



COUNCIL REGULAR SESSION

Wednesday, May 21, 2025

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
Jenny Dimsho, Associate Planner/Community Development Project Manager
Ashley Wigod, Contracted City Attorney

OTHERS

Brady Preheim	Mrs. Harrison
Howard Blumenthal	Roger
Jenni Gilbert	Judy Iseman
Shauna Harrison	

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

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. National Public Works Week - May 18-24, 2025

Mayor Massey read a proclamation declaring May 18-24, 2025, as National Public Works Week. The proclamation highlighted the importance of public works infrastructure, facilities, and services to the sustainable communities and the well-being of St. Helens residents. It recognized the dedicated efforts of public works professionals, engineers, managers, and employees in providing essential services. Mayor Massey called upon citizens to be thankful for public works services and to recognize the substantial contributions of public works personnel to health, safety, comfort, and quality of life.

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

- ◆ Judy Iseman, a new member of the St. Helens Senior Center Board of Directors, introduced herself to the Council. She explained that she was recently appointed to the Board about three weeks ago and wanted to ensure the Council knew who she was. She shared her diverse background, which spans industries such as tech, automotive, healthcare, academics, and government, with a particular emphasis on her extensive experience in human resources, including roles in retention, negotiations, and employee relations. Additionally, she highlighted her previous position as the recording secretary for the California division of a professional association, where she gained familiarity with parliamentary procedures. Iseman elaborated on

her involvement with the Senior Center, noting that she began as a driver for the meal home delivery program in February. She also took on the responsibility of grant writing after noticing a need and has become a volunteer at Top Notch, assisting with fabric measurements and pricing due to her sewing skills. She is also active in the Scappoose Economic Development Committee. The Senior Center Board will have three open positions in June, which she encouraged anyone interested in contributing to the Senior Center to apply and help continue the active work being done.

- ◆ Brady Preheim. Expressed concerns about the financing structure for the police station, stating that the water bill increase would be higher than reported and criticized that the figure quoted was merely to cover interest, not addressing the \$2 million shortfall for the station's construction. He also pointed out a conflict for Mayor Massey, noting that in other cities, a council member would not be allowed in the position due to having a family member as an employee. Preheim questioned the handling of an executive session, implying there are unresolved issues, specifically mentioning a supposed directive to fire the chief. He further criticized the operations of Main Street for its non-public nature, lack of minutes, and financial accountability, stating it does not align with the memorandum of understanding. He challenged the information about the profitability of Treadway's tourism initiatives and disapproved of the City contemplating renting a boat when one is already available, insinuating inefficient spending. Finally, he questioned the apparent decrease in tourism revenue compared to previous years, contrary to what he believed was presented by the finance director.
- ◆ Howard Blumenthal. Addressed the Council with concerns about new graffiti appearing in the City. He specifically mentioned that tags signed as "18th Street" have been spotted on several structures, including the new stairs and a park bench. He noted the issue as problematic, given the effort and resources invested in maintaining public infrastructures. Blumenthal also pointed out the return of graffiti signed as "Skinny," indicating a persistent issue with vandalism in the area. He expressed disappointment that a small number of individuals could cause significant damage to public property. In addition to the graffiti concerns, Blumenthal raised issues regarding the maintenance of the newly landscaped areas in the city. He highlighted that while the planting company is responsible for maintaining these areas for the first two years, there is a need for a long-term plan to ensure their upkeep after this period. Blumenthal cautioned against placing an additional burden on the already understaffed Parks Division, which is crucial in maintaining the City's parks and public spaces. Furthermore, Blumenthal shared his apprehensions about potential water bill increases as a funding mechanism for the new police station. He argued that such a decision should not be made without public input, suggesting that it be put to a vote. As a senior citizen living on a limited income, he emphasized the financial strain that significant increases in utility bills would pose for residents like him, stressing the importance of public involvement in such critical decisions.
- ◆ Shauna Harrison, who initiated a Change.org petition concerning the water bill, addressed the Council to express the community's apprehensions about escalating costs. She underscored the significant financial burden these increases would place on seniors and residents with low income, noting that many in the community are already struggling. Harrison highlighted the disconnect between the information available and the ability of some community members, particularly senior citizens, to access this information due to the absence of a local newspaper and limited internet usage among this demographic. She emphasized the need for more equitable solutions and urged for better dissemination of factual information, which would allow residents to stay informed and engaged. Harrison acknowledged the complexity of the City's budget challenges and conveyed

her desire to be a proactive and respectful participant in finding solutions, rather than engaging in the divisive and vindictive behavior she had observed. She also mentioned the petition's impact, with 599 signatures so far, reflecting widespread community concern. Additionally, she called for increased involvement in community services, such as volunteering for Meals on Wheels at the Senior Center.

ORDINANCES – Final Reading

2. **Ordinance No. 3308:** An Ordinance Adopting the Economic Opportunities Analysis, Stormwater Master Plan, Wastewater Master Plan, and the Water Master Plan as Addendums to the St. Helens Comprehensive Plan and Amending the St. Helens Municipal Code Chapters 19.08 and 19.24, and Adding Chapters 19.38, 19.40, and 19.42

Mayor Massey read Ordinance No. 3308 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Sundeen to adopt Ordinance No. 3308. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

ORDINANCES – First Reading

3. **Ordinance No. 3309:** An Ordinance to Amend the City of St. Helens Zoning District Map for Certain Property at 1771 Columbia Boulevard from the General Commercial, GC Zone to the Houlton Business District, HBD Zone

Mayor Massey read Ordinance No. 3309 by title. The final reading will be held at the next meeting.

RESOLUTIONS

4. **Resolution No. 2038:** A Resolution Adopting the City of St. Helens Governing Policy and Superseding Resolution No. 1838

Mayor Massey read Resolution No. 2038 by title. **Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to adopt Resolution No. 2038. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

5. Mutual Release and Settlement Agreement with St. Helens Assets, LLC

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

CONSENT AGENDA FOR ACCEPTANCE

6. Budget Committee Meeting Minutes dated May 2, 2024
7. Library Board Special Meeting Minutes dated April 14, 2025
8. Library Board Minutes dated April 14, 2025
9. Planning Commission Minutes dated April 8, 2025
10. Parks & Trails Commission Minutes dated April 14, 2025

Motion: Motion made by Councilor Gundersen and seconded by Councilor Hubbard to approve '6' through '10' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

CONSENT AGENDA FOR APPROVAL

11. City Council Minutes dated May 7, 2025
12. Seasonal Library Intern Job Description
13. Declare Surplus Property - Public Works Vehicles
14. Accounts Payable Bill Lists

Motion: Motion made by Councilor Sundeen and seconded by Council President Chilton to approve '11' through '14' above.

Before voting, Mayor Massey inquired about the Public Works vehicles being declared as surplus property. It was clarified that these were older vehicles with little value, and declaring them as surplus would save on insurance costs.

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

WORK SESSION ACTION ITEMS

Police Station Site

Motion: Motion made by Councilor Sundeen and seconded by Council President Chilton to direct the City Administrator to prepare the purchase and sale agreement and lease agreement for 1771 Columbia Blvd. for the police station. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Sponsorship Agreement with Wauna

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to direct the City Administrator to enter into a sponsorship agreement with Wauna for events under Treadway's management and present it to the City Council at the next meeting for ratification. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

COUNCIL MEMBER REPORTS

Councilor Sundeen reported...

- Expressed gratitude to the Public Works crew for their visible and behind-the-scenes efforts.

Council President Chilton reported...

- Acknowledged the challenges of the budget cycle and expressed hope for finding good solutions as a team.

Councilor Gundersen reported...

- Gave a shout-out to Public Works.

Councilor Hubbard reported...

- Inquired about a Planning Commission decision regarding a remodel on the old Gracie's Antique's building. It was explained that the Commission was divided, but ultimately decided to be business-friendly in a unique circumstance.

MAYOR MASSEY REPORTS

- Thanked the staff, particularly City Recorder Payne and Deputy City Recorder Scholl, for their work in preparing meeting materials.
- Praised Public Works for their efforts.
 - Expressed impressment with the master plan and hoped for similar strategic planning in other departments.

PROACTIVE ITEMS

OTHER BUSINESS

ADJOURN – 7:26 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