



COUNCIL WORK SESSION

Wednesday, January 04, 2023

APPROVED MINUTES

MEMBERS PRESENT

Mayor Rick Scholl
Councilor Patrick Birkle
Councilor Jessica Chilton
Councilor Mark Gundersen
Councilor Brandon Sundeen

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Crystal King, Communications Officer
Brian Greenway, Police Chief
Mike De Roia, Building Official
Amy Lindgren, Municipal Court Judge

Suzanne Bishop, Library Director
Jacob Graichen, City Planner
Jenny Dimsho, Associate Planner
Rachael Barry, Government Affairs Specialist
Bill Monahan, City Attorney
Tina Curry, Event Coordinator

OTHERS

Steve Topaz	Ellen Jacobson	Family of Councilor Elect Gundersen
Deb Parsons	Scott Jacobson	Family of Councilor Elect Sundeen
Steve Toschi	Lynne Pettit	
Amy Bynum		

CALL WORK SESSION TO ORDER – 2:00 p.m.

OATHS OF OFFICE: Mayor Scholl and Councilors-Elect Gundersen & Sundeen

VISITOR COMMENTS - Limited to three (3) minutes per speaker

- ◆ Steve Toschi, St. Helens resident and Planning Commission member. He welcomed the new councilors. He also encouraged the Council to move forward on the following items:
 - Waterfront development
 - Continue an 18-month contract with E2C for tourism
 - Understand the City's finances
 - Collaborate with the Planning Commission to be proactive
 - He reviewed his vision for the City
- ◆ Steve Topaz, past councilor. Congratulations on the election. He's willing to help if it's needed.
Questions:
 - There was discussion about building height on the Waterfront property at a previous meeting. There should be a public meeting for the people on the other side of Nob Hill, overlooking the lagoon since it will be turned into a dump for toxic waste.
 - Gresham pointed out that there was some surplus property that was moved to the grow. They removed the property and sold it to a grow operation. There was a public meeting

where people disagreed with leasing it in February 2018. Their first crop was harvested in 2019. In 2021, Boise sued the City and the judge pointed out the sale was null and void because of procedure. How much has the City paid? It appears that they lost the case and owe their attorneys \$100,000. The City's lawyers cost money also. How much rent has been collected? He wants to know how much was collected versus how much was spent.

DISCUSSION TOPICS - *The Council will take a break around 4:00 p.m.*

1. Building Division Semi-Annual Report - *Building Official Mike De Roia*

Building Official Director Mike De Roia reviewed his report. A copy is included in the archive packet for this meeting.

- Reviewed history of Building Code
- 3.4 FT employees
- 987 inspections
- IGA with Columbia City and Columbia County
- E-Permitting with the State
- Certification classes offered through the State Building Code Division
- Reviewed current projects
- Will be making updates to the website

2. Library Five-Year Strategic Plan Discussion - *Library Director Suzanne Bishop & Library Board Member Ellen Jacobson*

Library Director Suzanne Bishop and Library Board Member Ellen Jacobson reviewed the presentation. A copy is included in the archive packet.

- Talked about the services and items offered at the Library
- Community and cultural center, inside and outside the Library
- Reviewed 2022-24 Workplan
- Reviewed the next steps for the strategic plan
- Discussion about hybrid services. Makes services more accessible.

3. Right-of-Way Overview and Defining 'Abutting' for ROW Vacations - *City Planner Jacob Graichen*

City Planner Jacob Graichen reviewed his report. A copy is included in the archive packet.

- The City manages the ROW for the public
- Reviewed the Street Vacation process
- Defined abutting properties

Councilor Gundersen asked what the point is of a street vacation. Graichen explained that the adjacent property owner does that to be able to use it as private property.

Mayor Scholl asked about applying the point that touches. Graichen said the attorney said they do not need to consider properties that only touch by a point.

Graichen asked if the local decision should apply. If so, they can go with the point.

Discussion continued of abutting properties.

4. Review Leak Adjustment Request from Forest Park Apts. Unit #11 - *City Administrator John Walsh*

City Administrator John Walsh reviewed the request. It exceeds the \$1,000 administrative waiver. They are asking for a \$5,000+ credit for a substantial leak. It's typically adjusted to their normal rate after the repair is made.

This will be added to work session action items tonight.

5. Update on Public Safety Facility - John

City Administrator John Walsh and Police Chief Brian Greenway updated the Council on the status. It started as building a new police station, increased to a public safety facility to include the Police Department, Municipal Court, IT, and meeting space. There are some concerns long-term. A utility billing fee was decided to be the most equitable way to charge everyone fairly. They also relied on existing revenues to help cover some of the cost. Cost to build and cost of City services have both increased. Do they really need to move Court and a community room over there? Removing those would reduce cost.

Chief Greenway talked about the need. What they have now is not working. There are a lot of new things that need to be in the new police station, but there are some things they don't need. They struggle with recruitment and retention, and this will help. They pay comparatively but the current facility is not adequate.

Walsh went on to talk about the funding. He proposes \$6-9 per EDU. McKenzie is working on a scope to change the design. They need a site plan and building footprint to take to the Planning Commission.

6. Report from City Administrator John Walsh

- Welcomed new councilors. It's a new opportunity for healthy dialog and decision making.
- Reaching out to new State senators to build relationships. Government Affairs Specialist Rachael Barry has helped increase those partnerships.
- Met with Mainstreet last week about their role and where they fit.
- Finance Director recruitment was extended until Friday. He'll return with recommendations for interviewing.
- Accountant Carol Green is retiring. She has been here over 26 years. She will stay on to train her successor. She is appreciated. They have internally recruited for her position. That position will then need to be filled.
- GROW Initiative supports local entrepreneurs. St. Helens was selected to participate. Columbia Economic Team (CET) will help support the program.
- Federal funding received in the community:
 - \$340,000 for police technology needs
 - \$814,000 through CET for advanced manufacturing
 - \$500,000 supporting LifeEmpowered's new facility
- He is an alternate and check signer on the COLPAC Board. Mayor Scholl is the designee for St. Helens. The Board requested he be on the Board or continue to be the check signer. Either of those can be done by the Mayor.
- Projects are advancing nicely. Looking at a Community Development Block Grant (CDBG) for the sewer infrastructure grant.
- Discussing the Central Waterfront project and repurposing the wastewater lagoon next week.
- Restructuring Parks & Recreation
 - Parks is under Public Works
 - It will look the same to the public. No changes to social media or website.
 - Parks & Recreation Commission is considering a name change. They are advisory. That will come to the Council for approval.
- Tourism is very important to the community and success of the Waterfront. It's put St. Helens on the map.
- Requested Council's input on a cooling center policy.
- As Governor Brown was leaving the office, she waived a lot of fees and fines. He asked Court to determine what that means for them.
- HB 3115 implementation is in July. Planning Commission wants to be involved in the rulemaking.
- Working with the Oregon Mayors Association on the homeless needs.
- Serving on the Oregon City Manager's Association Board.

- His application and assessment to receive ICMA credentialing was accepted.

ADJOURN – 4:17 p.m.

EXECUTIVE SESSION

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Rick Scholl
Rick Scholl, Mayor