



COUNCIL REGULAR SESSION

Wednesday, March 18, 2026

APPROVED MINUTES

MEMBERS PRESENT

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

STAFF PRESENT

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

OTHERS

Brady Preheim
Steve Toschi
Holcomb Waller
Adam St. Pierre
KOHI

CALL REGULAR SESSION TO ORDER – 7:03 p.m.

Contracted City Attorney Wigod explained the conflict-of-interest disclosure requirements for Council members before opening the visitor comment period. No conflicts of interest were declared by any Council members.

PLEDGE OF ALLEGIANCE

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

- ◆ Steve Toschi. Addressed the Council regarding System Development Charges (SDCs), recommending that the City not raise them and instead make them payable after houses are sold to encourage new housing development. He expressed concerns about the Planning Commission being excluded from decisions and criticized the lack of transparency regarding the waterfront development project. Toschi stated he wanted to see at least 50 homes in the \$650,000 to \$750,000 price range developed on the waterfront to attract families with higher incomes who would invest in the City. He questioned the extension of the Romano Properties contract and expressed distrust in the City due to inconsistencies between public statements and information obtained through public records requests. He mentioned spending thousands of dollars on public records requests, including recent findings about police overtime expenditures.
- ◆ Holcomb Waller, owner of the Klondike restaurant, offered encouragement to the Council during their financial challenges, emphasizing that business owners and property owners are stakeholders rooting for the City's success. He suggested that if the Council proposes fee

increases to citizens, they should also present a comprehensive economic development plan. Waller recommended focusing on the "four stable legs of economy" including tax basis, fees, business economic development, and tourism. He specifically highlighted tourism opportunities, mentioning transient lodging taxes and increasing bookings through hotels and Airbnb accommodations during shoulder seasons.

- ◆ Brady Preheim. Invited the Council to appear on his radio show on April 17 to discuss their water tax bill. He criticized City Administrator Walsh's performance as tourism director, stating that former tourism director Tina had successfully licensed and operated the City's boat while Walsh had failed in this role. Preheim requested responses to several issues including what he characterized as lies about tourism revenue, disciplinary actions regarding police officers who allegedly deleted body camera footage, and matters related to former Chief Greenway. He referenced the Band report that he claimed did not exonerate City officials.
- ◆ Adam St. Pierre. Responded to Preheim's earlier comments, suggesting that Preheim's statements create stigma around the community. He accused Preheim of making misstatements during public comments, including incorrect attribution of comments about text messages through the Police Department and failure to properly read documentation regarding physical fitness test issues. St. Pierre noted that according to his understanding, the two officers involved in the fitness test issue were no longer with the department, and one was allegedly a friend of Preheim's. He expressed sympathy for the Council's difficult position.

Mayor Massey addressed some of the public comments, particularly clarifying that regarding the body camera footage issue, documentation showed the footage was not deleted but rather was not properly tagged. She emphasized the importance of comprehensive analysis rather than selective interpretation of information.

RESOLUTIONS

1. **Resolution No. 2068:** A Resolution Determining that Unsafe Structures Exist Upon Property Located at 59974 Bonney Lane and Directing that Notice to Abate the Nuisance be Posted on Said Premises

Mayor Massey read Resolution No. 2068 by title. **Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to adopt Resolution No. 2068. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

2. First Amendment to Exclusive Negotiating Agreement with Romano Properties for Proposed Development on Riverfront Property

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

CONSENT AGENDA FOR ACCEPTANCE

3. Library Board Minutes dates February 9, 2026

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

CONSENT AGENDA FOR APPROVAL

4. City Council Minutes dated January 21, February 4, February 11, February 18, and February 25, 2026
5. OLCC Licenses
6. Accounts Payable Bill Lists

Motion: Motion made by Councilor Sundeen and seconded by Council President Chilton to approve '4' through '6' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

WORK SESSION ACTION ITEMS**Eagle Osprey Boat**

Motion: Motion made by Council President Chilton and seconded by Councilor Sundeen to bring a resolution to the April 1 Council Regular Session declaring the Eagle Osprey boat as surplus. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Motion: Motion made by Councilor Sundeen and seconded by Council President Chilton to direct City Administrator Walsh to draft a Request for Proposal for lease and operation of the Eagle Osprey. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

COUNCIL MEMBER REPORTS

Councilor Sundeen reported...

- Nothing to report.

Council President Chilton reported...

- Congratulated the St. Helens girls basketball team on their accomplishment of reaching the state championship, praising their performance as something that brought the community together to celebrate what St. Helens excels at. She expressed pride in the team and gratitude for what they provided to the community.

Councilor Hubbard reported...

- Nothing to report.

Councilor Gundersen reported...

- Nothing to report.

MAYOR MASSEY REPORTS

- Echoed Council President Chilton's congratulations to the St. Helens Lady Lions basketball team. She gave special recognition for their sportsmanship award. She emphasized that competing at a high level while showing good sportsmanship provides valuable lessons for the community.
- Thanked Deputy City Recorder Scholl and City Recorder Payne for their hard work.
- Acknowledged the efforts of all City staff, especially during challenging financial times. The Council is working diligently to address the budget situation. She noted the commitment to fighting for both citizens and staff, despite the years it took to reach the current situation.

PROACTIVE ITEMS**OTHER BUSINESS****ADJOURN – 7:24 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