



# COUNCIL REGULAR SESSION

Wednesday, August 21, 2024

## APPROVED MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### STAFF

John Walsh, City Administrator  
Lisa Scholl, Deputy City Recorder  
Crystal King, Communications Officer  
Gloria Butsch, Finance Director

### OTHERS

Marci Sanders	Randy Sanders	Brittany
Mitzi	Brady Preheim	Jennifer Massey
TW	Jenn	Doug Morten
Paul Carroll		

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

### PLEDGE OF ALLEGIANCE

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

- ◆ Randy Sanders, Big River Taproom. Business was at 50% and it was difficult to keep staff on board while construction mistakes were being made and the public thought downtown was closed. He asked to speak with the person managing the general contractor about when projects would be completed. He had planned to open a whiskey bar but was waiting for parking and wheelchair access to be available. Randy was provided Public Works Director Zaher's contact information.
- ◆ Brady Preheim. Expressed concern over Resolution No. 2018 providing funding to Treadway meaning the City was funding Tourism, Treadway already being paid an extra \$73,000 without having done anything to support events, Treadway needing to fund themselves as an independent contractor, not having money for the Supplemental Budget, and Treadway's history of going over budget on events in Scappoose. He also urged the Council to oppose Resolution No. 2019 because the jail was a cost overrun.
- ◆ Jennifer Massey. Concerned about the cost increase in the Treadway contract, noting she felt City Administrator Walsh was at fault. She suggested negotiating for a higher percentage than the 50/50 split for logging timber, and she wanted an update on the status of the Wauna account, social media accounts, and other City assets which were possibly still being used by E2C. She

appreciated questions asked about Main Street in the work session held earlier, and she also urged the Council to put City Administrator Walsh on administrative leave.

## RESOLUTIONS

- 1. Resolution No. 2018:** A Resolution Authorizing the City Finance Director and City Recorder to Establish an Events Checking Account

**Motion:** Motion made by Council President Chilton and seconded by Councilor Gundersen to adopt Resolution No. 2018. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

The public was encouraged to listen to the earlier work session for further clarification provided by Finance Director Butsch about the purpose of the account and how it would work. The account belonged to the City and was not a joint account.

- 2. Resolution No. 2019:** A Resolution of the Common Council of the City of St. Helens in Support of the Proposed Jail Levy

**Motion:** Motion made by Councilor Gundersen and seconded by Councilor Sundeen to adopt Resolution No. 2019. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

## APPROVE AND/OR AUTHORIZE FOR SIGNATURE

3. Agreement with Scappoose Bay Watershed Council for Maintenance and Improvement of Natural Areas on City-owned Properties
4. Amendment No. 1 to Oregon Parks and Recreation Department Land and Water Conservation Fund Grant Agreement for Riverwalk Phase I Project
5. First Amendment to Contract with Landis & Landis Construction, LLC, for the S. 1st and St. Helens Intersection Joint Utility Trenching and Electrical Undergrounding Project No. R-685A
- ~~6. First Amendment to Contract with Clark and Sons Excavating, Inc. for the 2024 Pavement Patching Project No. R-718~~
7. Amendment No. 2 to Agreement with Oregon Business Development Department for Sewer Capacity Improvement Project

**Motion:** Motion made by Councilor Gundersen and seconded by Council President Chilton to approve '3, 4, 5, and 7'. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

## APPOINTMENT TO CITY BOARDS AND COMMISSIONS

8. Reappoint Colleen Ohler to Library Board

**Motion:** Motion made by Councilor Sundeen and seconded by Council President Chilton to appoint Colleen Ohler to the Library Board. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Sundeen; Abstaining: Councilor Hubbard

## CONSENT AGENDA FOR ACCEPTANCE

9. Library Board Minutes dated June 10, 20214
10. Planning Commission Minutes dated June 11, 2024

**Motion:** Motion made by Council President Chilton and seconded by Councilor Gundersen to approve '9' and '10' above. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

## CONSENT AGENDA FOR APPROVAL

11. Joint City Council and Planning Commission Minutes dated August 12, 2024

12. Utility Bill Leak Adjustment Request for 1835 St. Helens Street (Westside Laundry) in the Amount of \$1,577.06
13. Accounts Payable Bill Lists

**Motion:** Motion made by Councilor Gundersen and seconded by Councilor Sundeen to approve '11' through '13' above. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

### **WORK SESSION ACTION ITEMS**

None

### **COUNCIL MEMBER REPORTS**

Council President Chilton reported on the Chamber Happy Hour and the ribbon cuttings for Lightning Treats and Sweets and Rose Street Boutique, continuing communication between business owners and getting their feedback about Treadway, progress toward Project Arcadia, and community support for businesses downtown. She stated due to ongoing litigation they could not comment on Tourism assets or social media accounts.

Councilor Sundeen reported on the Parks Commission approval of the Scappoose Bay Watershed Council projects, 13 Nights being a good opportunity to showcase McCormick Park, the Parks and Trails Commission proposal to create a Milton Creek Woodland Reserve, and summer programs coming to a close at the Recreation Center.

Councilor Gundersen reported on the approval of Lightning Treats and Sweets at the last Planning Commission meeting, incidents responded to by the Columbia River Fire and Rescue, and the need for the jail levy.

Councilor Hubbard reported on the new hire and progress on the solar project at the Library, and considering the possibility of charging for Fire, EMS, and Police responses to calls from Broadleaf Arbor after reviewing statistics and policies from other cities. Additionally, he wanted a monthly update on construction projects from Public Works Director Zaher.

### **MAYOR SCHOLL REPORTS**

Mayor Scholl reported on the process of Budget creation and implementation and the circumstances leading to the current Budget issues including loss of industry, covid, and inflation. He stated the Waterfront was a huge undertaking, apologized for issues due to construction, estimated the project would be complete near the end of the year, and encouraged everyone to support downtown businesses. He noted that Project Arcadia would create jobs and revenue in the area and said the City and County depended on economic development, which included creating a plan to work out power needs and market industrial property. He wished all a safe Labor Day and announced he would be running for Mayor.

### **OTHER BUSINESS**

### **ADJOURN – 7:42 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Lisa Scholl  
Lisa Scholl, Deputy City Recorder

/s/ Rick Scholl  
Rick Scholl, Mayor