i>	\$ (1,067,426)	\$ (1,300,876)	\$ (678,744)	\$ (907,749)	\$ (1,147,312)
Total Expenditures	\$ (2,708,387)	\$ (2,941,837)	\$ (3,312,031)	\$ (3,541,036)	\$ (3,780,599)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	2033-34	2034-35	2035-36	2036-37	2037-38
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 4,031,222	\$ 4,293,430	\$ 4,748,394	\$ 5,040,868	\$ 5,346,825
Total Resources	\$ 4,031,222	\$ 4,293,430	\$ 4,748,394	\$ 5,040,868	\$ 5,346,825
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)	\$ (232,704)
Loan FYE 2022	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)
Loan FYE 2026	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)
Loan FYE 2031	\$ (992,326)	\$ (992,326)	\$ (992,326)	\$ (992,326)	\$ (992,326)
Loan FYE 2036	\$ -	\$ -	\$ (1,152,591)	\$ (1,152,591)	\$ (1,152,591)
Early Payment of Principal					
Total Debt Service	\$ (2,633,287)	\$ (2,633,287)	\$ (3,785,878)	\$ (3,785,878)	\$ (3,785,878)
Coverage Ratio	1.53	1.63	1.25	1.33	1.41
<i>Transfer to D/S Reserve Fund</i>	\$ (1,397,935)	\$ (1,660,143)	\$ (962,516)	\$ (1,254,990)	\$ (1,560,947)
Total Expenditures	\$ (4,031,222)	\$ (4,293,430)	\$ (4,748,394)	\$ (5,040,868)	\$ (5,346,825)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	2038-39	2039-40	2040-41	2041-42	2042-43
Resources					
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 5,666,903	\$ 6,001,772	\$ 6,352,136	\$ 6,329,683	\$ 6,425,584
Total Resources	\$ 5,666,903	\$ 6,001,772	\$ 6,352,136	\$ 6,329,683	\$ 6,425,584
Expenditures					
<i>Debt Service</i>					
Loan FYE 2019	\$ (232,704)	\$ -	\$ -	\$ -	\$ -
Loan FYE 2022	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ (882,668)	\$ -
Loan FYE 2026	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)	\$ (525,589)
Loan FYE 2031	\$ (992,326)	\$ (992,326)	\$ (992,326)	\$ (992,326)	\$ (992,326)
Loan FYE 2036	\$ (1,152,591)	\$ (1,152,591)	\$ (1,152,591)	\$ (1,152,591)	\$ (1,152,591)
Early Payment of Principal					\$ (5,341,012)
Total Debt Service	\$ (3,785,878)	\$ (3,553,174)	\$ (3,553,174)	\$ (3,553,174)	\$ (8,011,518)
Coverage Ratio	1.50	1.69	1.79	1.78	0.80
<i>Transfer to D/S Reserve Fund</i>	\$ (1,881,025)	\$ (2,448,598)	\$ (2,798,962)	\$ (2,776,509)	\$ 1,585,934
Total Expenditures	\$ (5,666,903)	\$ (6,001,772)	\$ (6,352,136)	\$ (6,329,683)	\$ (6,425,584)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions, 2017

Exhibit 34. Funding Plan, Project Fund Cash Flow (YOE \$) (continued on next page)

PROJECT FUND	2018-19	2019-20	2020-21	2021-22	2022-23
Resources					
Beginning Fund Balance	\$ -	\$ 23,531	\$ 29,960	\$ 236,911	\$ 250,145
Pay-as-you-go (Transfer from TIF Fund)	\$ 45,931	\$ 60,911	\$ 319,401	\$ 160,349	\$ 275,897
Bond/Loan Proceeds	\$ 2,900,000	\$ -	\$ -	\$ 6,000,000	\$ 5,000,000
Interest Earnings	\$ -	\$ 118	\$ 150	\$ 1,185	\$ 1,251
Total Resources	\$ 2,945,931	\$ 84,560	\$ 349,511	\$ 6,398,445	\$ 5,527,293

Expenditures					
Projects	\$ (2,811,400)	\$ -	\$ -	\$ (5,912,400)	\$ (4,895,800)
Admin	\$ (53,000)	\$ (54,600)	\$ (112,600)	\$ (115,900)	\$ (119,400)
Finance Fees	\$ (58,000)	\$ -	\$ -	\$ (120,000)	\$ (100,000)
Total Expenditures	\$ (2,922,400)	\$ (54,600)	\$ (112,600)	\$ (6,148,300)	\$ (5,115,200)
Ending Fund Balance	\$ 23,531	\$ 29,960	\$ 236,911	\$ 250,145	\$ 412,093

PROJECT FUND	2023-24	2024-25	2025-26	2026-27	2027-28
Resources					
Beginning Fund Balance	\$ 412,093	\$ 616,229	\$ 931,265	\$ 542,728	\$ 707,257
Pay-as-you-go (Transfer from TIF Fund)	\$ 448,076	\$ 628,655	\$ 429,507	\$ 632,215	\$ 844,701
Bond/Loan Proceeds	\$ -	\$ -	\$ 6,550,000	\$ -	\$ -
Interest Earnings	\$ 2,060	\$ 3,081	\$ 4,656	\$ 2,714	\$ 3,536
Total Resources	\$ 862,229	\$ 1,247,965	\$ 7,915,428	\$ 1,177,657	\$ 1,555,494

Expenditures					
Projects	\$ (123,000)	\$ (190,000)	\$ (7,111,200)	\$ (336,000)	\$ (1,384,200)
Admin	\$ (123,000)	\$ (126,700)	\$ (130,500)	\$ (134,400)	\$ (138,400)
Finance Fees	\$ -	\$ -	\$ (131,000)	\$ -	\$ -
Total Expenditures	\$ (246,000)	\$ (316,700)	\$ (7,372,700)	\$ (470,400)	\$ (1,522,600)
Ending Fund Balance	\$ 616,229	\$ 931,265	\$ 542,728	\$ 707,257	\$ 32,894

PROJECT FUND	2028-29	2029-30	2030-31	2031-32	2032-33
Resources					
Beginning Fund Balance	\$ 32,894	\$ 245,084	\$ 5,085	\$ 113,854	\$ 554,772
Pay-as-you-go (Transfer from TIF Fund)	\$ 1,067,426	\$ 1,300,876	\$ 678,744	\$ 907,749	\$ 1,147,312
Bond/Loan Proceeds	\$ -	\$ -	\$ 10,300,000	\$ -	\$ -
Interest Earnings	\$ 164	\$ 1,225	\$ 25	\$ 569	\$ 2,774
Total Resources	\$ 1,100,484	\$ 1,547,185	\$ 10,983,854	\$ 1,022,172	\$ 1,704,858

Expenditures					
Projects	\$ (712,800)	\$ (1,395,200)	\$ (10,512,700)	\$ (311,600)	\$ (641,900)
Admin	\$ (142,600)	\$ (146,900)	\$ (151,300)	\$ (155,800)	\$ (160,500)
Finance Fees	\$ -	\$ -	\$ (206,000)	\$ -	\$ -
Total Expenditures	\$ (855,400)	\$ (1,542,100)	\$ (10,870,000)	\$ (467,400)	\$ (802,400)
Ending Fund Balance	\$ 245,084	\$ 5,085	\$ 113,854	\$ 554,772	\$ 902,458

PROJECT FUND	2033-34	2034-35	2035-36	2036-37	2037-38
Resources					
Beginning Fund Balance	\$ 902,458	\$ 1,974,305	\$ 3,303,920	\$ 28,956	\$ 19,791
Pay-as-you-go (Transfer from TIF Fund)	\$ 1,397,935	\$ 1,660,143	\$ 962,516	\$ 1,254,990	\$ 1,560,947
Bond/Loan Proceeds	\$ -	\$ -	\$ 8,900,000	\$ -	\$ -
Interest Earnings	\$ 4,512	\$ 9,872	\$ 16,520	\$ 145	\$ 99
Total Resources	\$ 2,304,905	\$ 3,644,320	\$ 13,182,956	\$ 1,284,091	\$ 1,580,837
Expenditures					
Projects	\$ (165,300)	\$ (170,200)	\$ (12,800,600)	\$ (1,083,700)	\$ (372,000)
Admin	\$ (165,300)	\$ (170,200)	\$ (175,400)	\$ (180,600)	\$ (186,000)
Finance Fees	\$ -	\$ -	\$ (178,000)	\$ -	\$ -
Total Expenditures	\$ (330,600)	\$ (340,400)	\$ (13,154,000)	\$ (1,264,300)	\$ (558,000)
Ending Fund Balance	\$ 1,974,305	\$ 3,303,920	\$ 28,956	\$ 19,791	\$ 1,022,837
PROJECT FUND	2038-39	2039-40	2040-41	2041-42	2042-43
Resources					
Beginning Fund Balance	\$ 1,022,837	\$ 418,076	\$ 2,473,964	\$ -	\$ -
Pay-as-you-go (Transfer from TIF Fund)	\$ 1,881,025	\$ 2,448,598	\$ 1,935,066	\$ 104,700	\$ 107,800
Bond/Loan Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ 5,114	\$ 2,090	\$ 12,370	\$ -	\$ -
Total Resources	\$ 2,908,976	\$ 2,868,764	\$ 4,421,400	\$ 104,700	\$ 107,800
Expenditures					
Projects	\$ (2,299,300)	\$ (197,400)	\$ (4,268,900)	\$ -	\$ -
Admin	\$ (191,600)	\$ (197,400)	\$ (152,500)	\$ (104,700)	\$ (107,800)
Finance Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ (2,490,900)	\$ (394,800)	\$ (4,421,400)	\$ (104,700)	\$ (107,800)
Ending Fund Balance	\$ 418,076	\$ 2,473,964	\$ -	\$ -	\$ -

Source: Tiberius Solutions, 2017

7. Impacts to Taxing Jurisdictions

As stated earlier in this Report, TIF revenue is a division of property tax revenue and not an increase in property tax rates. The financial impacts are primarily to overlapping taxing districts, not property tax payers.

Instead, this Report calculates the “foregone revenues” for the overlapping taxing districts as a proxy for the impact of urban renewal. Foregone revenue is the proportional share of TIF revenue that is received by the Agency rather than the taxing district.

There are two caveats for calculations of foregone revenue:

1. By using foregone revenues, this Report may overstate the impact that the Area has on overlapping taxing districts, as some of the TIF revenue may be generated by development that would not have happened, but for the investment in urban renewal projects.
2. A calculation of foregone revenue does not account for any increase in tax revenues that overlapping taxing districts may receive in the future after the Plan is terminated, if the Agency is successful at increasing the assessed value of property in the Area.

Exhibit 35 shows the forecast of foregone property tax revenues for all overlapping taxing districts. The total foregone revenues are equal to the total TIF revenue needed by the Agency to pay off all debt. The St. Helens School District, City of St. Helens, and Columbia County are the three jurisdictions with the most foregone revenue. Those three taxing districts combined account for two-thirds of the total foregone revenue.

Although Exhibit 36 includes the St. Helens School District and NW Regional Education Service District, these jurisdictions are not *directly* affected by tax increment financing. The Oregon Constitution requires equal funding per student for all school districts, regardless of local property tax collections. Each biennium, the State Legislature determines the statewide school funding amount per-student. School districts that generate less than this amount through local sources receive grants from the State School Fund to make up the difference. Thus, fluctuations in local property tax revenue do not have a direct impact on local school funding. In other words, foregone property tax revenues for school districts and education service districts are substantially offset by funding from the State School Fund.

Exhibit 35. Forecast of Foregone Revenues, General Government (YOE\$)

FYE	Columbia County	Columbia 911 District	Columbia Vector	Gtr. St. Helens Parks & Rec	Port of St. Helens	Columbia SWCD	St. Helens City	Columbia River Fire	Subtotal: General Gvmt
2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019	\$ (21,233)	\$ (3,886)	\$ (1,946)	\$ (3,571)	\$ (1,348)	\$ (1,521)	\$ (29,026)	\$ (45,234)	\$ (107,765)
2020	\$ (32,652)	\$ (5,976)	\$ (2,992)	\$ (5,491)	\$ (2,073)	\$ (2,340)	\$ (44,636)	\$ (69,561)	\$ (165,721)
2021	\$ (61,399)	\$ (11,236)	\$ (5,627)	\$ (10,326)	\$ (3,898)	\$ (4,399)	\$ (83,933)	\$ (130,800)	\$ (311,618)
2022	\$ (77,073)	\$ (14,105)	\$ (7,063)	\$ (12,962)	\$ (4,893)	\$ (5,523)	\$ (105,360)	\$ (164,192)	\$ (391,171)
2023	\$ (154,721)	\$ (28,315)	\$ (14,179)	\$ (26,020)	\$ (9,822)	\$ (11,086)	\$ (211,505)	\$ (329,608)	\$ (785,256)
2024	\$ (173,869)	\$ (31,819)	\$ (15,934)	\$ (29,240)	\$ (11,038)	\$ (12,458)	\$ (237,680)	\$ (370,399)	\$ (882,437)
2025	\$ (193,951)	\$ (35,494)	\$ (17,775)	\$ (32,617)	\$ (12,313)	\$ (13,897)	\$ (265,133)	\$ (413,180)	\$ (984,360)
2026	\$ (230,254)	\$ (42,137)	\$ (21,102)	\$ (38,722)	\$ (14,618)	\$ (16,499)	\$ (314,759)	\$ (490,518)	\$ (1,168,609)
2027	\$ (252,797)	\$ (46,263)	\$ (23,168)	\$ (42,513)	\$ (16,049)	\$ (18,114)	\$ (345,575)	\$ (538,542)	\$ (1,283,021)
2028	\$ (276,427)	\$ (50,587)	\$ (25,333)	\$ (46,487)	\$ (17,549)	\$ (19,807)	\$ (377,878)	\$ (588,882)	\$ (1,402,950)
2029	\$ (301,196)	\$ (55,120)	\$ (27,603)	\$ (50,652)	\$ (19,121)	\$ (21,582)	\$ (411,738)	\$ (641,649)	\$ (1,528,661)
2030	\$ (327,157)	\$ (59,871)	\$ (29,982)	\$ (55,018)	\$ (20,770)	\$ (23,442)	\$ (447,227)	\$ (696,956)	\$ (1,660,423)
2031	\$ (368,326)	\$ (67,405)	\$ (33,755)	\$ (61,942)	\$ (23,383)	\$ (26,392)	\$ (503,506)	\$ (784,659)	\$ (1,869,368)
2032	\$ (393,793)	\$ (72,066)	\$ (36,089)	\$ (66,225)	\$ (25,000)	\$ (28,217)	\$ (538,320)	\$ (838,913)	\$ (1,998,623)
2033	\$ (420,435)	\$ (76,941)	\$ (38,531)	\$ (70,705)	\$ (26,691)	\$ (30,126)	\$ (574,739)	\$ (895,668)	\$ (2,133,836)
2034	\$ (448,306)	\$ (82,042)	\$ (41,085)	\$ (75,392)	\$ (28,461)	\$ (32,123)	\$ (612,839)	\$ (955,044)	\$ (2,275,292)
2035	\$ (477,466)	\$ (87,378)	\$ (43,757)	\$ (80,296)	\$ (30,312)	\$ (34,212)	\$ (652,701)	\$ (1,017,164)	\$ (2,423,286)
2036	\$ (528,062)	\$ (96,637)	\$ (48,394)	\$ (88,805)	\$ (33,524)	\$ (37,838)	\$ (721,866)	\$ (1,124,950)	\$ (2,680,076)
2037	\$ (560,587)	\$ (102,590)	\$ (51,375)	\$ (94,275)	\$ (35,589)	\$ (40,168)	\$ (766,329)	\$ (1,194,241)	\$ (2,845,154)
2038	\$ (594,612)	\$ (108,816)	\$ (54,493)	\$ (99,997)	\$ (37,749)	\$ (42,606)	\$ (812,841)	\$ (1,266,726)	\$ (3,017,840)
2039	\$ (630,208)	\$ (115,330)	\$ (57,756)	\$ (105,983)	\$ (40,009)	\$ (45,157)	\$ (861,501)	\$ (1,342,556)	\$ (3,198,500)
2040	\$ (667,448)	\$ (122,145)	\$ (61,168)	\$ (112,246)	\$ (42,373)	\$ (47,825)	\$ (912,409)	\$ (1,421,890)	\$ (3,387,504)
2041	\$ (706,412)	\$ (129,276)	\$ (64,739)	\$ (118,798)	\$ (44,847)	\$ (50,617)	\$ (965,672)	\$ (1,504,895)	\$ (3,585,256)
2042	\$ (703,915)	\$ (128,819)	\$ (64,510)	\$ (118,378)	\$ (44,688)	\$ (50,438)	\$ (962,259)	\$ (1,499,576)	\$ (3,572,583)
2043	\$ (714,580)	\$ (130,771)	\$ (65,488)	\$ (120,172)	\$ (45,365)	\$ (51,202)	\$ (976,838)	\$ (1,522,296)	\$ (3,626,712)
Total	\$ (9,316,879)	\$ (1,705,025)	\$ (853,844)	\$ (1,566,833)	\$ (591,483)	\$ (667,589)	\$ (12,736,270)	\$ (19,848,099)	\$ (47,286,022)

Source: Tiberius Solutions, 2017.

Exhibit 36. Forecast of Foregone Revenues, Education (YOE\$)

FYE	NW Regional ESD	St. Helens School District	Portland Comm College	Subtotal: Education	Total (General Government and Education
2017	\$ -	\$ -	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -	\$ -	\$ -
2019	\$ (2,340)	\$ (76,524)	\$ (4,303)	\$ (83,167)	\$ (190,932)
2020	\$ (3,598)	\$ (117,679)	\$ (6,617)	\$ (127,894)	\$ (293,615)
2021	\$ (6,766)	\$ (221,279)	\$ (12,442)	\$ (240,487)	\$ (552,105)
2022	\$ (8,494)	\$ (277,770)	\$ (15,618)	\$ (301,882)	\$ (693,053)
2023	\$ (17,051)	\$ (557,610)	\$ (31,352)	\$ (606,013)	\$ (1,391,269)
2024	\$ (19,161)	\$ (626,618)	\$ (35,232)	\$ (681,011)	\$ (1,563,448)
2025	\$ (21,374)	\$ (698,992)	\$ (39,302)	\$ (759,668)	\$ (1,744,028)
2026	\$ (25,375)	\$ (829,827)	\$ (46,658)	\$ (901,860)	\$ (2,070,469)
2027	\$ (27,859)	\$ (911,071)	\$ (51,226)	\$ (990,156)	\$ (2,273,177)
2028	\$ (30,463)	\$ (996,234)	\$ (56,014)	\$ (1,082,711)	\$ (2,485,661)
2029	\$ (33,193)	\$ (1,085,500)	\$ (61,033)	\$ (1,179,726)	\$ (2,708,387)
2030	\$ (36,054)	\$ (1,179,065)	\$ (66,294)	\$ (1,281,413)	\$ (2,941,836)
2031	\$ (40,591)	\$ (1,327,436)	\$ (74,636)	\$ (1,442,663)	\$ (3,312,031)
2032	\$ (43,397)	\$ (1,419,219)	\$ (79,797)	\$ (1,542,413)	\$ (3,541,036)
2033	\$ (46,333)	\$ (1,515,234)	\$ (85,196)	\$ (1,646,763)	\$ (3,780,599)
2034	\$ (49,405)	\$ (1,615,682)	\$ (90,843)	\$ (1,755,930)	\$ (4,031,222)
2035	\$ (52,618)	\$ (1,720,773)	\$ (96,752)	\$ (1,870,143)	\$ (4,293,429)
2036	\$ (58,194)	\$ (1,903,119)	\$ (107,005)	\$ (2,068,318)	\$ (4,748,394)
2037	\$ (61,779)	\$ (2,020,340)	\$ (113,596)	\$ (2,195,715)	\$ (5,040,869)
2038	\$ (65,528)	\$ (2,142,965)	\$ (120,490)	\$ (2,328,983)	\$ (5,346,823)
2039	\$ (69,451)	\$ (2,271,250)	\$ (127,703)	\$ (2,468,404)	\$ (5,666,904)
2040	\$ (73,555)	\$ (2,405,463)	\$ (135,250)	\$ (2,614,268)	\$ (6,001,772)
2041	\$ (77,849)	\$ (2,545,886)	\$ (143,145)	\$ (2,766,880)	\$ (6,352,136)
2042	\$ (77,574)	\$ (2,536,887)	\$ (142,639)	\$ (2,757,100)	\$ (6,329,683)
2043	\$ (78,749)	\$ (2,575,323)	\$ (144,800)	\$ (2,798,872)	\$ (6,425,584)
Total	\$ (1,026,751)	\$ (33,577,746)	\$ (1,887,943)	\$ (36,492,440)	\$ (83,778,462)

Source: Tiberius Solutions, 2017.

Exhibit 37 shows the projected increase in tax revenue for overlapping taxing districts after TIF collection is anticipated to be terminated. These projections are for FYE 2044.

Exhibit 37. Increase in Tax Revenues for Overlapping Taxing Districts (after Debt Repayment)

Taxing District	Tax Rate	Tax Revenue in FYE 2044 (year after expiration)			
		From	From Excess		Total
		Frozen Base	Value		
General Government					
Columbia County	1.3956	\$ 240,862	\$ 878,401	\$	1,119,263
Columbia 911 District	0.2554	\$ 44,079	\$ 160,751	\$	204,830
Columbia Vector	0.1279	\$ 22,074	\$ 80,501	\$	102,575
Gtr. St. Helens Parks & Rec	0.2347	\$ 40,506	\$ 147,722	\$	188,228
Port of St. Helens	0.0886	\$ 15,291	\$ 55,766	\$	71,057
Columbia SWCD	0.1	\$ 17,259	\$ 62,941	\$	80,200
St. Helens City	1.9078	\$ 329,261	\$ 1,200,784	\$	1,530,045
Columbia River Fire	2.9731	\$ 513,117	\$ 1,871,292	\$	2,384,409
<i>Subtotal</i>	<i>7.0831</i>	<i>\$ 1,222,448</i>	<i>\$ 4,458,157</i>	<i>\$</i>	<i>5,680,607</i>
Education					
NW Regional ESD	0.1538	\$ 26,544	\$ 96,803	\$	123,347
St. Helens School District	5.0297	\$ 868,059	\$ 3,165,732	\$	4,033,791
Portland Comm College	0.2828	\$ 48,808	\$ 177,996	\$	226,804
<i>Subtotal</i>	<i>5.4663</i>	<i>\$ 943,410</i>	<i>\$ 3,440,531</i>	<i>\$</i>	<i>4,383,942</i>
Total	12.5494	\$ 2,165,860	\$ 7,898,689	\$	10,064,549

Source: Tiberius Solutions, 2017.

8. Statutory Compliance

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below in Exhibit 38, the frozen base, including all real, personal, manufactured, and utility properties in the Area, is projected to be \$172,586,634, 19.04% of the City's assessed value of \$906,234,062.

The Area has 756 acres, including right-of-way, and the City of St. Helens has 2,726 acres according to the City. Therefore, 20.29% of the City's acreage is in the Area, below the 25% state limit.

**Exhibit 38. Urban Renewal Area Conformance
with Assessed Value and Acreage Limits**

Area	Frozen Base/ Assessed Value	Acres
St. Helens URA	\$172,586,634	756
City of St. Helens	\$906,234,062	3,726
Percent of Total	19.04%	20.29%

Source: Columbia County Assessor and City of St. Helens.

9. Relocation Report

There is no relocation report required for the Plan. No relocation activities are anticipated.

Disclaimer

ECONorthwest worked with the City of St. Helens to develop the content of this Plan. The St. Helens Urban Renewal Plan (Plan) and Report accompanying the Plan (Report) received legal review to ensure compliance with Oregon's legal and statutory framework for urban renewal plans. The staff at ECONorthwest prepared this plan based on their knowledge of urban renewal, as well as information derived from government agencies, private statistical services, the reports of others, interviews of individuals, or other sources believed to be reliable. ECONorthwest has not independently verified the accuracy of all such information and makes no representation regarding its accuracy or completeness. Any statements nonfactual in nature constitute the authors' current opinions, which may change as more information becomes available.

ECONorthwest provides this financial analysis in our role as a consultant to the City of St. Helens for informational and planning purposes only. Specifically: (a) ECONorthwest is not recommending an action to the municipal entity or obligated person; (b) ECONorthwest is not acting as an advisor to the municipal entity or obligated person and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to the municipal entity or obligated person with respect to the information and material contained in this communication; (c) ECONorthwest is acting for its own interests; and (d) the municipal entity or obligated person should discuss any information and material contained in this communication with any and all internal or external advisors and experts that the municipal entity or obligated person deems appropriate before acting on this information or material.

City of St. Helens
RESOLUTION NO. 1793

**A RESOLUTION TO APPOINT A
PRESIDING MUNICIPAL COURT JUDGE**

WHEREAS, the City of St. Helens desires to provide the services of a Municipal Court Judge to perform the duties of a City judicial officer for its citizens; and

WHEREAS, Judge Cindy Phillips has served as Municipal Court Judge for the City of St. Helens since being appointed on July 1, 2015; and

WHEREAS, the City and Judge Phillips now wish to enter into an amended contract to continue such Municipal Court Judge services.

NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:

Section 1. Cindy Phillips shall continue her appointment as presiding Municipal Court Judge of the Municipal Court of the City of St. Helens, as provided in the agreed upon contract, with all the authority, responsibility, and duties of that office under state law, municipal charter and ordinances.

Section 2. All prior resolutions regarding appointment of a municipal court judge or judges pro tem are hereby repealed.

Section 3. This resolution becomes effective on July 1, 2017.

Approved and adopted by the City Council on July 19, 2017, by the following vote:

Ayes:

Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder

City of St. Helens
RESOLUTION NO. 1794

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ST. HELENS
ADOPTING A COLLECTIVE BARGAINING AGREEMENT WITH
THE ST. HELENS POLICE ASSOCIATION

WHEREAS, the City of St. Helens and St. Helens Police Association, who represents certain City personnel, have reached an agreement on a union contract.

NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:

Section 1. The Collective Bargaining Agreement between the City of St. Helens and the St. Helens Police Association, dated July 1, 2017, is hereby adopted and incorporated herein by this reference as Attachment A.

Approved and adopted by the City Council on July 19, 2017, by the following vote:

Ayes:


Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder

COUNCIL ACTION SHEET

To:	The Mayor and Members of City Council	
From:	Sue Nelson, Public Works Engineering Director Neal Sheppard, Public Works Operations Director	
Date:	19 July 2017	
Subject:	Award Contract for the 2MG Concrete Reservoir Exterior Waterproofing Project, W-456	

Background:

The City owns and operates four water reservoirs. The 2 million gallon (2MG) concrete reservoir located at 35259 Pittsburg Road is the oldest of the four tanks and was recently retrofitted with an interior lining system to preserve its useful life. During the lining project, it was determined that the reservoir could be further protected by providing a waterproof coating on the exterior of the tank.

Project plans and specifications were developed by the Engineering staff and the project was put out to bid on July 3rd, 2017 with bids due on Tuesday July 18, 2017 at 2:00 PM. The results are as follows:


FIRM	LOCATION	BID
XXX	XX, XX	\$
YYY	YY, YY	\$
ZZZ	ZZ, ZZ	\$

The estimate for the project is \$60,000. This project is identified in the current 2017/18 Budget in Capital Projects as Waterproof Reservoir Exterior.

Recommendation:

Award the contract for the 2MG Concrete Reservoir Exterior Waterproofing Project to XXXX, Inc. as the lowest responsive bidder and authorize the Mayor to execute a Capital Improvement Contract for the 2MG Concrete Reservoir Exterior Waterproofing Project. Contract will be at the rate prescribed in that firm's submitted bid plus standard contingency.

COUNCIL ACTION SHEET

To:	The Mayor and Members of City Council	
From:	Sue Nelson, Public Works Engineering Director Neal Sheppard, Public Works Operations Director	
Date:	19 July 2017	
Subject:	Award Contract for the 2017 HMAC Overlay & Paving Project, R-658	

Background:

Over the past few years, the Engineering and Public Works Operations Departments have been working to expand the storm drainage system to underserved areas. Many of the streets in these neighborhoods are still gravel because of the lack of storm drainage. Now that storm drainage has been extended to several of these locations, the streets can now be paved. These streets include S. 6th, N. 7th, Lemont between N. 6th & N. 7th, N. 9th, and N. 17th Street.

Additionally, years of wear and tear, plus a few harsh winters, have taken a toll on several paved roads. These roads are now in need of a fresh layer of asphalt. The roads scheduled for overlays include a portion of Sykes Rd., N. 18th, N. 17th, N. 15th, N. 2nd, Lemont, and a portion of Old Portland Road.

The project was put out to bid on June 16th with bids due on Wednesday July 12, 2017 at 2:00 PM. The results are as follows:

FIRM	LOCATION	BID
TFT Construction, Inc.	Scappoose, OR	\$367,388.56
S-2 Contractors, Inc.	Aurora, OR	\$418,497.00
Lakeside Industries, Inc.	Longview, WA	\$680,743.85

The estimate for the project is \$406,000. This project is identified in the current 2017/18 Budget in Capital Projects as Paving Unimproved Streets and AC Overlays.

Recommendation:

Award the contract for the 2017 HMAC Overlay & Paving Project to TFT Construction, Inc. as the lowest responsive bidder and authorize the Mayor to execute a Capital Improvement Contract for the 2017 HMAC Overlay & Paving Project. Contract will be at the rate prescribed in that firm's submitted bid plus standard contingency.

City of St. Helens

PERSONAL SERVICES AGREEMENT

This PERSONAL SERVICES AGREEMENT (this “Agreement”) is made and entered into by and between the **City of St. Helens** (the “City”), an Oregon municipal corporation, and **Cindy Phillips** (“Contractor”).

RECITALS

- A. The City is in need of judicial services, and Contractor is qualified and prepared to provide such services.
- B. The purpose of this Agreement is to establish the services to be provided by Contractor and the compensation and terms for such services.

AGREEMENT

1. ENGAGEMENT

The City hereby engages Contractor to provide services related to **Municipal Court Judge** (“Services”), and Contractor accepts such engagement. The principal contact for Contractor shall be **Cindy Phillips**.

2. SCOPE OF WORK

The duties and responsibilities of Contractor are described in Attachment A, attached hereto and incorporated herein by reference. The Scope of Work and the Expectations of Work are responsibilities of Contractor. The Program Objectives are the responsibility of the department as a whole, with Contractor being responsible to communicate, cooperate and coordinate with the rest of court staff to ensure that the Program Objectives are met to the maximum extent possible.

3. TERM

This Agreement shall commence once executed by both parties and continue until December 31, 2017 unless a notice of intent to terminate the agreement has been issued pursuant to paragraph 11, below. The Agreement will automatically renew for the first of 2 possible 90 days terms. Upon the expiration of the first 90 day term, the Agreement will automatically renew for the second and final 90 day term, unless , unless a notice of intent to terminate the agreement has been issued pursuant to paragraph 11. Notwithstanding, this Agreement will not continue and shall terminate on **June 30, 2018**, unless previous notice to terminate has been issued.

4. Compensation

Contractor will provide such services as an independent contractor and not as an employee of the City. As an independent contractor, Contractor will not be entitled to any benefits generally provided to employees of St. Helens, nor will she be entitled to any reimbursement for mileage or long distance calls, but may be entitled to reimbursement for such costs for events such as continuing legal education for judges, such as the spring and fall Oregon Municipal Judge Association (OMJA) conferences, if attendance is approved by the City in advance. Contractor will request permission for such reimbursement from the City Finance Director, in writing, before the event and provide documentation of expenses related to such reimbursement after the event. If such event falls on a judicial day or days, or if such event requires travel on a judicial day or days, Contractor will be excused

from presiding over the court on that day or days. The City will also pay for an annual membership to OMJA. The compensation for this position shall be \$85.00 PER HOUR through the end of this contract. Any business licenses requirements associated with Contractor's services provided pursuant to this Agreement will be paid by the City. This Agreement shall not be deemed to prevent Contractor from entering into other or additional contracts not inconsistent with providing judicial services to City of St. Helens.

5. Payment

- 5.1 The City agrees to pay Contractor for and in consideration of the faithful performance of the Services, and Contractor agrees to accept from the City as and for compensation for the faithful performance of the Services.
- 5.2 Contractor shall make and keep reasonable records of work performed pursuant to this Agreement and shall provide detailed monthly billings to the City. Following approval of the City Finance Director, the City will pay the billing in the next available AP process. The City shall notify Contractor of any disputed amount within fifteen (15) days from receipt of the invoice, give reasons for the objection, and promptly pay the undisputed amount. Disputed amounts may be withheld without penalty or interest pending resolution of the dispute.
- 5.3 The City may suspend or withhold payments if Contractor fails to comply with requirements of this Agreement.
- 5.4 Contractor is engaged by the City as an independent contractor in accordance with the standards prescribed in ORS 670.600. Contractor shall not be entitled to any benefits that are provided by the City to City employees.
- 5.5 Any provision of this Agreement that is held by a court to create an obligation that violates the debt limitation provision of Article XI, Section 9 of the Oregon Constitution shall be void. The City's obligation to make payments under this Agreement is conditioned upon appropriation of funds pursuant to ORS 294.305 through 294.565.

6. Document Ownership

Upon acceptance of the Services and payment for such Services by the City, all work products, including, but not limited to, documents, drawings, papers, computer programs and photographs, performed or produced by Contractor for the benefit of the City under this Agreement shall become the property of the City. Any reuse or alteration of any work produced under this Agreement, except as contemplated herein, shall be at the City's sole risk.

7. Notices

All notices, bills and payments shall be made in writing and may be given by personal delivery or by mail. Notices, bills and payments sent by mail should be addressed as follows:

CITY: City Finance Director
City of St. Helens
PO BOX 278
St. Helens OR 97051

CONTRACTOR: Cindy Phillips
PO BOX 554
Columbia City, OR
(503) 927-5725

8. **Standard of Care**

Contractor shall comply with applicable standards of professional care in the performance of the Services. Contractor shall prepare materials and deliverables in accordance with generally accepted standards of professional practice for the intended use of the project.

9. **Consequential Damages**

Neither party shall be liable to the other for consequential damages, including, without limitation, loss of use or loss of profits incurred by one another or their subsidiaries or successors, regardless of whether such damages are caused by either party's breach of contract, willful misconduct, negligent act or omission, or other wrongful act.

10. **Insurance**

- 10.1 At all times during the term of this Agreement, Contractor shall carry, maintain and keep in full force and effect a policy or policies of insurance as specified in Attachment B attached hereto and incorporated herein by reference.
- 10.2 All insurance policies shall provide that the insurance coverage shall not be canceled or reduced by the insurance carrier without thirty (30) days' prior written notice to the City. Contractor agrees that it will not cancel or reduce said insurance coverage.
- 10.3 Contractor agrees that if it does not keep the aforesaid insurance in full force and effect, the City may either immediately terminate this Agreement, or, if insurance is available at a reasonable cost, the City may take out the necessary insurance and pay, at Contractor's expense, the premium thereon. If the City procures such insurance, the City shall retain any cost incurred for the same from moneys due Contractor hereunder.
- 10.4 At all times during the term of this Agreement, Contractor shall maintain on file with the City a Certificate of Insurance or a copy of actual policies acceptable to the City showing that the aforesaid policies are in effect in the required amounts. The policies shall contain an endorsement naming the City, its officers, employees and agents, as additional insureds (except for the professional liability and workers' compensation insurance).
- 10.5 The insurance provided by Contractor shall be primary to any coverage available to the City. The insurance policies (other than worker's compensation) shall include provisions for waiver or subrogation. Contractor shall be responsible for any deductible amounts outlined in such policies.

11. No-Cause Termination

This Agreement may be terminated effective December 31, 2017 or March 31, 2018 by either party for any reason upon ninety (90) days' written notice of the party's intent to terminate. In the event this Agreement is terminated, Contractor shall receive compensation only for Services actually performed up to the last day of work for that party.

12. No Third-Party Rights

This Agreement shall not create any rights in or inure to the benefit of any parties other than the City and Contractor.

13. Modification

Any modification of the provisions of this Agreement shall be set forth in writing and signed by the parties.

14. Waiver

A waiver by a party of any breach by the other shall not be deemed to be a waiver of any subsequent breach.

15. Indemnification

Contractor and the officers, employees, agents, and subcontractors of Contractor are not agents of the City, as those terms are used in ORS 30.265. Contractor shall defend, indemnify and hold harmless the City and its officers, employees, elected officials, volunteers and agents from any and all claims for injury to any person or damage to property caused by the negligence or other wrongful acts, omissions, or willful misconduct of Contractor or officers, employees, agents, or subcontractors of Contractor. Contractor shall not be responsible for claims caused by the sole negligence or other wrongful acts or omissions of the City or the City's officers, employees, or agents.

16. Governing Laws

This Agreement shall be governed by the laws of the State of Oregon. Venue shall be in the Circuit Court for Columbia County, Oregon.

17. Compliance with Law

- 17.1 Contractor shall comply with all applicable federal, state and local statutes, ordinances, administrative rules, regulations and other legal requirements in performance of this Agreement.
- 17.2 Contractor shall comply with applicable provisions of ORS 279B.020, 279B.220, 279B.225, 279B.230 and 279B.235. Pursuant to ORS 279B.235, any person employed by Contractor who performs Services shall be paid at least time and a half pay for all overtime in excess of forty (40) hours in any one (1) week, except for persons who are excluded or exempt from overtime pay under ORS 653.010 through 653.261 or under 29 USC Sections 201 through 209.
- 17.3 Contractor is a "subject employer," as defined in ORS 656.005, and shall comply with ORS 656.017.

- 17.4 Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, national origin, physical or mental disability, or disabled veteran or veteran status in violation of state or federal laws.

18. Confidentiality

Contractor shall maintain the confidentiality, both external and internal, of that confidential information to which it is exposed by reason of this Agreement. Contractor warrants that its employees assigned to this Agreement shall maintain necessary confidentiality.

19. Publicity

Contractor shall not use any data, pictures, or other representations of this City in its external advertising, marketing programs, or other promotional efforts except with prior specific written authorization from the City.

20. Succession

This Agreement shall inure to the benefit of and shall be binding upon each of the parties hereto and such parties' partners, successors, executors, administrators and assigns.

21. Assignment

This Agreement shall not be assigned by Contractor without the express written consent of the City. Contractor shall not assign Contractor's interest in this Agreement or enter into subcontracts for any part of the Services without the prior written consent of the City.

22. Default; Termination for Default

- 22.1 A party will be in default under this Agreement if that party fails to comply with any provision of this Agreement within ten (10) days after the other party gives written notice specifying the breach. If the breach specified in the notice cannot be completely cured within the ten (10)-day period, a default will not occur if the party receiving the notice diligently begins curative action within the ten (10)-day period and proceeds to cure the breach as soon as possible.
- 22.2 Notwithstanding Subsection 22.1, the City may declare a default immediately by written notice to Contractor if Contractor intentionally or repeatedly breaches material provisions of this Agreement or if Contractor's breach of contract creates unreasonable risk of injury to any person or damage to property.
- 22.3 Should a dispute arise between the parties to this Agreement, it is agreed that such dispute will be submitted to a mediator prior to any litigation. The parties shall exercise good-faith efforts to select a mediator who shall be compensated equally by both parties. Mediation shall be conducted in St. Helens, Oregon, unless both parties agree in writing otherwise. Both parties agree to exercise good-faith efforts to resolve disputes covered by this section through the mediation process. If a party requests mediation and the other party fails to respond within ten (10) days, a mediator shall be appointed by the presiding judge of the Circuit Court of the State of Oregon for Columbia County upon request of either party. The parties shall have all rights at law or in equity with

respect to any dispute not covered by this section. Nothing in this section shall preclude a party from seeking equitable relief to enjoin a violation of this Agreement.

- 22.4 If a default occurs, the party injured by the default may terminate this Agreement and enforce any remedies available under Oregon Law. Litigation shall be conducted in the Circuit Court of the State of Oregon for Columbia County. Litigation initiated by the City must be authorized by the St. Helens City Council.

23. Attorney Fees

If legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred herein at trial and on appeal.

24. Inspection and Audit by the City

- 24.1 Services provided by Contractor and Contractor's performance data, financial records, and other similar documents and records of Contractor that pertain, or may pertain, to the Services under this Agreement shall be open for inspection by the City or its agents at any reasonable time during business hours. Upon request, copies of records or documents shall be provided to the City free of charge.
- 24.2 The City shall have the right to inspect and audit Contractor's financial records pertaining to the Services under this Agreement at any time during the term of this Agreement or within two (2) years following the termination of this Agreement.
- 24.3 This Section 24 is not intended to limit the right of the City to make inspections or audits as provided by law or administrative rule.

25. Entire Agreement

This Agreement contains the entire agreement between the parties and supersedes all prior written or oral discussions or agreements regarding the Services described herein.

26. Severance

If any provision of this Agreement is held to be invalid, it will not affect the validity of any other provision. This Agreement will be constructed as if the invalid provision had never been included.

IN WITNESS WHEREOF, the City has caused this Agreement to be executed in duplicate originals by its duly authorized undersigned agents, and Contractor has executed this Agreement on the date written below.

CITY:

CONTRACTOR:

CITY OF ST. HELENS

CINDY PHILLIPS

By: _____

By: _____

Name: _____

Name: _____

Its: _____

Date: _____

Attested:

By: _____

CITY RECORDER

ATTACHMENT A

DUTIES AND RESPONSIBILITIES

SCOPE OF WORK

For the term of this contract and any subsequent extensions, Contractor will provide judicial services to the City of St. Helens consisting of the following:

- Preside in court at all times court is scheduled unless excused by prior written or oral permission from the City Administrator or designee (hereinafter "City Administrator") for that particular court day;
- Make her best efforts to be available by telephone to "C-Com" within 10 minutes of their placing the call to answer questions relating to release status and order pertaining to release for individuals who are subject to arrest either because an arrest warrant is outstanding or under circumstances leading a reasonable person to believe that a contempt of court charge or a probation violation charge may be initiated by the court;
- Be generally available, subject to reasonable notice, for meeting with the City Administrator, City Finance Director, the Mayor and/or Council pertaining to the conduct of the Court's business, budget, performance evaluations, etc., as required by the City Administrator and/or City Finance Director.
- Submit all requested reports pertaining to the functioning of the Courts as required by the City Administrator, the Mayor and/or the City Council, as requested; and
- Such other judicial functions as may be necessary or advisable under the circumstances.
- Contractor shall not supervise or direct any City employee but may ask for assistance in the furtherance of the business of court.

EXPECTATIONS OF WORK

For the term of this contract and any subsequent extensions, Contractor will work within the following expectations of her judicial services to the City of St. Helens consisting of the following:

- Work with the City Administer, Court staff, and Prosecutor to plan Court Days accordingly and ahead of schedule as much as possible encompassing an emphasis to use days as effective and efficiently as possible.
- Work with Court Staff, Prosecutor, and Finance Director to review all Court processes and potential ideas to become more efficient and cost effective. Remain open to trying new ideas and processes with a scheduled trial period and review time during Court Staff department meetings.
- Establish and quarterly review performance measures that will include:
 1. Clearance Rates
 2. Collection of Monetary Penalties
 3. Cost Per Case

PROGRAM OBJECTIVES

- To provide fair, timely, and speedy resolution of cases involving violations, infractions, and crimes in a manner which is efficient both for the City and for the residents/citizens.
- To ensure strict compliance with judicial orders, including the payment of court ordered fines and fees and the completion of court-ordered time obligations such as jail time, special counseling, classes or community service.
- To ensure timely processing of all funds received, as well as the reconciliation of these accounts and forwarding of mandatory payments to the appropriate parties (including the Oregon Department of Revenue, Columbia County, City of St. Helens General Fund and victims for whom restitution has been ordered).
- To identify and provide statistical analysis information for planning, goal setting, strategic decision-making program analysis, and resource allocation.
- Continue to review Court procedures and modify as needed to increase efficiency remaining within budget guidelines approved by Council. Continue to monitor and re-examine staff stations and other uses of current technology to increase efficiency in responding to daily duties and demands, and to increase responsiveness to the public.
- Provide an accessible, efficient and impartial forum for all participants in cases involving municipal violations and misdemeanors.
- Promote public trust in both the justice system and local government by exemplifying hard work and playing nice.
- Represent the Municipal Court and City of St. Helens in a professional manner when interacting with co-workers and the general public.

ATTACHMENT B INSURANCE REQUIREMENTS

Contractor and its subcontractors shall maintain insurance acceptable to the City in full force and effect throughout the term of this Contract.

It is agreed that any insurance maintained by the City shall apply in excess of, and not contribute toward, insurance provided by Contractor. The policy or policies of insurance maintained by Contractor and its subcontractors shall provide at least the following limits and coverage:

TYPE OF INSURANCE	LIMITS OF LIABILITY		REQUIRED FOR THIS CONTRACT
General Liability	Each occurrence General Aggregate Products/Comp Ops Aggregate Personal and Advertising Injury	\$1,000,000 \$2,000,000 \$2,000,000 \$1,000,000 w/umbrella or \$1,500,000 w/o umbrella	YES
Please indicate if Claims Made or Occurrence			
Automobile Liability	Combined Single – covering any vehicle used on City business	\$2,000,000	YES
Workers' Compensation	Per Oregon State Statutes If workers compensation is not applicable please initial here _____. State the reason it is not applicable: _____		YES
Professional Liability	Per occurrence Annual Aggregate	\$500,000 or per contract \$500,000 or per contract	YES

Contractor's general liability and automobile liability insurance must be evidenced by certificates from the insurers. The policies shall name the City, its officers, agents and employees, as additional insureds and shall provide the City with a thirty (30)-day notice of cancellation.

Workers' compensation insurance must be evidenced by a certificate from the insurer. The certificate need not name the City as an additional insured, but must list the City as a certificate holder and provide a thirty (30)-day notice of cancellation to the City.

Certificates of Insurance shall be forwarded to:

City Administrator
City of St. Helens
P.O. Box 278
St. Helens, OR 97051

Contractor agrees to deposit with the City, at the time the executed Contract is returned, Certificates of Insurance and Binders of Insurance if the policy is new or has expired, sufficient to satisfy the City that the insurance provisions of this Contract have been complied with and to keep such insurance in effect and the certificates and/or binders thereof on deposit with the City during the entire term of this Contract. Such certificates and/or binders must be delivered prior to commencement of the Work.

The procuring of such required insurance shall not be construed to limit Contractor's liability hereunder. Notwithstanding said insurance, Contractor shall be obligated for the total amount of any damage, injury or loss caused by negligence or neglect connected with this Contract.

City of St. Helens

PERSONAL SERVICES AGREEMENT

This PERSONAL SERVICES AGREEMENT (this “Agreement”) is made and entered into by and between the **City of St. Helens** (the “City”), an Oregon municipal corporation, and **Clayton Lance** (“Contractor”).

RECITALS

- A. The City is in need of prosecutorial services, and Contractor is qualified and prepared to provide such services.
- B. The purpose of this Agreement is to establish the services to be provided by Contractor and the compensation and terms for such services.

AGREEMENT

1. ENGAGEMENT

The City hereby engages Contractor to provide services related to **Municipal Court Prosecutor** (“Services”), and Contractor accepts such engagement. The principal contact for Contractor shall be **Clayton Lance**.

2. SCOPE OF WORK

The duties and responsibilities of Contractor are described in Attachment A, attached hereto and incorporated herein by reference. The Scope of Work and the Expectations of Work are responsibilities of Contractor. The Program Objectives are the responsibility of the department as a whole, with Contractor being responsible to communicate, cooperate and coordinate with the rest of court staff to ensure that the Program Objectives are met to the maximum extent possible.

3. TERM

This Agreement shall commence once executed by both parties and continue until December 31, 2017 unless a notice of intent to terminate the agreement has been issued pursuant to paragraph 11, below. The Agreement will automatically renew for the first of 2 possible 90 days terms. Upon the expiration of the first 90 day term, the Agreement will automatically renew for the second and final 90 day term, unless, unless a notice of intent to terminate the agreement has been issued pursuant to paragraph 11. Notwithstanding, this Agreement will not continue and shall terminate on **June 30, 2018**, unless previous notice to terminate has been issued.

4. Compensation

Contractor will provide such services as an independent contractor and not as an employee of the City. As an independent contractor, Contractor will not be entitled to any benefits generally provided to employees of St. Helens, nor will he be entitled to any reimbursement for mileage or long distance calls, but may be entitled to reimbursement for such costs for events such as continuing legal education for prosecutors, if attendance is approved by the City in advance. Contractor will request permission for such reimbursement from the City Finance Director, in writing, before the event and provide documentation of expenses related to such reimbursement after the event. If such event falls on a judicial day or days, or if such event requires travel on a judicial day or days, Contractor will be

excused from appearing in court on that day or days. The compensation for this position shall be \$85.00 PER HOUR through the end of this contract.

Any business licenses requirements associated with Contractor's services provided pursuant to this Agreement will be paid by the City. This Agreement shall not be deemed to prevent Contractor from entering into other or additional contracts not inconsistent with providing prosecutorial services to City of St. Helens.

5. Payment

- 5.1 The City agrees to pay Contractor for and in consideration of the faithful performance of the Services, and Contractor agrees to accept from the City as and for compensation for the faithful performance of the Services.
- 5.2 Contractor shall make and keep reasonable records of work performed pursuant to this Agreement and shall provide detailed monthly billings to the City. Following approval of the City Finance Director, the City will pay the billing in the next available AP process. The City shall notify Contractor of any disputed amount within fifteen (15) days from receipt of the invoice, give reasons for the objection, and promptly pay the undisputed amount. Disputed amounts may be withheld without penalty or interest pending resolution of the dispute.
- 5.3 The City may suspend or withhold payments if Contractor fails to comply with requirements of this Agreement.
- 5.4 Contractor is engaged by the City as an independent contractor in accordance with the standards prescribed in ORS 670.600. Contractor shall not be entitled to any benefits that are provided by the City to City employees.
- 5.5 Any provision of this Agreement that is held by a court to create an obligation that violates the debt limitation provision of Article XI, Section 9 of the Oregon Constitution shall be void. The City's obligation to make payments under this Agreement is conditioned upon appropriation of funds pursuant to ORS 294.305 through 294.565.

6. Document Ownership

Upon acceptance of the Services and payment for such Services by the City, all work products, including, but not limited to, documents, drawings, papers, computer programs and photographs, performed or produced by Contractor for the benefit of the City under this Agreement shall become the property of the City. Any reuse or alteration of any work produced under this Agreement, except as contemplated herein, shall be at the City's sole risk.

7. Notices

All notices, bills and payments shall be made in writing and may be given by personal delivery or by mail. Notices, bills and payments sent by mail should be addressed as follows:

CITY: City Finance Director
City of St. Helens
PO BOX 278
St. Helens OR 97051

CONTRACTOR: Clayton Lance
ADDRESS
ADDRESS
PHONE NUMBER

8. Standard of Care

Contractor shall comply with applicable standards of professional care in the performance of the Services. Contractor shall prepare materials and deliverables in accordance with generally accepted standards of professional practice for the intended use of the project.

9. Consequential Damages

Neither party shall be liable to the other for consequential damages, including, without limitation, loss of use or loss of profits incurred by one another or their subsidiaries or successors, regardless of whether such damages are caused by either party's breach of contract, willful misconduct, negligent act or omission, or other wrongful act.

10. Insurance

- 10.1 At all times during the term of this Agreement, Contractor shall carry, maintain and keep in full force and effect a policy or policies of insurance as specified in Attachment B attached hereto and incorporated herein by reference.
- 10.2 All insurance policies shall provide that the insurance coverage shall not be canceled or reduced by the insurance carrier without thirty (30) days' prior written notice to the City. Contractor agrees that it will not cancel or reduce said insurance coverage.
- 10.3 Contractor agrees that if it does not keep the aforesaid insurance in full force and effect, the City may either immediately terminate this Agreement, or, if insurance is available at a reasonable cost, the City may take out the necessary insurance and pay, at Contractor's expense, the premium thereon. If the City procures such insurance, the City shall retain any cost incurred for the same from moneys due Contractor hereunder.
- 10.4 At all times during the term of this Agreement, Contractor shall maintain on file with the City a Certificate of Insurance or a copy of actual policies acceptable to the City showing that the aforesaid policies are in effect in the required amounts. The policies shall contain an endorsement naming the City, its officers, employees and agents, as additional insureds (except for the professional liability and workers' compensation insurance).
- 10.5 The insurance provided by Contractor shall be primary to any coverage available to the City. The insurance policies (other than worker's compensation) shall include provisions for waiver or subrogation. Contractor shall be responsible for any deductible amounts outlined in such policies.

11. No-Cause Termination

This Agreement may be terminated effective December 31, 2017 or March 31, 2018 by either party for any reason upon ninety (90) days' written notice of the party's intent to terminate. In the event this Agreement is terminated, Contractor shall receive compensation only for Services actually performed up to the last day of work for that party.

12. No Third-Party Rights

This Agreement shall not create any rights in or inure to the benefit of any parties other than the City and Contractor.

13. Modification

Any modification of the provisions of this Agreement shall be set forth in writing and signed by the parties.

14. Waiver

A waiver by a party of any breach by the other shall not be deemed to be a waiver of any subsequent breach.

15. Indemnification

Contractor and the officers, employees, agents, and subcontractors of Contractor are not agents of the City, as those terms are used in ORS 30.265. Contractor shall defend, indemnify and hold harmless the City and its officers, employees, elected officials, volunteers and agents from any and all claims for injury to any person or damage to property caused by the negligence or other wrongful acts, omissions, or willful misconduct of Contractor or officers, employees, agents, or subcontractors of Contractor. Contractor shall not be responsible for claims caused by the sole negligence or other wrongful acts or omissions of the City or the City's officers, employees, or agents.

16. Governing Laws

This Agreement shall be governed by the laws of the State of Oregon. Venue shall be in the Circuit Court for Columbia County, Oregon.

17. Compliance with Law

- 17.1 Contractor shall comply with all applicable federal, state and local statutes, ordinances, administrative rules, regulations and other legal requirements in performance of this Agreement.
- 17.2 Contractor shall comply with applicable provisions of ORS 279B.020, 279B.220, 279B.225, 279B.230 and 279B.235. Pursuant to ORS 279B.235, any person employed by Contractor who performs Services shall be paid at least time and a half pay for all overtime in excess of forty (40) hours in any one (1) week, except for persons who are excluded or exempt from overtime pay under ORS 653.010 through 653.261 or under 29 USC Sections 201 through 209.
- 17.3 Contractor is a "subject employer," as defined in ORS 656.005, and shall comply with ORS 656.017.

- 17.4 Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, national origin, physical or mental disability, or disabled veteran or veteran status in violation of state or federal laws.

18. Confidentiality

Contractor shall maintain the confidentiality, both external and internal, of that confidential information to which it is exposed by reason of this Agreement. Contractor warrants that its employees assigned to this Agreement shall maintain necessary confidentiality.

19. Publicity

Contractor shall not use any data, pictures, or other representations of this City in its external advertising, marketing programs, or other promotional efforts except with prior specific written authorization from the City.

20. Succession

This Agreement shall inure to the benefit of and shall be binding upon each of the parties hereto and such parties' partners, successors, executors, administrators and assigns.

21. Assignment

This Agreement shall not be assigned by Contractor without the express written consent of the City. Contractor shall not assign Contractor's interest in this Agreement or enter into subcontracts for any part of the Services without the prior written consent of the City.

22. Default; Termination for Default

- 22.1 A party will be in default under this Agreement if that party fails to comply with any provision of this Agreement within ten (10) days after the other party gives written notice specifying the breach. If the breach specified in the notice cannot be completely cured within the ten (10)-day period, a default will not occur if the party receiving the notice diligently begins curative action within the ten (10)-day period and proceeds to cure the breach as soon as possible.
- 22.2 Notwithstanding Subsection 22.1, the City may declare a default immediately by written notice to Contractor if Contractor intentionally or repeatedly breaches material provisions of this Agreement or if Contractor's breach of contract creates unreasonable risk of injury to any person or damage to property.
- 22.3 Should a dispute arise between the parties to this Agreement, it is agreed that such dispute will be submitted to a mediator prior to any litigation. The parties shall exercise good-faith efforts to select a mediator who shall be compensated equally by both parties. Mediation shall be conducted in St. Helens, Oregon, unless both parties agree in writing otherwise. Both parties agree to exercise good-faith efforts to resolve disputes covered by this section through the mediation process. If a party requests mediation and the other party fails to respond within ten (10) days, a mediator shall be appointed by the presiding judge of the Circuit Court of the State of Oregon for Columbia County upon request of either party. The parties shall have all rights at law or in equity with

respect to any dispute not covered by this section. Nothing in this section shall preclude a party from seeking equitable relief to enjoin a violation of this Agreement.

- 22.4 If a default occurs, the party injured by the default may terminate this Agreement and enforce any remedies available under Oregon Law. Litigation shall be conducted in the Circuit Court of the State of Oregon for Columbia County. Litigation initiated by the City must be authorized by the St. Helens City Council.

23. Attorney Fees

If legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred herein at trial and on appeal.

24. Inspection and Audit by the City

- 24.1 Services provided by Contractor and Contractor's performance data, financial records, and other similar documents and records of Contractor that pertain, or may pertain, to the Services under this Agreement shall be open for inspection by the City or its agents at any reasonable time during business hours. Upon request, copies of records or documents shall be provided to the City free of charge.
- 24.2 The City shall have the right to inspect and audit Contractor's financial records pertaining to the Services under this Agreement at any time during the term of this Agreement or within two (2) years following the termination of this Agreement.
- 24.3 This Section 24 is not intended to limit the right of the City to make inspections or audits as provided by law or administrative rule.

25. Entire Agreement

This Agreement contains the entire agreement between the parties and supersedes all prior written or oral discussions or agreements regarding the Services described herein.

26. Severance

If any provision of this Agreement is held to be invalid, it will not affect the validity of any other provision. This Agreement will be constructed as if the invalid provision had never been included.

IN WITNESS WHEREOF, the City has caused this Agreement to be executed in duplicate originals by its duly authorized undersigned agents, and Contractor has executed this Agreement on the date written below.

CITY:

CONTRACTOR:

CITY OF ST. HELENS

CLAYTON LANCE

By: _____

By: _____

Name: _____

Name: _____

Its: _____

Date: _____

Attested:

By: _____

CITY RECORDER

ATTACHMENT A

Scope of Work

For the term of this contract and any subsequent extensions, Contractor will provide prosecutorial services to the City of St. Helens consisting of the following:

- Attend and perform prosecutorial services during court sessions as legal representative of City.
- Review all police reports, related documents and evidence in all cases submitted for municipal prosecution.
- Screen all cases and prepare all legal documents, including criminal complaints in preparation for prosecution.
- Ensure a timely response to discovery requests and requests for information.
- Draft reasoned memoranda in support of motions.
- Develop reasoned persuasive arguments and orally present same in court.
- Analyze and apply legal precedent.
- Negotiate cases on terms in the public interest.
- Prepare and present all necessary pre-trial motions and post-trial motions and other documents to ensure enforcement of court orders.
- Document additional billings associated with hourly rate.
- Consult with City Finance Director and City Administrator in reviewing quarterly Court Department Reports to Council. Attend if necessary or available.
- Answer case questions from client (usually from Court staff and Police Department) and answer questions about criminal law or procedure to St. Helens Police Officers.
- Provide ongoing training on a regular basis for Police Department staff for the purpose of more efficient and complete report writing.

Expectations of Work

For the term of this contract and any subsequent extensions, Contractor will work within the following expectations of his prosecutorial services to the City of St. Helens consisting of the following:

- Work with the Judge and Court staff to assist in planning Court Days accordingly and ahead of schedule as much as possible encompassing an emphasis to use days as effective and efficiently as possible.
- Work with Court Staff, Judge, and Finance Director to review all Court processes and potential ideas to become more efficient and cost effective. Remain open to trying new ideas and processes with a scheduled trial period and review time during Court Staff department meetings.
- Establish and quarterly review performance measures that will include:
 1. Clearance Rates
 2. Collection of Monetary Penalties
 3. Cost Per Case
- Proper Attire: Contractor will wear court-appropriate attire during all appearances in Municipal Court and any non-appearance work tasks that may take place on City of St. Helens government premises.
- Prosecutor will be prepared consistent with professional standards.
- A copy of any written professional correspondence will be kept in courts file, electronically, or a separate binder with all professional correspondence.
- Establish and maintain professional working relationships with defense attorneys, city employees, police department personnel, city officials, County staff, and the public.

- Maintain strict confidentiality of oral and written communications including confidentiality of Law Enforcement Data System (LEDS) printouts.
- Be generally available to communicate with and answer questions of defense attorneys, city officials and employees, police department personnel, and the public, even on non-holiday work days when Court is not in session.

PROGRAM OBJECTIVES

- To provide fair, timely, and speedy resolution of cases involving violations, infractions, and crimes in a manner that is efficient both for the City and for the public.
- To ensure strict compliance with judicial orders, including the payment of court ordered fines and fees and the completion of court-ordered time obligations such as jail time, special counseling, classes or community service.
- To ensure timely processing of all funds received, as well as the reconciliation of these accounts and forwarding of mandatory payments to the appropriate parties (including the Oregon Department of Revenue, Columbia County, City of St. Helens General Fund and victims for whom restitution has been ordered).
- To identify and provide statistical analysis information for planning, goal setting, strategic decision-making program analysis, and resource allocation.
- Continue to review Court procedures and modify as needed to increase efficiency but remaining within budget guidelines approved by City Council. Continue to monitor and re-examine staff stations and other uses of current technology to increase efficiency in responding to daily duties and demands, and to increase responsiveness to the public.
- Provide an accessible, efficient and impartial forum for all participants in cases involving municipal violations and misdemeanors.
- Promote public trust in both the justice system and local government by exemplifying hard work and playing nice.
- Represent the Municipal Court and City of St. Helens in a professional manner when interacting with co-workers and the general public.

ATTACHMENT B INSURANCE REQUIREMENTS

Contractor and its subcontractors shall maintain insurance acceptable to the City in full force and effect throughout the term of this Contract.

It is agreed that any insurance maintained by the City shall apply in excess of, and not contribute toward, insurance provided by Contractor. The policy or policies of insurance maintained by Contractor and its subcontractors shall provide at least the following limits and coverage:

TYPE OF INSURANCE	LIMITS OF LIABILITY		REQUIRED FOR THIS CONTRACT
General Liability	Each occurrence General Aggregate Products/Comp Ops Aggregate Personal and Advertising Injury	\$1,000,000 \$2,000,000 \$2,000,000 \$1,000,000 w/umbrella or \$1,500,000 w/o umbrella	YES
Please indicate if Claims Made or Occurrence			
Automobile Liability	Combined Single – covering any vehicle used on City business	\$2,000,000	YES
Workers' Compensation	Per Oregon State Statutes If workers compensation is not applicable please initial here _____. State the reason it is not applicable: _____		YES
Professional Liability	Per occurrence Annual Aggregate	\$500,000 or per contract \$500,000 or per contract	YES

Contractor's general liability and automobile liability insurance must be evidenced by certificates from the insurers. The policies shall name the City, its officers, agents and employees, as additional insureds and shall provide the City with a thirty (30)-day notice of cancellation.

Workers' compensation insurance must be evidenced by a certificate from the insurer. The certificate need not name the City as an additional insured, but must list the City as a certificate holder and provide a thirty (30)-day notice of cancellation to the City.

Certificates of Insurance shall be forwarded to:

City Administrator
City of St. Helens
P.O. Box 278
St. Helens, OR 97051

Contractor agrees to deposit with the City, at the time the executed Contract is returned, Certificates of Insurance and Binders of Insurance if the policy is new or has expired, sufficient to satisfy the City that the insurance provisions of this Contract have been complied with and to keep such insurance in effect and the certificates and/or binders thereof on deposit with the City during the entire term of this Contract. Such certificates and/or binders must be delivered prior to commencement of the Work.

The procuring of such required insurance shall not be construed to limit Contractor's liability hereunder. Notwithstanding said insurance, Contractor shall be obligated for the total amount of any damage, injury or loss caused by negligence or neglect connected with this Contract.

OUTCALL NOTIFICATION AND ALERTING SERVICES LETTER AGREEMENT

The outcall notification and alerting service, also referred to in Columbia County as the Columbia Alert Network (“CAN”), is an ultra-high speed telephone dialing service that is capable of placing thousands of telephone calls in minutes in situations requiring emergency public notification. Pre-recorded messages are delivered and the recipient may be prompted to acknowledge receipt of the message. All public entities and private industries in Columbia County are authorized to activate CAN by means of a request to Columbia 9-1-1 Communications District (“District”). Columbia 9-1-1 has a contract with Everbridge to supply this service and is the owner of the network.

City of St. Helens (“Member”) is a subscriber to CAN by virtue of its participation in the system. Member has been involved in cost sharing for the system for several years.

The purpose of this Agreement is to set forth the terms and conditions for Member as a subscriber to CAN. Member is entitled to the following services:

1. **CAN Activation Services:** District will cooperate with and assist Member to take advantage of the benefits associated with Member’s subscription to CAN. In addition, District will provide CAN activation services for Member upon request (“CAN Activation”). Member may request CAN Activation calling the dispatch center’s 24-hour number (1-800-696-7795 or 503-397-1521).
2. **CAN Data Services Costs:** Columbia 9-1-1 will assist Member with data uploads to the system. Columbia 9-1-1 will not accumulate data, but will assist in the formatting of the data. Columbia 9-1-1 will not verify the accuracy of any data. Columbia 9-1-1 will assist member with uploading of data to CAN for purposes of community notifications, not related to matters of public safety. Member may upload data as often as member may deem appropriate for their needs.
3. **Fee:** The annual cost sharing fee for will be \$1100.00
4. **Term:** Subject to earlier termination as provided in Section 5, below, this Agreement shall have an initial term of one (1) year commencing on July 1, 2017 and ending on June 30, 2018. This Agreement renews automatically for successive one (1) year terms beginning July 1, 2018 unless and until notice of termination is given by one party to the other in accordance with Section 5. Wherever reference is made in this Agreement to the term hereof, such reference shall include the initial term and any renewal thereof.
5. **Termination:** Either District or Member has the right to terminate this Agreement upon thirty (30) days’ notice to the other in the event of an occurrence of a default by the other as defined in Section 6, below. In addition, this Agreement may be terminated: (i) at any time upon mutual agreement of District and Member or (ii) by either District or Member upon ninety (90) days’ prior written notice to the other. No refunds will be issued if this agreement is terminated.

6. **Events of Default:** The following constitute events of default by Member:

(a) The failure of Member to pay any compensation owing to District and the continuation of such failure for at least thirty (30) days after notice given to Member by District that the same is due and payable.

(b) The failure to perform any act required of Member hereunder and the continuation of such failure for at least thirty (30) days after notice given to Member by District specifying such failure and requesting that the same be corrected.

The following constitute events of default by District:

(a) The failure to perform any act required of District hereunder, and the continuation of such failure or performance for at least thirty (30) days after notice given to District by Member specifying such failure or performance and requesting that the same be corrected.

7. **Indemnification:** District and Member ("Indemnifying Party") each hereby agree to indemnify and hold harmless the other from any liability, loss, cost, claims, damages, and expenses (including reasonable attorneys fees at trial and on any appeal) arising out of or related to any acts or omissions of the Indemnifying Party and any party employed by the Indemnifying Party. The term "acts or omissions" as used herein include without limitation any accident, injury or damage whatsoever caused to any person or property. Indemnification under this paragraph is not exclusive but shall be in addition to all rights and remedies provided by law or in equity.

8. **No Waiver:** Unless otherwise expressly provided herein, no waiver by a party of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the party waiving the provision. No delay or omission in the exercise of any right or remedy accruing to a party upon any breach under this Agreement shall impair such right or remedy or be construed as a waiver of any such breach theretofore or thereafter occurring. The waiver by a party of any breach of any term, covenant or condition herein stated shall not be deemed to be a waiver of any other term, covenant or condition. All rights or remedies afforded to a party hereunder or by law shall be cumulative and not alternative, and the exercise of one right or remedy shall not bar other rights or remedies allowed herein or by law.

9. **Notice:** Any notice required or desired to be given with respect to this Agreement shall be in writing and shall be deemed delivered effective when personally delivered or five (5) days after it is deposited in the United States Mail, registered or certified, addressed to the party intended to receive notice at the party's address set forth below, or to such other address as a party may have specified by prior written notice to the other party:

Columbia 9-1-1 Communications District
58611 McNulty Way
P.O. Box 998
St. Helens, Oregon 97051
Telephone: (503) 397-7255 Fax (503) 366 7196
Attn: Executive Director

City of St Helens
265 Strand Street
St. Helens, OR 97051

10. **Further Action:** The parties hereto shall execute and deliver all documents, provide all information, and take or forbear from all such action as may be necessary or appropriate to achieve the purposes of this Agreement.

11. **Amendments:** This Agreement may not be altered or amended except by a writing signed by both District and Member.

12. **Assignment:** Member may not assign, transfer, or delegate its obligations under this Agreement without the express written consent of District.

13. **Arbitration:** Any controversy or claim arising out of, or relating to, this Agreement, or the making, performance, or interpretation of this Agreement, shall be settled by binding arbitration in Columbia County, Oregon. District and Member shall select one arbitrator to conduct the arbitration, except that if District and Member are unable to agree on the selection of an arbitrator, the arbitrator shall be selected by the presiding judge of the Circuit Court of the State of Oregon for Columbia County. The arbitration shall otherwise proceed according to the Arbitration Rules of the Arbitration Service of Portland. Judgment on the arbitration award may be entered in any court having jurisdiction over the subject matter of the controversy.

14. **Time Essence:** Time is of the essence of each of the agreements, covenants and conditions of this Agreement.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this Agreement

Columbia 9-1-1 Communications District

Signature: _____
Name: _____
Title: _____
Date: _____

City of St. Helens

Signature: _____
Name: _____
Title: _____
Date: _____



Columbia 9-1-1 Communications District

June 23, 2017

Providing 9-1-1 call answering,
emergency dispatch and other
support services for:

Clatskanie Fire & Medical
City of Clatskanie (Sheriff's Office)
Columbia River Fire & Rescue
Rainier Police
Columbia City Police
St. Helens Police
Columbia County Sheriff
Scappoose Fire & Medical
Scappoose Police
Vernonia Fire & Medical
Vernonia Police
Metro-West Ambulance
Mist-Birkenfeld Fire & Medical

Oregon State Police
Oregon State Forestry, Columbia Unit
Columbia Co. Community Corrections
Columbia Co. District Attorney
Columbia Co. Emergency Management
Columbia Co. Juvenile Department
Columbia Co. Road Department
Columbia Community Mental Health
PGE Trojan Facility

BOARD OF DIRECTORS

Zone 1 (Clatskanie), Dee Wooley
Zone 2 (Rainier), Sean Clark
Zone 3 (St. Helens), Henry Heimuller
Zone 4 (Vernonia-Mist), Dave Crawford
Zone 5 (Scappoose), Rob Anderson

INTERIM EXECUTIVE DIRECTOR

Brian Burright
(503)397-7255 ext. 6971
(503)366-6971 – Direct Line
bburright@columbia911.com

ADMINISTRATIVE SERVICES MANAGER

Nancy Edwards
(503) 397-7255 ext. 6972
(503) 366-6972 – Direct Line
nedwards@columbia911.com

OPERATIONS MANAGER

Trish Hilsinger
(503) 397-7255 ext. 6973
(503) 366-6973 – Direct Line
thilsinger@columbia911.com

COMMUNICATIONS MANAGER

Diana Karthausen
(503) 397-7255 ext.6978
(503) 366-6978 – Direct Line
dkarthausen@columbia911.com

City of St Helens
265 Strand Street
St. Helens, OR 97051

Mr. Walsh,

Columbia 9-1-1 Communications District appreciates the City of St. Helens' long term commitment to the Columbia Alert Network (CAN) and it is our desire that you will recommend your continuation of that support to the City Council.

Upon my review of last year's agreement, I noted a few typing errors related to identifying paragraphs and sections of the contract; both sections 4 and 5 identified its own section when it truly was referring to the next section. I have corrected those typing errors and have attached a new agreement for your review.

In addition to the updated agreement, you will find the invoice for the next fiscal year. Please sign and return to our office, and I will gather the appropriate signatures in our office to return a fully executed document to you.

If you have any questions or need further information, please contact me.

Regards,

A handwritten signature in cursive script, appearing to read "Trish Hilsinger".

Trish Hilsinger
Operations Manager

P.O. Box 998 St. Helens, Oregon 97051

Administrative Offices: (503) 397-7255 Fax: (503) 366-7196
Dispatch Floor: (503) 397-1521 Fax: (503) 397-7797

Columbia 9-1-1 Communications District

INVOICE

PO Box 998
St Helens, OR 97051
Phone 503 366 6973 Fax 503 366 7196

DATE: JUNE 28, 2017

TO:

City of St. Helens
PO Box 278
St. Helens, Oregon 97051

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	7/1/2017 – 6/30/2018 Everbridge Outcall Notification System		\$ 1,100.00
SUBTOTAL			\$ 1,100.00
SALES TAX			
SHIPPING & HANDLING			
TOTAL DUE			\$ 1,100.00

Make all checks payable to: **Columbia 9-1-1 Communications District**
PO Box 998
St. Helens, Oregon 97051

If you have any questions concerning this invoice, contact Trish Hilsinger at 503-366-6973

**2017 Sanitary Sewer De-Rooting, Project No. S-601F
MATERIALS AND SERVICES CONTRACT**

BETWEEN: City of St. Helens, a municipal corporation of the State of Oregon (“City”)

AND: Duke’s Root Control, Inc. (“Contractor”)

DATED: _____

RECITALS

A. The City is in need of services to eliminate roots from the sanitary sewer system, and Contractor is qualified and prepared to provide materials and services to fill that need.

B. The purpose of this Contract is to establish the materials and services to be provided by Contractor and the compensation and terms for such materials and services.

NOW, THEREFORE, the parties mutually agree as follows:

1. Engagement. The City hereby engages Contractor to furnish the materials (“Materials”) and services (“Services”) specified in Attachment A, Scope of Work, attached hereto and incorporated herein by reference, and Contractor accepts such engagement. The principal contact on behalf of Contractor shall be Matt Scaglione, phone 310.613.4960.

2. Scope of Work. The duties and responsibilities of Contractor, including a schedule of performance, shall be as described in Attachment A. Any changes to this Contract shall be in writing, signed by both parties, and shall be attached to and become a part of this Contract. The scope of work may include supplying “goods,” as defined in ORS 72.1050. References to “Work” herein refer to the provisions of both Materials (and goods) and Services.

3. Contract Documents.

3.1 The term “Contract Document” means this form, the Scope of Work, and any specifications, quotation, extensions, amendments, exhibits and documents incorporated by reference.

3.2 This Contract shall constitute the entire agreement between the parties concerning the Materials and Services. References to “this Contract” or “the Contract” include all Contract Documents.

3.3 Each party shall notify the other party of inconsistencies in the Contract Documents. If inconsistencies occur, the document or provision that will result in a better quality of Services shall have priority. Amendments have priority over all other Contract Documents, including amendments of an earlier date. Specifications have priority over this form. This form and specifications have priority over the quotation. The City may issue a written interpretation to resolve any inconsistencies in the Contract Documents, which shall be binding on Contractor so long as such interpretation is not unreasonable.

3.4 If any term or provision of a Contract Document is held by a court of competent jurisdiction to be invalid, the validity of the remaining terms and provisions will not

be affected, and the rights and obligations of the parties shall be construed and enforced as if the Contract Document did not contain the particular term or provision held to be invalid.

3.5 Notwithstanding Subsection 3.1, Contract Documents include any amendments or addenda issued by the City with the Request for Quotations that are attached to this form as attachments. After this Contract is signed, the Contract Documents may be changed only by written amendments signed by authorized representatives of both parties.

4. Contract Term.

4.1 The initial term of this Contract begins on July 20, 2017, and ends on August 25, 2017 ("Contract Term"). The parties may agree to extend the Contract Term for two (2) successive periods of twelve (12) months each. Such extension shall begin on the day following the end of the initial term or the first extension. Extensions must be set forth in writing and signed by authorized representatives of both parties. The party requesting the extension must deliver a request for extension at least sixty (60) days before the Contract Term is scheduled to end.

4.2 A schedule of performance may be included in the specifications.

4.3 Notwithstanding Subsection 4.1, this Contract may be terminated before the end of the Contract Term, as provided in the Contract Documents.

5. **Approvals.** If the Contract Documents require approval of anything, act, or document, the request for approval and the response must be given by persons with proper authority under the Contract Documents in the same manner as notices under Section 6. Approval will not be withheld unreasonably.

6. Notices.

6.1 Notices required by this Contract must be given in writing by personal delivery or by United States mail, first-class postage-prepaid, unless some other means or method of notice is required by law.

6.2 All notices to the City must be directed to the City Administrator. The City's address for notices is:

City of St. Helens
Attn: City Administrator
PO Box 278
St. Helens OR 97051

6.3 Contractor's address for notices is:

Duke's Root Control, Inc.
Attn: Braden Boyko
1020 Hiawatha Blvd., West
Syracuse, NY 13204

6.4 Each party shall notify the other of any change of address for notices.

7. Contractor's Responsibility for the Work.

7.1 Time is of the essence on this Contract. Contractor shall perform the Work promptly and efficiently and in accordance with the provisions set forth in Attachment A. Contractor shall provide all labor, materials, tools, equipment and incidentals that are necessary for proper performance of the Work, including items that may be inferred from the specifications or from prevailing custom or trade usage as being necessary to produce the intended results.

7.2 Unless the specifications require certain means or methods, Contractor shall be responsible for the means and methods used for the Services.

7.3 Materials provided by Contractor must be of good quality and will be subject to the warranties provided by ORS 72.3120, ORS 72.3130, ORS 72.3140 and ORS 72.3150.

7.4 Contractor shall provide and properly supervise qualified workers. Workers must have any licenses and certificates required by applicable laws.

7.5 Contractor shall not assign any interest in this Contract or enter into subcontracts for the Services without the prior written approval of the City.

8. Use of Premises.

8.1 Provisions of this Contract that refer to "the Premises" will apply to the Work only if it is performed at the Premises, defined as real property, including buildings or other improvements that are owned or occupied by the City.

8.2 Contractor shall confine the Work performed at the Premises to areas and times stated in Attachment A, and Contractor shall avoid any unnecessary interference with the use of the Premises.

8.3 Contractor shall take reasonable precautions to prevent injury to persons and damage to property that may result from Contractor's use of the Premises. Contractor shall remedy any damage to the Premises and other property of the City resulting from the Work.

9. Hazardous Chemicals. Contractor shall implement and bear the cost of precautions required for protection from "hazardous chemicals," as defined in ORS 654.750 or OAR Chapter 437, that may be encountered at the Premises or used for the Work. The City and Contractor shall exchange material safety data sheets, label information, and instructions for precautionary measures for hazardous chemicals kept at the Premises by the City or used for the Work by Contractor. The City may prohibit use of particular hazardous chemicals.

10. Liability of City's Officers, Employees and Agents. Officers, employees and agents of the City shall not have any direct, personal liability to Contractor.

11. No Agency. Contractor is engaged by the City as an independent contractor in accordance with ORS 670.600. Contractor, subcontractors, and their principals, employees and agents are not agents of the City as that term is used in ORS 30.265.

12. Indemnification.

12.1 Except as provided in Subsection 12.2, or as otherwise provided by applicable law, Contractor shall defend and indemnify the City and the City's officers, elected officials, volunteers, employees and agents from all third-party claims arising from the Work, including third-party claims arising from injury to any person or damage to property, breach of this Contract by Contractor, or violation of applicable law by Contractor.

12.2 Contractor shall not be responsible for third-party claims resulting solely from the negligence or other wrongful acts or omissions of the City or the City's officers, elected officials, volunteers, employees or agents.

13. Liability Insurance.

13.1 At all times while Contractor is performing Work at the Premises, Contractor shall, at Contractor's expense, maintain in force insurance policies as set forth in Attachment B, which is attached hereto and incorporated herein by reference.

13.2 Prior to starting Work at the Premises, Contractor shall provide certificates of insurance for coverage required by this section, which will be subject to review and approval by the City Attorney. Each certificate must obligate the insurer to give written notice to the City thirty (30) days prior to termination or restriction of coverage. The City may reject a certificate which states that the insurer will merely "endeavor to mail" written notice.

14. Governing Laws. This Contract shall be interpreted and construed in accordance with the laws of the State of Oregon.

15. Compliance with Law.

15.1 Contractor shall comply with all applicable federal, state and local statutes, ordinances, administrative rules, regulations and other legal requirements in performance of this Contract.

15.2 Contractor shall comply with applicable laws, including ORS 279B.020, ORS 279B.220, ORS 279B.225, ORS 279B.230 and ORS 279B.235, which are incorporated herein.

15.3 Pursuant to ORS 279B.020, no person shall be employed for the Work for more than ten (10) hours in any one (1) day, or forty (40) hours in any one (1) week, except in cases of necessity, emergency, or when the public policy absolutely requires it. Except for persons who are exempt from overtime pay, persons who perform the Work shall be paid at least time and a half pay for legal holidays specified in a collective bargaining agreement or in ORS 279B.020(1)(b) and for time worked in excess of ten (10) hours a day or in excess of forty (40) hours a week, whichever is greater.

15.4 If Contractor is a nonresident bidder, as defined in ORS 279A.120(1)(a), and the compensation, as set forth in Attachment A attached hereto and hereby incorporated by reference, exceeds Ten Thousand Dollars (\$10,000), Contractor shall comply with ORS 279A.120(3).

15.5 Pursuant to ORS 279A.120(2)(a), Contractor shall use products that have been manufactured in Oregon, provided that price, fitness, availability and quality are otherwise equal.

15.6 Contractor shall not provide or offer to provide any appreciable pecuniary or material benefit to any officer or employee of the City in connection with this Contract in violation of ORS Chapter 244.

15.7 Contractor is a “subject employer,” as defined in ORS 656.005, and shall comply with ORS 656.017. Contractor shall provide workers’ compensation coverage for “subject workers,” as defined in ORS 656.005(28), employed to perform the Work. Before performing any Work, Contractor shall provide a certificate of insurance for workers’ compensation coverage or other proof of coverage, or certify that no subject workers will perform Work.

15.8 Contractor certifies that it currently has a City business license or will obtain one prior to delivering services under this Agreement. [**Business License No: 3072**]

16. Nondiscrimination.

16.1 Contractor shall comply with all applicable federal, state and local laws, rules and regulations on nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical conditions or disability.

16.2 Contractor shall comply with the Americans with Disabilities Act of 1990 (Pub. Law No. 101-336), ORS 30.670 through ORS 30.685, ORS 659A.425, and all regulations and administrative rules established pursuant to those laws, in the construction, remodeling, maintenance and operation of any structures and facilities, and in the conduct of all programs, services and training, educational or otherwise, conducted by Contractor.

17. Compensation. The terms of compensation shall be as provided in Attachment A. The compensation stated in Attachment A constitutes the total compensation payable to Contractor for the Work.

18. Payment.

18.1 Unless otherwise provided in Attachment A, Contractor shall be paid on a time and materials basis.

18.2 Contractor shall make and keep reasonable records of Work performed pursuant to this Contract and, unless provided otherwise in Attachment A, shall provide detailed monthly billings to the City. Following approval by the City Administrator, billings shall be paid in full within thirty (30) days of receipt thereof. The City shall notify Contractor of any disputed amount within fifteen (15) days from the date of the invoice, give reasons for the objection, and promptly pay the undisputed amount. Disputed amounts may be withheld without penalty or interest pending resolution of the dispute. Payment to Contractor shall be complete once the City pays compensation as provided in Section 17.

18.3 The City may suspend or withhold payments if Contractor fails to comply with the requirements of this Contract.

18.4 The City's obligation to make payments is conditioned upon appropriation of funds pursuant to ORS 294.305 through 294.565. The City certifies that funds for this Contract are included in the City's budget for the current fiscal year, which ends on June 30 next following the date that this Contract is signed. If funds are not appropriated for this Contract for any subsequent fiscal year during the Contract Term, the City shall notify Contractor and this Contract shall be terminated on June 30 of the last fiscal year for which funds are appropriated.

18.5 Any provision of this Contract that is held by a court to create an obligation that violates the debt limitation of Article XI, Section 9 of the Oregon Constitution shall be void.

19. Waiver. Compliance with the provisions of this Contract may be waived only by a written waiver signed by the party waiving its rights. Waiver of compliance with one provision shall not be deemed to waive compliance with any other provision.

20. Default.

20.1 A party will be in default under this Contract if that party fails to comply with any provision of this Contract within ten (10) days after the other party gives written notice specifying the breach. If the breach specified in the notice cannot be completely cured within the ten (10)-day period, a default will not occur if the party receiving the notice diligently begins curative action within the ten (10)-day period and proceeds to cure the breach as soon as practicable.

20.2 Notwithstanding Subsection 20.1, the City may declare a default immediately by written notice to Contractor if Contractor intentionally or repeatedly breaches material provisions of this Contract or if Contractor's breach of contract creates unreasonable risk of injury to any person or damage to property.

20.3 Should a dispute arise between the parties to this Contract, it is agreed that such dispute will be submitted to a mediator prior to any litigation. The parties shall exercise good-faith efforts to select a mediator who shall be compensated equally by both parties. Mediation shall be conducted in St. Helens, Oregon, unless both parties agree in writing otherwise. Both parties agree to exercise good-faith efforts to resolve disputes covered by this section through the mediation process. If a party requests mediation and the other party fails to respond within ten (10) days, a mediator shall be appointed by the presiding judge of the Circuit Court of the State of Oregon for Columbia County upon request of either party. The parties shall have any rights at law or in equity with respect to any dispute not covered by this section. Nothing in this section shall preclude a party from seeking equitable relief to enjoin a violation of this Contract.

20.4 If a default occurs, the party injured by the default may terminate this Contract and enforce any remedies available under Oregon law. Litigation shall be conducted in the Circuit Court of the State of Oregon for Columbia County. Litigation initiated by the City must be authorized by the St. Helens City Council.

21. Attorney Fees. If legal action is commenced in connection with this Contract, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred herein at trial and on appeal.

22. Termination for Convenience. The City may terminate this Contract if the City determines in good faith that termination is in the best interest of the public. The City shall endeavor to give Contractor written notice thirty (30) days prior to the date of termination under this section, but failure to give notice will not invalidate the decision to terminate. Termination under this section will not affect the rights of the parties existing at the time of termination. If Contractor is not in default, Contractor shall be paid for Work in progress at the time of termination, and Contractor shall be reimbursed for reasonable costs resulting directly from termination. Contractor shall not be entitled to recover lost profits or overhead for Work that is precluded by termination under this section.

23. Action Upon Termination. Upon receiving notice of termination, Contractor shall cease performance of the Work and terminate subcontracts.

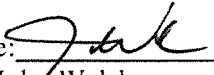
CITY:

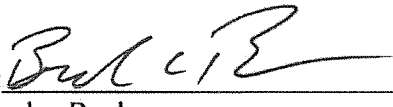
CONTRACTOR:

CITY OF ST. HELENS

DUKE'S ROOT CONTROL, INC.

Council Meeting Date: N/A

Signature: 

Signature: 

Print: John Walsh

Print: Braden Boyko

Title: City Administrator

Title: Duke's Root Control, Vice President

Date: _____

Date: 7/10/17

APPROVED AS TO FORM:

By: _____

City Attorney

ATTACHMENT A

Scope of Work

Sanitary sewer mainline chemical root control, including all materials and cost, shall be paid for at the unit price per linear foot indicated for each size of pipe. Unit prices are computed per linear foot, manhole to manhole. Total contract to include up to 7,000 linear feet of pipe of various diameters, with 6,900 linear feet of pipe identified below.

De-rooting rates are as follows:

Pipe Diameter	\$ / Foot
6-inch	\$1.59
8-inch	\$1.59
10-inch	\$1.76
12-inch	\$1.92
15-inch	\$2.73
18-inch	\$3.50
21-inch	\$4.94

DE-ROOTING LIST

Structure ID		Length	Diameter	Unit Price	Total Price
<i>Start</i>	<i>End</i>	<i>Feet</i>	<i>Inches</i>	<i>\$/Ft</i>	<i>\$\$\$</i>
NCC9	NCC8A	202	8"	\$1.59	\$321.18
NC13	NC12	218	12"	\$1.92	\$418.56
NCD3	NCD2	198	8"	\$1.59	\$314.82
N23	NJ1	178	8"	\$1.59	\$283.02
NJ1	NJ2	137	8"	\$1.59	\$217.83
NI4	NI12	287	8"	\$1.59	\$456.33
NI16	NI8	347	8"	\$1.59	\$551.73
NI8	NI9	67	8"	\$1.59	\$106.53
ME7	ME6	345	6"	\$1.59	\$548.55
ME6	ME1	122	6"	\$1.59	\$193.98
ME3	ME10	187	6"	\$1.59	\$297.33
D10	D9	443	12"	\$1.92	\$850.56
DL1	D5	228	6"	\$1.59	\$362.52
WF1	W42	225	8"	\$1.59	\$357.75
SA1	S3	406	8"	\$1.59	\$645.54
DG2	DG1B	232	8"	\$1.59	\$368.88
DG4	DG1A	234	6"	\$1.59	\$372.06
DG7	DG5	82	6"	\$1.59	\$130.38
NN28	NN27	100	8"	\$1.59	\$159.00
MG1	MG2	95	6"	\$1.59	\$149.46
NN26	NN25	184	8"	\$1.59	\$292.56
MF9	MF5	138	6"	\$1.59	\$219.42
MF11	MF5	230	6"	\$1.59	\$365.70

MF5	MF4	129	6"	\$1.59	\$205.11
MF4	MF10	115	6"	\$1.59	\$182.85
MF4	MF3	67	6"	\$1.59	\$106.53
N33	N31	205	10"	\$1.76	\$360.80
NN1	N30	514	12"	\$1.92	\$986.88
N31	N30A	396	10"	\$1.76	\$696.96
N30A	N30	160	10"	\$1.76	\$281.60
N29	N28	197	18"	\$3.50	\$689.50
N28	N27	232	18"	\$3.50	\$812.00

<u>Pipe Diameter</u>	<u>Footage, Total</u>	
6-inch	1,972	LF
8-inch	2,563	LF
10-inch	761	LF
12-inch	1,175	LF
18-inch	429	LF

Grand Total 6,900 LF \$12,308

The above footages are current totals of pipe that have some level of root infestation.
The actual amount of work issued will be based on the amount budgeted and unit price.

ATTACHMENT B

Insurance Requirements

Contractor and its subcontractors shall maintain insurance acceptable to the City in full force and effect throughout the term of this Contract.

It is agreed that any insurance maintained by the City shall apply in excess of, and not contribute toward, insurance provided by Contractor. The policy or policies of insurance maintained by Contractor and its subcontractors shall provide at least the following limits and coverage:

Please indicate if Claims Made or Occurrence			
Automobile Liability	Combined Single – covering any vehicle used on City business	\$2,000,000	YES
Workers' Compensation	Per Oregon State Statutes If workers compensation is not applicable please initial here _____. State the reason it is not applicable: _____		YES
Professional Liability	Per occurrence	\$500,000	NO
	Annual Aggregate	\$500,000	

Contractor's general liability and automobile liability insurance must be evidenced by certificates from the insurers. The policies shall name the City, its officers, agents and employees, as additional insureds and shall provide the City with a thirty (30)-day notice of cancellation.

Workers' compensation insurance must be evidenced by a certificate from the insurer. The certificate need not name the City as an additional insured, but must list the City as a certificate holder and provide a thirty (30)-day notice of cancellation to the City.

Certificates of Insurance shall be forwarded to:

City Administrator
City of St. Helens
P.O. Box 278
St. Helens, OR 97051

Contractor agrees to deposit with the City, at the time the executed Contract is returned, Certificates of Insurance and Binders of Insurance if the policy is new or has expired, sufficient to satisfy the City that the insurance provisions of this Contract have been complied with and to keep such insurance in effect and the certificates and/or binders thereof on deposit with the City during the entire term of this Contract. Such certificates and/or binders must be delivered prior to commencement of the Work.

The procuring of such required insurance shall not be construed to limit Contractor's liability hereunder. Notwithstanding said insurance, Contractor shall be obligated for the total amount of any damage, injury or loss caused by negligence or neglect connected with this Contract.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/13/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Haylor, Freyer & Coon, Inc. 231 Salina Meadows Parkway P.O. 4743 Syracuse NY 13221		CONTACT NAME: Patti Brush PHONE (A/C, No, Ext): 315-703-9134 FAX (A/C, No): 315-362-5767 E-MAIL ADDRESS: pbrush@haylor.com															
INSURED DUKESROOT Duke's Root Control Inc 1020 Hiawatha Blvd West Syracuse NY 13204		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Valley Forge Insurance Company</td> <td>20508</td> </tr> <tr> <td>INSURER B: Hartford Companies</td> <td>19682</td> </tr> <tr> <td>INSURER C: Columbia Casualty Co.</td> <td></td> </tr> <tr> <td>INSURER D: Continental Insurance Company</td> <td>35289</td> </tr> <tr> <td>INSURER E: National Fire Ins Co of Hartford</td> <td>20478</td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Valley Forge Insurance Company	20508	INSURER B: Hartford Companies	19682	INSURER C: Columbia Casualty Co.		INSURER D: Continental Insurance Company	35289	INSURER E: National Fire Ins Co of Hartford	20478	INSURER F:	
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INSURER F:																	

COVERAGES

CERTIFICATE NUMBER: 390642432

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Lmt'd Pollution GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y		6004239018	1/1/2017	1/1/2018	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$1,000,000 Pollution Liability \$1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		C1002379701	1/1/2017	1/1/2018	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$10,000	Y		C2090460194	1/1/2017	1/1/2018	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
E	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC620580842	1/1/2017	1/1/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B A C	Disability Stop Gap Pollution Liability			2P63996A3AA 6004239018 C2088304266	1/1/2017 1/1/2017 1/1/2017	1/1/2018 1/1/2018 1/1/2018	Statutory Limits \$1,000,000 \$5,000,000 Occ \$5,000,000 Aggr

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Liability Blanket Additional Insured Primary & Non-Contributory-Owners, Lessees or Contractors-with Products-Completed Ops Coverage G-140331-D31 (01/13) per written contract

Auto Additional Insured - Designate Insured form CA2048 (02-99) per written contract

Umbrella Primary Additional Insured-Changes-Other insurance form G300429-A31 (02/11) per written See Attached...

CERTIFICATE HOLDER

CANCELLATION

City of St Helens
 City Administrator
 PO Box 278
 St Helens OR 97051

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jan D. Freyer, Jr.

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AGENCY CUSTOMER ID: DUKESROOT

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Haylor, Freyer & Coon, Inc.		NAMED INSURED Duke's Root Control Inc 1020 Hiawatha Blvd West Syracuse NY 13204
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

contract

Pollution Liability Deductible \$50,000
30 day notice of canc applies to General Liability, Auto and Workers Compensation



POLICY NUMBER: 1002379701

COMMERCIAL AUTO
CA 20 48 02 99

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
GARAGE COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
TRUCKERS COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" under the Who Is An Insured Provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Endorsement Effective: 01/01/2016	Countersigned By:
Named Insured: Duke's Root Control Inc.	(Authorized Representative)

SCHEDULE

Name of Person(s) or Organization(s):

SEE ENDORSEMENT

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to the endorsement.)

Each person or organization shown in the Schedule is an "insured" for Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured Provision contained in **Section II** of the Coverage Form.

30020000110023797011955



POLICY NUMBER
C 1002379701

INSURED NAME AND ADDRESS
DUKE'S ROOT CONTROL INC
1020 HIAWATHA BLVD., WEST

SYRACUSE, NY 13204

POLICY CHANGES
DESIGNATED INSURED - CA2048

This Change Endorsement changes the Policy. Please read it carefully.
This Change Endorsement is a part of your Policy and takes effect on the
effective date of your Policy, unless another effective date is shown.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED BLANKET

ANY PERSON OR ORGANIZATION THAT THE NAMED INSURED IS OBLIGATED TO
PROVIDE INSURANCE WHERE REQUIRED BY A WRITTEN CONTRACT OR AGREEMENT
IS AN INSURED, BUT ONLY WITH RESPECT TO LEGAL RESPONSIBILITY FOR
ACTS OR OMISSIONS OF A PERSON OR ORGANIZATION FOR WHOM LIABILITY
COVERAGE IS AFFORDED UNDER THIS POLICY.



Thomas F. Motamed
Chairman of the Board

Jonathan Kantor
Secretary

C6004239018



G-140331-D31
(Ed. 01/13)

**BLANKET ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS –
WITH PRODUCTS-COMPLETED OPERATIONS COVERAGE**

It is understood and agreed that this endorsement amends the **COMMERCIAL GENERAL LIABILITY COVERAGE PART** as follows:

SCHEDULE (OPTIONAL)

Name of Additional Insured Persons Or Organizations
(As required by "written contract" per Paragraph A. below.)

Locations of Covered Operations
(As per the "written contract," provided the location is within the "coverage territory" of this Coverage Part.)

A. Section II - Who Is An Insured is amended to include as an additional insured:

1. Any person or organization whom you are required by "written contract" to add as an additional insured on this Coverage Part; and
2. The particular person or organization, if any, scheduled above.

B. The insurance provided to the additional insured is limited as follows:

1. The person or organization is an additional insured only with respect to liability for "bodily injury," "property damage," or "personal and advertising injury" caused in whole or in part by:
 - a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your ongoing operations specified in the "written contract"; or
 - b. "Your work" that is specified in the "written contract" but only for "bodily injury" or "property damage" included in the "products-completed operations hazard," and only if:
 - (1) The "written contract" requires you to provide the additional insured such coverage; and
 - (2) This Coverage Part provides such coverage.
2. If the "written contract" specifically requires you to provide additional insurance coverage via the 10/01 edition of CG2010 (aka CG 20 10 10 01), or via the 10/01 edition of CG2037 (aka CG 20 37 10 01), or via the 11/85 edition of CG2010 (aka CG 20 10 11 85), then in paragraph **B.1.** above, the words 'caused in whole or in part by' are replaced by the words 'arising out of'.
3. We will not provide the additional insured any broader coverage or any higher limit of insurance than:
 - a. The maximum permitted by law;
 - b. That required by the "written contract";
 - c. That described in **B.1.** above; or
 - d. That afforded to you under this policy,

whichever is less.
4. Notwithstanding anything to the contrary in Condition 4. Other Insurance (Section **IV**), this insurance is excess of all other insurance available to the additional insured whether on a primary, excess, contingent or

G-140331-D31 (Ed. 01/13)

Page 1 of 2



any other basis. But if required by the "written contract" to be primary and non-contributory, this insurance will be primary and non-contributory relative to insurance on which the additional insured is a Named Insured.

5. The insurance provided to the additional insured does not apply to "bodily injury," "property damage," or "personal and advertising injury" arising out of:
 - a. The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:
 - (1) The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 - (2) Supervisory, inspection, architectural or engineering activities; or
 - b. Any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this Coverage Part.

C. SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS is amended as follows:

1. The **Duties In The Event of Occurrence, Offense, Claim or Suit** condition is amended to add the following additional conditions applicable to the additional insured:

An additional insured under this endorsement will as soon as practicable:

- (1) Give us written notice of an "occurrence" or an offense which may result in a claim or "suit" under this insurance, and of any claim or "suit" that does result;
- (2) Except as provided in Paragraph **B.4.** of this endorsement, agree to make available any other insurance the additional insured has for a loss we cover under this Coverage Part;
- (3) Send us copies of all legal papers received, and otherwise cooperate with us in the investigation, defense, or settlement of the claim or "suit"; and
- (4) Tender the defense and indemnity of any claim or "suit" to any other insurer or self insurer whose policy or program applies to a loss we cover under this Coverage Part. But if the "written contract" requires this insurance to be primary and non-contributory, this provision (4) does not apply to insurance on which the additional insured is a Named Insured.

We have no duty to defend or pay on behalf of an additional insured under this endorsement until we receive from the additional insured written notice of a claim or "suit."

- D. Only for the purpose of the insurance provided by this endorsement, **SECTION V – DEFINITIONS** is amended to add the following definition:

"Written contract" means a written contract or written agreement that requires you to make a person or organization an additional insured on this Coverage Part, provided the contract or agreement:

1. Is currently in effect or becomes effective during the term of this policy; and
2. Was executed prior to:
 - a. The "bodily injury" or "property damage"; or
 - b. The offense that caused the "personal and advertising injury,"for which the additional insured seeks coverage under this Coverage Part.

All other terms and conditions of the Policy remain unchanged.

Material used with permission of ISO Properties, Inc

Policy Number: C2090460194



G-300429-A31
(Ed. 02/11)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.
CHANGES – OTHER INSURANCE

This endorsement modifies insurance provided under the following:

COMMERCIAL UMBRELLA PLUS COVERAGE PART

Solely with respect to the coverage afforded under this insurance to any person or organization which qualifies as an additional insured pursuant to paragraph 2. c. or e. of **SECTION II – WHO IS AN INSURED**, the **Other Insurance Condition** of **SECTION IV – CONDITIONS** is deleted and replaced with the following:

4. Other Insurance

This insurance is excess over "scheduled underlying insurance" and any other valid and collectible insurance available to the additional

insured whether primary, excess, contingent or on any other basis. Provided, this insurance shall be either primary to, or primary to and noncontributing with, such other valid and collectible insurance available to the additional insured if so required by written contract or agreement with you. This condition does not apply to insurance purchased specifically to apply in excess of this insurance.

20020305142094601943202



ATTACHMENT C

Terms of Compensation

Contractor will be paid a sum not to exceed Fifteen Thousand Dollars (\$15,000.00) for services satisfactorily rendered.

Measurement will be per Linear Foot complete basis. Payment for de-rooting sanitary sewer pipe shall be on a Linear Foot basis as stated in the Contract Document for this project. Payment shall represent full compensation for all permits, labor, tools, machinery, materials, transportation, equipment, testing as required and services of all kinds required and necessary to establish and meet the requirements of this section.

Per Section 15.4

ORS 279A.120(3) When a public contract is awarded to a nonresident bidder and the contract price exceeds \$10,000, the bidder shall promptly report to the Department of Revenue on forms to be provided by the department the total contract price, terms of payment, length of contract and such other information as the department may require before the bidder may receive final payment on the public contract. The contracting agency shall satisfy itself that the requirement of this subsection has been complied with before the contracting agency issues a final payment on a public contract.

CONTRACT PAYMENTS

City Council Meeting
July 19, 2017

S-2 Contractors, Inc.

Project: R-652 2016 Asphalt Patching (Inv#1705E2)	\$	8,165.06
---	----	-----------------

KP

S-2 Contractors, Inc.

6860 S. Anderson Rd.

Aurora, OR 97002

PHONE # 503-651-4000 FAX # 503-651-4004

Invoice

DATE	INVOICE #
7/11/2017	1705E2

BILL TO
CITY OF ST HELENS ATTN: SUE NELSON PO BOX 278 ST HELENS, OR 97051

OR. CCB# 67253
AZ. CCB# ROC185469

QTY	DESCRIPTION	RATE	AMOUNT
1,555.25	PREP & PAVE PATCHES @ 3"	5.25	8,165.06
	605-000-053011 Storm Drains		\$ 4,457.25
	601-000-056101 Water Mains		\$ 2,059.31
	205-000-053005 Patching		\$ 1,648.50

APPROVED FOR PAYMENT	
INIT	DATE
	7/13/17
ACCOUNTS PAYABLE	
FINANCE	
SUPERVISOR	7-12-17

NET 30 DAYS

Total

\$8,165.06

HMAC Patching List
2016 Asphalt Patching Project, R-652
July 2017

Patching Location	Actual Dimensions			Notes	Fund	GL Account
	W, ft	L, ft	Area, sq ft			
Invoice #5, 7-19-2017						
100 Bolck of N. 21st Street	5	6	30.00	water leak repair	Water Capital	601-000-056101
McCormick Park on Plymouth opposite library	5	26	130.00	replaced storm culvert	Storm Capital	605-000-053011
57673 Old Portland Rd.	3.259	27	88.00	water leak repair	Water Capital	601-000-056101
57535 Old Portland Rd.	4	20	80.00	water	Water Capital	601-000-056101
385 S.17th Street	5	143.8	719.00	storm	Storm Capital	605-000-053011
Boise Cascade Streets @ entrance gate	10	11	110.00	pot hole	Patching	205-000-053005
450 S. 10th Street	3	56	168.00	water	Water Capital	601-000-056101
2194 Columbia Blvd	3.5	3.5	12.25	water	Water Capital	601-000-056101
58363 OPR	3.075	40	123.00	pot hole	Patching	205-000-053005
200' North of Letica entrance	3	27	81.00	pot hole	Patching	205-000-053005
Heinie Huemann Park	3.5	4	14.00	Water service	Water Capital	601-000-056101
			1,555.25		Patching	

@ \$5.25/sf

\$4,457.25

\$2,059.31

\$1,648.50

\$8,165.06

605-000-053011

601-000-056101

205-000-053005

SF

STORM TOTAL: 849.0

WATER TOTAL: 392.3

PATCHING TOTAL: 314.0

TOTAL: 1,555.3

City of St. Helens
Library Board
Minutes from Tuesday, April 18, 2017
Columbia Center Auditorium

Members Present

Nancy Herron, Chair
Barbara Lines
Mary Ellen Funderburg, Vice-Chair
Heather Anderson-Bibler
Leanne Murray
Amanda Heynemann
Melisa Gaelrun-Maggi
Marsha Caton, Past-Chair

Members Absent

Guests

Two students from St. Helens High School

Councilors in Attendance

Susan Conn

Staff Present

Margaret Jeffries, Library Director
Nicole Woodruff, Library Secretary



CALL MEETING TO ORDER: The meeting was called to order at 7:16 p.m. by Chair Nancy Herron.

INVITATION TO CITIZENS FOR PUBLIC COMMENT: No public comment.

PREVIOUS MEETING MINUTES: Minutes approved with correction for attendance.

STATUS OF LIBRARY BOARD ANNUAL REPORT TO THE CITY COUNCIL:

The annual report will include a brief synopsis of the strategic planning retreat with some pictures of the retreat, a review of the results of the strategic planning process and an overview of the four committees that have been formed and the status of their work, information about the characteristics of people who make up the staff and Board, and a story about how the Library has positively affected the life of a patron. The presentation will be 10-15 minutes long.

STRATEGIC PLAN IMPLEMENTATION PLAN WORKING GROUPS:

- Facilities Plan: Board Members - Lines and Funderburg
Staff Members - Jeffries and Karmartsang

The facilities planning group will go to Portland to see projects completed by the architecture firm that visited the Library in March. Member Karmartsang is compiling a book of design trends in libraries.

- Community Partners: Board Members - Herron and Anderson-Bibler
Staff Members - Woodruff and Dieter

Members Anderson-Bibler and Herron attended a community meeting with S.A.F.E. and the Amani Center. April is sexual and domestic assault awareness month. Beth Pulito from S.A.F.E. has been added to the Community Partners list. Member Herron suggested visiting other libraries to see how they display information from community partners. Suggestions include a kiosk, slat walls, or bulletin board.

- Access to Library Services: Board Members - Heyneman and Caton
Staff Members - Kolderup and Barbee

Board members are looking at neighboring and peer libraries to compare policies, fees, fines, and passport experience.

- Communications: Board Members - Murray and Gaelrun-Maggi
Staff Members – Herren-Kenaga and Bean

Staff members Herren-Kenaga and Bean are attending the City of St. Helens Wayfinding meetings. Communications group has suggested a new sign for the Columbia Center that lists the building's tenants.

After the sub-committee updates, there was a discussion about how to best arrange meeting times for sub-committees, how often they should meet, and which hours would be best.

COUNCILOR'S REPORT: Councilor Conn advocated for the Library to be included and explicitly mentioned in the City Council's City Goals. The Library is now named in Goals 1, 2, and 3.

LIBRARY DIRECTOR REPORT: Director Jeffries updated the Board about current things happening at the Library.

The Garden Club held their annual spring sale-it was very profitable for the group.

The World War I event hosted by the Columbia County Museum Association was well attended.

On April 27, the Library is hosting the author of "Rollin' on the River". The book is about the Columbia River's history and commerce.

On April 29, the Spring Into Art event will be held at the Columbia Center from 10:00 a.m. until 4:00 p.m. The event will include music, writers, visual arts, activities from children, and dogs from the Humane Society available for adoption.

On May 9, Keep It Local will be holding a session on social media instruction for local businesses. Participants must register with Natasha Parvey of Keep It Local.

The May Friends of the Library Art Show will run from May 1-May 31. This month's artist is Bonny Waggoner. Her artist talk will happen on May 18 at 7:00 p.m.

There are lots of other events in the works for June – August.

Board members should look at their schedules for the summer and let the Board secretary know of potential conflicts with Library Board meeting dates.

FRIENDS' REPORT: N/A

NEXT MEETING: The next regularly scheduled meeting will be Tuesday, May 16, 2017 at 7:15 p.m. in the Columbia Center Auditorium.

Members need to bring all relevant materials to each meeting.

ADJOURNMENT:

Chair Herron adjourned the meeting at 8:37 p.m.

CR

Respectfully submitted by:

Library Board Secretary, Nicole Woodruff

2016-2017 Library Board Attendance Record

P=Present E=Excused Absence U=Unexcused Absence

Date	Bates	Caton	Funderburg	Gaelrun-Maggi	Herron	James	Lines	
07/19/16	E	P	P	P	P	P	P	
08/16/16	E	P	P	E	E	P	P	
09/20/16	E	E	P	P	P	P	P	
10/18/2016		P	E	P	P	E	P	
11/15/2016		P	P	P	P	E	P	
12/13/2016	No December Meeting							
01/10/2017		P	P	P	P		P	
01/17/2017		P	P	P	P		P	
Date	Anderson-Bibler	Caton	Funderburg	Gaelrun-Maggi	Herron	Lines	Murray	
02/21/2017	P	P	P	E	P	P	P	
Date	Anderson-Bibler	Caton	Funderburg	Gaelrun-Maggi	Herron	Heynemann	Lines	Murray
03/21/2017	P	E	P	E	P	P	P	P
04/18/2017	P	P	P	P	P	P	P	P
05/16/2017								
06/20/2017								
Date								
07/18/2017								
08/15/2017								
09/19/2017								
10/17/2017								

City of St. Helens
Library Board
Minutes from Tuesday, May 16, 2017
Columbia Center Auditorium

Members Present

Barbara Lines
Mary Ellen Funderburg, Vice-Chair
Heather Anderson-Bibler
Leanne Murray
Amanda Heynemann
Melisa Gaelrun-Maggi
Marsha Caton, Past-Chair

Members Absent

Nancy Herron, Chair

Guests

Student from St. Helens High School
Brenda Herren-Kenaga

Councilors in Attendance

Susan Conn

Staff Present

Margaret Jeffries, Library Director
Nicole Woodruff, Library Secretary



CALL MEETING TO ORDER: The meeting was called to order at 7:16 p.m. by Vice-Chair Mary Ellen Funderburg.

INVITATION TO CITIZENS FOR PUBLIC COMMENT: High school student introduced himself. He attended the meeting as part of a class requirement for school.

PREVIOUS MEETING MINUTES: Minutes approved with correction of a typographical error.

LIBRARY BOARD ANNUAL REPORT TO THE CITY COUNCIL:

The annual report to the Council will be given on Wednesday, May 17, at 1:00p.m. A hard copy of the presentation was distributed to the Board for their review. Vice-Chair Funderburg stated that the report would be 10-15 minutes long. It will include a general profile of the people who make up the staff and the Board. Funderburg will briefly discuss the Library's strategic planning process. She will give an overview of where the Board and staff are with the implementation of the plan, discussing the four committees that have been formed and what tasks they have undertaken. She will talk about who contributed to the process, who attended the Saturday workshop, and what

ideas were generated throughout the process.

Other topics discussed in the report include other programs the Library has hosted this year, such as Oregon Humanities Conversation Projects, author events, artist talks, as well as the success of the Library's ukulele orchestra.

Funderburg will also share with Council stories of how the Library has made an impact in the community.

The subcommittee that put together the report also included many pictures of Library events.

SCHEDULING OF WORKING GROUP MEETINGS AND SUMMER BOARD MEETINGS:

- Facilities Plan: Board Members - Lines and Funderburg
Staff Members - Jeffries and Karmartsang

The facilities plan group needs to get dates to Margaret so they can schedule a time to meet with the architects in Portland to see examples of how other libraries are designed.

Director Jeffries suggested that a member of the Friends of the St. Helens Public Library attend an upcoming grant-writing workshop as a step toward creating a Library Foundation that could start a capital campaign to expand the current facility.

Jeffries also suggested that members of the group should go visit some area libraries whose designs are innovative. Examples include the Ft. Vancouver Public Library, the Wilsonville Public Library, the Tigard Public Library, or the Astoria Public Library.

- Community Partners: Board Members - Herron and Anderson-Bibler
Staff Members - Woodruff and Dieter

Group will try to determine which agencies assist with job skills training, adult literacy, job placement, etc. Member Murray invited the Community Partners group to the CAT human services agencies meeting. It happens on the 4th Wednesday of every month from 11:30 – 1:00 p.m. at CAT.

Director Jeffries also suggested that the Community Partners group look at how to share information and brochures from community agencies most effectively. Ideas included a kiosk or bulletin board in the lobby, a monitor in the window of the Young Adult area, or dedicated wall space in the lobby.

- Access to Library Services: Board Members - Heyneman and Caton
Staff Members - Kolderup and Barbee

Board members are looking at neighboring and peer libraries to compare policies, fees, fines, and passport experience. Access group intends to have a proposal ready to submit to City Council with recommended changes to current fines and fees structure by September.

- Communications: Board Members - Murray and Gaelrun-Maggi
Staff Members – Herren-Kenaga and Bean

Group members have scheduled a meeting to discuss the goals of their group.

After the sub-committee updates, there was a discussion about how to best arrange meeting times for sub-committees, how often they should meet, and which hours would be best.

The Board unanimously voted to change the August Board meeting from August 15, 2017 to August 22, 2017. Vice-Chair Funderburg informed the Board she will absent for the September Board meeting.

REVIEW OF LIBRARY BENCHMARKING: The Board discussed the State statistical report and the library benchmarking report from Penny Hummel. There were several differences in the comparisons between borrowers, collection size, and funding. St. Helens library cards expire yearly, which is more frequent than the other libraries that were used in the comparison. The statistical report did not include digital checkouts through Library2Go nor Freegal downloads. Both categories have increased, even though traditional circulations are down. This is likely due to the expiration of the LSTA grant.

The decrease in numbers for outreach was due to the previous youth librarian leaving in December 2015. The current youth librarian did not start until April 2016. Outreach stats should be back to normal levels for 2017-2018.

Director Jeffries would like to investigate getting door counters for the exterior doors to count the people who use the lobby and meeting rooms. A suggestion was made to ask if the Friends would purchase one for the Library.

Member Lines asked to see statistics quarterly.

LIBRARY DIRECTOR REPORT: THE EDGE INITIATIVE –The St. Helens Public Library was one of only five Oregon libraries accepted into the first ever small and rural library EDGE cohort. EDGE provides individualized help in assessing and improving

library technology access and programming for the public. The help and assessment tools provided by EDGE will aid in the achievement and implementation of the technology goals as expressed in the Library's five-year plan.

FY 2017/2018 BUDGET – The fiscal year 2017/2018 budget includes increased funding for materials and personnel.

OTHER COMMENTS FROM BOARD: The Board will wait until fall to fill the ninth Board position.

The by-laws and municipal code changes are still pending. Director Jeffries will confirm with the City Recorder and City attorney that the proposed changes have been tentatively approved.

Vice-Chair Funderburg proposed adding an agenda line specifically for open comments from the Board Member, as well as an opportunity to include "action items" that need to be accomplished before the next meeting. Funderburg also requested that a draft of each meeting's minutes be sent out to the Board in a more timely fashion.

Finally, a request was made to take a picture of the Board.

COUNCILOR'S REPORT: N/A

FRIENDS' REPORT: N/A

NEXT MEETING: The next regularly scheduled meeting will be Tuesday, June 20, 2017 at 7:15 p.m. in the Columbia Center Auditorium.

Members need to bring all relevant materials to each meeting.

ADJOURNMENT:

Vice-Chair Funderburg adjourned the meeting at 9:00 p.m.



Respectfully submitted by:

Library Board Secretary, Nicole Woodruff

2016-2017 Library Board Attendance Record

P=Present E=Excused Absence U=Unexcused Absence

Date	Bates	Caton	Funderburg	Gaelrun-Maggi	Herron	James	Lines	
07/19/16	E	P	P	P	P	P	P	
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09/20/16	E	E	P	P	P	P	P	
10/18/2016		P	E	P	P	E	P	
11/15/2016		P	P	P	P	E	P	
12/13/2016	No December Meeting							
01/10/2017		P	P	P	P		P	
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Date	Anderson-Bibler	Caton	Funderburg	Gaelrun-Maggi	Herron	Lines	Murray	
02/21/2017	P	P	P	E	P	P	P	
Date	Anderson-Bibler	Caton	Funderburg	Gaelrun-Maggi	Herron	Heynemann	Lines	Murray
03/21/2017	P	E	P	E	P	P	P	P
04/18/2017	P	P	P	P	P	P	P	P
05/16/2017	P	P	P	P	E	P	P	P
06/20/2017								
Date								
07/18/2017								
08/15/2017								
09/19/2017								
10/17/2017								

City of St. Helens

Planning Commission Meeting

June 13, 2017

Minutes

Members Present:

Al Petersen, Chair
Dan Cary, Vice Chair
Greg Cohen, Commissioner
Sheila Semling, Commissioner
Audrey Webster, Commissioner
Kathryn Lawrence, Commissioner
Russell Hubbard, Commissioner

Staff Present:

Jacob Graichen, City Planner
Jennifer Dimsho, Associate Planner

Councilors Present:

Ginny Carlson, City Council Liaison
Keith Locke, City Councilor

Others Present:

Howard Blumenthal
Wayne & Brad Weigandt
Teresa & Sean Dillon
Andrew Niemi
Brad Hendrickson
Jud Cowell
Roy & Julie Wheeler
Matt Perkins

The Planning Commission meeting was called to order by Chair Al Petersen at 7:00 p.m. Chair Petersen led the flag salute.

□

Consent Agenda

Approval of Minutes

Commissioner Semling moved to approve the minutes of the May 9, 2017 Planning Commission meeting with the change that Commissioner Cohen was absent from the meeting. He was listed in both present and absent. Commissioner Webster seconded the motion. Motion carried with all in favor. Chair Petersen did not vote as per operating rules. Commissioner Cohen did not vote due to his absence from that meeting.

□

Topics From The Floor

There were no topics from the floor.

□

Public Hearing

Sean & Teresa Dillon

Variance / V.1.17

475 S. 2nd Street

It is now 7:01 p.m. and Chair Petersen opened the public hearing. There were no ex-parte contacts, conflicts of interest or bias in this matter.

City Planner Jacob Graichen entered the following items into the record:

- Staff report packet dated June 6, 2017 with attachments

Graichen introduced the proposal to the Commission and went through the recommended conditions of approval, as presented in the staff report. He added into the record a referral letter received from the Fire Marshal that requested the subject property install address numbers that meet fire code standards. Graichen said the deck is already built, but they had not yet received a building permit. The building permit application triggered the need for a variance to the front setback.

Vice Chair Cary asked where the road was positioned in the right-of-way. Graichen said the road is closer to the subject property because the right-of-way slopes into the bluff on the opposite side of the road from the subject property.

IN FAVOR

Dillon, Teresa. Applicant. Dillon explained that the intent of the variance is to maximize otherwise unused, front-of-house, outdoor space. Dillon explained that she is receiving a 20 percent reduction of the front setback without a variance, so the variance request is a four-foot front setback variance for an eight-foot deck. Dillon explained the special circumstances. She said her front yard is exceptionally small and sloped, making it virtually unusable. She also explained that the existing deck was built and permitted in 2013. A variance was not required, even though it extends 12 feet from the house. Dillon said the new deck will not encroach on air, light, and space of neighbors because there are no neighbors across the street. Dillon said the new deck above the garage will not affect the flow of car traffic because there is only one other house that uses 2nd Street to access their property because it is a dead-end street. Parking will not be affected by the deck. Dillon said there is an added egress out of their home, which adds personal safety. Dillon said the deck allows them to enjoy the space in the front of their house with the added safety of not being at vehicle level, which is especially helpful during popular events like 13 Nights on the River, Fourth of July, Spirit of Halloweentown, and the Christmas Ships. Dillon said the deck is the size proposed because a table and chairs would not work with anything smaller. Dillon said the deck is supported by many of her neighbors who have signed a letter stating that they are in favor. It included everyone on S. 2nd Street and within the 100-foot notice area. She added an additional list of supporters into the record. Dillon also added an exhibit that shows the sidewalk along S. 2nd Street into the record. After measuring, Dillon said the average setback in the area is 15 feet along S. 2nd Street. Dillon said this proposal is called a variance, but a 15-foot front setback is very typical for the neighborhood. Dillon said the builder of the deck is also here to speak if there are further questions.

IN OPPOSITION

No one spoke in opposition.

END OF ORAL TESTIMONY

There were no requests to continue the hearing or leave the record open.

FURTHER QUESTIONS OF STAFF

Chair Petersen asked if porches are allowed to encroach into the front setback. Graichen said yes, open porches that are not covered are allowed to encroach into the front setback, but it is limited. This exception does not apply in this case. Graichen also clarified that the building permit that was received in 2013 was like-for-like replacement of a deck assumed to be grandfathered.

CLOSE PUBLIC HEARING & RECORD

The applicant waived the opportunity to submit final written argument after the close of the record.

DELIBERATIONS

Vice Chair Cary said the deck makes the appearance of the property look better. Commissioner Webster agreed. Chair Petersen noted that on the added list of signatures that was added into the record, the adjacent neighbor was added. Chair Petersen said he could understand why the applicant is proposing this deck, since the river view is on this side of the house. Commissioner Webster thinks there is no reason not to allow this variance. The Commission agreed.

MOTION

Commissioner Semling moved to approve the variance permit. Commissioner Webster seconded. All in favor; none opposed; motion carries.

Commissioner Webster moved for Chair Petersen to sign the Findings and Conclusions once prepared. Commissioner Semling seconded. All in favor; none opposed; motion carries.

□

Public Hearing

Brad Weigandt

Conditional Use Permit / CUP.1.17

N. Vernonia Road

It is now 7:41 p.m. and Chair Petersen opened the public hearing. There were no ex-parte contacts, conflicts of interest or bias in this matter.

Graichen entered the following items into the record:

- Staff report packet dated June 6, 2017 with attachments

Graichen introduced the proposal to the Commission and went through the recommended conditions of approval, as presented in the staff report. He noted two referral letters that were received after the staff report was prepared. The Fire Marshal requested address numbers meet the fire code standards and that the driveway access and clearance standards be met. The City Engineer requested that the sanitary sewer line be physically located to ensure it is within the easement and if it is not, to require an adjustment to the easement to include the sewer line. The City Engineer also requested that storm infrastructure be directed towards existing storm drainage in N. Vernonia Road. Graichen discussed how these referral comments can be incorporated into additional conditions. Graichen noted that a fee in lieu

of frontage improvements is recommended by staff due to the lack of sidewalks in the surrounding area, but ultimately this is a decision of the Commission. The Commission can also decide whether or not to require street trees. Graichen noted that because N. Vernonia Road is a collector street, the driveways must prevent backward maneuvering. He also said the applicant needs to provide a revised site plan that delineates a maximum driveway approach of 24 feet and how the four non-tandem parking spaces would fit and function.

Vice Chair Cary noted that the trees are located over the sewer easement, which may cause long term issues with their root system.

IN FAVOR

Weigandt, Brad. Applicant. Weigandt said the site plan he originally submitted was a quick sketch and he had not worked out the specifics. He described a few methods he could use to provide the required four non-tandem parking spaces. Vice Chair Cary asked if there was a reason why he placed the building so close to N. Vernonia Road. Weigandt said no, he could easily pull the structure back and comply with the 20-foot rear setback. Weigandt said it is an 11,000 square foot lot, so there is plenty of space to re-position the dwelling to accommodate additional parking. Weigandt would prefer to pay the fee in lieu of sidewalks since there are no adjacent sidewalks. Weigandt said he is fine with what the Commission decides for street trees.

NEUTRAL

Perkins, Matt. 245 N. Vernonia Road. Perkins lives to the west of the proposal. Perkins is concerned about stormwater drainage because he does not want his basement to flood with the new development.

IN OPPOSITION

Wheeler, Julie. 240 N. Vernonia Rd. Wheeler lives across the street of the proposal. She is concerned about how cars will turn around. She notices a lot of traffic along Vernonia Road. She is also concerned about stormwater and drainage. This proposal might displace more water onto Campbell Park where it already floods. She does not see how the applicant could direct the stormwater towards Vernonia Road. Campbell Park ballfield users may hit stray balls onto the property. Wheeler is concerned about the loss of her view. She is from the country and the vacant greenspace across the street from her has been great.

REBUTTAL

Weigandt, Brad. Applicant. Weigandt said he could build a larger single-family home without the Conditional Use Permit process and it would cause a bigger stormwater nuisance. He will work with the City Engineer to come up with the best way to address runoff.

Vice Chair Cary asked how he knew there was no wetland on the property. Graichen said the local wetland inventory does not identify one, although there are some surrounding Campbell Park. Graichen noted there are surprise wetlands not identified on the inventory, but none had been noted here.

END OF ORAL TESTIMONY

There were no requests to continue the hearing or leave the record open.

FURTHER QUESTIONS OF STAFF

Graichen went through the recommended additional conditions that were not already included in the staff report. Under condition 2 (c), the existing public sanitary sewer main shall be physically located to ensure it is within the easement. If it is not, the City Engineer reserves the right to require an amended easement. Graichen recommended a new condition 9 to require that storm drainage from the building shall be directed towards the existing storm drainage in N. Vernonia Road. Lastly, Graichen recommended adding the Fire Marshal's requests: 3(c) to require that addresses are posted to fire marshal specifications, and 2(a) to require that the revised site plan be approved by the Fire Marshal per vision and clearance requirements.

CLOSE PUBLIC HEARING & RECORD

The applicant waived the opportunity to submit final written argument after the close of the record.

DELIBERATIONS

Commission Webster said the hammerheads always end up being additional parking. Graichen said human behavior is hard to control. Commissioner Webster asked if landscaping could help prevent this. Chair Petersen said it might. Vice Chair Cary said there is no other way for the applicant to access the property. A hammerhead is necessary. Commissioner Semling said if the applicant moves the building back further from the road, there will be more maneuvering room.

Chair Petersen asked if the Commission should require street trees. Commissioner Lawrence said she does not remember the neighborhood having a pattern of street trees already. Commissioner Hubbard said there is a lot of foot traffic along N. Vernonia Road. He said a sidewalk does not make sense, but the flow of foot traffic should not be blocked with landscaping. Commissioner Semling also noted that children cut through the adjacent property to get to the park. After viewing an aerial of the surrounding properties, the Commission decided to require street trees.

MOTION

Commissioner Cohen moved to approve the Conditional Use Permit with the additional conditions proposed by staff regarding sewer, storm, the two Fire Marshal requests, requiring street trees on the revised site plan, removal of the requirement to preserve the existing trees and/or replant trees, and a requirement for a fee in lieu of frontage improvements. Commissioner Webster seconded. All in favor; none opposed; motion carries.

Commissioner Cohen moved for Chair Petersen to sign the Findings and Conclusions once prepared. Commissioner Webster seconded. All in favor; none opposed; motion carries.

□

Public Hearing

Lower Columbia Engineering LLC

Conditional Use & Sensitive Lands Permit / CUP.2.17 & SL.2.17

104 & 114 N. River Street

It is now 8:30 p.m. and Chair Petersen opened the public hearing. There were no ex-parte contacts, conflicts of interest or bias in this matter.

Graichen entered the following items into the record:

- Staff report packet dated June 1, 2017 with attachments

Graichen introduced the proposal to the Commission. Graichen also provided a copy of the Fire Marshal and City Engineer referral comments to the Commission that were submitted after the staff report was prepared. He noted that the Commission previously reviewed a proposal for a four-plex in the same location, but ultimately the property owner decided to increase the number of RV spaces instead. Graichen said the proposal is a Conditional Use Permit and a Sensitive Lands Permit because the proposal is within the 100-year flood zone and within the Columbia River riparian area protection zone.

Vice Chair Cary asked if the berm will be used for open space. Graichen said yes, it is proposed as open space for the RV users. Grey Cliffs Park is also nearby.

Graichen went through the recommended conditions and the suggested additions to the conditions presented in the staff report. He recommended adding a condition that a physical barrier be added to the site plan to prevent vehicles from going out onto the berm. He also recommended adding a reference to the Fire Marshal's letter in condition 4.

Graichen said there are no recommended changes to the Sensitive Lands permit conditions. Graichen said the applicant is not proposing to encroach into any riparian area or wetland, but the City has protection zone requirements. Since the applicant is proposing development (RV space #6) in an area that has not already been impacted within the Columbia River upland protection zone, they must mitigate this new impact. To mitigate this impact, the applicant has proposed native plantings along the berm. Chair Petersen clarified that the mitigation has nothing to do with flood zone cut and fill requirements. Graichen said yes.

Commissioner Cohen asked about the City Engineer's comments regarding oil/water separation. Graichen said the oil-water separation requirement could be added to condition 2(b). Graichen said the applicant will likely address the retaining wall comment in their testimony.

Commissioner Cohen asked about the filling on space number six. Graichen said space six is encroaching into a non-impacted area, so the Commission needs to decide if this new impact is justified. Graichen said the code asks if the applicant has reasonable use of the property with or without the impact. It also asks if the impact is the minimum intrusion necessary. Vice Chair Cary said the proposed mitigation is already within the riparian protection zone, so all the applicant is doing is modifying it. It not a net gain of protected areas. Graichen said that is the question that the Commission needs to decide. Is space number six justified to the Commission?

IN FAVOR

Niemi, Andrew. Lower Columbia Engineering, LLC. Applicant. Niemi thanked Graichen for his thorough review. Niemi said the minimum 1,000 square feet per site is met if portions of the area surrounding the retaining wall are included. Although the retaining wall contains the RVs, it does not necessarily define the boundary of the full space. Therefore, he feels they are meeting the 1,000 square foot per site minimum.

Niemi described the three boundaries on the site plan: 1) the existing developed footprint (for the houses that were removed), 2) the ordinary high-water line, and 3) the wetland boundary. The proposal is staying outside of the wetland and the ordinary high water line. The mitigation that they are proposing is related to the local riparian upland protection zone that the City requires. Although the house footprint itself did not extend beyond the existing developed footprint, the impacted area likely extended to the retaining wall, which was clearly man-made. Knowing this, they still thought it was important to mitigate appropriately by removing fill and planting native species along the berm at a one-to-one ratio.

Niemi said like the previous proposal, they are proposing parking for vehicles in between the RV spaces,

which helps meet the 15 feet between the lots. Niemi said wheel stops could easily be provided at the end of each parking pad.

Regarding the City Engineer comment about elevation and fill needed to level the site at the driveway, Niemi said they would address this in the final plan. Niemi said the power poles will be placed underground and the vault will be avoided.

Vice Chair Cary asked if the wetlands and ordinary high water lines were determined by Stacy Benjamin. Niemi said yes. Vice Chair Cary asked if it was concurred by the Department of State Lands. Graichen said yes.

Commissioner Webster asked if they could leave the berm and not shave a portion of it away. Niemi said they are proposing cutting it back so that native plants will be more likely to survive. Niemi said the elevation is currently not conducive to plant survival.

Hendrickson, Brad. St Helens Marina, LLC. Property Owner. Hendrickson said that to the south of the property, there is a Columbia Boulevard right-of-way that extends to the Columbia River. Hendrickson proposed to use some of the excess dirt from his development to grade the right-of-way and put picnic tables for public use. He said this area would be a nice place for the public to be near the river.

IN OPPOSITION

No one spoke in opposition.

END OF ORAL TESTIMONY

There were no requests to continue the hearing or leave the record open.

CLOSE PUBLIC HEARING & RECORD

The applicant waived the opportunity to submit final written argument after the close of the record.

DELIBERATIONS

Chair Petersen asked the Commission if they felt space six is required. Vice Chair Cary said this proposal is providing mitigation by providing fish habitat and plantings, but ultimately, it is still a loss of protected area. Vice Chair Cary said the upland protection rules, as written, do not require mitigation along the entire riparian area's edge. Chair Petersen said they are proposing to enhance the riparian area, but they are also filling an area that is not currently impacted. Ultimately, the proposal is still a net loss of riparian area.

Commissioner Cohen asked how important this riparian area is for the Columbia River habitat. Vice Chair Cary explained that trees along riparian areas provide habitat for fish, clean the water, and regulate the temperature. Vice Chair Cary said currently, this area is not a very good habitat.

The Commission discussed whether or not five or six spaces was economically feasible for the developer and the minimum intensity for reasonable use of the property. Vice Chair Cary recommended moving the parking space from the northernmost RV spot (space #6) to the parallel location along River Street to reduce the impact to the non-impacted area. The Commission agreed. Vice Chair Cary also recommended not cutting back the berm, but requiring mitigation along the entire peninsula with native woody species.

MOTION

Commissioner Lawrence moved to approve the Conditional Use Permit and the Sensitive Lands Permit with the following additional conditions:

- 1) Parking space along RV space #6 to be moved to a location along River Street
- 2) The area along the berm up to 22 feet mitigated with native riparian, woody species
- 3) Wheel stops on the parking pads
- 4) Oil/water catch basins
- 4) Reference of Fire Marshal letter

Commissioner Webster seconded. All in favor; none opposed; motion carries.

Commissioner Cohen moved for Chair Petersen to sign the Findings and Conclusions once prepared. Commissioner Semling seconded. All in favor; none opposed; motion carries.

□

Commissioner Cohen left the meeting.

Approval of Urban Renewal Plan & Report

Graichen said that state law requires the Planning Commission to find conformance of the Urban Renewal Plan with the St. Helens Comprehensive Plan. Graichen said that the chapter about the conformance with the Comprehensive Plan in the Urban Renewal Plan was very easy to write because of all of the planning work that has been adopted in the last several years. Chair Petersen said that the criticism of the first Urban Renewal Plan back in 2008 was that it was too aspirational and not specific enough. He said this time around there are cost estimates and very detailed project lists in adopted plans. Commissioner Webster agreed.

MOTION

Commissioner Semling moved that the Commission finds, based upon the information provided in the St. Helens Urban Renewal Plan, the St. Helens Urban Renewal Plan conforms to the St. Helens Comprehensive Plan. Commissioner Lawrence seconded. All in favor; none opposed; motion carries.

□

Acceptance Agenda: Planning Administrator Site Design Review

- a. Site Design Review (Minor) at 373 S. Columbia River Hwy - Skinny's Texaco

Commissioner Webster moved to accept the acceptance agenda. Commissioner Semling seconded. All in favor; none opposed; motion carries.

□

Planning Director Decisions

- a. Accessory Structure at 59463 Truman Lane - New storage shed
- b. Sign Permit (Banner) at 2100 Block of Columbia Blvd. - St. Helens Youth Football
Registration Sign-ups

There were no comments.



Planning Department Activity Reports

There were no comments.



For Your Information Items

There were no FYI items.



There being no further business before the Planning Commission, the meeting was adjourned at 10:07 p.m.

Respectfully submitted,

Jennifer Dimsho
Associate Planner

2017 Planning Commission Attendance Record

P=Present A=Absent Can=Cancelled

Date	Petersen	Hubbard	Lawrence	Cohen	Cary	Semling	Webster
01/10/17	P	P	A	P	P	P	P
02/14/17	P	P	P	P	A	P	P
03/14/17	P	P	A	P	P	P	P
04/11/17	P	P	P	P	P	P	P
05/09/17	P	P	P	A	P	P	P
06/13/17	P	P	P	P	P	P	P
07/11/17							
08/08/17							
09/12/17							
10/10/17							
11/14/17							
12/12/17							

Accounts Payable

To Be Paid Proof List

User: jenniferj
 Printed: 06/16/2017 - 10:50AM
 Batch: 00004.06.2017 - AP 6/16/17 FY 16-17

MM *110*



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
ACE HARDWARE									
000500								False	0
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					MATERIALS			False	0
001-005-501000 Operating Materials & Supp									
1218	5/31/2017	-42.22	0.00	06/16/2017					
					MATERIALS DISCOUNT			False	0
013-403-470000 Building									
1218	5/31/2017	15.96	0.00	06/16/2017					
					MATERIALS			False	0
001-004-470000 Building Expense									
1218	5/31/2017	137.40	0.00	06/16/2017					
					MATERIALS			False	0
017-417-501000 Operating materials and suppli									
1218	5/31/2017	8.99	0.00	06/16/2017					
					MATERIALS			False	0
012-107-457000 Office supplies									
1218	5/31/2017	30.03	0.00	06/16/2017					
					MATERIALS			False	0
017-017-501000 Operating Materials & Sup.									
1218	5/31/2017	2.39	0.00	06/16/2017					
					MATERIALS			False	0
004-410-501000 Property Maintenance									
1218	5/31/2017	13.82	0.00	06/16/2017					
					MATERIALS			False	0
001-002-470000 Building Expense									
1218	5/31/2017	30.69	0.00	06/16/2017					
					MATERIALS			False	0
010-300-652990 McComick Park Cover Shelter									
1218	5/31/2017	5.18	0.00	06/16/2017					
					MATERIALS			False	0
010-300-652990 McComick Park Cover Shelter									
1218	5/31/2017	20.26	0.00	06/16/2017					
					MATERIALS			False	0
018-019-501000 Operating Materials									
1218	5/31/2017	20.26	0.00	06/16/2017					
					MATERIALS			False	0
018-020-501000 Operating Materials & Supplies									
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					MATERIALS			False	0
017-017-501000 Operating Materials & Sup.									
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					MATERIALS			False	0
017-417-501000 Operating materials and suppli									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
1218	5/31/2017	30.03	0.00	06/16/2017				False	0
017-017-501000 Operating Materials & Sup.				MATERIALS				False	0
1218	5/31/2017	23.81	0.00	06/16/2017					
013-403-470000 Building				MATERIALS DISCOUNT					
1218 Total:		398.41							
ACE HARDWARE Total:		398.41							
AIRGAS USA, LLC									
AIRGAS								False	0
9945564660	6/30/2017	20.77	0.00	06/16/2017					
017-017-501000 Operating Materials & Sup.				CO2					
9945564660 Total:		20.77							
AIRGAS USA, LLC Total:		20.77							
ALEXIN ANALYTICAL LABS, INC.									
001650								False	0
30275	5/31/2017	375.00	0.00	06/16/2017					
017-017-472000 Lab Testing				TESTING					
30275 Total:		375.00							
ALEXIN ANALYTICAL L		375.00							
CARLSON TESTING, INC.									
005840								False	0
1220516	6/3/2017	760.75	0.00	06/16/2017					
009-201-652010 Gateway project - phase 2				GROUND PENETRATING RADAR GATEWAY PHASE I					
1220516 Total:		760.75							
CARLSON TESTING, INC		760.75							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
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CARQUEST AUTO PARTS STORES									
005845								False	0
05312017	5/31/2017	3.91	0.00	06/16/2017					
015-015-501000 Operating Materials & Supp				AUTO PARTS				False	0
05312017	5/31/2017	69.90	0.00	06/16/2017					
015-015-501000 Operating Materials & Supp				AUTO PARTS				False	0
05312017	5/31/2017	13.96	0.00	06/16/2017					
015-015-501000 Operating Materials & Supp				AUTO PARTS				False	0
05312017	5/31/2017	203.41	0.00	06/16/2017					
015-015-501000 Operating Materials & Supp				AUTO PARTS				False	0
05312017	5/31/2017	175.78	0.00	06/16/2017					
015-015-501000 Operating Materials & Supp				AUTO PARTS				False	0
05312017	5/31/2017	281.32	0.00	06/16/2017					
001-002-510000 Automobile Expense				AUTO PARTS				False	0
05312017 Total:		748.28							
CARQUEST AUTO PART		748.28							
CLOUD RECORDS MANAGEMENT SOLUTION, CHAVES									
006630								False	0
170216	6/2/2017	259.14	0.00	06/16/2017					
012-102-554000 Contractual/consulting serv				MONTHLY USER FEE OR 0486 ERMS SAAS					
170216 Total:		259.14							
CLOUD RECORDS MAN		259.14							
CODE PUBLISHING, INC.									
007162								False	0
56773	6/13/2017	1,544.70	0.00	06/16/2017					
012-102-554000 Contractual/consulting serv				MUN CODE UPDATE 6/2/17					
56773 Total:		1,544.70							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
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CODE PUBLISHING, INC		1,544.70							
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COLUMBIA CO. DEPT. OF COMM. JUSTICE 007581								False	0
201705CSH	6/2/2017	975.00	0.00	06/16/2017					
001-005-554000 Contractual Services					PARKS WORK CREW				
201705CSH	6/2/2017	1,300.00	0.00	06/16/2017				False	0
013-403-554000 Contractual/consulting serv					PW WORK CREW				
201705CSH Total:		2,275.00							
<hr/>									
COLUMBIA CO. DEPT. O		2,275.00							
<hr/>									
COLUMBIA ELECTRIC FEED & SEED 008000									
5200	5/31/2017	0.01	0.00	06/16/2017				False	0
015-015-501000 Operating Materials & Supp					PAYMENT FOR SHORTAGE ON INV 5200				
5200 Total:		0.01							
5207	5/31/2017	69.98	0.00	06/16/2017				False	0
015-015-501000 Operating Materials & Supp					BLADE ADAPTER BOLT WASHER				
5207 Total:		69.98							
<hr/>									
COLUMBIA ELECTRIC F		69.99							
<hr/>									
COLUMBIA PACIFIC ECONOMIC 008280									
33	6/13/2017	16.00	0.00	06/16/2017				False	0
012-101-490000 Professional development					JOHN WALSH EDD				
33 Total:		16.00							
<hr/>									
COLUMBIA PACIFIC EC		16.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
COMCAST									
COMCAST									
06092017	6/9/2017	124.90	0.00	06/16/2017				False	0
018-020-459000 Utilities				0082					
06092017 Total:		124.90							
COMCAST Total:		124.90							
COUNTRY MEDIA INC.									
006800									
278842	5/26/2017	40.00	0.00	06/16/2017				False	0
012-101-527000 Communications				ADVERTISING					
278842 Total:		40.00							
278843	5/24/2017	7.00	0.00	06/16/2017				False	0
012-102-526000 Advertisements				ADVERTISING					
278843 Total:		7.00							
279065	5/26/2017	40.00	0.00	06/16/2017				False	0
012-101-527000 Communications				ADVERTISING					
279065 Total:		40.00							
279508	5/31/2017	58.03	0.00	06/16/2017				False	0
009-201-558108 Administration & marketing				ADVERTISING					
279508 Total:		58.03							
279509	5/31/2017	7.00	0.00	06/16/2017				False	0
012-102-526000 Advertisements				ADVERTISING					
279509 Total:		7.00							
279510	5/31/2017	122.28	0.00	06/16/2017				False	0
001-104-493000 Legal notices				ADVERTISING					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
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279510 Total:		122.28							
279576	5/31/2017	58.03	0.00	06/16/2017				False	0
009-201-558108 Administration & marketing				ADVERTISING					
279576 Total:		58.03							
280752	6/7/2017	58.03	0.00	06/16/2017				False	0
009-201-558108 Administration & marketing				ADVERTISING					
280752 Total:		58.03							
280753	6/7/2017	165.30	0.00	06/16/2017				False	0
001-104-493000 Legal notices				ADVERTISING					
280753 Total:		165.30							
280817	6/7/2017	58.01	0.00	06/16/2017				False	0
009-201-558108 Administration & marketing				ADVERTISING					
280817 Total:		58.01							
COUNTRY MEDIA INC. T		613.68							
CREATION STATION, ALISHA DAOUST CREAT.ST									
06082017	6/8/2017	55.00	0.00	06/16/2017				False	0
001-000-311000 Business License				REFUND SMALL BUS LICE OVERPAYMENT					
06082017 Total:		55.00							
CREATION STATION, AL		55.00							
DOGGETT ANTONIA, SPILT INK GALLERY LLC DOGGETT									
120	6/7/2017	1,000.00	0.00	06/16/2017				False	0
009-201-558107 Maintenance of public art				BANNER PROJECT					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
<hr/>									
	120 Total:	1,000.00							
<hr/>									
	DOGGETT ANTONIA, SP	1,000.00							
<hr/>									
E2C CORPORATION									
E2C									
4088	6/15/2017	2,350.00	0.00	06/16/2017				False	0
008-008-554000 Consulting/Contractual				JUNE 2017 CONTRACTORS COMPENSATIONS					
<hr/>									
	4088 Total:	2,350.00							
<hr/>									
	E2C CORPORATION Tota	2,350.00							
<hr/>									
EC POWER SYSTEMS OF OREGON									
EC.COMP									
185670	6/7/2017	747.26	0.00	06/16/2017				False	0
001-002-470000 Building Expense				OIL FILTER FUEL FILTER BATTERY					
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	185670 Total:	747.26							
<hr/>									
	EC POWER SYSTEMS O	747.26							
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ECONORTHWEST									
011130									
18434	5/31/2017	5,411.34	0.00	06/16/2017				False	0
004-400-554120 Urban Renewal				PROJECT 22668.00 ST. HELENS URBAN RENEWAL PL					
<hr/>									
	18434 Total:	5,411.34							
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18436	5/31/2017	1,811.25	0.00	06/16/2017				False	0
004-400-554110 Area Wide Planning				PROJECT 22781.00 ST. HELENS RFQ ASSISTANCE					
<hr/>									
	18436 Total:	1,811.25							
<hr/>									
	ECONORTHWEST Total:	7,222.59							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
<hr/>									
GAGLIARDI, PAUL 013077									
06132017	6/13/2017	956.15	0.00	06/16/2017				False	0
001-005-554000 Contractual Services				PSU MURP P. GAGLIARDI REIMB FOR MILEAGE / M					
	06132017 Total:	956.15							
	GAGLIARDI, PAUL Total	956.15							
<hr/>									
GALLS, LLC - D.B.A BLUEMENTHAL UNIFORM 013074									
006270063	10/19/2016	-402.92	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp				UNIFORMS T. GRIFFITH					
	006270063 Total:	-402.92							
007056427	2/24/2017	327.00	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp				UNIFORMS T. DAVIS					
	007056427 Total:	327.00							
007076681	2/28/2017	114.00	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp				UNIFORMS T. DAVIS					
	007076681 Total:	114.00							
007092747	3/2/2017	313.94	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp				UNIFORMS T. MOSS					
	007092747 Total:	313.94							
007161670	3/14/2017	78.40	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp				UNIFORMS T. DAVIS					
	007161670 Total:	78.40							
007204639	3/20/2017	-29.97	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp				UNIFORMS T. DAVIS					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
007204639 Total:		-29.97							
007263483	3/30/2017	725.00	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp		UNIFORMS T. DAVIS							
007263483 Total:		725.00							
007337978	4/11/2016	-24.29	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp		T.DAVIS CREDIT							
007337978 Total:		-24.29							
GALLS, LLC - D.B.A BLU		1,101.16							
HORTON ELECTRIC CO.									
015763									
7332	6/8/2017	344.40	0.00	06/16/2017				False	0
001-002-470000 Building Expense		REPLACE EXHAUST FAN AND LIGHT							
7332 Total:		344.40							
HORTON ELECTRIC CO		344.40							
INGRAM LIBRARY SERVICES, INC.									
016240									
98713474	5/31/2017	22.70	0.00	06/16/2017				False	0
001-004-511000 Printed Materials		BOOKS 20C7921							
98713474 Total:		22.70							
98713476	5/31/2017	37.07	0.00	06/16/2017				False	0
001-004-511000 Printed Materials		BOOKS 20C7921							
98713476 Total:		37.07							
98745471	6/2/2017	600.63	0.00	06/16/2017				False	0
001-004-511000 Printed Materials		BOOKS 20C7921							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
	98745471 Total:	600.63							
	INGRAM LIBRARY SERV	660.40							
JOHNSTUN, JACOB									
03011									
06142017	6/14/2017	20.00	0.00	06/16/2017				False	0
001-000-354000 Misc Revenue				REFUND PUBLIC REC REQUEST DEPOSIT J. JOHNST					
	06142017 Total:	20.00							
	JOHNSTUN, JACOB Tota	20.00							
JORDAN RAMIS PC									
030274									
132951	5/24/2017	680.00	0.00	06/16/2017				False	0
018-021-454000 Attorney expense				FOWLER CONST. LEGAL SERVICES					
	132951 Total:	680.00							
132952	5/24/2017	810.00	0.00	06/16/2017				False	0
012-101-454000 Attorney				GENERAL LEGAL SERVICES					
	132952 Total:	810.00							
133151	5/24/2017	4,489.00	0.00	06/16/2017				False	0
004-410-454000 Attorney				BC LEASE PROP LEGAL SERVICES					
	133151 Total:	4,489.00							
133464	5/26/2017	34.00	0.00	06/16/2017				False	0
012-101-454000 Attorney				GUSDAL LEGAL SERVICES					
	133464 Total:	34.00							
133466	5/26/2017	1,272.00	0.00	06/16/2017				False	0
018-018-454000 Attorney Expense				BINGS LEGAL SERVICES					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
133466 Total:		1,272.00							
JORDAN RAMIS PC Tota		7,285.00							
JOSHUA MARCUS GROUP LLC									
017222									
10240	6/8/2017	208.00	0.00	06/16/2017				False	0
001-002-526000 Publicity				PHOTO PROP					
10240 Total:		208.00							
JOSHUA MARCUS GROU		208.00							
LAWSON PRODUCTS, INC.									
018040									
9304980001	5/31/2017	191.83	0.00	06/16/2017				False	0
015-015-501000 Operating Materials & Supp				MATERIALS					
9304980001 Total:		191.83							
LAWSON PRODUCTS, IN		191.83							
METRO PLANNING INC.									
020291									
4020	6/10/2017	112.50	0.00	06/16/2017				False	0
001-104-500000 Information services				GIS HOSTING					
4020	6/10/2017	37.50	0.00	06/16/2017				False	0
013-402-575000 Equipment expense				GIS HOSTING					
4020 Total:		150.00							
METRO PLANNING INC		150.00							

MIDWEST TAPE

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
020427									
95112283	6/1/2017	29.99	0.00	06/16/2017				False	0
001-004-481000	Visual Materials			DVD					
95112283 Total:		29.99							
95112285	6/1/2017	29.39	0.00	06/16/2017				False	0
001-004-483000	Audio Materials			ADB					
95112285 Total:		29.39							
95132999	6/8/2017	21.99	0.00	06/16/2017				False	0
001-004-481000	Visual Materials			DVD					
95132999 Total:		21.99							
MIDWEST TAPE Total:		81.37							
NORTHSTAR CHEMICAL, INC.									
021556									
103503	5/31/2017	4,943.24	0.00	06/16/2017				False	0
017-417-527000	Chlorine			SODIUM HYDROXIDE					
103503 Total:		4,943.24							
NORTHSTAR CHEMICAL		4,943.24							
NORTHWEST DELI DISTRIBUTION INC									
021184									
298628	6/2/2017	530.47	0.00	06/16/2017				False	0
001-005-501000	Operating Materials & Supp			CLEANING SUPPLIES					
298628 Total:		530.47							
NORTHWEST DELI DIST		530.47							

OREGON DEPT. OF ENVIRONMENTAL QUALITY, ATTN: ACCOU

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
010137									
HSRAF17-2906	5/28/2017	44.41	0.00	06/16/2017				False	0
004-400-554110 Area Wide Planning					BOISE VENEER PLAN PROJECT 163815-00				
	HSRAF17-2906 Total:	44.41							
	OREGON DEPT. OF ENV	44.41							
OREGON DMV									
023150									
61018-053117	5/31/2017	7.50	0.00	06/16/2017				False	0
001-103-473000 Miscellaneous					METER SKIP				
	61018-053117 Total:	7.50							
67431-053117	5/31/2017	49.00	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp					SUSPENSION PACKAGE				
	67431-053117 Total:	49.00							
	OREGON DMV Total:	56.50							
PAMPLIN MEDIA GROUP, COMMUNITY NEWSPAPERS/									
031685									
15898321	5/26/2017	81.00	0.00	06/16/2017				False	0
012-102-526000 Advertisements					SUMMER LABOR				
	15898321 Total:	81.00							
	PAMPLIN MEDIA GROU	81.00							
PAULSON PRINTING									
025300									
D11231	5/31/2017	55.00	0.00	06/16/2017				False	0
001-100-457000 Office supplies					BUS CARDS FOR CARLSON				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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D11231 Total:		55.00							
D11236	5/31/2017	72.00	0.00	06/16/2017				False	0
001-002-501000 Operating Materials & Supp				BUS CARDS FOR HARTLESS					
D11236 Total:		72.00							
PAULSON PRINTING To		127.00							
<hr/>									
PEAK ELECTRIC GROUP, LLC									
PEAK.ELE									
170183	6/7/2017	5,582.00	0.00	06/16/2017				False	0
011-011-501000 Operating Materials & Supp				REPAIR BROKEN CONDUITS ON STREET LIGHT POL					
170183 Total:		5,582.00							
PEAK ELECTRIC GROU		5,582.00							
<hr/>									
PORTLAND GENERAL ELECTRIC									
025702									
06122017	6/12/2017	42.94	0.00	06/16/2017				False	0
011-011-453000 Street Lighting				9724					
06122017	6/12/2017	7.61	0.00	06/16/2017				False	0
004-412-554000 Contract Services				9275					
06122017	6/12/2017	48.57	0.00	06/16/2017				False	0
004-412-554000 Contract Services				7687					
06122017 Total:		99.12							
PORTLAND GENERAL E		99.12							
<hr/>									
RICOH USA, INC.									
027294									
98897406	6/2/2017	209.15	0.00	06/16/2017				False	0
001-002-470000 Building Expense				1496666-3356313					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
98897406 Total:		209.15							
RICOH USA, INC. Total:		209.15							
SAN DIEGO POLICE EQUIPMENT CO. 029630									
627979	6/1/2017	493.53	0.00	06/16/2017				False	0
001-002-504000 Ammunition				MATERIALS					
627979 Total:		493.53							
628004	6/2/2017	2,171.31	0.00	06/16/2017				False	0
001-002-504000 Ammunition				MATERIALS					
628004 Total:		2,171.31							
SAN DIEGO POLICE EQ		2,664.84							
SHRED-IT USA, LLC SHRED-IT									
8122470444	5/31/2017	134.39	0.00	06/16/2017				False	0
001-002-470000 Building Expense				POLICE SHRED					
8122470444 Total:		134.39							
SHRED-IT USA, LLC Tot		134.39							
SOHA & LANG P.S., ATTN SELBY COFFIN SOHA									
06122017	6/12/2017	20.00	0.00	06/16/2017				False	0
001-000-354000 Misc Revenue				REFUND OVERPAYMENT PUB REC REQUEST					
06122017 Total:		20.00							
SOHA & LANG P.S., ATT		20.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
SOLUTIONS YES									
013581									
INV107266	5/30/2017	33.42	0.00	06/16/2017				False	0
012-107-502000 Equipment expense				CONTRACT C11461-01					
INV107266 Total:		33.42							
INV107439	5/31/2017	32.61	0.00	06/16/2017				False	0
012-107-502000 Equipment expense				CONTRACT C11460-01					
INV107439 Total:		32.61							
SOLUTIONS YES Total:		66.03							
ST. HELENS AUTO BODY, WALTER E. CROSS									
028470									
06052017	6/5/2017	187.50	0.00	06/16/2017				False	0
001-002-510000 Automobile Expense				DENTLESS HODD REPAIR TO 2011 CAPRICE					
06052017 Total:		187.50							
ST. HELENS AUTO BOD		187.50							
SUPERIOR TIRE SERVICES									
032774									
6435670	1/27/2017	539.36	0.00	06/16/2017				False	0
001-002-510000 Automobile Expense				TIRES POLICE FIREHAWK					
6435670 Total:		539.36							
6446025	6/9/2017	114.72	0.00	06/16/2017				False	0
015-015-501000 Operating Materials & Supp				TIRES PUBLIC WORKS					
6446025 Total:		114.72							
SUPERIOR TIRE SERVIC		654.08							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
TCMS, TEMP CONTROL MECHANICAL SERVICE CORP									
033013									
016511	6/5/2017	1,105.00	0.00	06/16/2017				False	0
012-107-554000	Contractual/consulting serv			WORK ORDER CITY HALL AC UPSTAIRS					
016511 Total:		1,105.00							
016519	6/12/2017	378.75	0.00	06/16/2017				False	0
012-107-554000	Contractual/consulting serv			WORK ORDER CITY HALL AC UPSTAIRS BREAKER 1					
016519 Total:		378.75							
TCMS, TEMP CONTROL		1,483.75							
TVW INC									
033827									
0029610-IN	5/31/2017	1,354.31	0.00	06/16/2017				False	0
012-107-554000	Contractual/consulting serv			JANITORIAL SERVICE CITY HALL					
0029610-IN Total:		1,354.31							
0029611-IN	5/31/2017	1,318.70	0.00	06/16/2017				False	0
001-004-508000	Janitorial Services			JANITORIAL SERVICE LIBRARY					
0029611-IN Total:		1,318.70							
0029612-IN	5/31/2017	475.14	0.00	06/16/2017				False	0
001-002-508000	Janitorial Services			JANITORIAL SERVICE POLICE					
0029612-IN Total:		475.14							
0029613-IN	5/31/2017	163.96	0.00	06/16/2017				False	0
018-019-470000	Building Expense			JANITORIAL SERVICE WWTP					
0029613-IN	5/31/2017	163.97	0.00	06/16/2017				False	0
018-020-470000	Building Expense			JANITORIAL SERVICE WWTP					
0029613-IN Total:		327.93							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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TVW INC Total:		3,476.08							
<hr/>									
VERIZON WIRELESS									
000720									
9786644889	6/1/2017	167.76	0.00	06/16/2017				False	0
017-017-459000 Utilities				242060134-00001					
9786644889 Total:		167.76							
<hr/>									
VERIZON WIRELESS To		167.76							
<hr/>									
WALSH, JOHN									
035390									
06142017	6/14/2017	259.52	0.00	06/16/2017				False	0
012-101-490000 Professional development				4/12-6/8 OCCMA /SORCE CONTROL CONF. / PARKINC					
06142017 Total:		259.52							
<hr/>									
WALSH, JOHN Total:		259.52							
<hr/>									
WELTER, KATHRYN M.									
036275									
06132017	6/13/2017	30.29	0.00	06/16/2017				False	0
001-002-490000 Police Training/Supplies				MEALS REIMB K. WELTER BACKGROUND INV TR					
06132017 Total:		30.29							
<hr/>									
WELTER, KATHRYN M.		30.29							
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WILCOX & FLEGEL									
037003									
C019635-IN	6/7/2017	104.97	0.00	06/16/2017				False	0
013-403-531000 Gasoline				SHOP GAS					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			

C019635-IN Total: 104.97

WILCOX & FLEGEL Tota 104.97

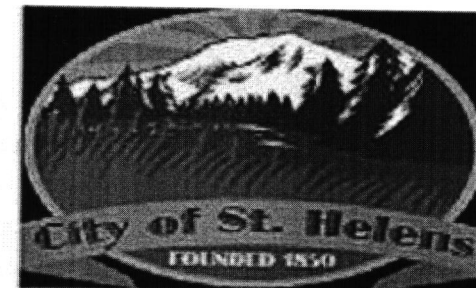
Report Total: 50,501.88

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Accounts Payable

To Be Paid Proof List

User: jenniferj
 Printed: 06/22/2017 - 1:54PM
 Batch: 00011.06.2017 - AP 6/23/17 FY 16-17



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
ALS GROUP USA, CORP									
001328									
51-387352-0	5/31/2017	579.00	0.00	06/23/2017				False	0
018-019-472000 Lab Testing				QUARTERLY SAMPLING					
51-387352-0	5/31/2017	579.00	0.00	06/23/2017				False	0
018-020-472000 Lab Testing				QUARTERLY SAMPLING					
	51-387352-0 Total:	1,158.00							
	ALS GROUP USA, CORP	1,158.00							
AMERICAN EXTERMINATION									
AMERICAN									
121756	6/5/2017	116.00	0.00	06/23/2017				False	0
001-110-470000 Building expense				QTRLY SERVICE SR. CENTER					
	121756 Total:	116.00							
	AMERICAN EXTERMIN	116.00							
BROWN BUTTER BAKERY									
0046004									
06192017	6/19/2017	125.00	0.00	06/23/2017				False	0
009-214-490000 Travel and Training				CIT TRAINING BREAKFAST TREATS AND AFTERNOON					
	06192017 Total:	125.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	BROWN BUTTER BAKE	125.00							
CARY, DAN CARYD 06142017	6/14/2017	90.00	0.00	06/23/2017				False	0
001-104-461000 Public meetings				PLANNING COMMISSION STIPEND					
06142017 Total:		90.00							
CARY, DAN Total:		90.00							
CASCADE CONCRETE PRODUCTS, INC. 005925 67977	5/23/2017	726.00	0.00	06/23/2017				False	0
018-021-501000 Operating Materials & Supplies				G2 SINGLE GRATE ONLY					
67977 Total:		726.00							
CASCADE CONCRETE P		726.00							
CENTERLOGIC, INC. 011595 40430	6/5/2017	228.08	0.00	06/23/2017				False	0
012-101-500000 Information services				JUNE MSP AGREEMENT					
40430	6/5/2017	399.14	0.00	06/23/2017				False	0
001-100-500000 Information services				JUNE MSP AGREEMENT					
40430	6/5/2017	171.06	0.00	06/23/2017				False	0
001-103-500000 Information services				JUNE MSP AGREEMENT					
40430	6/5/2017	57.02	0.00	06/23/2017				False	0
001-104-500000 Information services				JUNE MSP AGREEMENT					
40430	6/5/2017	1,368.48	0.00	06/23/2017				False	0
001-002-500000 Computer System Maint.				JUNE MSP AGREEMENT					
40430	6/5/2017	399.14	0.00	06/23/2017				False	0
001-004-500000 Computer Maintenance				JUNE MSP AGREEMENT					
40430	6/5/2017	171.06	0.00	06/23/2017				False	0
001-105-500000 Information services				JUNE MSP AGREEMENT					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
40430	6/5/2017	171.06	0.00	06/23/2017				False	0
015-015-500000 Computer System Maint.				JUNE MSP AGREEMENT					
40430	6/5/2017	171.06	0.00	06/23/2017				False	0
012-102-500000 Information services				JUNE MSP AGREEMENT					
40430	6/5/2017	456.16	0.00	06/23/2017				False	0
012-106-500000 Information services				JUNE MSP AGREEMENT					
40430	6/5/2017	342.12	0.00	06/23/2017				False	0
013-402-500000 Information services				JUNE MSP AGREEMENT					
40430	6/5/2017	1,368.48	0.00	06/23/2017				False	0
013-403-500000 Information services				JUNE MSP AGREEMENT					
40430	6/5/2017	171.06	0.00	06/23/2017				False	0
017-417-500000 Information Tech				JUNE MSP AGREEMENT					
40430	6/5/2017	228.08	0.00	06/23/2017				False	0
018-019-500000 Computer System Maint.				JUNE MSP AGREEMENT					
40430 Total:		5,702.00							
40600	6/2/2017	101.02	0.00	06/23/2017				False	0
012-108-575000 Equipment expense				DISPLAY PORT TO VGA ADAPTERS					
40600 Total:		101.02							
40630	6/2/2017	9.75	0.00	06/23/2017				False	0
001-105-500000 Information services				SERVERS BACKUP					
40630	6/2/2017	9.75	0.00	06/23/2017				False	0
017-417-500000 Information Tech				SERVERS BACKUP					
40630	6/2/2017	3.25	0.00	06/23/2017				False	0
001-104-500000 Information services				SERVERS BACKUP					
40630	6/2/2017	78.00	0.00	06/23/2017				False	0
001-002-500000 Computer System Maint.				SERVERS BACKUP					
40630	6/2/2017	9.75	0.00	06/23/2017				False	0
001-103-500000 Information services				SERVERS BACKUP					
40630	6/2/2017	26.00	0.00	06/23/2017				False	0
012-106-500000 Information services				SERVERS BACKUP					
40630	6/2/2017	9.75	0.00	06/23/2017				False	0
012-102-500000 Information services				SERVERS BACKUP					
40630	6/2/2017	13.00	0.00	06/23/2017				False	0
018-019-500000 Computer System Maint.				SERVERS BACKUP					
40630	6/2/2017	19.50	0.00	06/23/2017				False	0
013-402-500000 Information services				SERVERS BACKUP					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
40630	6/2/2017	9.75	0.00	06/23/2017				False	0
015-015-500000 Computer System Maint.				SERVERS BACKUP					
40630	6/2/2017	78.00	0.00	06/23/2017				False	0
013-403-500000 Information services				SERVERS BACKUP					
40630	6/2/2017	22.75	0.00	06/23/2017				False	0
001-004-500000 Computer Maintenance				SERVERS BACKUP					
40630	6/2/2017	13.00	0.00	06/23/2017				False	0
012-101-500000 Information services				SERVERS BACKUP					
40630	6/2/2017	22.75	0.00	06/23/2017				False	0
001-100-500000 Information services				SERVERS BACKUP					
40630 Total:		325.00							
40693	6/3/2017	88.49	0.00	06/23/2017				False	0
012-101-500000 Information services				IT SUPPORT					
40693	6/3/2017	58.99	0.00	06/23/2017				False	0
001-100-500000 Information services				IT SUPPORT					
40693	6/3/2017	118.09	0.00	06/23/2017				False	0
001-103-500000 Information services				IT SUPPORT					
40693	6/3/2017	58.99	0.00	06/23/2017				False	0
001-104-500000 Information services				IT SUPPORT					
40693	6/3/2017	420.00	0.00	06/23/2017				False	0
001-004-500000 Computer Maintenance				IT SUPPORT					
40693	6/3/2017	112.15	0.00	06/23/2017				False	0
001-105-500000 Information services				IT SUPPORT					
40693	6/3/2017	129.87	0.00	06/23/2017				False	0
012-102-500000 Information services				IT SUPPORT					
40693	6/3/2017	312.79	0.00	06/23/2017				False	0
012-106-500000 Information services				IT SUPPORT					
40693	6/3/2017	242.13	0.00	06/23/2017				False	0
013-402-500000 Information services				IT SUPPORT					
40693	6/3/2017	105.00	0.00	06/23/2017				False	0
017-417-501000 Operating materials and suppli				IT SUPPORT					
40693 Total:		1,646.50							
40718	6/15/2017	89.70	0.00	06/23/2017				False	0
001-002-457000 Office Supplies				TONER POLICE					
40718	6/15/2017	293.25	0.00	06/23/2017				False	0
001-002-457000 Office Supplies				TONER POLICE					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
40718	6/15/2017	230.00	0.00	06/23/2017				False	0
001-004-457000 Office Supplies				TONER					
40718 Total:		612.95							
CENTERLOGIC, INC. To		8,387.47							
CENTURY LINK									
034002									
06042017	6/4/2017	19.21	0.00	06/23/2017				False	0
001-004-458000 Telephone Expense				967B					
06042017	6/4/2017	19.21	0.00	06/23/2017				False	0
001-002-458000 Telephone Expense				967B					
06042017	6/4/2017	19.21	0.00	06/23/2017				False	0
012-107-458000 Telecommunication expense				967B					
06042017	6/4/2017	19.23	0.00	06/23/2017				False	0
012-107-458000 Telecommunication expense				967B					
06042017	6/4/2017	19.21	0.00	06/23/2017				False	0
017-417-458000 Telephone expense				967B					
06042017	6/4/2017	50.97	0.00	06/23/2017				False	0
018-022-458000 Telecommunication expense				654B					
06042017	6/4/2017	50.97	0.00	06/23/2017				False	0
018-022-458000 Telecommunication expense				688B					
06042017	6/4/2017	50.97	0.00	06/23/2017				False	0
018-022-458000 Telecommunication expense				637B					
06042017	6/4/2017	50.97	0.00	06/23/2017				False	0
018-022-458000 Telecommunication expense				600B					
06042017	6/4/2017	157.75	0.00	06/23/2017				False	0
001-004-458000 Telephone Expense				488B					
06042017	6/4/2017	47.03	0.00	06/23/2017				False	0
012-107-458000 Telecommunication expense				130B					
06042017	6/4/2017	324.00	0.00	06/23/2017				False	0
012-107-458000 Telecommunication expense				130B					
06042017	6/4/2017	63.68	0.00	06/23/2017				False	0
017-017-458000 Telephone Expense				909B					
06042017	6/4/2017	50.97	0.00	06/23/2017				False	0
013-403-458000 Telecommunication expense				579B					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
06042017 Total:		943.38							
06052017	6/5/2017	341.00	0.00	06/23/2017				False	0
017-417-458000 Telephone expense				818B WFF					
06052017	6/5/2017	59.60	0.00	06/23/2017				False	0
012-107-458000 Telecommunication expense				651B					
06052017	6/5/2017	53.86	0.00	06/23/2017				False	0
001-002-458000 Telephone Expense				796B					
06052017	6/5/2017	47.03	0.00	06/23/2017				False	0
001-002-458000 Telephone Expense				131B					
06052017	6/5/2017	118.17	0.00	06/23/2017				False	0
012-107-458000 Telecommunication expense				162B					
06052017 Total:		619.66							
CENTURY LINK Total:		1,563.04							
CENTURY LINK- ACCESS BILLING									
034004									
3263X204S17162	6/11/2017	82.22	0.00	06/23/2017				False	0
001-002-458000 Telephone Expense				0453					
3263X204S17162 Total:		82.22							
CENTURY LINK- ACCES		82.22							
CINTAS CORPORATION-463									
006830									
463100567	5/29/2017	35.00	0.00	06/23/2017				False	0
001-002-470000 Building Expense				MATS SAFEWASHER					
463100567 Total:		35.00							
463107607	6/12/2017	48.61	0.00	06/23/2017				False	0
013-403-470000 Building				MATS					
463107607 Total:		48.61							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
463836445	5/1/2017	35.00	0.00	06/23/2017				False	0
001-002-470000 Building Expense				MATS SAFEWASHER					
463836445 Total:		35.00							
463843486	5/15/2017	35.00	0.00	06/23/2017				False	0
001-002-470000 Building Expense				MATS SAFEWASHER					
463843486 Total:		35.00							
CINTAS CORPORATION		153.61							
CITY OF COLUMBIA CITY, ATTN: LEAHNETTE RIVERS									
007370									
06222017	6/22/2017	105.00	0.00	06/23/2017				False	0
001-100-490000 Professional development				CITY/ COUNTY MTG DINNERS 6/29/17 (5)					
06222017	6/22/2017	21.00	0.00	06/23/2017				False	0
012-101-473000 Miscellaneous				CITY/ COUNTY MTG DINNERS 6/29/17 (1)					
06222017 Total:		126.00							
CITY OF COLUMBIA CIT		126.00							
COASTAL ENTERPRISES									
00715									
659361	6/21/2017	20.50	0.00	06/23/2017				False	0
012-106-457000 Office supplies				BOTTLED WATER UB / COURT					
659361 Total:		20.50							
COASTAL ENTERPRISES		20.50							
COHEN, GREG									
COHEN									
06142017	6/14/2017	60.00	0.00	06/23/2017				False	0
001-104-461000 Public meetings				PLANNING COMMISSION STIPEND					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
06142017 Total:		60.00							
COHEN, GREG Total:		60.00							
COLUMBIA COUNTY TRANSFER STATION									
007579									
5697	5/31/2017	230.43	0.00	06/23/2017				False	0
010-302-653207 2 mg reservior rehab				MUN SOLID WASTE ACCT 17					
5697 Total:		230.43							
COLUMBIA COUNTY TR		230.43							
COLUMBIA RIVER P.U.D.									
008325									
06122017	6/12/2017	474.35	0.00	06/23/2017				False	0
001-002-459000 Utilities				7493					
06122017	6/12/2017	810.39	0.00	06/23/2017				False	0
001-004-459000 Utilities				7493					
06122017	6/12/2017	804.28	0.00	06/23/2017				False	0
001-005-459000 Utilities				7493					
06122017	6/12/2017	228.82	0.00	06/23/2017				False	0
001-005-509000 Marine board expense				7493					
06122017	6/12/2017	3,301.14	0.00	06/23/2017				False	0
011-011-453000 Street Lighting				7493					
06122017	6/12/2017	1,002.58	0.00	06/23/2017				False	0
012-107-459000 Utilitites				7493					
06122017	6/12/2017	369.02	0.00	06/23/2017				False	0
013-403-459000 Utilities				7493					
06122017	6/12/2017	2,718.32	0.00	06/23/2017				False	0
017-017-459000 Utilities				7493					
06122017	6/12/2017	5,332.68	0.00	06/23/2017				False	0
017-417-459000 Utilities				7493					
06122017	6/12/2017	1,336.88	0.00	06/23/2017				False	0
018-019-534000 Electrical Energy				7493					
06122017	6/12/2017	4,010.63	0.00	06/23/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
018-020-534000 Electrical Energy				7493					
06122017	6/12/2017	42.76	0.00	06/23/2017				False	0
018-021-459000 Utilites				7493					
06122017	6/12/2017	629.16	0.00	06/23/2017				False	0
018-022-459000 Utilities				7493					
06122017 Total:		21,061.01							
COLUMBIA RIVER P.U.D		21,061.01							
COMCAST									
COMCAST									
06072017	6/7/2017	94.85	0.00	06/23/2017				False	0
013-403-458000 Telecommunication expense				9144					
06072017 Total:		94.85							
06122017	6/12/2017	136.93	0.00	06/23/2017				False	0
017-417-459000 Utilities				3238					
06122017 Total:		136.93							
COMCAST Total:		231.78							
CONN, SUSAN									
CONN.SU									
17053005	5/30/2017	52.25	0.00	06/23/2017				False	0
001-100-473000 Miscellaneous				CITY TRAINING REFRESHMENTS S. CONN					
17053005 Total:		52.25							
CONN, SUSAN Total:		52.25							
CONSOLIDATED SUPPLY									
009000									
S8216289.001	5/16/2017	352.88	0.00	06/23/2017				False	0
001-005-501000 Operating Materials & Supp				RETAINING WASHER COL VIEW BATHROOMS					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			
S8216289.001 Total:		352.88							
S8245435.002	5/26/2017	60.57	0.00	06/23/2017				False	0
017-017-501000 Operating Materials & Sup.					MUELLER LOW LEAD				
S8245435.002	5/26/2017	77.11	0.00	06/23/2017				False	0
017-000-131100 Damage Property Receivable					FROSTPROOF YARD HYDRANT - REPLACEMENT DA				
S8245435.002 Total:		137.68							
S8254099.001	5/31/2017	505.92	0.00	06/23/2017				False	0
017-017-501000 Operating Materials & Sup.					REPAIR CLAMP				
S8254099.001 Total:		505.92							
S8255707.001	5/24/2017	287.09	0.00	06/23/2017				False	0
017-017-501000 Operating Materials & Sup.					MATERIALS				
S8255707.001 Total:		287.09							
S8255707.002	6/2/2017	287.09	0.00	06/23/2017				False	0
017-017-501000 Operating Materials & Sup.					STRAIGHT BALL METER				
S8255707.002 Total:		287.09							
S8263879.001	6/1/2017	16.09	0.00	06/23/2017				False	0
001-005-501000 Operating Materials & Supp					MATERIALS				
S8263879.001	6/1/2017	142.50	0.00	06/23/2017				False	0
018-019-501000 Operating Materials					MATERIALS				
S8263879.001	6/1/2017	142.51	0.00	06/23/2017				False	0
018-020-501000 Operating Materials & Supplies					MATERIALS				
S8263879.001 Total:		301.10							
S8263879.002	5/31/2017	62.50	0.00	06/23/2017				False	0
001-005-501000 Operating Materials & Supp					ANTI SIPHON FROST FREE				
S8263879.002 Total:		62.50							
CONSOLIDATED SUPPL		1,934.26							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
COUNTRY MEDIA INC.									
006800									
22481	6/20/2017	1,596.96	0.00	06/23/2017				False	0
012-101-527000	Communications			ADS C16406,16407,16408					
	22481 Total:	1,596.96							
	COUNTRY MEDIA INC. T	1,596.96							
DAILY JOURNAL OF COMMERCE, INC									
009900									
743142513	2/13/2017	545.10	0.00	06/23/2017				False	0
010-301-653130	Street Overlays			2017 CRACK SEALING PROJECT R-655					
	743142513 Total:	545.10							
	DAILY JOURNAL OF CO	545.10							
DND ELECTRICAL CONTRACTORS									
010649									
19951	6/15/2017	1,111.60	0.00	06/23/2017				False	0
018-022-501000	Materials and supplies			INSTALL MISSION CONTROLLER ADD RELAYS MOL					
	19951 Total:	1,111.60							
	DND ELECTRICAL CON	1,111.60							
E2C CORPORATION									
E2C									
4090	6/16/2017	1,453.28	0.00	06/23/2017				False	0
008-008-554000	Consulting/Contractual			VENDOR CART / MASK ST HELENS/ MUSEUM SKUL					
	4090 Total:	1,453.28							
	E2C CORPORATION Tota	1,453.28							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
EAGLE STAR ROCK PRODUCTS, INC.									
010970									
32556	6/1/2017	129.59	0.00	06/23/2017				False	0
018-021-501000 Operating Materials & Supplies				ROCK					
32556 Total:		129.59							
32582	6/6/2017	252.83	0.00	06/23/2017				False	0
017-017-501000 Operating Materials & Sup.				ROCK OPR LEAK					
32582 Total:		252.83							
32600	6/8/2017	378.20	0.00	06/23/2017				False	0
018-021-501000 Operating Materials & Supplies				ROCK					
32600 Total:		378.20							
32615	6/13/2017	70.15	0.00	06/23/2017				False	0
017-017-501000 Operating Materials & Sup.				ROCK S 10TH WATER					
32615 Total:		70.15							
32621	6/14/2017	220.00	0.00	06/23/2017				False	0
017-017-501000 Operating Materials & Sup.				ROCK					
32621 Total:		220.00							
32635	6/19/2017	218.01	0.00	06/23/2017				False	0
011-011-501000 Operating Materials & Supp				ROCK					
32635 Total:		218.01							
EAGLE STAR ROCK PRO		1,268.78							
GRANICUS INC									
014033									
86689	5/31/2017	774.19	0.00	06/23/2017				False	0
012-102-554000 Contractual/consulting serv				SOFTWARE AS A SERVICE					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
86689 Total:		774.19							
86690	4/30/2017	3,500.00	0.00	06/23/2017				False	0
009-206-458100 PEG Access				GRANICUS ENCODING APPLIANCE HARDWARE					
86690 Total:		3,500.00							
87996	5/31/2017	3,500.00	0.00	06/23/2017				False	0
009-206-458100 PEG Access				ENCODING APPLIANCE HARDWARE MINUTES TEMI					
87996 Total:		3,500.00							
GRANICUS INC Total:		7,774.19							
HACH COMPANY									
014200									
10478520	6/1/2017	62.49	0.00	06/23/2017				False	0
017-017-501000 Operating Materials & Sup.				REGANT SET CHLORINE FREE					
10478520	6/1/2017	124.97	0.00	06/23/2017				False	0
017-417-472000 Lab testing				REGANT SET CHLORINE FREE					
10478520 Total:		187.46							
HACH COMPANY Total:		187.46							
HAMER ELECTRIC, INC.									
014475									
22632*01	6/8/2017	7,750.00	0.00	06/23/2017				False	0
010-300-652980 Dock repairs				BOAT DOCK REPLACE BREAKER					
22632*01	6/8/2017	1,008.38	0.00	06/23/2017				False	0
001-005-509000 Marine board expense				BOAT DOCK REPLACE BREAKER					
22632*01 Total:		8,758.38							
HAMER ELECTRIC, INC		8,758.38							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
HUBBARD, RUSSELL HUBBAR.R									
06142017	6/14/2017	90.00	0.00	06/23/2017				False	0
001-104-461000 Public meetings					PLANNING COMMISSION STIPEND				
06142017 Total:		90.00							
HUBBARD, RUSSELL To		90.00							
IMLAH ELECTRICAL CONSULTING 016044									
170611	6/11/2017	165.00	0.00	06/23/2017				False	0
001-105-490000 Professional development					CODE BOOK/ ELECTRICAL CODE TRAINING B. JOHN				
170611 Total:		165.00							
IMLAH ELECTRICAL CO		165.00							
INGRAM LIBRARY SERVICES, INC. 016240									
RCC118299	6/13/2017	25.00	0.00	06/23/2017				False	0
012-106-473000 Miscellaneous					20C7921 REFUND RET CK FEE FOR POS PAY ERROR				
RCC118299 Total:		25.00							
INGRAM LIBRARY SERV		25.00							
JEFFRIES, MARGARET 016949									
06192017	6/19/2017	15.26	0.00	06/23/2017				False	0
001-004-517000 Library Program					MARKET FRESH - CUPS LEMONDATE COOKIES FOR A				
06192017	6/19/2017	6.67	0.00	06/23/2017				False	0
001-004-517000 Library Program					SAFEWAY BOTTLED WATER FO WRITERS WORKSHO				
06192017	6/19/2017	107.99	0.00	06/23/2017				False	0
001-004-517000 Library Program					BEST WESTERN LODGING FOR REBECCA HOM CHIE				
06192017	6/19/2017	24.43	0.00	06/23/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			
001-004-517000 Library Program				SAFEWAY CUPS LEMONADE COOKIES CONVERSTI					
06192017	6/19/2017	27.51	0.00	06/23/2017				False	0
001-004-517000 Library Program				MARKET FRESH LEMONADE COOKIES FOR CONVE					
06192017	6/19/2017	40.50	0.00	06/23/2017				False	0
001-004-517000 Library Program				KLONDIKE DINNER FOR J. REKART AND SPOUSE AI					
06192017	6/19/2017	9.98	0.00	06/23/2017				False	0
001-004-517000 Library Program				MARKET FRESH COOKIES FOR ARTIST TALK					
06192017	6/19/2017	50.40	0.00	06/23/2017				False	0
001-004-517000 Library Program				KLONDIKE DINNER FOR PRESENTER CO HOSTS OR					
06192017	6/19/2017	20.00	0.00	06/23/2017				False	0
001-004-490000 Schools & Conventions				OLA PUBLIC LIB DIRECTORS MEETING REG					
06192017	6/19/2017	25.75	0.00	06/23/2017				False	0
001-004-473000 Misc Expense				STRANGE BIRDS COFFEE SCONES FOR COL CO LIB					
06192017	6/19/2017	18.91	0.00	06/23/2017				False	0
001-004-519000 Furnishing/Shelving Exp				WALMART GLIDES FOR DISPLAY CASES					
06192017 Total:		347.40							
JEFFRIES, MARGARET T		347.40							
KENNEDY/JENKS CONSULTANTS INC									
017440									
112435	6/4/2017	5,126.42	0.00	06/23/2017				False	0
010-302-653201 Water main replacement				PROJECT 1676012*00 2MG RES REHAB					
112435 Total:		5,126.42							
KENNEDY/JENKS CONS		5,126.42							
KJ SECURITY SOLUTIONS & LOCKSMITH, LLC									
KJSECUR									
0001796	6/20/2017	95.00	0.00	06/23/2017				False	0
001-004-470000 Building Expense				REKEY / KEYS ST. HELENS LIBRARY					
0001796 Total:		95.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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	KJ SECURITY SOLUTIO	95.00							
KNIFE RIVER									
017628									
1702387	5/23/2017	180.48	0.00	06/23/2017				False	0
	018-021-501000 Operating Materials & Supplies			ROCK					
	1702387 Total:	180.48							
1702857	5/24/2017	337.56	0.00	06/23/2017				False	0
	018-021-501000 Operating Materials & Supplies			ROCK					
	1702857 Total:	337.56							
	KNIFE RIVER Total:	518.04							
LAKESIDE INDUSTRIES									
018000									
13596	6/10/2017	378.56	0.00	06/23/2017				False	0
	017-017-501000 Operating Materials & Sup.			EZ STREET ASPHALT					
13596	6/10/2017	378.56	0.00	06/23/2017				False	0
	018-018-501000 Operating Materials & Supplies			EZ STREET ASPHALT					
13596	6/10/2017	460.32	0.00	06/23/2017				False	0
	011-011-501000 Operating Materials & Supp			EZ STREET ASPHALT					
	13596 Total:	1,217.44							
	LAKESIDE INDUSTRIES	1,217.44							
LAWRENCE, KATHRYN									
LAWREN.K									
06142017	6/14/2017	90.00	0.00	06/23/2017				False	0
	001-104-461000 Public meetings			PLANNING COMMISSION STIPEND					
	06142017 Total:	90.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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LAWRENCE, KATHRYN		90.00							
MARES, BRIANNE 0193355									
06202017	6/20/2017	95.48	0.00	06/23/2017				False	0
001-100-473000 Miscellaneous					CIT TRAINING REFRESHMENTS				
06202017 Total:		95.48							
MARES, BRIANNE Total:		95.48							
<hr/>									
MAUL FOSTER ALONGI, INC. 019555									
28631	6/12/2017	2,327.50	0.00	06/23/2017				False	0
004-400-554110 Area Wide Planning					PROJECT 0830.02.03 BWP ON CALL SERVICES				
28631 Total:		2,327.50							
28632	6/12/2017	7,001.58	0.00	06/23/2017				False	0
004-400-554110 Area Wide Planning					PROJECT 0830.03.03 WWTP LAGOON ON CALL SERV.				
28632 Total:		7,001.58							
MAUL FOSTER ALONGI		9,329.08							
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MIDWEST TAPE 020427									
95133130	6/8/2017	73.47	0.00	06/23/2017				False	0
001-004-483000 Audio Materials					ADB				
95133130 Total:		73.47							
MIDWEST TAPE Total:		73.47							
<hr/>									
MURRAYSMITH INC									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
020762									
09-1078-85	5/19/2017	4,826.50	0.00	06/23/2017				False	0
010-304-653409	Godfrey Outfall				SAN SEWER REHAB PROGRAM PROJECT 09-1078				
	09-1078-85 Total:	4,826.50							
	MURRAYSMITH INC Tot	4,826.50							
NORTHSTAR CHEMICAL, INC.									
021556									
103928	6/8/2017	484.23	0.00	06/23/2017				False	0
017-417-527000	Chlorine				SODIUM HYPOCHLORITE 12.5				
	103928 Total:	484.23							
	NORTHSTAR CHEMICAL	484.23							
NORTHWEST NATURAL GAS									
021400									
06132017	6/13/2017	16.56	0.00	06/23/2017				False	0
001-005-459000	Utilities			3047					
06132017	6/13/2017	16.46	0.00	06/23/2017				False	0
001-002-459000	Utilities			5638					
06132017	6/13/2017	15.28	0.00	06/23/2017				False	0
018-020-459000	Utilities			5750 HALF					
06132017	6/13/2017	15.28	0.00	06/23/2017				False	0
018-019-459000	Utilites			5750 HALF					
06132017	6/13/2017	47.66	0.00	06/23/2017				False	0
001-004-459000	Utilities			7673					
06132017	6/13/2017	13.41	0.00	06/23/2017				False	0
001-005-459000	Utilities			8563					
06132017	6/13/2017	16.21	0.00	06/23/2017				False	0
012-107-459000	Utilitites			2848					
06132017	6/13/2017	13.03	0.00	06/23/2017				False	0
012-107-459000	Utilitites			5285					
06132017	6/13/2017	156.39	0.00	06/23/2017				False	0
017-417-459000	Utilities			2942					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
06132017	6/13/2017	14.67	0.00	06/23/2017				False	0
013-403-459000 Utilities				8675					
06132017	6/13/2017	10.91	0.00	06/23/2017				False	0
017-017-459000 Utilities				7720					
06132017	6/13/2017	10.91	0.00	06/23/2017				False	0
018-018-459000 Utilites				7720					
06132017 Total:		346.77							
NORTHWEST NATURAL		346.77							
OPUS:INTERACTIVE, INC.									
021979									
287590	6/14/2017	39.00	0.00	06/23/2017				False	0
012-102-500000 Information services				5951					
287590 Total:		39.00							
287755	6/14/2017	5.00	0.00	06/23/2017				False	0
001-002-500000 Computer System Maint.				4775					
287755 Total:		5.00							
OPUS:INTERACTIVE, IN		44.00							
OREGON TRAVEL EXPERIENCE									
OR.TRAVE									
87559	6/15/2017	70.00	0.00	06/23/2017				False	0
008-008-451000 Media Expense				NAT DOWNTOWN HISTORIC DIST. HWY DIR SIGNIN					
87559 Total:		70.00							
OREGON TRAVEL EXPE		70.00							
PETERSEN, WILLIAM AL									
PETER.WA									
06142017	6/14/2017	90.00	0.00	06/23/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
001-104-461000 Public meetings					PLANNING COMMISSION STIPEND				
	06142017 Total:	90.00							
	PETERSEN, WILLIAM A	90.00							
PETTY CASH LIBRARY- SHANNA DUGGAN									
018754									
05272017	5/27/2017	10.00	0.00	06/23/2017				False	0
001-000-318000 Fines- Library					LOST ITEM RETURNED D. JOHNSTON				
05272017	5/27/2017	30.00	0.00	06/23/2017				False	0
001-000-318000 Fines- Library					LOST ITEM RETURNED				
05272017	5/27/2017	10.00	0.00	06/23/2017				False	0
001-000-318000 Fines- Library					LOST ITEM RETURNED				
05272017	5/27/2017	16.50	0.00	06/23/2017				False	0
001-004-473000 Misc Expense					REIMB FOOD FOR PROGRAM				
05272017	5/27/2017	10.00	0.00	06/23/2017				False	0
001-000-318000 Fines- Library					PAID LOST ITEM RETURNED				
	05272017 Total:	76.50							
	PETTY CASH LIBRARY-	76.50							
PHILLIPS, CYNTHIA									
025515									
06302017	6/30/2017	1,670.00	0.00	06/23/2017				False	0
001-103-554000 Contractual/consulting serv					6/15-6/30 MUNICIPAL COURT JUDGE				
	06302017 Total:	1,670.00							
	PHILLIPS, CYNTHIA Tot	1,670.00							
PITNEY BOWES									
025600									
1004365643	6/10/2017	154.50	0.00	06/23/2017				False	0
012-106-502000 Equipment expense					6/30/17 PRINTER / FINISHING MODU				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
	1004365643 Total:	154.50							
1004381036	6/10/2017	252.00	0.00	06/23/2017				False	0
012-106-502000 Equipment expense				6/30/17 POSTAGE METER					
1004381036 Total:		252.00							
PITNEY BOWES Total:		406.50							
POSTMASTER, U.S. POSTAL SERVICES									
026000									
06212017	6/21/2017	2,094.67	0.00	06/23/2017				False	0
017-017-554000 Contractual/Consult Serv.				POSTAGE ANNUAL WATER QUALITY REPORTS					
06212017 Total:		2,094.67							
POSTMASTER, U.S. POS		2,094.67							
QUALITY CONTROL SERVICES, INC.									
026553									
48900	6/2/2017	75.00	0.00	06/23/2017				False	0
018-019-501000 Operating Materials				ON SITE SERVICES WWTP					
48900	6/2/2017	75.00	0.00	06/23/2017				False	0
018-020-501000 Operating Materials & Supplies				ON SITE SERVICES WWTP					
48900 Total:		150.00							
QUALITY CONTROL SE		150.00							
SELDEN, LAURIE									
030715									
07042017	6/19/2017	3,768.75	0.00	06/23/2017				False	0
001-103-554000 Contractual/consulting serv				6/15/17-7/4/17 CRIMINAL PROSECUTORIAL SERVICE					
07042017 Total:		3,768.75							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
SELDEN, LAURIE Total:		3,768.75							
SEMLING, SHIELA SMLNG.SH									
06142017	6/14/2017	90.00	0.00	06/23/2017				False	0
001-104-461000	Public meetings			PLANNING COMMISSION STIPEND					
06142017 Total:		90.00							
SEMLING, SHIELA Total		90.00							
SOLUTIONS YES 013581									
INV109052	6/16/2017	1,149.98	0.00	06/23/2017				False	0
012-101-575000	Equipment			TONER AND PAPER TRAY					
INV109052 Total:		1,149.98							
INV109058	6/16/2017	113.36	0.00	06/23/2017				False	0
012-107-502000	Equipment expense			CONTRACT C11379-01					
INV109058 Total:		113.36							
INV109547	6/20/2017	226.40	0.00	06/23/2017				False	0
012-107-502000	Equipment expense			CONTRACT C10184-01					
INV109547 Total:		226.40							
INV109548	6/20/2017	25.08	0.00	06/23/2017				False	0
012-107-502000	Equipment expense			CONTRACT C11460-01					
INV109548 Total:		25.08							
INV109549	6/20/2017	25.35	0.00	06/23/2017				False	0
012-107-502000	Equipment expense			CONTRACT C11461-01					
INV109549 Total:		25.35							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
SOLUTIONS YES Total:		1,540.17							
STAPLES BUSINESS ADVANTAGE									
031983									
3341580200	5/27/2017	43.45	0.00	06/23/2017				False	0
012-107-457000 Office supplies				OFFICE SUPPLIES					
3341580200	5/27/2017	199.98	0.00	06/23/2017				False	0
001-110-470000 Building expense				OFFICE SUPPLIES					
3341580200 Total:		243.43							
3342925883	6/10/2017	215.99	0.00	06/23/2017				False	0
013-403-457000 Office supplies				OFFICE SUPPLIES					
3342925883 Total:		215.99							
3342925884	6/10/2017	32.09	0.00	06/23/2017				False	0
001-103-457000 Office supplies				OFFICE SUPPLIES					
3342925884	6/10/2017	281.96	0.00	06/23/2017				False	0
012-107-457000 Office supplies				OFFICE SUPPLIES					
3342925884 Total:		314.05							
STAPLES BUSINESS AD		773.47							
STATE OF OREGON									
021980									
06192017	6/19/2017	40.00	0.00	06/23/2017				False	0
012-102-490000 Professional development				APP FEE FOR NOTARY PUBLIC HEIDI DAVIS					
06192017 Total:		40.00							
STATE OF OREGON Tota		40.00							
SUNSET EQUIPMENT CO.									
032700									
45287	6/13/2017	2,080.95	0.00	06/23/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
017-417-501000	Operating materials and suppli				LAWN TRACTOR				
	45287 Total:	2,080.95							
45288	6/13/2017	58.47	0.00	06/23/2017				False	0
017-417-501000	Operating materials and suppli				HUS CTEK BATTERY CHARGER				
	45288 Total:	58.47							
	SUNSET EQUIPMENT C	2,139.42							
SUNSHINE PIZZA									
032710									
12088	6/14/2017	77.25	0.00	06/23/2017				False	0
001-100-473000	Miscellaneous				COUCIL RETREAT PIZZA				
	12088 Total:	77.25							
	SUNSHINE PIZZA Total:	77.25							
TRAFFIC SAFETY SUPPLY CO., INC									
033600									
128664	6/9/2017	79.19	0.00	06/23/2017				False	0
001-005-501000	Operating Materials & Supp				SIGNS PARKS				
	128664 Total:	79.19							
	TRAFFIC SAFETY SUPP	79.19							
U.S. BANK EQUIPMENT FINANCE									
033955									
332985373	6/14/2017	150.00	0.00	06/23/2017				False	0
012-107-502000	Equipment expense				KYOCERA M12531				
	332985373 Total:	150.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	U.S. BANK EQUIPMENT	150.00							
VERNON, VICKI R. 034920									
06122017	6/12/2017	276.00	0.00	06/23/2017	JULIE JACKSON			False	0
001-103-554000 Contractual/consulting serv									
06122017 Total:		276.00							
VERNON, VICKI R. Total		276.00							
WEBSTER, AUDREY WEBSTERA									
06142017	6/14/2017	90.00	0.00	06/23/2017	PLANNING COMMISSION STIPEND			False	0
001-104-461000 Public meetings									
06142017 Total:		90.00							
WEBSTER, AUDREY Tot		90.00							
WILCOX & FLEGEL 037003									
C019823-IN	6/14/2017	2,352.95	0.00	06/23/2017	FUEL			False	0
013-403-531000 Gasoline									
C019823-IN Total:		2,352.95							
C019870-IN	6/15/2017	757.35	0.00	06/23/2017	POLICE FUEL 304.500 EG GAL			False	0
001-002-531000 Gasoline Expense									
C019870-IN Total:		757.35							
C019929-IN	6/19/2017	52.14	0.00	06/23/2017	PARKS FUEL 30.00 D5			False	0
001-005-531000 Gasoline Expense									
C019929-IN Total:		52.14							

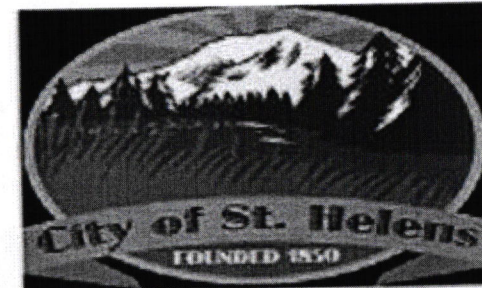
Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
CL77825	6/15/2017	30.34	0.00	06/23/2017				False	0
001-002-531000 Gasoline Expense	POLICE FUEL 13.300 10 ETH UN								
CL77825 Total:		30.34							
WILCOX & FLEGEL Tota		3,192.78							
Report Total:		98,461.85							

Accounts Payable

To Be Paid Proof List

User: jenniferj
 Printed: 06/27/2017 - 8:20AM
 Batch: 00019.06.2017 - AP 6/27/17 FY 16-17

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
MASONIC BUILDING LLC, C/O ELLIOT MICHAEL 012950									
06262017	6/26/2017	6,851.47	0.00	06/27/2017				False	0
001-000-207600 Enterprise Zone Pass Through					LATE FEES ON ELLIOTT PARKING LOT TAX EX. FOR				
06262017 Total:		6,851.47							
MASONIC BUILDING LL		6,851.47							
Report Total:		6,851.47							

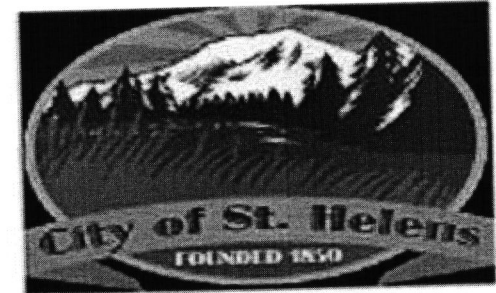
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Accounts Payable

To Be Paid Proof List

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 Batch: 00018.06.2017 - AP 6/30/17 FY 16-17

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
ALLSTREAM									
016479								False	0
14725503	6/21/2017	40.96	0.00	06/30/2017					
001-002-458000 Telephone Expense				754802				False	0
14725503	6/21/2017	71.17	0.00	06/30/2017					
012-107-458000 Telecommunication expense				754802				False	0
14725503	6/21/2017	238.70	0.00	06/30/2017					
001-004-458000 Telephone Expense				754802				False	0
14725503	6/21/2017	48.66	0.00	06/30/2017					
017-017-458000 Telephone Expense				754802				False	0
14725503	6/21/2017	189.00	0.00	06/30/2017					
017-417-458000 Telephone expense				754802				False	0
14725503	6/21/2017	105.38	0.00	06/30/2017					
013-403-458000 Telecommunication expense				754802				False	0
14725503	6/21/2017	100.79	0.00	06/30/2017					
018-019-458000 Telecommunication Expense				754802				False	0
14725503	6/21/2017	100.79	0.00	06/30/2017					
018-020-458000 Telecommunication Expense				754802				False	0
14725503	6/21/2017	206.24	0.00	06/30/2017					
018-022-458000 Telecommmunication expense				754802					
		<hr/>							
14725503 Total:		1,101.69							
		<hr/>							
ALLSTREAM Total:		1,101.69							
BEMIS PRINTING									
002701								False	0
7537	5/31/2017	145.00	0.00	06/30/2017					
001-105-457000 Office supplies				INSPECTION RECORD / REQUEST					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
7537 Total:		145.00						False	0
7556	6/12/2017	1,185.00	0.00	06/30/2017	2016 WATER Q REPORT				
017-017-554000 Contractual/Consult Serv.									
7556 Total:		1,185.00							
BEMIS PRINTING Total:		1,330.00							
CANON SOLUTIONS AMERICA, INC									
021694								False	0
503691155	6/19/2017	25.00	0.00	06/30/2017	RETURN CHECK FEE FOR POS PAY ERROR CK RETU				
001-110-473000 Miscellaneous									
503691155 Total:		25.00							
CANON SOLUTIONS AM		25.00							
CASCADE CONCRETE PRODUCTS, INC.									
005925								False	0
68226	6/22/2017	100.00	0.00	06/30/2017	BLUELINE 50LB BAG				
018-021-501000 Operating Materials & Supplies									
68226 Total:		100.00							
CASCADE CONCRETE P		100.00							
CENTERLOGIC, INC.									
011595								False	0
40839	6/19/2017	10.26	0.00	06/30/2017	IT SUPPORT			False	0
012-101-500000 Information services									
40839	6/19/2017	6.84	0.00	06/30/2017	IT SUPPORT			False	0
001-100-500000 Information services									
40839	6/19/2017	13.69	0.00	06/30/2017	IT SUPPORT			False	0
001-103-500000 Information services									
40839	6/19/2017	6.84	0.00	06/30/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
001-104-500000 Information services				IT SUPPORT				False	0
40839	6/19/2017	65.00	0.00	06/30/2017					
001-002-500000 Computer System Maint.				IT SUPPORT				False	0
40839	6/19/2017	162.50	0.00	06/30/2017					
001-004-500000 Computer Maintenance				IT SUPPORT				False	0
40839	6/19/2017	13.00	0.00	06/30/2017					
001-105-500000 Information services				IT SUPPORT				False	0
40839	6/19/2017	15.05	0.00	06/30/2017					
012-102-500000 Information services				IT SUPPORT				False	0
40839	6/19/2017	36.26	0.00	06/30/2017					
012-106-500000 Information services				IT SUPPORT				False	0
40839	6/19/2017	28.06	0.00	06/30/2017					
013-402-500000 Information services				IT SUPPORT				False	0
40839	6/19/2017	469.76	0.00	06/30/2017					
013-403-500000 Information services				IT SUPPORT					
40839 Total:		827.26							
CENTERLOGIC, INC. To		827.26							
CENTURY LINK									
034002								False	0
06172017	6/17/2017	20.35	0.00	06/30/2017					
018-019-458000 Telecommunication Expense				025B				False	0
06172017	6/17/2017	20.36	0.00	06/30/2017					
018-020-458000 Telecommunication Expense				025B					
06172017 Total:		40.71							
06172017 2	6/17/2017	40.71	0.00	06/30/2017				False	0
017-017-458000 Telephone Expense				369B					
06172017 2 Total:		40.71							
CENTURY LINK Total:		81.42							
CENTURY LINK- ACCESS BILLING									
034004									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
3263X201S17165	6/14/2017	82.22	0.00	06/30/2017				False	0
017-417-458000 Telephone expense				0153					
3263X201S17165 Total:		82.22							
CENTURY LINK- ACCES		82.22							
CINTAS CORPORATION-463									
006830								False	0
463100564	5/29/2017	47.95	0.00	06/30/2017					
018-020-470000 Building Expense				MATS				False	0
463100564	5/29/2017	47.96	0.00	06/30/2017					
018-019-470000 Building Expense				MATS					
463100564 Total:		95.91							
463114634	6/26/2017	48.61	0.00	06/30/2017				False	0
013-403-470000 Building				MATS					
463114634 Total:		48.61							
463836442	5/1/2017	95.91	0.00	06/30/2017				False	0
018-019-470000 Building Expense				MATS					
463836442 Total:		95.91							
463843482	5/15/2017	95.91	0.00	06/30/2017				False	0
018-020-470000 Building Expense				MATS					
463843482 Total:		95.91							
CINTAS CORPORATION		336.34							
COMCAST									
COMCAST								False	0
06142017	6/14/2017	96.99	0.00	06/30/2017					
001-005-458000 Telephone Expense				9228					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
06142017 Total:		96.99							
COMCAST Total:		96.99							
CONSOLIDATED SUPPLY									
009000								False	0
S8286188.001	6/20/2017	565.08	0.00	06/30/2017	BRS BUSHING				
017-017-501000 Operating Materials & Sup.									
S8286188.001 Total:		565.08							
CONSOLIDATED SUPPL		565.08							
COUNTRY MEDIA INC.									
006800								False	0
271325	3/29/2017	8.75	0.00	06/30/2017	ADVERTISING				
012-102-526000 Advertisements									
271325 Total:		8.75						False	0
273032	4/12/2017	8.75	0.00	06/30/2017	ADVERTISING				
012-102-526000 Advertisements									
273032 Total:		8.75						False	0
273097	4/12/2017	8.75	0.00	06/30/2017	ADVERTISING				
012-102-526000 Advertisements									
273097 Total:		8.75						False	0
282397	6/21/2017	10.00	0.00	06/30/2017	ADVERTISING				
012-102-526000 Advertisements									
282397 Total:		10.00						False	0
COUNTRY MEDIA INC. T		36.25							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
DAILY JOURNAL OF COMMERCE, INC. 009900								False	0
743324382	6/16/2017	586.50	0.00	06/30/2017	R-658 2017 HMAC OVERLAY AND PAVING PROJECT				
010-301-653130 Street Overlays									
743324382 Total:		586.50							
DAILY JOURNAL OF CO		586.50							
EAGLE STAR ROCK PRODUCTS, INC. 010970								False	0
32649	6/22/2017	1,438.36	0.00	06/30/2017	ROACK BOISE RD BUILD				
004-410-501000 Property Maintenance									
32649 Total:		1,438.36						False	0
32653	6/23/2017	787.56	0.00	06/30/2017	ROACK BOISE RD BUILD				
004-410-501000 Property Maintenance									
32653 Total:		787.56						False	0
32660	6/26/2017	758.08	0.00	06/30/2017	ROACK BOISE RD BUILD				
004-410-501000 Property Maintenance									
32660 Total:		758.08							
EAGLE STAR ROCK PRO		2,984.00							
ETTER, TERRI R. ETTER.T								False	0
06262017	6/26/2017	1,325.00	0.00	06/30/2017	JUNE 2017 ADMIN SUPPORT EVID ROOM INV				
001-002-554000 Contractual Services									
06262017 Total:		1,325.00							
ETTER, TERRI R. Total:		1,325.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description								
<hr/>									
EVERBANK COMMERCIAL FINANCE INC									
03522									0
4523375	6/21/2017	150.00	0.00	06/30/2017				False	
012-107-502000 Equipment expense				CONTRACT KYOCERA 41452028-1 RENTAL					
		<hr/>							
4523375 Total:		150.00							
		<hr/>							
EVERBANK COMMERC		150.00							
<hr/>									
FLINT TRADING, INC.									
012250								False	0
212033	6/18/2017	2,475.00	0.00	06/30/2017					
011-011-501000 Operating Materials & Supp				12" WHITE LINE					
		<hr/>							
212033 Total:		2,475.00							
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FLINT TRADING, INC. T		2,475.00							
<hr/>									
HAMER ELECTRIC, INC.									
014475								False	0
39665	6/19/2017	1,693.72	0.00	06/30/2017					
018-019-501000 Operating Materials				ELECTRIC SERVICE LABOR / MATERIAL					
		<hr/>							
39665 Total:		1,693.72							
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HAMER ELECTRIC, INC		1,693.72							
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HD SUPPLY WATERWORKS, LTD									
020916								False	0
H343272	6/23/2017	186.25	0.00	06/30/2017					
017-000-131100 Damage Property Receivable				HYDRANT REPAIR					
		<hr/>							
H343272 Total:		186.25							
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HD SUPPLY WATERWOR		186.25							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
INGRAM LIBRARY SERVICES, INC.									
016240								False	0
98975023	6/20/2017	-9.60	0.00	06/30/2017	BOOKS 20C7921				
001-004-511000 Printed Materials									
98975023 Total:		-9.60						False	0
99021330	6/22/2017	23.48	0.00	06/30/2017	BOOKS 20C7921				
001-004-511000 Printed Materials									
99021330 Total:		23.48						False	0
99021331	6/22/2017	48.34	0.00	06/30/2017	BOOKS 20C7921				
001-004-511000 Printed Materials									
99021331 Total:		48.34						False	0
99021332	6/22/2017	20.28	0.00	06/30/2017	BOOKS 20C7921				
001-004-483000 Audio Materials									
99021332 Total:		20.28						False	0
99021333	6/22/2017	603.05	0.00	06/30/2017	BOOKS 20C7921				
001-004-511000 Printed Materials									
99021333 Total:		603.05						False	0
INGRAM LIBRARY SERV		685.55							
KNIFE RIVER									
017628								False	0
1717888	6/19/2017	133.02	0.00	06/30/2017	ROCK				
018-021-501000 Operating Materials & Supplies									
1717888 Total:		133.02						False	0
1718439	6/20/2017	259.38	0.00	06/30/2017	ROCK				
018-021-501000 Operating Materials & Supplies									


Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
1718439 Total:		259.38							
1718867	6/21/2017	123.30	0.00	06/30/2017	ROCK			False	0
018-021-501000 Operating Materials & Supplies									
1718867 Total:		123.30							
KNIFE RIVER Total:		515.70							
LANCE, CLAYTON J.									
007544								False	0
06272017	6/27/2017	1,394.00	0.00	06/30/2017	PRO TEM CITY PROSECUTOR 6/22/17 - 6/27/17				
001-103-554000 Contractual/consulting serv									
06272017 Total:		1,394.00							
LANCE, CLAYTON J. Tot		1,394.00							
LEAGUE OF OREGON CITIES									
018100								False	0
2825	6/26/2017	20.00	0.00	06/30/2017	JOB POSTING POLICE OFFICER				
012-102-526000 Advertisements									
2825 Total:		20.00							
LEAGUE OF OREGON C		20.00							
LYLE SIGNS, INC.									
019250								False	0
000521709	6/20/2017	129.95	0.00	06/30/2017	STREET SIGNS 8				
011-011-505000 Street Signs									
000521709 Total:		129.95							
LYLE SIGNS, INC. Total:		129.95							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
MASON, BRUCE, & GIRARD, INC. 019413								False	0
22255	6/14/2017	3,064.56	0.00	06/30/2017	PROJECT 0100308 MILTON CREEK FOREST INV PLAN				
017-517-546000 Forestry preservation									
22255 Total:		3,064.56							
MASON, BRUCE, & GIR		3,064.56							
MIDWEST TAPE 020427								False	0
95154594	6/16/2017	5.99	0.00	06/30/2017	DVD				
001-004-481000 Visual Materials									
95154594 Total:		5.99							
95154596	6/16/2017	181.58	0.00	06/30/2017	ADB			False	0
001-004-483000 Audio Materials									
95154596 Total:		181.58							
MIDWEST TAPE Total:		187.57							
PAMPLIN MEDIA GROUP, COMMUNITY NEWSPAPERS/ 031685								False	0
15905176	6/22/2017	402.00	0.00	06/30/2017	JULY 4TH CELEBRATION ROP DISPLAY				
012-101-527000 Communications									
15905176 Total:		402.00							
PAMPLIN MEDIA GROU		402.00							
PEAK ELECTRIC GROUP, LLC PEAK.ELE								False	0
170323	6/6/2017	1,612.00	0.00	06/30/2017	ELECTRICAL SERVICE LABOR				
011-011-554000 Contractual/Consult Serv.									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
170323 Total:		1,612.00							
PEAK ELECTRIC GROU		1,612.00							
PLATT 025610 N303756	6/19/2017	2,678.64	0.00	06/30/2017	RACEWAY REEL / TERMINAL ADAPTER			False	0
010-302-653207 2 mg reservior rehab									
N303756 Total:		2,678.64							
PLATT Total:		2,678.64							
SEMLING CONSTRUCTION, INC. 030725 4937	6/22/2017	2,900.00	0.00	06/30/2017	ANCHOR BOLT INSTALLATION GATEWAY PROJECT			False	0
009-201-652010 Gateway project - phase 2									
4937 Total:		2,900.00							
SEMLING CONSTRUCTI		2,900.00							
SHERWIN-WILLIAMS 031345 5015-0	6/2/2017	116.86	0.00	06/30/2017	MATERIALS FOR MORTAR PROJECT CITY HALL 423'			False	0
001-110-554000 Contractual/consulting serv									
5015-0 Total:		116.86							
7834-7	6/22/2017	38.59	0.00	06/30/2017	MATERIALS FOR MORTAR PROJECT CITY HALL 423'			False	0
001-110-554000 Contractual/consulting serv									
7834-7 Total:		38.59							
SHERWIN-WILLIAMS To		155.45							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
<hr/>									
ST. HELENS LIONS CLUB									
028990								False	0
06282017	6/28/2017	105.00	0.00	06/30/2017	COMMUNITY FLAG SERVICE 2017				
012-107-457000 Office supplies									
06282017 Total:		105.00							
ST. HELENS LIONS CLU		105.00							
<hr/>									
STAPLES BUSINESS ADVANTAGE									
031983								False	0
3343524759	6/17/2017	33.09	0.00	06/30/2017	VIA SM BR WH FIBER 80 C 8.5 X 11				
012-107-457000 Office supplies									
3343524759 Total:		33.09							
STAPLES BUSINESS AD		33.09							
<hr/>									
STIRLING, ETHAN									
STIR								False	0
06222017	6/22/2017	147.66	0.00	06/30/2017	E. STIRLING AWWA SCHOOL MILEAGE REIMB.				
013-403-490000 Professional development									
06222017 Total:		147.66							
STIRLING, ETHAN Total:		147.66							
<hr/>									
TECHNICAL IMAGING SYSTEMS INC									
033								False	0
31541	6/28/2017	310.25	0.00	06/30/2017	0120 DIAZO DUP LIB ROLLS				
001-004-512000 Periodicals									
31541 Total:		310.25							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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TECHNICAL IMAGING S		310.25							
<hr/>									
U.S. BANK EQUIPMENT FINANCE									
033955									
333329761	6/19/2017	99.00	0.00	06/30/2017				False	0
012-107-502000 Equipment expense					KYOCERA M 12495				
333329761 Total:		99.00							
U.S. BANK EQUIPMENT		99.00							
<hr/>									
UNIVERSITY OF OREGON									
034500									
06282017	6/28/2017	835.00	0.00	06/30/2017				False	0
001-004-512000 Periodicals					RANDY SULLIVAN DIGITAL PRODUCTION				
06282017 Total:		835.00							
UNIVERSITY OF OREGO		835.00							
<hr/>									
UPS									
033900									
00006550XW247	6/17/2017	53.72	0.00	06/30/2017				False	0
017-417-472000 Lab testing					GRANTS PASS WATER LAB SHIPPING				
00006550XW247 Total:		53.72							
UPS Total:		53.72							
<hr/>									
USA BLUEBOOK									
033965									
287153	6/15/2017	818.41	0.00	06/30/2017				False	0
017-417-527000 Chlorine					AWWA NO LEAD BRASS CORP				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
287153 Total:		818.41							
USA BLUEBOOK Total:		818.41							
VERNON, VICKI R.									
034920									
06132017	6/13/2017	284.00	0.00	06/30/2017				False	0
001-103-554000 Contractual/consulting serv				HANNAH ROSE DOTTER					
06132017 Total:		284.00							
06172017	6/17/2017	120.00	0.00	06/30/2017				False	0
001-103-554000 Contractual/consulting serv				KYLE WEINBENDER					
06172017 Total:		120.00							
VERNON, VICKI R. Total		404.00							
Report Total:		30,534.27							

Accounts Payable

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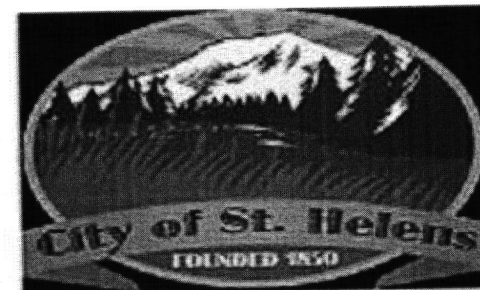
Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
HOUK, THAD									
015757									
07102017	7/10/2017	178.06	0.00	07/10/2017				False	0
100-702-052028 Projects & Programs					SUPPLIES FOR PICNIC				
	07102017 Total:	178.06							
	HOUK, THAD Total:	178.06							
SONSRAY MACHINERY LLC									
031592									
W03350-10	7/10/2017	5,336.26	0.00	07/10/2017				False	0
702-000-052001 Operating Supplies					MF 4235 TRACTOR				
	W03350-10 Total:	5,336.26							
	SONSRAY MACHINERY	5,336.26							
	Report Total:	5,514.32							



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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
3CMA 033183 07112017	7/11/2017	400.00	0.00	07/14/2017	MEMBERSHIP CRYSTAL FARNSWORTH			False	0
100-701-052040 Communications									
07112017 Total:		400.00							
3CMA Total:		400.00							
CENTERLOGIC, INC. 011595 40872	7/3/2017	775.39	0.00	07/14/2017	ADAPTER FOR EXTERNAL MD14XX			False	0
702-000-052005 Small Equipment									
40872 Total:		775.39							
40980	7/5/2017	5,702.00	0.00	07/14/2017	COMPREHENSIVE MSP AGREEMENT SONICWALL F/			False	0
702-000-052006 Computer Maintenance									
40980 Total:		5,702.00							
41147	7/5/2017	757.50	0.00	07/14/2017	QUARTERLY AGREEMENT			False	0
702-000-052006 Computer Maintenance									
41147 Total:		757.50							
41248	7/5/2017	585.00	0.00	07/14/2017	ONSITE IT SUPPORT			False	0
702-000-052019 Professional Services									
41248 Total:		585.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
<hr/>									
CENTERLOGIC, INC. To		7,819.89							
<hr/>									
CENTURY LINK									
034002								False	0
07052017	7/5/2017	47.00	0.00	07/14/2017					
702-000-052010 Telephone				POLICE 131B				False	0
07052017	7/5/2017	38.40	0.00	07/14/2017					
702-000-052010 Telephone				CITY HALL 651B				False	0
07052017	7/5/2017	76.17	0.00	07/14/2017					
702-000-052010 Telephone				CITY HALL 162B				False	0
07052017	7/5/2017	310.56	0.00	07/14/2017					
702-000-052010 Telephone				WFF 818B				False	0
07052017	7/5/2017	38.74	0.00	07/14/2017					
702-000-052010 Telephone				POLICE 796B					
07052017 Total:		510.87							
CENTURY LINK Total:		510.87							
<hr/>									
CITY OF ST. HELENS									
ST.HELEN									
07072017	7/7/2017	70.56	0.00	07/14/2017				False	0
601-000-056001 Capital Outlay				PLUMBING PERMIT WATER LINE IN HEINIE HEUMA					
07072017 Total:		70.56							
CITY OF ST. HELENS To		70.56							
<hr/>									
CREATURE TEACHERS INC, ANNA-MICHELLE SHANTI KRIENS									
00922									
2	4/10/2017	220.00	0.00	07/14/2017				False	0
100-706-052028 Projects & Programs				CREATURE TEACHERS LIBRARY PRES 7/29/17					
2 Total:		220.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
<hr/>									
	CREATURE TEACHERS	220.00							
E2C CORPORATION									
E2C									
4094	7/11/2017	5,770.32	0.00	07/14/2017				False	0
	201-000-052057 Events - Fireworks			JULY 4TH BEER / ICE MUSIC / HELP					
	4094 Total:	5,770.32							
4095	7/10/2017	2,350.00	0.00	07/14/2017				False	0
	201-000-052019 Professional Services			JULY 2017 CONTRACTORS COMP					
	4095 Total:	2,350.00							
	E2C CORPORATION Tota	8,120.32							
HACH COMPANY									
014200									
10526530	7/5/2017	62.49	0.00	07/14/2017				False	0
	601-731-052001 Operating Supplies			REAGENT SET CHLORINE FREE CL17					
10526530	7/5/2017	124.97	0.00	07/14/2017				False	0
	601-732-052083 Chemicals			REAGENT SET CHLORINE FREE CL17					
	10526530 Total:	187.46							
	HACH COMPANY Total:	187.46							
HASA									
014771									
521807	7/10/2017	4,233.14	0.00	07/14/2017				False	0
	603-736-052083 Chemicals			MULTI CHLOR 4899					
	521807 Total:	4,233.14							
	HASA Total:	4,233.14							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
INGRAM LIBRARY SERVICES, INC.									
016240									
99171941	7/5/2017	310.38	0.00	07/14/2017				False	0
100-706-052033	Printed Materials			BOOKS 20C7921					
99171941 Total:		310.38							
99171942	7/5/2017	865.01	0.00	07/14/2017				False	0
100-706-052033	Printed Materials			BOOKS 20C7921					
99171942 Total:		865.01							
INGRAM LIBRARY SERV		1,175.39							
KOLDERUP, GRETCHEN									
007249									
07072017	7/7/2017	226.08	0.00	07/14/2017				False	0
100-706-052028	Projects & Programs			SUPPLIES COOKIE DECO AN DEGG DROP PROGRAM					
07072017 Total:		226.08							
KOLDERUP, GRETCHEN		226.08							
LANCE, CLAYTON J.									
007544									
1	7/13/2017	2,269.00	0.00	07/14/2017				False	0
100-704-052019	Professional Services			PRO TEM CITY PROSECUTOR 7/2-7/11					
1 Total:		2,269.00							
LANCE, CLAYTON J. Tot		2,269.00							
PHILLIPS, CYNTHIA									
025515									
07122017	7/12/2017	495.94	0.00	07/14/2017				False	0
100-704-052018	Professional Development			JUDGES CONFERENCE OMJA CINDY PHILLIPS ROOM					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
07122017 Total:		495.94							
PHILLIPS, CYNTHIA Tot		495.94							
SECURE PACIFIC CORPORATION									
001384									
132189	7/1/2017	52.50	0.00	07/14/2017				False	0
703-734-052023 Facility Maintenance				MONITORING 7/1-9/30					
132189 Total:		52.50							
132190	7/1/2017	119.85	0.00	07/14/2017				False	0
100-706-052023 Facility Maintenance				MONITORING 7/1-9/30					
132190 Total:		119.85							
132191	7/1/2017	98.70	0.00	07/14/2017				False	0
100-708-052023 Facility Maintenance				MONITORING 7/1-9/30					
132191 Total:		98.70							
132192	7/1/2017	89.85	0.00	07/14/2017				False	0
100-705-052023 Facility Maintenance				MONITORING 7/1-9/30					
132192 Total:		89.85							
132193	7/1/2017	44.85	0.00	07/14/2017				False	0
603-736-052023 Facility Maintenance				MONITORING 7/1-9/30					
132193	7/1/2017	44.85	0.00	07/14/2017				False	0
603-737-052023 Facility Maintenance				MONITORING 7/1-9/30					
132193 Total:		89.70							
132194	7/1/2017	149.70	0.00	07/14/2017				False	0
601-732-052023 Facility Maintenance				MONITORING 7/1-9/30					
132194 Total:		149.70							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
SECURE PACIFIC CORP		600.30							
TCMS, TEMP CONTROL MECHANICAL SERVICE CORP									
033013									
016431	6/1/2017	1,425.00	0.00	07/14/2017				False	0
100-715-052023 Facility Maintenance				C10630 CONTRACT 6/1-8/31					
016431 Total:		1,425.00							
016432	6/1/2017	385.25	0.00	07/14/2017				False	0
100-715-052023 Facility Maintenance				C10000 CONTRACT 6/1-8/31					
016432 Total:		385.25							
016449	6/1/2017	242.00	0.00	07/14/2017				False	0
603-737-052023 Facility Maintenance				C10855 CONTRACT 6/1-8/31					
016449	6/1/2017	242.00	0.00	07/14/2017				False	0
603-736-052023 Facility Maintenance				C10855 CONTRACT 6/1-8/31					
016449 Total:		484.00							
016585	7/5/2017	1,926.00	0.00	07/14/2017				False	0
100-706-052023 Facility Maintenance				G10115 7/1-9/30 61%					
016585	7/5/2017	1,231.25	0.00	07/14/2017				False	0
704-000-052028 Projects & Programs				G10115 7/1-9/30 39%					
016585 Total:		3,157.25							
016586	7/5/2017	214.75	0.00	07/14/2017				False	0
703-734-052023 Facility Maintenance				C10245 PUBLIC WORKS MAINT AGREEMENT HEAT /					
016586 Total:		214.75							
TCMS, TEMP CONTROL		5,666.25							
USA BLUEBOOK									
033965									
301017	7/3/2017	100.84	0.00	07/14/2017				False	0
601-731-052001 Operating Supplies				HYDRANT DIFFUSER					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
	301017 Total:	100.84							
	USA BLUEBOOK Total:	100.84							
WILCOX & FLEGEL									
037003									
C020667-IN	7/6/2017	62.40	0.00	07/14/2017				False	0
703-734-052022 Fuel / Oil				D5 GAL 35.2					
	C020667-IN Total:	62.40							
C020668-IN	7/6/2017	1,944.24	0.00	07/14/2017				False	0
100-705-052022 Fuel / Oil				EG 781.7000 GAL					
	C020668-IN Total:	1,944.24							
	WILCOX & FLEGEL Tota	2,006.64							
	Report Total:	34,102.68							

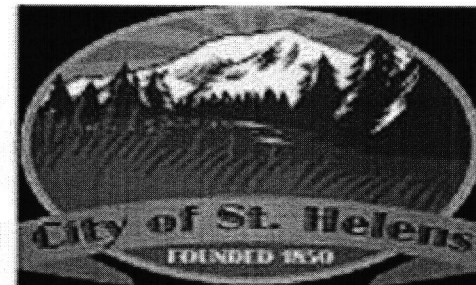
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Accounts Payable

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
<hr/>									
A AND A DRILLING SERVICE, INC.									
000049									
47544	6/30/2017	2,825.00	0.00	07/14/2017				False	0
010-302-653207 2 mg reservior rehab				TAPPING SLEEVE AND VALVE					
		<hr/>							
47544 Total:		2,825.00							
		<hr/>							
A AND A DRILLING SER		2,825.00							
ACCELA, INC. #774375									
000496									
INV-ACC32261	6/30/2017	177.00	0.00	07/14/2017				False	0
012-106-554000 Contractual/consulting serv				WEB PAYMENTS TRAN FEE					
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INV-ACC32261 Total:		177.00							
		<hr/>							
ACCELA, INC. #774375 T		177.00							
AIRGAS USA, LLC									
AIRGAS									
9946259590	6/30/2017	20.10	0.00	07/14/2017				False	0
017-017-501000 Operating Materials & Sup.				CO2					
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9946259590 Total:		20.10							
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AIRGAS USA, LLC Total:		20.10							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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BEMIS PRINTING									
002701									
7569	6/23/2017	76.05	0.00	07/14/2017				False	0
012-107-457000	Office supplies				BLUE ASTROPARCHE CVR				
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	7569 Total:	76.05							
		<hr/>							
	BEMIS PRINTING Total:	76.05	✓						
CANON SOLUTIONS AMERICA, INC									
021694									
4023007928	6/30/2017	109.57	0.00	07/14/2017				False	0
001-004-473000	Misc Expense				COPIER 1539734				
		<hr/>							
	4023007928 Total:	109.57							
		<hr/>							
	CANON SOLUTIONS AM	109.57	✓						
CARLSON TESTING, INC.									
005840									
1221255	7/1/2017	452.75	0.00	07/14/2017				False	0
009-201-652010	Gateway project - phase 2				PROPRIETARY ANCHORS GATEWAY				
		<hr/>							
	1221255 Total:	452.75							
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	CARLSON TESTING, INC	452.75	✓						
CARQUEST AUTO PARTS STORES									
005845									
06302017	6/30/2017	340.65	0.00	07/14/2017				False	0
015-015-501000	Operating Materials & Supp				CUSTOMER 315752 AUTO PARTS				
		<hr/>							
	06302017 Total:	340.65							
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	CARQUEST AUTO PART	340.65	✓						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
CENTERLOGIC, INC.									
011595									
40244	5/16/2017	232.30	0.00	07/14/2017				False	0
012-107-457000 Office supplies				CITY HALL TONER					
40244 Total:		232.30							
40408	5/18/2017	47.34	0.00	07/14/2017				False	0
012-101-500000 Information services				IT SUPPORT					
40408	5/18/2017	630.00	0.00	07/14/2017				False	0
010-305-653553 Phone system				IT SUPPORT					
40408	5/18/2017	31.56	0.00	07/14/2017				False	0
001-100-500000 Information services				IT SUPPORT					
40408	5/18/2017	63.18	0.00	07/14/2017				False	0
001-103-500000 Information services				IT SUPPORT					
40408	5/18/2017	31.56	0.00	07/14/2017				False	0
001-104-500000 Information services				IT SUPPORT					
40408	5/18/2017	412.50	0.00	07/14/2017				False	0
001-004-500000 Computer Maintenance				IT SUPPORT					
40408	5/18/2017	60.00	0.00	07/14/2017				False	0
001-105-500000 Information services				IT SUPPORT					
40408	5/18/2017	69.48	0.00	07/14/2017				False	0
012-102-500000 Information services				IT SUPPORT					
40408	5/18/2017	167.34	0.00	07/14/2017				False	0
012-106-500000 Information services				IT SUPPORT					
40408	5/18/2017	129.54	0.00	07/14/2017				False	0
013-402-500000 Information services				IT SUPPORT					
40408	5/18/2017	287.50	0.00	07/14/2017				False	0
013-403-500000 Information services				IT SUPPORT					
40408	5/18/2017	195.00	0.00	07/14/2017				False	0
018-019-500000 Computer System Maint.				IT SUPPORT					
40408	5/18/2017	19.88	0.00	07/14/2017				False	0
013-402-457000 Office supplies				SPEAKERS COMPUTER					
40408 Total:		2,144.88							
40923	6/30/2017	9.75	0.00	07/14/2017				False	0
001-105-500000 Information services				SERVERS BACKUP					
40923	6/30/2017	9.75	0.00	07/14/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
017-417-501000 Operating materials and suppli					SERVERS BACKUP				
40923	6/30/2017	3.25	0.00	07/14/2017				False	0
001-104-500000 Information services					SERVERS BACKUP				
40923	6/30/2017	78.00	0.00	07/14/2017				False	0
001-002-500000 Computer System Maint.					SERVERS BACKUP				
40923	6/30/2017	9.75	0.00	07/14/2017				False	0
001-103-500000 Information services					SERVERS BACKUP				
40923	6/30/2017	26.00	0.00	07/14/2017				False	0
012-106-500000 Information services					SERVERS BACKUP				
40923	6/30/2017	9.75	0.00	07/14/2017				False	0
012-102-500000 Information services					SERVERS BACKUP				
40923	6/30/2017	13.00	0.00	07/14/2017				False	0
018-019-500000 Computer System Maint.					SERVERS BACKUP				
40923	6/30/2017	19.50	0.00	07/14/2017				False	0
013-402-500000 Information services					SERVERS BACKUP				
40923	6/30/2017	9.75	0.00	07/14/2017				False	0
015-015-500000 Computer System Maint.					SERVERS BACKUP				
40923	6/30/2017	78.00	0.00	07/14/2017				False	0
013-403-500000 Information services					SERVERS BACKUP				
40923	6/30/2017	22.75	0.00	07/14/2017				False	0
001-004-500000 Computer Maintenance					SERVERS BACKUP				
40923	6/30/2017	13.00	0.00	07/14/2017				False	0
012-101-500000 Information services					SERVERS BACKUP				
40923	6/30/2017	22.75	0.00	07/14/2017				False	0
001-100-500000 Information services					SERVERS BACKUP				
40923 Total:		325.00							
CENTERLOGIC, INC. To		2,702.18							
CITY OF PORTLAND									
025636									
10249044	6/30/2017	6,143.50	0.00	07/14/2017				False	0
018-019-472000 Lab Testing					LAB SERVICES APR-JUNE 2017				
10249044	6/30/2017	6,143.50	0.00	07/14/2017				False	0
018-020-472000 Lab Testing					LAB SERVICES APR-JUNE 2017				
10249044 Total:		12,287.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
CITY OF PORTLAND Tot		12,287.00							
COLUMBIA FEED & SUPPLY									
008120									
23674	6/23/2017	57.85	0.00	07/14/2017				False	0
015-015-501000 Operating Materials & Supp				TRIMMER PLATES / SCREWS					
23674 Total:		57.85							
COLUMBIA FEED & SUP		57.85	✓						
DND ELECTRICAL CONTRACTORS									
010649									
19963	7/6/2017	1,294.36	0.00	07/14/2017				False	0
018-022-501000 Materials and supplies				MATERIALS / LABOR					
19963 Total:		1,294.36	✓						
19964	7/6/2017	1,483.72	0.00	07/14/2017				False	0
018-022-501000 Materials and supplies				MATERIALS / LABOR					
19964 Total:		1,483.72	✓						
DND ELECTRICAL CON		2,778.08							
EAGLE STAR ROCK PRODUCTS, INC.									
010970									
32662	6/27/2017	1,438.86	0.00	07/14/2017				False	0
004-410-501000 Property Maintenance				ROCK BOISE PROP					
32662 Total:		1,438.86	✓						
32672	6/30/2017	69.85	0.00	07/14/2017				False	0
017-000-131100 Damage Property Receivable				ROCK WATER MAIN REPAIR					
32672 Total:		69.85	✓						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
EAGLE STAR ROCK PRO		1,508.71							
EMMERT MOTORS, INC.									
020693									
15941	6/29/2017	743.43	0.00	07/14/2017				False	0
001-002-510000 Automobile Expense				AUTO REPAIR 2015 CHEV TAHOE					
15941 Total:		743.43	✓						
16204	6/2/2017	1,049.47	0.00	07/14/2017				False	0
001-002-510000 Automobile Expense				AUTO REPAIR 2011 CHEV CAPRICE					
16204 Total:		1,049.47	✓						
16223	6/1/2017	412.85	0.00	07/14/2017				False	0
001-002-510000 Automobile Expense				AUTO REPAIR 2012 CHEV TAHOE					
16223 Total:		412.85	✓						
16420	6/27/2017	97.44	0.00	07/14/2017				False	0
001-002-510000 Automobile Expense				AUTO REPAIR 2011 CHEV CAPRICE					
16420 Total:		97.44	✓						
EMMERT MOTORS, INC		2,303.19							
GRANTS PASS WATER LAB									
01414									
301207	6/30/2017	350.00	0.00	07/14/2017				False	0
017-417-472000 Lab testing				TESTING					
301207 Total:		350.00							
GRANTS PASS WATER L		350.00	✓						
HAMER ELECTRIC, INC.									
014475									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
39709	6/29/2017	3,438.01	0.00	07/14/2017				False	0
018-019-501000 Operating Materials				REPAIR MCC					
39709 Total:		3,438.01							
HAMER ELECTRIC, INC		3,438.01							
HUDSON GARBAGE SERVICE									
015875									
9366862	7/1/2017	53.39	0.00	07/14/2017				False	0
001-004-459000 Utilities				1554					
9366862 Total:		53.39							
9366979	7/1/2017	113.39	0.00	07/14/2017				False	0
018-019-459000 Utilites				8333					
9366979	7/1/2017	113.39	0.00	07/14/2017				False	0
018-020-459000 Utilities				8333					
9366979 Total:		226.78							
9367132	7/1/2017	85.78	0.00	07/14/2017				False	0
012-107-459000 Utilites				7539					
9367132 Total:		85.78							
9367133	7/1/2017	85.78	0.00	07/14/2017				False	0
001-002-459000 Utilities				7547					
9367133 Total:		85.78							
9367134	7/1/2017	80.78	0.00	07/14/2017				False	0
013-403-459000 Utilities				7555					
9367134 Total:		80.78							
9367135	7/1/2017	412.65	0.00	07/14/2017				False	0
001-005-459000 Utilities				7598					
9367135 Total:		412.65							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
9367136	7/1/2017	316.58	0.00	07/14/2017				False	0
001-110-459000 Utilities				7601					
9367136 Total:		316.58							
9367137	7/1/2017	160.25	0.00	07/14/2017				False	0
001-005-459000 Utilities				7636					
9367137 Total:		160.25							
HUDSON GARBAGE SER		1,421.99							
KNIFE RIVER									
017628									
1723580	6/26/2017	399.06	0.00	07/14/2017				False	0
018-021-501000 Operating Materials & Supplies				ROCK					
1723580 Total:		399.06							
1724572	6/27/2017	386.91	0.00	07/14/2017				False	0
004-410-501000 Property Maintenance				ROCK					
1724572 Total:		386.91							
1725110	6/28/2017	323.50	0.00	07/14/2017				False	0
018-018-501000 Operating Materials & Supplies				ROCK					
1725110 Total:		323.50							
KNIFE RIVER Total:		1,109.47							
LAWSON PRODUCTS, INC.									
018040									
9305057467	6/30/2017	162.10	0.00	07/14/2017				False	0
015-015-501000 Operating Materials & Supp				THREADED ROD					
9305057467 Total:		162.10							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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LAWSON PRODUCTS, IN		162.10							
LEAGUE OF OREGON CITIES									
018100									
2701	6/15/2017	534.50	0.00	07/14/2017				False	0
001-002-501000 Operating Materials & Supp				UNIFORM TRAFFIC CITATIONS					
2701 Total:		534.50							
LEAGUE OF OREGON C		534.50							
MAILBOXES NORTHWEST									
019366									
07012017	7/1/2017	4.77	0.00	07/14/2017				False	0
018-019-501000 Operating Materials				INNOCAL SHIPPING					
07012017 Total:		4.77							
MAILBOXES NORTHWE		4.77							
METROPRESORT									
020292									
494255	7/6/2017	3,373.00	0.00	07/14/2017				False	0
012-106-554000 Contractual/consulting serv				UB BILL PRINTING 6/26/17					
494255 Total:		3,373.00							
METROPRESORT Total:		3,373.00							
PETERSON STRUCTURAL ENGINEERS									
02444									
17-099-002	7/3/2017	1,131.00	0.00	07/14/2017				False	0
009-201-652010 Gateway project - phase 2				PROFESSIONAL SERVICES MAY AND JUNE GATEWA					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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17-099-002 Total:		1,131.00							
PETERSON STRUCTURA		1,131.00							
PORTLAND GENERAL ELECTRIC									
025702									
07112017	7/11/2017	42.94	0.00	07/14/2017				False	0
011-011-453000 Street Lighting				9724					
07112017 Total:		42.94							
PORTLAND GENERAL E		42.94	✓						
RICOH USA, INC.									
027294									
99041717	7/4/2017	217.86	0.00	07/14/2017				False	0
001-002-470000 Building Expense				1496666-3356313					
99041717 Total:		217.86							
RICOH USA, INC. Total:		217.86	✓						
SHERWIN-WILLIAMS									
031345									
5414-5	6/28/2017	14.44	0.00	07/14/2017				False	0
001-110-554000 Contractual/consulting serv				3MR-2091 MATERIALS					
5414-5 Total:		14.44							
SHERWIN-WILLIAMS To		14.44	✓						
SHRED-IT USA, LLC									
SHRED-IT									
8122667398	6/30/2017	134.39	✓	0.00	07/14/2017			False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
001-002-470000 Building Expense					POLICE SHRED				
8122667398 Total:		134.39							
SHRED-IT USA, LLC Tot		134.39							
STAPLES BUSINESS ADVANTAGE 031983									
3345378673	7/1/2017	194.09	0.00	07/14/2017				False	0
013-403-457000 Office supplies					OFFICE SUPPLIES				
3345378673 Total:		194.09							
3345378674	7/1/2017	698.99	0.00	07/14/2017				False	0
013-403-457000 Office supplies					TP / GO RAGS				
3345378674 Total:		698.99							
3345378675	7/1/2017	23.98	0.00	07/14/2017				False	0
012-107-457000 Office supplies					OFFICE SUPPLIES				
3345378675 Total:		23.98							
3345378676	7/1/2017	36.50	0.00	07/14/2017				False	0
012-106-457000 Office supplies					OFFICE SUPPLIES				
3345378676	7/1/2017	73.77	0.00	07/14/2017				False	0
012-107-457000 Office supplies					OFFICE SUPPLIES				
3345378676 Total:		110.27							
3345378677	7/1/2017	7.00	0.00	07/14/2017				False	0
012-101-527000 Communications					OFFICE SUPPLIES				
3345378677 Total:		7.00							
STAPLES BUSINESS AD		1,034.33							

THE DOOR WORKS CO INC
01522

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
50594	3/22/2017	225.00	0.00	07/14/2017				False	0
012-107-455000 Insurance					REPAIR LOCK ON CITY HALL DOOR				
50594 Total:		225.00							
THE DOOR WORKS CO		225.00							
TRAFFIC SAFETY SUPPLY CO., INC									
033600									
129309	6/27/2017	388.34	0.00	07/14/2017				False	0
011-011-501000 Operating Materials & Supp					PARKING SIGNS				
129309 Total:		388.34							
TRAFFIC SAFETY SUPP		388.34							
USA BLUEBOOK									
033965									
295148	6/26/2017	117.96	0.00	07/14/2017				False	0
017-417-501000 Operating materials and suppli					PVC QUILL				
295148 Total:		117.96							
USA BLUEBOOK Total:		117.96							
VERIZON WIRELESS									
000720									
9788378203	7/1/2017	167.92	0.00	07/14/2017				False	0
017-017-459000 Utilities					242060134-00001				
9788378203 Total:		167.92							
VERIZON WIRELESS To		167.92							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			

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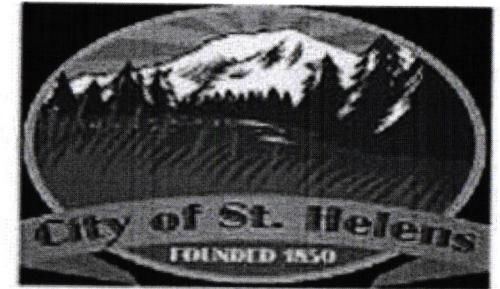
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Accounts Payable

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
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AHA CONSULTING INC									
000664									
00000262	6/6/2017	3,000.00	0.00	07/07/2017				False	0
702-000-052011 Public Information					ANNUAL WEBSTIE HOSTING 5/31/2018				
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00000262 Total:		3,000.00							
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AHA CONSULTING INC		3,000.00							
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CENTURY LINK									
034002									
06252017	6/25/2017	346.12	0.00	07/07/2017				False	0
702-000-052010 Telephone					CITY HALL 503T31-3445-966B				
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06252017 Total:		346.12							
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CENTURY LINK Total:		346.12							
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CITY OF ST. HELENS									
ST.HELEN									
07032017	7/3/2017	100.00	0.00	07/07/2017				False	0
100-703-052041 Council Discrenary					RELAY FOR LIFE DISCOUNT COUPON RAY SCHOLLS				
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07032017 Total:		100.00							
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CITY OF ST. HELENS To		100.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
CLOUD RECORDS MANAGEMENT SOLUTION, CHAVES									
006630									
170261	7/3/2017	259.14	0.00	07/07/2017				False	0
100-702-052019 Professional Services				MONTHLY USER FEE PER USER OR 0486 ERMS SAAS					
170261 Total:		259.14							
CLOUD RECORDS MAN		259.14							
CNA SURETY									
007157									
07072017	7/7/2017	178.00	0.00	07/07/2017				False	0
100-702-052018 Professional Development				BOND 58592190 EFFECTIVE 8/26/17					
07072017 Total:		178.00							
CNA SURETY Total:		178.00							
COMCAST									
COMCAST									
06212017	6/21/2017	1,068.41	0.00	07/07/2017				False	0
702-000-052003 Utilities				POLICE / LIB/ CITY HALL					
06212017 Total:		1,068.41							
06252017	6/25/2017	102.85	0.00	07/07/2017				False	0
702-000-052003 Utilities				8778102010873930 MARINE DOCKS					
06252017 Total:		102.85							
COMCAST Total:		1,171.26							
COUNTRY MEDIA INC.									
006800									
283442	6/28/2017	266.16	0.00	07/07/2017				False	0
201-000-052057 Events - Fireworks				ADVERTISING 4TH OF JULY					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			
283442 Total:		266.16							
283443	6/28/2017	294.36	0.00	07/07/2017				False	0
100-710-052011 Public Information					PUBLIC HEARING PERMIT AND VAR				
283443 Total:		294.36							
283444	6/28/2017	294.42	0.00	07/07/2017				False	0
100-710-052011 Public Information					PUBLIC HEARING PERMIT AND VAR				
283444 Total:		294.42							
283445	6/28/2017	200.34	0.00	07/07/2017				False	0
100-710-052011 Public Information					PUBLIC HEARING COND USE PERMIT				
283445 Total:		200.34							
283512	6/28/2017	266.16	0.00	07/07/2017				False	0
201-000-052057 Events - Fireworks					ADVERTISING 4TH OF JULY				
283512 Total:		266.16							
COUNTRY MEDIA INC. T		1,321.44							
DONOVAN ENTERPRISES INC									
010744									
1179	7/3/2017	7,540.00	0.00	07/07/2017				False	0
602-000-052019 Professional Services					RATE STUDY FINAL REPORT				
1179 Total:		7,540.00							
DONOVAN ENTERPRISE		7,540.00							
ECONORTHWEST									
011130									
18528	6/30/2017	201.08	0.00	07/07/2017				False	0
202-721-052051 Urban Renewal					PROJECT 22668.00 URABAN RENEWAL PLAN				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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18528 Total:		201.08							
18529	6/30/2017	372.50	0.00	07/07/2017				False	0
202-722-052019 Professional Services				PROJECT 22781.00 RFQ ASSISTANCE					
18529 Total:		372.50							
ECONORTHWEST Total:		573.58							
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LAWRENCE COMPANY									
018028									
11871	7/1/2017	100.00	0.00	07/07/2017				False	0
100-715-052019 Professional Services				7/1/17-9/30/17 UNEMPLOYMENT SERVICES					
11871 Total:		100.00							
LAWRENCE COMPANY		100.00							
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LEAGUE OF OREGON CITIES									
018100									
2017-200375	7/1/2017	9,306.96	0.00	07/07/2017				False	0
100-703-052018 Professional Development				MEMBERSHIP DUES					
2017-200375 Total:		9,306.96							
LEAGUE OF OREGON C		9,306.96							
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LOCAL GOVERNMENT									
018850									
13202	7/1/2017	1,620.00	0.00	07/07/2017				False	0
100-702-052018 Professional Development				LGPI MEMBERSHIP 2017-2018					
13202 Total:		1,620.00							
LOCAL GOVERNMENT		1,620.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
MUSEUM OF NATURAL AND CULTURAL HISTORY, ATTN: EDUC 0208452									
UCMNCH 17-135	3/22/2017	168.00	0.00	07/07/2017				False	0
100-706-052028 Projects & Programs				ENGINEER IT EXPLORING ANCIENT TECH SUMMER					
UCMNCH 17-135 Total:		168.00							
MUSEUM OF NATURAL		168.00							
PAMPLIN MEDIA GROUP, COMMUNITY NEWSPAPERS/ 031685									
15902650	6/23/2017	252.00	0.00	07/07/2017				False	0
100-702-052011 Public Information				POLICE OFFICER					
15902650 Total:		252.00							
PAMPLIN MEDIA GROU		252.00							
SOLUTIONS YES 013581									
INV110799	7/3/2017	116.73	0.00	07/07/2017				False	0
702-000-052008 Printing				C11379-01					
INV110799 Total:		116.73							
SOLUTIONS YES Total:		116.73							
ST. HELENS CERT 014301									
07062017	7/6/2017	1,443.00	0.00	07/07/2017				False	0
201-000-052057 Events - Fireworks				PARKING 4TH OF JULY 2017					
07062017	7/6/2017	1,500.00	0.00	07/07/2017				False	0
201-000-052057 Events - Fireworks				PARKING 4TH OF JULY 2016					
07062017 Total:		2,943.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
ST. HELENS CERT Total:		2,943.00							
TRAVEL PORTLAND									
15221									
26298	6/16/2017	570.00	0.00	07/07/2017				False	0
201-000-052011 Public Information				PARTNER ANNUAL DUES 18477 ACCT					
26298 Total:		570.00							
TRAVEL PORTLAND Tot		570.00							
WESTERN DISPLAY FIREWORKS LTD									
036426									
07052017	7/5/2017	9,000.00	0.00	07/07/2017				False	0
201-000-052057 Events - Fireworks				2017 FOURTH OF JULY FIREWORKS REMAINING BA					
07052017 Total:		9,000.00							
WESTERN DISPLAY FIR		9,000.00							
Report Total:		38,566.23							

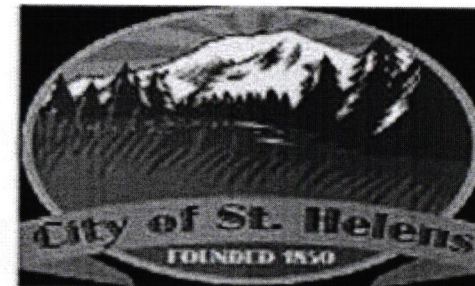
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Accounts Payable

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
ACCELA, INC. #774375									
000496									
INV-ACC22084	7/31/2016	319.00	✓ 0.00	07/07/2017				False	0
012-106-500000 Information services				WEB PAYMENTS					
INV-ACC22084 Total:		319.00							
INV-ACC26662	12/19/2016	440.00	0.00	07/07/2017				False	0
012-106-500000 Information services				SERVICES TIER 2 FINANCE AND ADMIN					
INV-ACC26662 Total:		440.00	✓						
INV-ACC31382	5/31/2017	450.00	0.00	07/07/2017				False	0
012-106-500000 Information services				WEB PAYMENTS TRAN FEE					
INV-ACC31382 Total:		450.00							
ACCELA, INC. #774375 T		1,209.00	✓						
ACE HARDWARE									
000500									
1213	6/30/2017	227.64	0.00	07/07/2017				False	0
001-005-501000 Operating Materials & Supp				MATERIALS					
1213 Total:		227.64							
1214	6/30/2017	16.18	0.00	07/07/2017				False	0
001-002-501000 Operating Materials & Supp				MATERIALS					
1214 Total:		16.18							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
1217	6/30/2017	146.61	0.00	07/07/2017				False	0
018-019-501000 Operating Materials				MATERIALS					
1217	6/30/2017	146.62	0.00	07/07/2017				False	0
018-020-501000 Operating Materials & Supplies				MATERIALS					
1217	6/30/2017	94.29	0.00	07/07/2017				False	0
001-005-501000 Operating Materials & Supp				MATERIALS					
1217	6/30/2017	-37.39	0.00	07/07/2017				False	0
001-005-501000 Operating Materials & Supp				MATERIALS DISCOUNT					
1217	6/30/2017	43.34	0.00	07/07/2017				False	0
018-018-501000 Operating Materials & Supplies				MATERIALS DISCOUNT					
1217 Total:		393.47							
1218	6/30/2017	4.99	0.00	07/07/2017				False	0
012-107-457000 Office supplies				MATERIALS					
1218	6/30/2017	8.30	0.00	07/07/2017				False	0
009-201-558107 Maintenance of public art				MATERIALS					
1218	6/30/2017	88.51	0.00	07/07/2017				False	0
010-302-653207 2 mg reservior rehab				MATERIALS					
1218	6/30/2017	160.65	0.00	07/07/2017				False	0
017-417-501000 Operating materials and suppli				MATERIALS					
1218	6/30/2017	25.99	0.00	07/07/2017				False	0
011-011-501000 Operating Materials & Supp				MATERIALS					
1218	6/30/2017	35.90	0.00	07/07/2017				False	0
001-110-554000 Contractual/consulting serv				MATERIALS					
1218	6/30/2017	-65.91	0.00	07/07/2017				False	0
017-017-501000 Operating Materials & Sup.				DISCOUNT					
1218	6/30/2017	108.44	0.00	07/07/2017				False	0
001-005-501000 Operating Materials & Supp				MATERIALS					
1218	6/30/2017	256.62	0.00	07/07/2017				False	0
017-017-501000 Operating Materials & Sup.				MATERIALS					
1218 Total:		623.49							
ACE HARDWARE Total:		1,260.78							

BEMIS PRINTING
002701

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
7584	7/5/2017	25.00	0.00	07/07/2017				False	0
009-201-558105 Summer arts in the park				FOAM CORE FOR LARGE CHECKS					
7584 Total:		25.00							
BEMIS PRINTING Total:		25.00							
BRIDEWELL, TOBIE BRI									
07062017	7/6/2017	150.00	0.00	07/07/2017				False	0
009-201-652010 Gateway project - phase 2				TRASH CAN PAINTING COMP WINNER					
07062017 Total:		150.00							
BRIDEWELL, TOBIE Tot		150.00							
CHAVEZ, KEVIN CHAVEZ.K									
06262017	6/26/2017	91.24	0.00	07/07/2017				False	0
009-201-652010 Gateway project - phase 2				PAINT SUPPLIES REIMB K. CHAVEZ					
06262017 Total:		91.24							
CHAVEZ, KEVIN Total:		91.24							
CINTAS CORPORATION 037620									
5008184162	6/29/2017	126.65	0.00	07/07/2017				False	0
018-019-501000 Operating Materials				REFILL CABINET					
5008184162	6/29/2017	126.65	0.00	07/07/2017				False	0
018-020-501000 Operating Materials & Supplies				REFILL CABINET					
5008184162 Total:		253.30							
5008184163	6/29/2017	23.59	0.00	07/07/2017				False	0
001-002-501000 Operating Materials & Supp				REFILL CABINET					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
5008184163 Total:		23.59							
5008184165	6/29/2017	73.14	0.00	07/07/2017				False	0
012-107-457000 Office supplies	REFILL CABINET								
5008184165 Total:		73.14							
5008184166	6/29/2017	81.67	0.00	07/07/2017				False	0
001-005-501000 Operating Materials & Supp	REFILL CABINET								
5008184166 Total:		81.67							
5008184167	6/29/2017	87.57	0.00	07/07/2017				False	0
013-403-470000 Building	REFILL CABINET								
5008184167 Total:		87.57							
CINTAS CORPORATION		519.27							
CINTAS CORPORATION-463									
006830									
463104086	6/5/2017	51.61	0.00	07/07/2017				False	0
001-002-470000 Building Expense	MATS								
463104086 Total:		51.61							
463111131	6/19/2017	100.79	0.00	07/07/2017				False	0
001-002-470000 Building Expense	MATS SAFEWASHER								
463111131 Total:		100.79							
CINTAS CORPORATION		152.40							
CITY OF COLUMBIA CITY, ATTN: LEAHNETTE RIVERS									
007370									
06262017	6/26/2017	73.27	0.00	07/07/2017				False	0
017-417-459000 Utilities	001754-001								

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
06262017 Total:		73.27							
CITY OF COLUMBIA CIT		73.27							
COLUMBIA COUNTY CLERK									
007500									
06302017	6/30/2017	51.00	0.00	07/07/2017				False	0
018-018-501000 Operating Materials & Supplies				297 N 5TH CLAIM OF LIEN					
06302017	6/30/2017	51.00	0.00	07/07/2017				False	0
018-018-501000 Operating Materials & Supplies				135 N 4TH CLAIM OF LIEN					
06302017	6/30/2017	51.00	0.00	07/07/2017				False	0
018-018-501000 Operating Materials & Supplies				293 SUNSET BLVD CLAIM OF LIEN					
06302017	6/30/2017	46.00	0.00	07/07/2017				False	0
001-105-454000 Attorney expense				244 N 2ND ST CLAIM OF LIEN					
06302017 Total:		199.00							
COLUMBIA COUNTY CL		199.00							
COLUMBIA COUNTY MUSEUM ASSOCIATION									
007590									
06262017	6/26/2017	69.08	0.00	07/07/2017				False	0
001-004-457000 Office Supplies				REIMB FOR ART MATERIALS FOR COL CENTER AUI					
06262017 Total:		69.08							
COLUMBIA COUNTY M		69.08							
COLUMBIA RIVER P.U.D.									
008325									
07032017	7/3/2017	16,918.68	0.00	07/07/2017				False	0
018-019-534000 Electrical Energy				38633					
07032017 Total:		16,918.68							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
<hr/>									
COLUMBIA RIVER P.U.D		16,918.68							
COMMUNITY ACTION TEAM, INC., ATTN: SALLY MCLAUGHLIN									
008603									
C.O.S.H.	6/28/2017	5,000.00	0.00	07/07/2017				False	0
004-400-554110 Area Wide Planning					CONSULTING FOR COL CO HOUSING STUDY				
C.O.S.H. Total:		5,000.00							
COMMUNITY ACTION T		5,000.00							
COUNTRY MEDIA INC.									
006800									
280753	6/7/2017	165.30	0.00	07/07/2017				False	0
010-305-653501 Heavy equipment - backhoe					NOTICE OF INTENT				
280753 Total:		165.30							
281539	6/14/2017	76.80	0.00	07/07/2017				False	0
001-104-493000 Legal notices					HISTORIC PRES FUND				
281539 Total:		76.80							
281545	6/14/2017	10.00	0.00	07/07/2017				False	0
012-102-526000 Advertisements					POLICE OFFICER				
281545 Total:		10.00							
COUNTRY MEDIA INC. T		252.10							
DAHLGRENS DO IT BEST BUILDERS SUPPLY									
009800									
06272017	6/27/2017	17.17	0.00	07/07/2017				False	0
017-017-501000 Operating Materials & Sup.					MATERIALS				
06272017	6/27/2017	17.94	0.00	07/07/2017				False	0
013-403-470000 Building					MATERIALS				
06272017	6/27/2017	197.89	0.00	07/07/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
001-110-554000 Contractual/consulting serv					MATERIALS				
	06272017 Total:	233.00							
	DAHLGRENS DO IT BES	233.00							
DCBS- FISCAL SERVICES									
010113									
06302017	6/30/2017	2,191.72	0.00	07/07/2017				False	0
001-000-312000 Building Permits					SURCHARGE FEES FOR BUILDING				
06302017	6/30/2017	876.47	0.00	07/07/2017				False	0
001-000-313000 Plumbing Permit Fees					SURCHARGE FEES FOR BUILDING				
06302017	6/30/2017	419.44	0.00	07/07/2017				False	0
001-000-314000 Mechanical permit fees					SURCHARGE FEES FOR BUILDING				
	06302017 Total:	3,487.63							
	DCBS- FISCAL SERVICE	3,487.63							
DUNN, DIANE									
010939									
06262017	6/26/2017	52.96	0.00	07/07/2017				False	0
009-201-652010 Gateway project - phase 2					REIMB PAINT BRUSHES D. DUNN				
	06262017 Total:	52.96							
	DUNN, DIANE Total:	52.96							
ENVI ROAD									
011440									
5399	6/30/2017	1,875.00	0.00	07/07/2017				False	0
011-011-501000 Operating Materials & Supp					EARTHBIND 100				
	5399 Total:	1,875.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
<hr/>									
ENVI ROAD Total:		1,875.00							
ERS, EMERGENCY RESPONDER SERVICES, INC.									
011515									
17-039 OR	3/13/2017	923.00	0.00	07/07/2017				False	0
001-002-510000 Automobile Expense					LIGHTBAR TROUBLE SHOOT				
17-039 OR Total:		923.00							
17-079 OR	6/16/2017	903.00	0.00	07/07/2017				False	0
001-002-510000 Automobile Expense					PARTS AND MATERIALS				
17-079 OR Total:		903.00							
ERS, EMERGENCY RESP		1,826.00							
GRANTS PASS WATER LAB									
01414									
17287	6/15/2017	42.00	0.00	07/07/2017				False	0
017-417-472000 Lab testing					TESTING				
17287 Total:		42.00							
GRANTS PASS WATER L		42.00							
HACH COMPANY									
014200									
10523967	6/30/2017	70.30	0.00	07/07/2017				False	0
017-017-501000 Operating Materials & Sup.					DPD FREE CHLORINE RGT				
10523967	6/30/2017	140.59	0.00	07/07/2017				False	0
017-417-501000 Operating materials and suppli					DPD FREE CHLORINE RGT				
10523967 Total:		210.89							
HACH COMPANY Total:		210.89							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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HONL, ABIGAIL									
HON									
07062017	7/6/2017	150.00	0.00	07/07/2017				False	0
009-201-558105	Summer arts in the park			TRASH CAN PAINTING COMP WINNER					
	07062017 Total:	150.00							
	HONL, ABIGAIL Total:	150.00							
<hr/>									
JEFFRIES, MARGARET									
016949									
06292017	6/29/2017	161.77	0.00	07/07/2017				False	0
009-210-501200	Strategic Planning			MEETING SUPPLIES					
06292017	6/29/2017	9.98	0.00	07/07/2017				False	0
001-004-517000	Library Program			COOKIES FOR ARTIST TALK RECEPTION					
	06292017 Total:	171.75							
	JEFFRIES, MARGARET T	171.75							
<hr/>									
JORDAN RAMIS PC									
030274									
133780	6/22/2017	189.00	0.00	07/07/2017				False	0
018-018-454000	Attorney Expense			LEGAL SERVICES					
	133780 Total:	189.00							
133797	6/22/2017	474.00	0.00	07/07/2017				False	0
004-410-454000	Attorney			LEGAL SERVICES					
	133797 Total:	474.00							
133859	6/22/2017	40.00	0.00	07/07/2017				False	0
010-304-653409	Godfrey Outfall			LEGAL SERVICES					
	133859 Total:	40.00							
133860	6/22/2017	554.00	0.00	07/07/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
012-101-454000 Attorney					LEGAL SERVICES				
133860 Total:		554.00							
133908	6/22/2017	3,335.00	0.00	07/07/2017				False	0
004-410-454000 Attorney					LEGAL SERVICES				
133908 Total:		3,335.00							
JORDAN RAMIS PC Tota		4,592.00							
KENT, KAREN 01745									
07062017	7/6/2017	150.00	0.00	07/07/2017				False	0
009-201-652010 Gateway project - phase 2					TRASH CAN PAINTING COMP WINNER				
07062017 Total:		150.00							
KENT, KAREN Total:		150.00							
LES SCHWAB TIRE CENTER 030250									
22900250229	6/19/2017	44.01	0.00	07/07/2017				False	0
015-015-501000 Operating Materials & Supp					ACCOUNT 22910878 REPAIR FLAT TIRE DUMP TRUCI				
22900250229 Total:		44.01							
LES SCHWAB TIRE CEN		44.01							
MAILBOXES NORTHWEST 019366									
06012017	6/1/2017	13.34	0.00	07/07/2017				False	0
001-100-473000 Miscellaneous					4390 SHIPPING OREGON MAYORS ASSOC				
06012017 Total:		13.34							
07012017	7/1/2017	24.73	0.00	07/07/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
001-002-480000 Postage					SHIPPING FORENSICS LAB				
07012017 Total:		24.73							
MAILBOXES NORTHWE		38.07							
MOTOROLA SOLUTIONS INC									
020690									
13168953	6/30/2017	1,759.47	0.00	07/07/2017				False	0
001-002-490000 Police Training/Supplies					POLICE RADIOS 1036259241 0001				
13168953	6/30/2017	1,600.00	0.00	07/07/2017				False	0
001-002-502000 Equipment Expense					POLICE RADIOS 1036259241 0001				
13168953	6/30/2017	250.00	0.00	07/07/2017				False	0
001-002-522000 Radio & radar maint					POLICE RADIOS 1036259241 0001				
13168953	6/30/2017	750.00	0.00	07/07/2017				False	0
001-002-503000 K9 Expense					POLICE RADIOS 1036259241 0001				
13168953	6/30/2017	1,975.00	0.00	07/07/2017				False	0
001-002-501000 Operating Materials & Supp					POLICE RADIOS 1036259241 0001				
13168953 Total:		6,334.47							
MOTOROLA SOLUTION		6,334.47							
NORTHSTAR CHEMICAL, INC.									
021556									
104999	6/28/2017	435.80	0.00	07/07/2017				False	0
017-417-527000 Chlorine					SODIUM HYPOCHLORITE 12.5				
104999 Total:		435.80							
NORTHSTAR CHEMICAL		435.80							
NORTHWEST DELI DISTRIBUTION INC									
021184									
303295	6/30/2017	41.76	0.00	07/07/2017				False	0
001-004-470000 Building Expense					TOWEL / TISSUE				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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303295 Total:		41.76							
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NORTHWEST DELI DIST		41.76							
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ONE CALL CONCEPTS, INC.									
021950									
7060497	6/30/2017	42.90	0.00	07/07/2017				False	0
017-017-554000 Contractual/Consult Serv.				65 TICKETS					
7060497	6/30/2017	42.90	0.00	07/07/2017				False	0
018-018-554000 Contractual/Consulting Serv				65 TICKETS					
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7060497 Total:		85.80							
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ONE CALL CONCEPTS,		85.80							
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OPUS:INTERACTIVE, INC.									
021979									
287699	6/14/2017	5.00	0.00	07/07/2017				False	0
001-002-500000 Computer System Maint.				5022					
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287699 Total:		5.00							
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OPUS:INTERACTIVE, IN		5.00							
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OREGON DEPT. OF ENVIRONMENTAL QUALITY, ATTN: ACCOU									
010137									
HSRAF17-3226	6/23/2017	63.30	0.00	07/07/2017				False	0
004-400-554110 Area Wide Planning				BOISE VENEER PLAN 163815-00 PROJECT					
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HSRAF17-3226 Total:		63.30							
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OREGON DEPT. OF ENV		63.30							

ORKIN

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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ORKIN									
159375889	7/6/2017	89.04	0.00	07/07/2017				False	0
001-002-470000 Building Expense				PEST CONTROL 27805635					
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159375889 Total:		89.04							
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ORKIN Total:		89.04							
PAPE MACHINERY									
024755									
10494341	6/27/2017	55.96	0.00	07/07/2017				False	0
015-015-501000 Operating Materials & Supp				PUSH PULL KNOB					
		<hr/>							
10494341 Total:		55.96							
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PAPE MACHINERY Total		55.96							
PARR LUMBER									
025015									
12091956	6/5/2017	459.25	0.00	07/07/2017				False	0
001-005-501000 Operating Materials & Supp				CEDAR ELITE WOOD					
		<hr/>							
12091956 Total:		459.25							
		<hr/>							
PARR LUMBER Total:		459.25							
PETTY CASH- JAMIE EDWARDS									
018757									
06302017	6/30/2017	5.49	0.00	07/07/2017				False	0
012-107-457000 Office supplies				CREAMER BREAK ROOM					
06302017	6/30/2017	7.00	0.00	07/07/2017				False	0
001-100-473000 Miscellaneous				YOUTH C SNACKS					
06302017	6/30/2017	4.40	0.00	07/07/2017				False	0
001-104-490000 Professional development				J. DIMSHO PARKING PSU					
06302017	6/30/2017	71.00	0.00	07/07/2017				False	0
012-102-473000 Miscellaneous				RECORD EASEMENT COUNTY COMCAST OF TUALA					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
06302017	6/30/2017	60.20	0.00	07/07/2017				False	0
013-403-457000 Office supplies					PUBLIC WORKS SUPPLIES S. INGRAM				
06302017	6/30/2017	12.00	0.00	07/07/2017				False	0
013-403-490000 Professional development					DONUTS SAFE MEET				
06302017	6/30/2017	5.19	0.00	07/07/2017				False	0
001-100-473000 Miscellaneous					YOUTH C WATER				
06302017	6/30/2017	10.49	0.00	07/07/2017				False	0
012-107-457000 Office supplies					BREAK ROOM CREAMER				
06302017 Total:		175.77							
PETTY CASH- JAMIE ED		175.77							
PHILLIPS, CYNTHIA									
025515									
07062017	7/6/2017	417.50	0.00	07/07/2017				False	0
001-103-554000 Contractual/consulting serv					JUDICIAL SERVICES - COURT DAY				
07062017 Total:		417.50							
PHILLIPS, CYNTHIA Tot		417.50							
RS MEDIA									
020017									
3303	7/5/2017	276.00	0.00	07/07/2017				False	0
001-002-510000 Automobile Expense					DIGITAL GRAPHIC				
3303 Total:		276.00							
RS MEDIA Total:		276.00							
RUBENS LAWN SERVICE, JENNIFER MEABE									
028033									
0001055	6/25/2017	140.00	0.00	07/07/2017				False	0
001-002-470000 Building Expense					JUNE LAWN SERVICE				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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0001055 Total:		140.00							
0001056	6/25/2017	70.00	0.00	07/07/2017				False	0
001-002-470000 Building Expense				MAY LAWN SERVICE					
0001056 Total:		70.00							
RUBENS LAWN SERVIC		210.00							
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SCAPPOOSE SAND & GRAVEL									
030050									
17940	6/23/2017	35.00	0.00	07/07/2017				False	0
018-018-501000 Operating Materials & Supplies				DUMP FEES CLEAN CONCRETE					
17940 Total:		35.00							
SCAPPOOSE SAND & GR		35.00							
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SENSOURCE									
03080									
34376	6/30/2017	150.00	0.00	07/07/2017				False	0
001-004-500000 Computer Maintenance				SITE SURVEY FOR LOCATION					
34376 Total:		150.00							
34377	6/30/2017	2,264.85	0.00	07/07/2017				False	0
001-004-500000 Computer Maintenance				CCAM MOM OVERHEAD PEOPLE COUNTER WHITE					
34377 Total:		2,264.85							
SENSOURCE Total:		2,414.85							
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SHRED-IT USA, LLC									
SHRED-IT									
8122664134	6/30/2017	89.90	0.00	07/07/2017				False	0
012-102-554000 Contractual/consulting serv				CITY HALL SHRED SERVICE 13627551					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
8122664134 Total:		89.90							
SHRED-IT USA, LLC Tot		89.90							
ST. HELENS VETERINARY CLINIC									
029480									
06282017	6/28/2017	25.00	0.00	07/07/2017				False	0
001-110-473000 Miscellaneous				REFUND NSF FEE POS PAY ERROR					
06282017 Total:		25.00							
ST. HELENS VETERINA		25.00							
STAPLES BUSINESS ADVANTAGE									
031983									
3344108285	6/24/2017	18.19	0.00	07/07/2017				False	0
012-107-457000 Office supplies				OFFICE SUPPLIES					
3344108285	6/24/2017	29.37	0.00	07/07/2017				False	0
012-106-457000 Office supplies				OFFICE SUPPLIES					
3344108285	6/24/2017	119.27	0.00	07/07/2017				False	0
001-103-457000 Office supplies				OFFICE SUPPLIES					
3344108285 Total:		166.83							
3344108286	6/24/2017	-33.09	0.00	07/07/2017				False	0
012-107-457000 Office supplies				CREDIT					
3344108286 Total:		-33.09							
STAPLES BUSINESS AD		133.74							
SUNSET AUTO PARTS, INC.									
020815									
06302017	6/30/2017	41.46	0.00	07/07/2017				False	0
001-002-510000 Automobile Expense				AUTO PARTS 6355					
06302017	6/30/2017	37.27	0.00	07/07/2017				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
017-017-501000 Operating Materials & Sup.				AUTO PARTS 6355					
06302017	6/30/2017	62.30	0.00	07/07/2017				False	0
012-107-457000 Office supplies				AUTO PARTS 6355					
06302017	6/30/2017	11.18	0.00	07/07/2017				False	0
011-011-501000 Operating Materials & Supp				AUTO PARTS 6355					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
<hr/>									
VERIZON WIRELESS To		2,495.15							
WILCOX & FLEGEL									
037003									
C020190-IN	6/28/2017	1,171.47	0.00	07/07/2017				False	0
001-005-531000 Gasoline Expense				EG GAL 471.000					
C020190-IN Total:		1,171.47							
WILCOX & FLEGEL Tota		1,171.47							
WIRE WORKS LLC									
035698									
5327	6/30/2017	9,411.20	0.00	07/07/2017				False	0
010-305-653551 Police vehicles				2017 CHEVY CAPRICE / POLICE CAR SIREN / ELECTI					
5327 Total:		9,411.20							
WIRE WORKS LLC Total		9,411.20							
WOODRUFF, NICOLE									
N-Wood									
06302017	6/30/2017	108.00	0.00	07/07/2017				False	0
001-004-517000 Library Program				NOB HILL RIVER BB SUMMER READING PRIZE					
06302017 Total:		108.00							
WOODRUFF, NICOLE To		108.00							
Report Total:		63,479.30							

SIGN HERE
SIGN HERE



City of St. Helens

Council Action Request

Date: 07/05/17

To: Mayor Scholl
Councilor Locke
Councilor Carlson
Councilor Morten
Councilor Conn

From: Terry Moss
Chief of Police

Re: Declaration of Surplus Property

The police department is in possession of two (2) vehicles that are at the end of their life cycle and will be traded for new equipment in FY 2017-18.

We request that the equipment be declared surplus and that we be authorized to dispose of the property through a trade with the St. Helens Auto Center.

2006 Chevrolet Impala LIC# 660CLD VIN# 2G1W5551869374835

2008 Chevrolet Impala LIC# 448DKV VIN# 2G1W5553X89212144

City of St. Helens Council Action Request

Date: 06//28/17

To: Mayor Scholl
Councilor Locke
Councilor Carlson
Councilor Morten
Councilor Conn

From: Terry Moss
Chief of Police

Re: Declaration of Surplus Property

The police department is in possession of four (4) overhead light bars, sirens and control boxes taken from our retired police cars. The items are no longer of use to us. The Wahkikum County Sheriff's Office has expressed a need in this equipment and we would like to help them.

We request that the equipment be declared surplus and that we be authorized to dispose of the property through sale, donation or discard.



City of St. Helens
Declare Surplus Property
City Council Meeting
July 19, 2017

If approved, the following items will be disposed of per St. Helens Municipal Code Chapter 2.04.

WWTP Department

Twenty-five (25) agricultural-style sprinkler heads

Ten (10) electrical breaker boxes with various control switches and electrical cables

Four (4) methanol/sample pumps w/motors

Three (3) used submersible sewage pumps w/motors

Two (2) used base-mounted sewage pumps w/motors

One (1) obsolete JWC motor gearbox



City of St. Helens

265 Strand Street ♦ P.O. Box 278 ♦ St. Helens, Oregon 97051
Phone: (503)397-6272 ♦ Fax: (503)397-4016
www.ci.st-helens.or.us

Exclusive Use Permit

Group/Organization Name St. Helens Coed Softball Phone 503-369-5288
Authorized Agent Name Rob Heaton Phone _____
Address 2034 Columbia Blvd. #174 City, State, Zip St. Helens OR 97051
Mailing Address (if different) _____

Park/Field McCormick Park fields 1 & 2
Activity Description Softball
Term (Dates) June 6, 2017 to October 22, 2017
Days/Hours of Use: Monday 5pm – 10pm
Tuesday 5pm – 10pm
Wednesday 5pm – 10pm
Thursday 5pm – 10pm
Friday 5pm – 10pm
Saturday 8am – 8pm only the weekends of Aug. 19, Sept. 16th & Oct. 14th
Sunday 8am – 8pm only the weekends of Aug. 19, Sept. 16th & Oct. 14th



AUTHORIZATION

Proof of Insurance Received ☒ Yes ☐ No
Commercial Use ☐ Authorized ☒ Not ☒ Concessions Authorized
Parks Commission ☒ Approved 7-13-17 ☐ Denied _____
Meeting Date Meeting Date
City Council ☐ Approved _____ ☐ Denied _____
Meeting Date Meeting Date
Notes Will pay for light usage at end of season



Approved [Signature] 7-13-17
City of St. Helens Official Date Signed

This permit may be revoked at any time, upon notice to applicant, its agent, or employees, for noncompliance with the Agreements & Conditions (attached) and Rules & Regulations (attached) of this permit or for the preservation of the public peace, health, safety, or general welfare.

Fee Schedule

Fee Type	Check All That Apply	Amount Due
Athletic Fields (not more than 2 weeks)	<input checked="" type="checkbox"/> \$10.00 per day x <u>2</u> fields x <u>81</u> days	\$1620.00
Use of Field Lights (Add'l)	<input type="checkbox"/> \$10.00 per day x _____ fields x _____ days	
TOTAL AMOUNT DUE:		\$1620.00

Amount Paid \$ 1620.00 Date Paid 7-13-17 Receipt No. 102521 Initials SLI

City of St. Helens

Exclusive Use Application

As per Ordinance Nos. 2003 and 2250 and all amending ordinances.



Athletic Fields

Please complete this application for periods of exclusive use over two weeks.



SECTION 1 Applicant Information

Group/Organization Name St. Helens Coed Softball Phone 503-369-5288
 Authorized Agent Name Rob Heaton Phone _____
 Address 7034 Columbia Blvd PUB 174 City, State, Zip St. Helens OR 97051
 Mailing Address (if different) _____

SECTION 2 Permit Information

Park/Field McCormick
 Activity Description (i.e. softball, soccer, etc.) Softball
 Dates June 6 to Oct. 22nd
 Days/Hours of Use:
 Monday 5:00 to 10:00
 Tuesday 5:00 to 10:00
 Wednesday 5:00 to 10:00
 Thursday 5:00 to 10:00
 Friday 5:00 to 10:00
 Saturday 3 weekends 8:00am Aug 19, Sept 16, Oct 14
 Sunday throughout 10:00pm Oct 15

Do you intend to sell any merchandise or service? ☐ No ☐ Yes
 If "yes", describe _____

Will you require use of the concessions stand? ☐ No ☒ Yes
 Other Comments/Information _____

FOR OFFICE USE	
Application date	<u>7-13-17</u>
<input checked="" type="checkbox"/> Insurance	
<input checked="" type="checkbox"/> Summary Report	
<input checked="" type="checkbox"/> Fee paid	
Receipt #	_____
<input checked="" type="checkbox"/> Calendar	
<input checked="" type="checkbox"/> Parks → <input type="checkbox"/> Council	
Approval dates	
<input checked="" type="checkbox"/> Parks	<u>7-13-17</u>
<input type="checkbox"/> Council	_____
<input type="checkbox"/> Permit issued	_____

DECLARATION

By signing this application, you declare that you have read and agree to the attached "Agreements and Conditions" and "Rules and Regulations" for use of City-owned properties including public right-of-ways.

Signature of Authorized Agent Rob Heaton

Date signed 6/19/17

FEE SCHEDULE

ATHLETIC FIELDS = \$10 PER FIELD, PER DAY

USE OF FIELD LIGHTS, additional = \$10 PER FIELD, PER DAY

Athletic Fields	<input checked="" type="checkbox"/> \$10.00 per day X <u>2</u> fields X <u>81</u> days =	\$ <u>1620.00</u>
Use of field lights (add'l fee)	<input type="checkbox"/> \$10.00 per day X _____ fields X _____ days =	\$ _____
TOTAL AMOUNT DUE		\$ <u>1620.00</u>

City of St. Helens

Annual Summary Report

Exclusive Use Permit Financial Activities for 2016
Year

Organization name St. Helens Coed Softball
 Authorized agent Rob Heaton
 Contact # 503 - 369-5288
 Fields/Facilities used McCormick Park
 Dates of usage June to October 2016

Concession Stand gross sales	\$ 7500-
Concession Stand expenditures	5500
Concession Stand net receipts	2000
Permit Holder park improvement expenditures*	500
Permit Holder maintenance activities expenditures**	1000
Permit Holder use fees (City)	
Permit Holder lighting fees	
Other	

*Permit Holder park improvements (please describe): rental of equipment to prepare fields & purchases of shovels & rakes for field maintenance

**Permit Holder maintenance activities expenditures (please describe): Chalk, Turf paint, salt,

<u>TOTAL EXPENDITURES</u>	\$ <u>7000-</u>
<u>TOTAL INCOME</u>	\$ <u>7500-</u>
<u>TOTAL AMOUNT FORWARD TO NEXT SEASON</u>	\$ <u>500</u>

Please return this form to the City of St. Helens with your application for an Exclusive Use Permit.



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
06/06/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BOLLINGER, Inc. 150 JFK PARKWAY, 4TH FLOOR PO Box 390 SHORT HILLS, NJ 07078 PHONE: 1-800-446-5311 FAX: 973-921-2876	CONTACT NAME: _____				
	PHONE (A/C. No. Ext): 800-446-5311	FAX (A/C. No.): 973-921-2876			
	E-MAIL ADDRESS: _____				
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Markel Insurance Company</td> <td>35970</td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Markel Insurance Company
INSURER(S) AFFORDING COVERAGE	NAIC #				
INSURER A: Markel Insurance Company	35970				
INSURED Amateur Softball Association and Members of Oregon ASA Indiv Reg Program Mike Wells 7412 SW Beaverton-Hillsdale Hwy Suite 112 Portland, OR 97225	INSURER B: _____				
	INSURER C: _____				
	INSURER D: _____				
	INSURER E: _____				
	INSURER F: _____				

COVERAGES
POLICY CHANGE NUMBER: IRO154681
REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR VWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY	X		3602AH230069	1/1/2017	1/1/2018	EACH OCCURRENCE \$2,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$10,000+	
	<input checked="" type="checkbox"/> Participants Liab						PERSONAL & ADV INJURY \$2,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:			*Non-participants only			GENERAL AGGREGATE \$5,000,000	
	<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC			Sexual Abuse & Molestation Liab per occurrence: \$2,000,000			PRODUCTS - COMPROP AGG \$2,000,000	
				Sexual Abuse & Molestation: Aggregate limit: \$2,000,000				\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$	
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$	
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$	
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$	
	<input type="checkbox"/> SCHEDULED AUTOS						\$	
	<input type="checkbox"/> NON-OWNED AUTOS							
	UMBRELLA LIAB						EACH OCCURRENCE	
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE	
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUS- TORY LIMITS	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH)	Y / N					E.L. EACH ACCIDENT \$	
	If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	
	OTHER							

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

COVERAGE UNDER THIS POLICY SHALL APPLY TO LIABILITY OF THE INSURED ARISING OUT OF THE ADMINISTRATION, PLAY OR PRACTICE OF AMATEUR SOFTBALL/BASEBALL, BUT ONLY FOR INCIDENTS INVOLVING BODILY INJURY, PERSONAL INJURY OR PROPERTY DAMAGE. CERTIFICATE HOLDER IS NAMED AS AN ADDITIONAL INSURED. THIS CERTIFICATE IS ISSUED ON BEHALF OF: St. Helen's Adult Slowpitch Softball League

CERTIFICATE HOLDER
CANCELLATION

 City of St. Helen's
 Risk Management
 PO Box 278
 265 Strand Street
 St. Helen's, Oregon 97051

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

PETITION FOR TEMPORARY CLOSURE OF CITY STREET(S)

You must attach a map of street area to be closed.

I/we, the undersigned, request that the St. Helens City Council allow temporary closure of the following streets.

Street Closure #1			
Street Name	Milton Way		
Beginning Point	Dubois Lane	Ending Point	St. Helens Street
Start Date	8/12/17	End Date	8/12/17
Time to Begin Closure	11 AM	Time to Reopen	2pm
Purpose of Closure	PRIDE PARADE Assembly		
Street Closure #2			
Street Name	Columbia Blvd		
Beginning Point	Milton Way	Ending Point	1st Street
Start Date	8/12/17	End Date	8/12/17
Time to Begin Closure	11 AM	Time to Reopen	2pm
Purpose of Closure	PRIDE PARADE		
Street Closure #3			
Street Name	1st Street		
Beginning Point	Columbia Blvd	Ending Point	Cowlitz St
Start Date	8/12/17	End Date	8/12/17
Time to Begin Closure	11 AM	Time to Reopen	2pm
Purpose of Closure	PRIDE PARADE		

Approval of emergency responders: (required)

Fire District: 270 Columbia Blvd. Date: 7-10-17 [Signature]
 Police Department: 150 S. 13th St. Date: 07/11/17 [Signature]
 Public Works: 984 Oregon St. Date: 7-10-17 [Signature]

DECLARATION

I/we understand that any barricades or other devices to close off the street must be provided at my (our) expense or may be provided by the City at my/our expense for specific times and dates. I/we also understand that arrangements for placement of barricades/devices must be made with the Public Works Department (503.397.3532). I/we certify that I/we have notified all affected property owners, business owners and/or tenants in person or in writing of my/our intent to close the street/s listed above and that written consents of each are attached. It is my/our belief that there are no major conflicts with this closure.

Petitioner Signature: Pamela Daniel Date Signed: 7/5/17
 Print Name: Pamela Daniel Phone: 503-396-5322
 Mailing Address: 58147 Columbia River Hwy Suite C City, State, Zip: St. Helens, OR. 97051
 Petitioner Signature: _____ Date Signed: _____
 Print Name: _____ Phone: _____
 Mailing Address: _____ City, State, Zip: _____

FOR OFFICIAL USE ONLY

Date Rec'd: 7-13-17 Rec'd by: [Signature] Date sent to CC: 7-14-17 City Council ☐ Approved ☐ Denied Meeting date: _____

Attested: _____, City Administrator Date: _____

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MWR Phone 503 396
 Name of Event Col. Co. Pride Date(s) of Event Aug 12 Time(s) 10-12
 Street(s) to be closed for event Col. Blvd, 1st st

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name Richardson's Furniture
☒ I/We consent to street closure
☐ I/We DO NOT consent to street closure
 Signature Anne Davis
 Printed name Anne Davis
 Date signed 6/30/17

Business name GW Curmuth
☐ I/We consent to street closure will be
☐ I/We DO NOT consent to street closure closed
 Signature _____
 Printed name _____
 Date signed 6/30/17

Business name Sunshine Pizza
☒ I/We consent to street closure come back
☐ I/We DO NOT consent to street closure
 Signature Brandi Ebert
 Printed name Brandi Ebert
 Date signed 7-11-17

Business name Domino's
☒ I/We consent to street closure
☐ I/We DO NOT consent to street closure
 Signature Kaitlyn Pardue
 Printed name Kaitlyn Pardue
 Date signed 6/30/17

Business name ~~Domino's closed~~ Top Notch
☐ I/We consent to street closure closed
☐ I/We DO NOT consent to street closure
 Signature _____
 Printed name _____
 Date signed _____

Business name Mailboxes NW
☒ I/We consent to street closure come back
☐ I/We DO NOT consent to street closure
 Signature Brandi Ebert
 Printed name Brandi Ebert
 Date signed 7-11-17

Business name Dr. Garrison will be
☐ I/We consent to street closure closed
☐ I/We DO NOT consent to street closure
 Signature _____
 Printed name _____
 Date signed 6/30

Business name Chase Bank
☐ I/We consent to street closure will call
☐ I/We DO NOT consent to street closure
 Signature _____
 Printed name _____
 Date signed 6/30/17

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MWRS Phone 503-396-5322
 Name of Event Col. Co. Pride Date(s) of Event Aug 12 Time(s) 10-12
 Street(s) to be closed for event Col. Blvd, 1st St.

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>Napa</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Ron Summers</u> Date signed <u>6/30/17</u>
Business name <u>Stange Birds</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>V. Bartlett</u> Date signed <u>6/30/17</u>
Business name <u>Ascension church</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Vault Elite</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

Business name <u>Shady PS Boutique</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>T. Leal</u> Date signed <u>6/30/17</u>
Business name <u>Klondike</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>V. Bartlett</u> Date signed <u>6/30/17</u>
Business name <u>Route 30 Liquidators</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Kristine Weaver</u> Date signed <u>6-30-17</u>
Business name <u>Family vision</u> <input type="checkbox"/> I/We consent to street closure <u>manager in weed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MUORS Phone 503-396-5322
 Name of Event Col. Co. Pride Date(s) of Event Aug 12 Time(s) 10-12
 Street(s) to be closed for event Col. Blvd, 1st St.

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>Dani Delish</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Terri Coddington</u> Printed name <u>Terri Coddington</u> Date signed <u>7-10-17</u>
Business name <u>Hogan Hamilton</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Dan J Cook</u> Printed name <u>Dan J Cook</u> Date signed <u>7-10-17</u>
Business name <u>Amani Center</u> <input type="checkbox"/> I/We consent to street closure <u>closed on Sat.</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Post Office</u> <input checked="" type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Brad Brooks</u> Printed name <u>Brad Brooks</u> Date signed <u>7/11/17</u>

Business name <u>Eatons Tire Service Center</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Dan Smith</u> Printed name <u>Dan Smith</u> Date signed <u>7-10-17</u>
Business name <u>American Insurance</u> <input type="checkbox"/> I/We consent to street closure <u>Saturday</u> <input type="checkbox"/> I/We DO NOT consent to street closure <u>closed</u> Signature _____ Printed name _____ Date signed _____
Business name <u>Zhen's Chinese Food</u> <input type="checkbox"/> I/We consent to street closure <u>myr not available</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Barber Shop</u> <input type="checkbox"/> I/We consent to street closure <input checked="" type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Sandy Rockwood</u> Printed name <u>Sandy Rockwood</u> Date signed <u>7-10-17</u>

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MWRS Phone 503-396-5322
 Name of Event Col. Co. Pride Date(s) of Event Aug 12th Time(s) 10-12
 Street(s) to be closed for event Col. Blvd, 1st Street

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

<p>Business name <u>Chicago's Sandwich Shop</u></p> <p><input type="checkbox"/> I/We consent to street closure</p> <p><input checked="" type="checkbox"/> I/We DO NOT consent to street closure</p> <p>Signature <u>[Signature]</u></p> <p>Printed name _____</p> <p>Date signed _____</p>	<p>Business name <u>Ark Real Estate</u></p> <p><input type="checkbox"/> I/We consent to street closure</p> <p><input type="checkbox"/> I/We DO NOT consent to street closure <u>closed Saturdays</u></p> <p>Signature _____</p> <p>Printed name _____</p> <p>Date signed _____</p>
<p>Business name <u>Adco</u></p> <p><input type="checkbox"/> I/We consent to street closure</p> <p><input type="checkbox"/> I/We DO NOT consent to street closure <u>closed Saturday</u></p> <p>Signature _____</p> <p>Printed name _____</p> <p>Date signed _____</p>	<p>Business name <u>Maye Martial Arts</u></p> <p><input type="checkbox"/> I/We consent to street closure</p> <p><input type="checkbox"/> I/We DO NOT consent to street closure <u>closed Saturday</u></p> <p>Signature _____</p> <p>Printed name _____</p> <p>Date signed _____</p>
<p>Business name <u>Anytime Fitness</u></p> <p><input type="checkbox"/> I/We consent to street closure <u>keycard entry</u></p> <p><input type="checkbox"/> I/We DO NOT consent to street closure <u>no answer on phone</u></p> <p>Signature _____</p> <p>Printed name _____</p> <p>Date signed _____</p>	<p>Business name <u>Well Within</u></p> <p><input type="checkbox"/> I/We consent to street closure <u>closed</u></p> <p><input type="checkbox"/> I/We DO NOT consent to street closure</p> <p>Signature _____</p> <p>Printed name _____</p> <p>Date signed _____</p>
<p>Business name <u>Classic Hair Design</u></p> <p><input type="checkbox"/> I/We consent to street closure <u>by appointment only</u></p> <p><input type="checkbox"/> I/We DO NOT consent to street closure <u>closed</u></p> <p>Signature _____</p> <p>Printed name _____</p> <p>Date signed _____</p>	<p>Business name <u>Feed & Seed</u></p> <p><input checked="" type="checkbox"/> I/We consent to street closure</p> <p><input type="checkbox"/> I/We DO NOT consent to street closure</p> <p>Signature <u>[Signature]</u></p> <p>Printed name _____</p> <p>Date signed <u>7-10-17</u></p>

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MWRS Phone 503-396-5322
 Name of Event Col. Co. Pride Date(s) of Event _____ Time(s) 10-12
 Street(s) to be closed for event Col. Blvd, 1st Street

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>The Soot Busters</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name _____ Date signed <u>7/10/2017</u>
Business name <u>Bob's Barber Shop</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Kathy's Tax Service</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Accumulation Resale</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

Business name <u>Bracken Company</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure <u>closed</u> Signature _____ Printed name _____ Date signed _____
Business name <u>Credit Medic</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure <u>closed</u> Signature _____ Printed name _____ Date signed _____
Business name <u>Abbys Business Center</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Lively Repair</u> <input type="checkbox"/> I/We consent to street closure <u>closed on Saturday</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MWRS Phone 503-396-5322
 Name of Event _____ Date(s) of Event _____ Time(s) _____
 Street(s) to be closed for event _____

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>Sharps Plumbing</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Brent Sharp</u> Date signed <u>7-10-17</u>
Business name <u>Red Apple</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Cole Snider</u> Date signed <u>7-10-17</u>
Business name <u>Pregnancy Center</u> <input type="checkbox"/> I/We consent to street closure <u>closed on sat.</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>DSN</u> <input checked="" type="checkbox"/> I/We consent to street closure <u>[Signature]</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Debra Selleck</u> Printed name <u>Debra Selleck</u> Date signed <u>7/10/2017</u>

Business name <u>Lewis & Clark Elem.</u> <input type="checkbox"/> I/We consent to street closure <u>closed for summer</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Tea Time</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Col. Funeral Home</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Holly Houston</u> Date signed <u>7/10/2017</u>
Business name <u>431 Col Blvd</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MWRS Phone 503 396-5322
 Name of Event Col. Co. Pride Date(s) of Event Aug 12th Time(s) 10-3
 Street(s) to be closed for event Col. Blvd

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>Col. Tavern</u> <i>come</i> <input type="checkbox"/> I/We consent to street closure <i>Tues. 10 AM</i> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Liquor Store</u> <input type="checkbox"/> I/We consent to street closure <input checked="" type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Dovey</u> Date signed <u>7/10/17</u>
Business name <u>Simply Baked</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure <i>Always closed</i> Signature _____ Printed name _____ Date signed _____
Business name _____ <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

Business name <u>Ms. The Hutah</u> <input type="checkbox"/> I/We consent to street closure <i>closed</i> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Kozy</u> <i>Date @ Long 7 follows 503 543 9966</i> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Pure Serenity Massage</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Col. Riv Dental & Williamson</u> <input type="checkbox"/> I/We consent to street closure <i>closed Sat.</i> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MWRS Phone 503 396 5322
 Name of Event Col. Co. Pride Date(s) of Event Aug 12 Time(s) 10-12
 Street(s) to be closed for event Col. Blvd, 1st street

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>Wild Current</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Diana Taylor P.C.</u> <input type="checkbox"/> I/We consent to street closure <u>closed Sat.</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>2 C's Vendor Mall</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Mitzie</u> Printed name <u>Mitzi Poore</u> Date signed <u>30 June 2017</u>
Business name <u>Artifacts</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Patricia Forbes</u> Printed name <u>PATRICIA FORBES</u> Date signed <u>June 30, 2017</u>

Business name <u>Tom Barton Attorney</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure <u>Sat.</u> Signature _____ Printed name _____ Date signed _____
Business name <u>Little Peoples World</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Cut & Sew</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Bobbie Crosser</u> Printed name <u>Bobbie Crosser</u> Date signed <u>6-30-17</u>
Business name <u>Urban Pacific Real Estate</u> <input type="checkbox"/> I/We consent to street closure <u>closed</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MUORS Phone 503-396-5322
 Name of Event Col Co Pride Date(s) of Event Aug 12th Time(s) 10-12
 Street(s) to be closed for event Col. Blvd, 1st street

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>Col. Co. Indignant Defence</u> <input type="checkbox"/> I/We consent to street closure <input checked="" type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Scandalous Hair Design</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Cathy Miller</u> Printed name <u>Cathy Miller</u> Date signed <u>6-30-17</u>
Business name <u>Scott Baldwin Attorney</u> <input type="checkbox"/> I/We consent to street closure <input checked="" type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Jilly's Beverly Hills Shopping</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Jilly Owens</u> Printed name <u>Jilly Owens</u> Date signed <u>6/30/17</u>

Business name <u>Maurice Cassidy LLC</u> <input type="checkbox"/> I/We consent to street closure <input checked="" type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Bemis Printing</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Andrew Bels</u> Printed name <u>Andrew Bels</u> Date signed <u>6/30/17</u>
Business name <u>The Jordan Center</u> <input type="checkbox"/> I/We consent to street closure <input checked="" type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Dockside Restaurant</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>Chelsea A. Hamilton</u> Printed name <u>Chelsea Hamilton</u> Date signed <u>6/29/17</u>

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MURS Phone 503-396-5322
 Name of Event Col. Co. Pride Date(s) of Event Aug 12th Time(s) 10-12
 Street(s) to be closed for event Col Blvd, 1st street

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>Gracies Antiques</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Law office of Aaron B.D. Martin</u> <input type="checkbox"/> I/We consent to street closure <u>closed Sat</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Oregon Law Center</u> <input type="checkbox"/> I/We consent to street closure <u>closed Sat</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Col. Co. Y. Hieffsrow</u> <input type="checkbox"/> I/We consent to street closure <u>closed Sat</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

Business name <u>North Lake Phys. Ther</u> <input type="checkbox"/> I/We consent to street closure <u>closed Sat</u> <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Big River Bistro</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Gainor Riker</u> Date signed <u>6-30-17</u>
Business name <u>Columbia Theatre</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>CFSH</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Carleen Mathews</u> Date signed <u>6/30/17</u>

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MWRS Phone 503 396 5322
 Name of Event Col. Co. Pride Date(s) of Event August 12th Time(s) 10AM - 12pm
 Street(s) to be closed for event Col. Blvd & 1st regular parade route

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>EMMERT MOTORS</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature: <u>[Signature]</u> Printed name <u>Michael Emmert</u> Date signed <u>6/30/2017</u>
Business name <u>HER closed</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>El Tap 12 pm</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Vanderwalls Vendormail</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Rebekah Kooyman</u> Date signed <u>6/30/17</u>

Business name <u>SCCC closed</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Houlton closed</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>B. Stoddard</u> Date signed _____
Business name <u>Alterations by Heather</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>Chelsea Kelly</u> Date signed <u>10-30-2017</u>
Business name <u>Bentucci's</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature <u>[Signature]</u> Printed name <u>B. CADE</u> Date signed <u>6-30-17</u>

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

CITY STREET CLOSURE CONSENT FORM

Applicant must take this form to each affected business for consent signatures.

Applicant MWRS Phone 503 396 5322
 Name of Event Col. Co. Pride Date(s) of Event Aug 12th Time(s) 10-12
 Street(s) to be closed for event Col. Blvd. 1st street

The following affected businesses/individuals have been contacted and informed of the event listed above and have marked whether they consent or not to the closure of the street(s) listed above on the date(s) listed above:

Business name <u>Huffman & O'Hara Law</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____	Business name <u>Bella Maison</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____
Business name <u>Diana's Formal</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name <u>Dianna Holmes</u> Date signed _____	Business name <u>Sweet Relief</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

Business name <u>Mirko</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed <u>6/30/17</u>	Business name <u>Harringtons</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name <u>Don Harrington</u> Date signed <u>6-30-17</u>
Business name <u>Chronicle</u> <input checked="" type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name <u>Don Peterson</u> Date signed <u>6/30/17</u>	Business name <u>GamePath Arcade</u> <input type="checkbox"/> I/We consent to street closure <input type="checkbox"/> I/We DO NOT consent to street closure Signature _____ Printed name _____ Date signed _____

**Return this to City Hall with your
 Petition for Temporary Closure of City Street(s)**

1. Staging for parade will take place along Milton Way
2. Parade will begin on Columbia Blvd. at Milton Way
3. Parade will move down Columbia Blvd to 1st Street
4. Parade will end in front of Court House/Park Area allowing participants to disperse from the area



MEDIWHE-01

ALEXIS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/20/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hagan Hamilton Insurance PO BOX 506 Saint Helens, OR 97051	CONTACT NAME: PHONE (A/C, No, Ext): (503) 397-0123		FAX (A/C, No):
	E-MAIL ADDRESS:		
INSURED Medicine Wheel Recovery Services 58147 Columbia River Hwy STE C Saint Helens, OR 97051	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : James River Insurance Company		
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:
REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		00069854-1	01/16/2017	01/16/2018	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ Included PROF LIABILITY \$ Included
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Hired/Non-Owned Auto			00069854-1	01/16/2017	01/16/2018	Limit 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Event: Parade on August 12, 2017

City of St Helens is included as an Additional Insured.

CERTIFICATE HOLDER

CANCELLATION

City of St Helens
PO BOX 278
Saint Helens, OR 97051

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Alexis Cole

City of St. Helens
Consent Agenda for Approval

OLCC LICENSES

The following businesses submitted a processing fee to the City for a Liquor License:

2017 NEW

A copy of the OLCC application documents submitted for the business listed below was emailed to the Police Department for review. No adverse response was received.

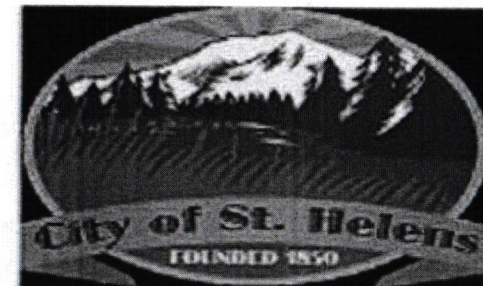
<u>Business Name</u>	<u>Applicant Name</u>	<u>Location</u>	<u>Purpose</u>
• Tap Into Wine	Tap Into Wine LLC	245 S. 1 st Street	New Business

Accounts Payable

To Be Paid Proof List

User: jenniferj
 Printed: 06/16/2017 - 10:30AM
 Batch: 00005.06.2017 - AP 6/16/17 FY 16-17 OVER 10K

109



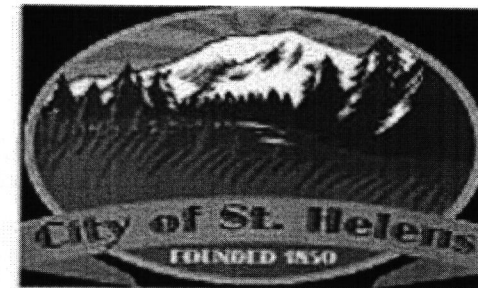
Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
COLUMBIA BANK									
007350									
06152017	6/15/2017	19,379.67	0.00	06/16/2017				False	0
004-411-569000 Interest Expense				INTEREST DEBT SERVICES					
06152017	6/15/2017	42,995.01	0.00	06/16/2017				False	0
004-411-563000 Principle Expense				PRINCIPAL DEBT SERVICES					
	06152017 Total:	62,374.68							
	COLUMBIA BANK Total:	62,374.68							
WESTERN PARTITIONS INC									
036555									
02	5/16/2017	310,217.04	0.00	06/16/2017				False	0
010-302-653207 2 mg reservior rehab				2MG RES REHAB PROJECT W-449 PAYMENT REQ 2					
	02 Total:	310,217.04							
	WESTERN PARTITIONS	310,217.04							
	Report Total:	372,591.72							



Accounts Payable

To Be Paid Proof List

User: jenniferj
 Printed: 06/22/2017 - 1:15PM
 Batch: 00012.06.2017 - AP 6/23/17 FY 16-17 OVER 10K



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
<hr/>									
BULLARD LAW									
004880									
28838	6/12/2017	10,676.58	0.00	06/23/2017				False	0
001-002-454000 Attorney				2017 POLICE BARGANING					
	28838 Total:	<div>10,676.58</div>							
	BULLARD LAW Total:	<div>10,676.58</div>							
<hr/>									
C.R. CONTRACTING									
005222									
254	5/25/2017	44,052.92	0.00	06/23/2017				False	0
011-011-549990 Crack Seal Project				2017 CRACK SEALING PROJECT R-655					
	254 Total:	<div>44,052.92</div>							
	C.R. CONTRACTING Tot	<div>44,052.92</div>							
<hr/>									
HURLEY ENGINEERING									
0159									
41604	5/26/2017	15,728.88	0.00	06/23/2017				False	0
010-303-653306 Lift station				PUMP AND ECT FOR PS 9					
	41604 Total:	<div>15,728.88</div>							
	HURLEY ENGINEERING	<div>15,728.88</div>							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			

Report Total:

70,458.38

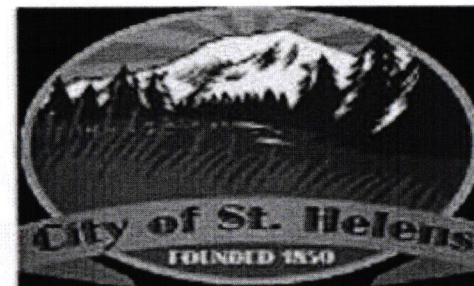


Accounts Payable

To Be Paid Proof List

User: jenniferj
 Printed: 06/26/2017 - 2:39PM
 Batch: 00017.06.2017 - AP 6/26/17 FY 16-17 OVER 10K

175



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
E2C CORPORATION									
E2C									
4093	6/23/2017	19,725.00	0.00	06/26/2017				False	0
008-008-554000 Consulting/Contractual					13 NIGHTS BANDS/ SOUND / HELP FOR EVENT				
4093 Total:		19,725.00							
E2C CORPORATION Total		19,725.00							
Report Total:		19,725.00							

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Accounts Payable

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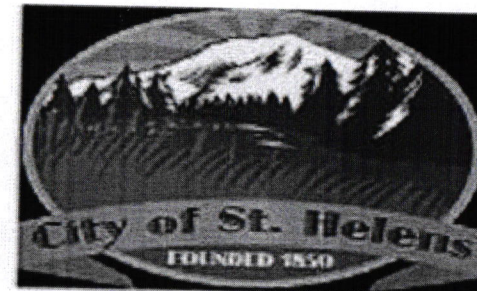


Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
CORRECT EQUIPMENT 009210									
35257	5/31/2017	12,776.00	0.00	06/30/2017	RELAYS / PUMPS			False	0
018-022-501000 Materials and supplies									
35257 Total:		12,776.00							
CORRECT EQUIPMENT		12,776.00							
Report Total:		12,776.00							

Accounts Payable

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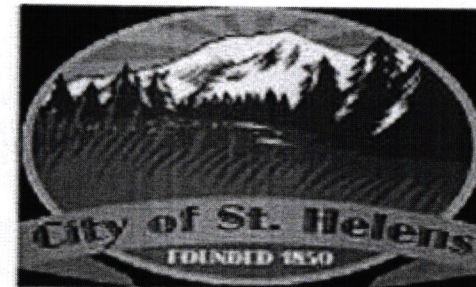
Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
CHINOOK SALES & RENTALS, INC.									
006763									
105045	6/10/2017	17,400.00	0.00	07/14/2017					
010-305-653552	Lawn mower				TURF TIME TOP DRESSER			False	0
105045 Total:		17,400.00							
CHINOOK SALES & REN		17,400.00	✓						
Report Total:		17,400.00							



Accounts Payable

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User: jenniferj
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 Batch: 00015.07.2017 - AP 7/14/17 FY 17-18 OVER 10K



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
TCMS, TEMP CONTROL MECHANICAL SERVICE CORP									
033013									
016562	6/27/2017	14,289.00	0.00	07/14/2017				False	0
704-000-053001 Capital Outlay					CONTRACT P10912 ROOF TOP UNIT REPLACED				
016562 Total:		14,289.00							
TCMS, TEMP CONTROL		14,289.00	✓						
Report Total:		14,289.00							

Accounts Payable

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User: Carol
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 Batch: 00001.07.2017 - 7-3-2017 FY 17/18



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
SAIF CORPORATION									
028300									
26274	7/1/2017	504.36	0.00	07/03/2017				False	0
703-734-051009 Workers Comp				PW - GEN		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	22.29	0.00	07/03/2017				False	0
703-734-051009 Workers Comp				PW - GEN		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	8,453.87	0.00	07/03/2017				False	0
703-734-051009 Workers Comp				PW - WATER		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	4,000.00	0.00	07/03/2017				False	0
601-732-051009 Workers Comp				PW - WATER		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	5,746.46	0.00	07/03/2017				False	0
703-734-051009 Workers Comp				PW -SEWER		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	19,673.39	0.00	07/03/2017				False	0
100-705-051009 Workers Comp				PD		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	2,091.27	0.00	07/03/2017				False	0
701-000-051009 Workers Comp				PW - EQUIPMENT		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	234.07	0.00	07/03/2017				False	0
100-705-051009 Workers Comp				PD		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	250.00	0.00	07/03/2017				False	0
100-701-051009 Workers Comp				OFFICE		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	150.00	0.00	07/03/2017				False	0
100-702-051009 Workers Comp				OFFICE		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	50.00	0.00	07/03/2017				False	0
100-703-051009 Workers Comp				OFFICE		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	370.87	0.00	07/03/2017				False	0
100-707-051009 Workers Comp				OFFICE		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	150.00	0.00	07/03/2017				False	0
100-710-051009 Workers Comp				OFFICE		POLICY 26274	7/1/2017 - 6/30/2018		
26274	7/1/2017	5,217.72	0.00	07/03/2017				False	0
100-708-051009 Workers Comp				PW - PARKS		POLICY 26274	7/1/2017 - 6/30/2018		

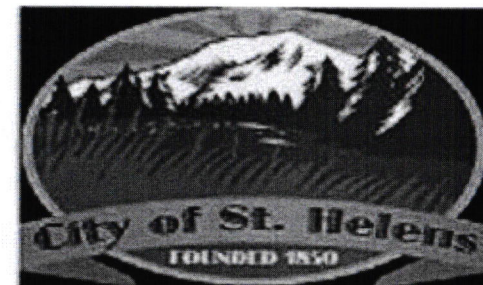
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Account Number				Description	Reference				
26274	7/1/2017	568.45	0.00	07/03/2017				False	0
703-734-051009 Workers Comp				PW - STREETS	POLICY 26274	7/1/2017 - 6/30/2018			
26274	7/1/2017	2,767.69	0.00	07/03/2017				False	0
100-711-051009 Workers Comp				GF-BUILDING	POLICY 26274	7/1/2017 - 6/30/2018			
26274	7/1/2017	4.88	0.00	07/03/2017				False	0
100-706-051009 Workers Comp				GF-LIBRARY	POLICY 26274	7/1/2017 - 6/30/2018			
26274	7/1/2017	150.00	0.00	07/03/2017				False	0
100-704-051009 Workers Comp				OFFICE	POLICY 26274	7/1/2017 - 6/30/2018			
26274 Total:		50,405.32							
SAIF CORPORATION To		50,405.32							
ST. HELENS AUTO CENTER									
028473									
11332	7/1/2017	22,989.00	0.00	07/03/2017				False	0
701-000-053001 Capital Outlay				2017 CHEV. SD IMPALA STOCK #57269 (includes 3200					
11332 Total:		22,989.00							
11333	7/1/2017	22,948.00	0.00	07/03/2017				False	0
701-000-053001 Capital Outlay				2017 CHEV. SD IMPALA STOCK #82208 (includes 3500					
11333 Total:		22,948.00							
ST. HELENS AUTO CEN		45,937.00							
Report Total:		96,342.32							

Accounts Payable

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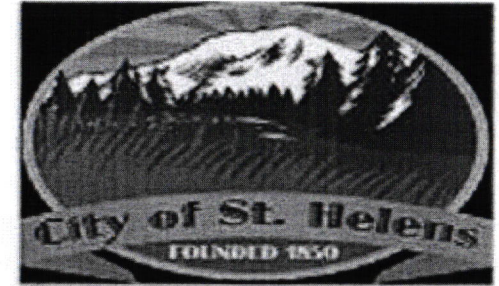


Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
LAWYERS TITLE OF OREGON LLC 01804									
871701230	7/5/2017	450,796.01	0.00	07/05/2017				False	0
202-000-057001 Capital Outlay					PURCHASE PROPERTY S ST HELENS LLC				
871701230 Total:		450,796.01							
LAWYERS TITLE OF OR		450,796.01							
Report Total:		450,796.01							

Accounts Payable

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User: jenniferj
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 Batch: 00005.07.2017 - AP 7/7/17 FY 17-18 OVER 10K



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
<hr/>									
ACCELA, INC. #774375 000496									
INV-ACC30948	5/30/2017	24,206.42	0.00	07/07/2017				False	0
702-000-052006 Computer Maintenance				MAINT. AND SUPPORT RENEWAL					
INV-ACC30948 Total:		<div><div></div>24,206.42</div>	<div>✓</div>						
INV-ACC31692	6/14/2017	9,646.88	0.00	07/07/2017				False	0
702-000-052006 Computer Maintenance				IVR SUBS REVENUE					
INV-ACC31692 Total:		<div><div></div>9,646.88</div>	<div>✓</div>						
INV-ACC31962	6/30/2017	10,129.22	0.00	07/07/2017				False	0
702-000-052006 Computer Maintenance				IVR SUB REVENUE					
INV-ACC31962 Total:		<div><div></div>10,129.22</div>	<div>✓</div>						
ACCELA, INC. #774375 T		43,982.52							
<hr/>									
Boise White Paper, LLC 003720									
06152017	6/15/2017	12,500.00	0.00	07/07/2017				False	0
202-722-055001 Principal				JULY 2017 NOTE PAYMENT					
06152017 Total:		<div><div></div>12,500.00</div>							
Boise White Paper, LLC To		<div><div></div>12,500.00</div>	<div>✓</div>						

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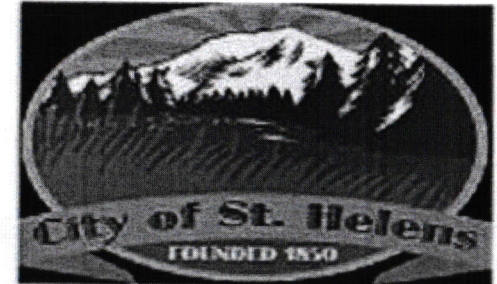
Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
011090									
STH-I2017-00	6/23/2017	27,200.95	0.00	07/07/2017				False	0
701-000-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	12,633.33	0.00	07/07/2017				False	0
701-000-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	3,474.77	0.00	07/07/2017				False	0
100-701-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	6,679.34	0.00	07/07/2017				False	0
100-702-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	34,747.73	0.00	07/07/2017				False	0
100-703-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	8,879.97	0.00	07/07/2017				False	0
100-704-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	19,304.29	0.00	07/07/2017				False	0
100-715-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	8,493.89	0.00	07/07/2017				False	0
202-722-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	6,177.37	0.00	07/07/2017				False	0
202-723-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	38,608.59	0.00	07/07/2017				False	0
601-731-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	25,481.67	0.00	07/07/2017				False	0
603-736-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	26,253.84	0.00	07/07/2017				False	0
603-737-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00	6/23/2017	78,761.53	0.00	07/07/2017				False	0
703-734-052016 Insurance - General				2017-2018 RENEWAL PROPERTY LIABILITY					
STH-I2017-00 Total:		296,697.27							
CIS TRUST Total:		296,697.27							
Report Total:		353,179.79							

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Accounts Payable

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User: jenniferj
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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
RAUSCH ELECTRONICS USA LLC									
RAU									
17896	6/27/2017	150,000.00	0.00	07/07/2017				False	0
010-305-653501 Heavy equipment - backhoe					MAINLINE 6-36 ECOSTAR ELKA INSTALLED CONTR.				
17896 Total:		150,000.00							
RAUSCH ELECTRONICS		150,000.00	✓						
ST. HELENS SCHOOL DISTRICT									
028955									
06302017	6/30/2017	21,418.47	0.00	07/07/2017				False	0
001-000-210000 School Excercise Tax					DISTRIBUTION OF SCHOOL EXCISE TAX				
06302017 Total:		21,418.47							
ST. HELENS SCHOOL DI		21,418.47	✓						
Report Total:		171,418.47	