

City of St. Helens

CITY COUNCIL

Regular Session Minutes

October 18, 2017

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

Staff Present: John Walsh, City Administrator
Matt Brown, Finance Director
Kathy Payne, City Recorder
Margaret Jeffries, Library Director
Jenny Dimsho, Associate Planner
Jacob Graichen, City Planner

Others: Steve Topaz Harvey Bilton Jason Resch



7:00PM – Call Regular Session to Order – Mayor Scholl

Pledge of Allegiance – Mayor Scholl

Invitation to Citizens for Public Comment

♦Steve Topaz. He has three questions. These are based on the Scappoose Industrial Park and development of their education program.

1. Have we set up a liaison committee between the St. Helens City Council and Scappoose? Councilor Conn responded that they are working on a joint meeting.
2. Steve accused Councilor Conn of not wanting educational buildings on the waterfront. Conn argued that is not correct. Steve asked if the Council is opposed to an educational facility on the waterfront? Mayor Scholl talked about the "Boeing Effect." When Boeing signs on at OMIC, there will be more schools to follow. They have talked about marine-use education on the waterfront that would tie in with OMIC and Boeing.
3. Part of the Spirit of Halloweentown event has been parking. Has the City considered putting in pads for food carts, which would include water, sewer, and power? He talked about turning part of Nob Hill into an entertainment venue and rent it for revenue. Council President Morten responded that Nob Hill is a nature park. Mayor Scholl said he brought Lowell MacGregor to the waterfront property. He used to organize the concerts on the old fairgrounds property. Lowell said that outside venues are very difficult. It's a risk and you would have to convince the community that the three-day concert is worth it. Steve noticed that local citizens were not involved in helping the Spirit of Halloweentown events. The biggest problem for the City is engaging the citizens.

♦Jason Resch. He and his wife just bought a home in Warren and loves the area. He has lived in Portland since 1999. They do commute into Portland for work. Is he part of St. Helens or Scappoose for these meeting? Mayor Scholl responded that he is part of Columbia County. They meet on Wednesdays at 10 a.m. He can also serve on City Boards and Commissions, and is welcome to attend any City Council meetings.

Deliberations

Petitioner: Harvey Bilton

Proposal: Vacation of Public Right-of-Way

Location: The west 25 feet of the N. 10th Street right-of-way between the Willamette Street and Columbia Blvd. rights-of-way of the St. Helens Subdivision, St. Helens, Oregon

Councilor Carlson asked what the street width standard is for skinny streets. Associate Planner Dimsho responded that it is five foot sidewalks, two foot buffer, and 26 foot travel lanes. There is no on-street parking if the street is only 20 feet wide and only on one side of the street 26 feet wide. Carlson brings this up because of the recent proposed development off of N. Vernonia Road. Shortage of parking creates problems. Dimsho explained that it does meet standards if the property is developed.

Council President Morten addressed the opposition. He appreciates looking into the future, but no one knows what the City will look like 100 years down the road . At this point, he agrees that nothing is going to be developed behind that property. He is in favor of the street vacation.

Councilor Conn thinks that we do need to think long term. This is an area they want to see further developed. She is in favor of the street vacation.

Councilor Locke agrees all around.

Mayor Scholl pointed out that it is an area the City has been paying to maintain. It has never been utilized. The road will never go through with a cliff on the opposite side. It still leaves 65 feet.

Motion: Upon Morten's motion and Locke's second, the Council unanimously approved the street vacation with the following provisions:

1. A public easement be retained over the northerly 100 feet of the right-of-way to be vacated.
2. A public access easement be retained over the entire right-of-way to be vacated to ensure access to the public sanitary sewer line.
3. When any future development occurs that uses N. 10th Street for access, the existing driveway serving 1020 Columbia Blvd. must be removed and replaced with a shared driveway built within the remaining 10th Street right-of-way. Driveway must include standard curb and sidewalk. Alternatively, the existing driveway must be removed and replaced with a standard street. The 10th Street improvement standards will be based on the development proposal at that time.

Ordinances – Final Readings

A. **Ordinance No. 3220:** An Ordinance to Amend the City of St. Helens Comprehensive Plan Map for Certain Property from the Light Industrial (LI) Designation to the General Residential (GR) Designation and the Zoning District Map from the Light Industrial (LI) Zone to the Apartment Residential (AR) Zone

Mayor Scholl read Ordinance No. 3220 by title for the final time. **Motion:** Upon Morten's motion and Locke's second, the Council unanimously adopted Ordinance No. 3220. [Ayes: Locke, Carlson, Conn, Morten, Scholl; Nays: None]

Resolutions

A. **Resolution No. 1800:** A Resolution Adopting the St. Helens Branding and Wayfinding Master Plan

Mayor Scholl read Resolution No. 1800 by title. **Motion:** Upon Locke's motion and Carlson's second, the Council unanimously adopted Resolution No. 1800. [Ayes: Locke, Carlson, Conn, Morten, Scholl; Nays: None]

B. **Resolution No. 1801:** A Resolution Assessing Cost of Abatement as a Lien Against 215 N. 5th Street, St. Helens, Oregon

Mayor Scholl read Resolution No. 1801 by title. **Motion:** Upon Conn's motion and Carlson's second, the Council unanimously adopted Resolution No. 1801. [Ayes: Locke, Carlson, Conn, Morten, Scholl; Nays: None]

C. **Resolution No. 1802:** A Resolution Assessing Cost of Abatement as a Lien Against 375 S. 13th Street, St. Helens, Oregon

Mayor Scholl read Resolution No. 1802 by title. **Motion:** Upon Locke's motion and Carlson's second, the Council unanimously adopted Resolution No. 1802. [Ayes: Locke, Carlson, Conn, Morten, Scholl; Nays: None]

D. **Resolution No. 1803:** A Resolution Assessing Cost of Abatement as a Lien Against 920 Plymouth Street

Mayor Scholl read Resolution No. 1803 by title. **Motion:** Upon Conn's motion and Locke's second, the Council unanimously adopted Resolution No. 1803. [Ayes: Locke, Carlson, Conn, Morten, Scholl; Nays: None]

E. **Resolution No. 1804:** A Resolution Adopting a Universal Fee Schedule and Superseding Resolution No. 1789

Mayor Scholl read Resolution No. 1804 by title. **Motion:** Upon Conn's motion and Locke's second, the Council unanimously adopted Resolution No. 1804. [Ayes: Locke, Carlson, Conn, Morten, Scholl; Nays: None]

Consent Agenda for Acceptance

A. Parks Commission Minutes dated August 14, 2017

B. Planning Commission Minutes dated September 12, 2017

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

Consent Agenda for Approval

A. Declare Surplus Property – Electronic Equipment

B. Declare Surplus Property – Police Van

C. Street Closure Requests

D. OLCC Licenses

E. Accounts Payable Bill List

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

Council Reports

Mayor Scholl reported...

- He would like to direct staff to conduct a survey and identify the wetlands on the Boise White Paper site.

Councilor Conn agreed. She would like to see the industrial park become a reality.

Council President Morten asked for it to be added to an agenda for discussion. Mayor Scholl disagreed. A survey needs to be done for our tenants. Council President Morten wants to be transparent to the public and make sure they have an opportunity to comment. Mayor Scholl felt that the public has already had plenty of opportunity to voice their concerns. It's ridiculous to keep pushing it out. Councilor Locke has been working down there over the last year. He understands the need to move forward but thinks they should wait and talk about it during the next session.

City Administrator Walsh explained that the City purchased an industrial site with a single user on it. They've been going through the economic development effort to transition the industrial site into an industrial park. It would include defined roads, public utilities, easements, and access lots. The conceptual work has been to attract a 10,000-30,000 sq. ft. market. There is still environmental work to be done. They could move forward on portions of it but don't want to create islands. Wetland consultants will need to be brought in.

Discussion ensued. Walsh suggested having the City Forester assess the property.

Councilor Locke reported...

- Nothing to report.

Councilor Carlson reported...

- Her daughter participated in a cross country meet with 150 students at McCormick Park. She was proud to hear people from other schools talk about how nice our park is.
- Thanked the non-profit groups and kids who participated in fundraising projects at Spirit of Halloweentown. It was so cold but they stayed all day.
- The Youth Council dance is this Saturday.
- The Police Department is hosting a safe Halloween event for kids.

Mayor Scholl added that Spirit of Halloweentown was highly successful. It was good to see so many community members.

Councilor Conn reported...

- Spirit of Halloweentown gets better every year.

Council President Morten reported...

- He heard really positive comments on the shuttle between the Riverfront District and Houlton District. It would be great to have a long-term shuttle or trolley to travel back and forth.
- He reported earlier today about a slogan focused on civic pride in our city. He directed staff to brainstorm ideas and also suggested involving the Youth Council in the brainstorming.

Department Reports

City Planner Graichen reported...

- The middle school project is moving forward.
- They will probably see a building permit for the CCEC building soon.
- Violette's Villa sold. They received a zone change and subdivision application for that property.

Associate Planner Dimsho reported...

- In the next few months they will have their second Urban Renewal meeting to define bylaws and a charter.

Library Director Jeffries reported...

- Saturday, October 28 is the Kiwanis Children's Fair. The Youth Librarian will be present with

activities and making contact with parents about children's programs.

- Welcomed Jason Resch to the community. The Library offers non-resident cards. Stop by the Library and they can review what is offered.

Finance Director Brown reported...

- Councilor Locke had requested information about the City's investments, outside of the pool account, which is about \$3 million. He distributed a handout and reviewed that information. A copy is included in the archive meeting packet. They usually receive about \$45,000 – 50,000 in interest from the bonds.
- He and staff members reviewed the survey results after the public forum. He will bring a report to a November Council meeting.

City Recorder Payne reported...

- Nothing to report.

City Administrator Walsh reported...

- He added a retreat agenda item to discuss the St. Helens Community Foundation dissolution. Their intention is to pass their assets on to the City.
- The Sunday Oregonian has a very stoic picture of Mayor Scholl on the cover. It's a very positive article about Spirit of Halloweentown.

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



Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:


Kathy Payne, City Recorder


Rick Scholl, Mayor