



COUNCIL REGULAR SESSION

Wednesday, December 17, 2025

APPROVED MINUTES

MEMBERS PRESENT

Mayor Jennifer Massey
Council President Jessica Chilton
Councilor Mark Gundersen
Councilor Russell Hubbard

MEMBERS ABSENT

Councilor Brandon Sundeen

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Ashley Wigod, Contracted City Attorney

OTHERS

Reed Hjort
Brady Preheim

CALL REGULAR SESSION TO ORDER – 7:00 p.m.

PLEDGE OF ALLEGIANCE

VISITOR COMMENTS – *Limited to three (3) minutes per speaker*

- ◆ Brady Preheim. Addressed the Council about two primary concerns during the visitor comments section of the meeting. First, he urged the Council to remove item six, the Joint Memorandum of Understanding with the Columbia Economic Team (CET) for the Administration of the Growing Rural Oregon (GRO) Initiative, from the agenda. His rationale was that CET would be dissolved on January 15, rendering the item irrelevant. Preheim also took issue with certain claims made regarding the operation of the tram during Spirit of Halloweentown events. He disputed statements about the tram's fuel tank capacity, emphasizing his personal experience with the equipment. Preheim recounted having personally filled the train with two 5-gallon cans of fuel, stressing that the tank was neither empty before refueling nor full after, which suggests that its capacity is far greater than the alleged three gallons. Furthermore, he argued that the tram operated continuously throughout the events without requiring multiple refueling stops, contrary to recent claims. Additionally, he voiced concerns over the budget figures and accountability related to Treadway Events, alleging mismanagement. He criticized what he saw as misleading budget proposals, referring to input from the Finance Director that he claimed misrepresented figures for Spirit of Halloweentown event income and expenses, further implying that Treadway Events may have been set up to fail due to these discrepancies. Specifically, Preheim questioned the \$300,000 budgeted income for the City, suggesting this amount had set unrealistic expectations, possibly part of a strategy to undermine Treadway Events.

Mayor Massey disagreed with his characterization of the Finance Director's role and statements, leading to a contentious exchange. Despite Preheim's continued attempt to argue his points, the Mayor insisted it was not the time for dialogue or debate and advised him to cease disrupting the meeting.

RESOLUTIONS

1. **Resolution No. 2063:** A Resolution to Set 2026 City Public Meetings and Holiday Closures Schedule for City of St. Helens City Council, Boards, and Commissions

Mayor Massey read Resolution No. 2063 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Gundersen to adopt Resolution No. 2063. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

2. Amendment No. 1 to Consor North America, Inc. Contract for Wastewater Capacity Improvements to Sanitary Sewer Mains in Basins 4, 5, & 6

Motion: Motion made by Councilor Gundersen and seconded by Council President Chilton to approve '2' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

3. Amendment No. 3 to Oregon Business Development Dept. Interim Financing Contract for the Riverfront Redevelopment Project

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to approve '3' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

4. Agreement with Advantage JC Excavating LLC for Services related to Clean-up of Various Properties (including properties declared a nuisance)

Motion: Motion made by Councilor Gundersen and seconded by Council President Chilton to approve '4' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

5. Agreement with Oregon Patrol Service for Bailiff Services

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to approve '5' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

6. Joint Memorandum of Understanding with Columbia Economic Team (CET) for Administration of Growing Rural Oregon (GRO) Initiative

Removed from agenda due to CET being dissolved on January 15.

7. Extension of Agreement with the St. Helens School District for Mutual Use of Facilities

Motion: Motion made by Councilor Gundersen and seconded by Council President Chilton to approve '7' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

8. AFFF Nationwide Class Action Settlement Contingent Fee Agreement

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to approve '8' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

9. Amendment No. 1 to Extend the Independent Contractor Agreement with Treadway Events & Entertainment LLC for Production and Management of Events including the Community Day Event

Motion: Motion made by Councilor Hubbard and seconded by Council President Chilton to approve '9' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

10. Amendment No. 3 to the Purchase and Sale Agreement for property located at 1300 Kaster Road between the City of St. Helens and Arcadia Holdings, LLC

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to approve '10' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

APPOINTMENT TO CITY BOARDS AND COMMISSIONS

11. Reappoint Scott Jacobson to Parks & Trails Commission

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to reappoint Scott Jacobson to the Parks & Trails Commission. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

CONSENT AGENDA FOR ACCEPTANCE

12. Library Board Minutes dated November 10, 2025

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to accept '12' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

CONSENT AGENDA FOR APPROVAL

13. City Council Minutes dated December 3, 2025
14. New Job Description for a Public Works Operations Manager
15. Accounts Payable Bill Lists

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to approve '13' through '15' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

WORK SESSION ACTION ITEMS

Leak Adjust at 135 N. 7th Street

Motion: Motion made by Councilor Hubbard and seconded by Council President Chilton to deny the request for the leak adjustment because the request was received over 45 days after the billing date in question, which violates the City's Utility Billing Administrative Policies.

Council President Chilton noted that this decision was about maintaining consistency with the City's policy guidelines. She explained that the documentation suggested the application was submitted after the allowable timeline, and without the applicant present to provide additional information, they needed to follow established policy.

Vote: Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard

COUNCIL MEMBER REPORTS

Council President Chilton reported...

- Praised Treadway's management of Spirit of Halloweentown for professionalism.
 - Noted business owners' satisfaction with the event's organization.
 - Pointed out that she has never disliked Spirit of Halloweentown, but wanted to see it handled in a professional manner.
- Acknowledged challenges faced in 2025 but highlighted "magical moments", including the successful Christmas event.
- Mentioned the bazaar at Avamere and encouraged support for local artisans.
- Merry Christmas!

Councilor Hubbard reported...

- Reflected briefly on the Council's 2025 accomplishments.
- Expressed optimism for 2026.
- Merry Christmas!

Councilor Gundersen reported...

- Recognized Deputy Alex Bubar and Volunteer Woody Davis for receiving Oregon State Sheriffs' Association (OSSA) 2025 awards for their work with Search and Rescue.
- Highlighted participation in the Fire District's Toy N Joy program.

MAYOR MASSEY REPORTS

- Thanked City Recorder Payne, Deputy City Recorder Scholl, and City staff for their support.
- Thanked Public Works and Police departments for their work during recent weather challenges.
- Supported continuing public forums in 2026 to foster communication and reduce misinformation.
- Planned to work on a youth council initiative and a presentation to the school district for the Ross Road property sports complex.
- Read the following statement into the record:

"I want to address a repetitive public comment that is NOT FACTUALLY ACCURATE regarding the release of the redacted Band report and supplemental report. To be clear and on the record, I am personally not withholding, suppressing, or preventing the release of either of the referenced reports.

The City takes transparency seriously and also has a legal obligation to protect information that is confidential under applicable law. The reports referenced are presently associated with active litigation. Because of that, they are subject to attorney client privilege, attorney work product protections, and public records law exemptions. When those protections apply, the City HAS A DUTY NOT to disclose the materials, until the legal basis for withholding no longer exists."

- Expressed hopes for a positive 2026 filled with opportunities for rebuilding and improvement.
 - Acknowledged the challenges faced throughout the year, highlighting the Council's effectiveness in addressing agenda items despite encountering adversity.
 - Reiterated her commitment to combating misinformation and emphasized the importance of constructive dialogue and transparency with the community.
 - Encouraged citizens to engage positively with the City to create a better community for everyone.
 - As part of her vision, she plans to focus on initiatives like continuing public forums and pursuing a youth council to enhance communication and foster a more informed citizenry.

PROACTIVE ITEMS

OTHER BUSINESS

ADJOURN – 7:23 p.m.

Respectfully transcribed by ClerkMinutes and submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne

Kathy Payne, City Recorder

/s/ Jennifer Massey

Jennifer Massey, Mayor