



# COUNCIL REGULAR SESSION

Wednesday, November 06, 2024

## APPROVED MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### MEMBERS ABSENT

Council President Jessica Chilton

### STAFF

John Walsh, City Administrator  
Kathy Payne, City Recorder  
Lisa Scholl, Deputy City Recorder  
Jacob Graichen, City Planner  
Joe Hogue, Acting Police Chief  
Suzanne Bishop, Library Director

### OTHERS

Ashton Boser	Savannah Augustus	Makayla Heinz
Brady Preheim	Angela Wayman	Cindy Abbott
Steve LeSollen	Janet LeSollen	Mercedes Massey
Elora Barber	Arthur	HB
Jennifer Massey	Jason Morris	High School Students

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

### PLEDGE OF ALLEGIANCE

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

- ◆ Nick Hellmich. Spirit of Halloweentown was a great success and thanked Treadway for donating approximately 1600 free tickets to veterans. Many visitors parked in front of the fire hydrant and stop sign in front of his house, and he asked that the curb be painted for no parking. He announced the Columbia County Mental Health (CCMH) Annual Thanksgiving Party. After a chaotic election season, he asked for calmness, unity, and maturity moving forward and appreciated what Mayor Scholl had done for the community.
- ◆ Cindy Abbott. Described issues experienced with her neighbor over the last year—having six chickens, three ducks, and especially a goose that consistently screamed, which resulted in many problems, including periods of insomnia and visitors who would no longer stay at her home. Code enforcement advised the neighbor to apply for a permit, but geese should not be allowed since roosters were not allowed. She asked Council to not approve her neighbor's Animal Facility License, additionally noting the goose's waste and the diseases it can carry.

- ◆ Adam St. Pierre. Congratulated the election winners and thanked Mayor Scholl for his eight years of service. He shared Spirit of Halloweentown feedback from locals about what was better and worse this year than previous years. Overall, people seemed pleased with the event, the signage, and its organization. The City should consider the feedback and recommendations. He looked forward to seeing the final event numbers.
- ◆ Angela Wayman, Community Connections of Oregon. Described the organization and asked that the City waive the \$100 fee for its Spirit of Christmas Parade entry.
- ◆ Brady Preheim. Stated the City should listen to businesses concerns about the lack of communication and refusal to communicate from Treadway about Sprit of Halloweentown, such as Holcombe's comment during today's work session. He spoke about the risks of Treadway not applying for a fire permit for the haunted house, noting City Administrator Walsh applied for and paid for the permit with his City card. The City had given Treadway money, so the permit fee should have come out of the Wauna account. The City should easily be able to tell the public how much Spirit of Halloweentown made, and there should be plenty of money to pay for fireworks. Council should postpone the agenda item on the Public Safety Building until the new mayor is seated. Finally, he understood Office Max was required to pay for mitigation or clean-up on the City property, formerly the Boise White Paper property, and the City should take advantage of that as soon as possible.

## DELIBERATIONS

1. CPZA.1.24 - Amendments to the St. Helens Development Code and Comprehensive Plan in Response to Measure 109 (2020) regarding Psilocybin Land Uses, House Bill 3109 (2021) regarding Child Care Land Uses, and other "Housekeeping" Amendments; Validity Periods for Land Use Decisions, in Particular

City Planner Graichen described the reasons for the proposed amendments, which were not entirely mandated by the State, but more reactionary in nature. He addressed clarifying questions, noting the City's two-year moratorium provided the City time to figure out the zoning and process for allowing psilocybin facilities. He believed any opportunities the City had to say no to psilocybin land uses would have been identified already. Denial of a conditional use permit for a psilocybin land use would still be an option depending on the location; however, denial was not common as the City sought to find middle ground. Public comment would be solicited as with other land use hearings.

Discussion also included other cities voting down psilocybin facilities and the role psilocybin tourism played in the city.

**Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to adopt the amendments as proposed. **Vote:** Yea: Mayor Scholl, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

## AWARD BID/CONTRACT

2. Accept High Bid and Award Timber Sale Contract to Interfor US Timber Inc. in the Amount of \$608.76 per thousand board feet for Douglas Fir

Councilor Hubbard stated he felt comfortable proceeding based on the response to Al Petersen's comment.

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

**APPROVE AND/OR AUTHORIZE FOR SIGNATURE**

3. [RATIFY] Amendment No. 2 to Agreement with Otak CPM for Public Safety Building Construction Project Management
4. [RATIFY] Letter of Agreement with Miller Consulting Engineers, Inc. for Professional Structural Engineering Services
5. Extension to Exclusive Towing Agreement with Drake's Towing & Recovery to December 31, 2025
6. Extension to Agreement with St. Helens Marina LLC for Harbor Master Services to September 26, 2025
7. Extension to Agreement with Strategic Networks Group for Broadband Planning to October 30, 2025
8. Second Amendment to Contract with Landis and Landis Construction, LLC for S. 1st and St. Helens Street Intersection Joint Utility Trenching and Electrical Undergrounding Project No. R-685A
9. ~~Display Agreement and Purchase Order with Western Display Fireworks for 4th of July Fireworks Display~~
10. Agreement with Oregon State Marine Board for Maintenance Assistance Grant No. 2325-027 for Repair of Short-Term Tie-Up Docks and Replace Missing Debris Deflection Boom Segment
11. Waterway Sublease Agreement with St. Helens Marina LLC for Waterway Lease No. 42848-ML (end of Wyeth Street)

Mayor Scholl noted item '9' was removed because Council discussed during the Work Session that the matter would be discussed with Treadway on December 4, 2024.

**Motion:** Motion made by Councilor Gundersen and seconded by Councilor Sundeen to approve '3' through '8' and '10' through '11' above.

Councilor Hubbard pointed out item '3' and was not in favor of spending \$207,000 to investigate the Gable Road site. The Public Safety building should be on another site. Locating the police station near the Community Center did not bode well as a location. Mayor Scholl disagreed, noting the Gable Road site had room for expansion and with the Urban Growth Boundary, it made sense to have the building at the site and between two schools.

**Amended Motion:** Motion made by Councilor Gundersen and seconded by Councilor Sundeen to amend the motion to approve '4' through '8' and '10' through '11' above. **Vote:** Yea: Mayor Scholl, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Mayor Scholl noted on item '3' that the other site's asking price was well over the appraisal, and the same discovery process would still be required. Council had discussed the matter before and should not continue to delay as costs would continue to increase. The price for the property was a good deal. Councilor Hubbard clarified he was referring to remodeling the new Community Center to become the police station, however, there were still issues coming out onto Gable Road, etc.

**Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to approve '3' above. **Vote:** Yea: Mayor Scholl, Councilor Gundersen, Councilor Sundeen; Nay: Councilor Hubbard

**CONSENT AGENDA FOR ACCEPTANCE**

12. Planning Commission Minutes dated September 10, 2024
13. Library Board Meeting Minutes dated September 9, 2024
14. Library Board Bylaws Subcommittee Meeting Minutes dated September 9, September 23, and October 8, 2024

**Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to approve '12' through '14' above. **Vote:** Yea: Mayor Scholl, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

### **CONSENT AGENDA FOR APPROVAL**

15. City Council Minutes dated August 7, August 21, September 4, and September 25, 2024
16. Animal Facility Licenses – only for Stram
17. Accounts Payable Bill Lists

Mayor Scholl noted he could tell the neighbor of the Animal Facility License applicant was distressed, but the licenses were allowed and common within the city.

Councilors commented that the license related to the goose merited further discussion, as the application with the goose did not mention the condition of the yard or the noise complaints.

Mayor Scholl confirmed the Animal Facility Licenses for Johnston, which had the goose, would not be addressed and that the remaining license for approval was for Stram.

Code Enforcement would follow up on the license request for Johnston.

**Motion:** Motion made by Councilor Gundersen and seconded by Councilor Sundeen to approve '15' through '17' above, as amended. **Vote:** Yea: Mayor Scholl, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

### **WORK SESSION ACTION ITEMS**

#### **Christmas Parade Fee Waiver Request**

Mayor Scholl noted there were no work session items, but he wanted to address the request to waive the Community Connections of Oregon's Christmas Parade \$100 fee, which would essentially help the food bank.

**Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to waive the \$100 fee for the Christmas Parade. **Vote:** Yea: Mayor Scholl, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

### **COUNCIL MEMBER REPORTS**

**Councilor Sundeen** welcomed the high school students in attendance and congratulated the Length of Service recipients and Officer Matt Molden on his retirement. He reported on attending Trunk or Treat, the Makerspace Open House, and the League of Oregon Cities (LOC) Conference. He was glad to see Spirit of Halloweentown cleaned up and looked forward to how the event would go in the future. He would attend next week's Parks & Trails Commission meeting. He thanked all who ran for office, who served and would serve. He commended Mayor Scholl for his eight years of service and encouraged everyone to attend the Veterans Day Ceremony at McCormick Park.

**Councilor Gundersen** congratulated the Length of Service recipients. The Planning Commission would meet next week. He was glad the election was over. He had heard Spirit of Halloweentown was successful, given the short turnaround time. Treadway did a great job making up lost time. Everything was cleaned up, which in the past had still been an issue by this time of year.

**Councilor Hubbard** said the longevity of employment at the City reflected well on management and the City. He commended Mayor Scholl for his four terms and his accomplishments. The library's Makerspace was now in operation and could utilize the available space Columbia Economic Team (CET) had vacated. Renting the space should be a future agenda item.

**MAYOR SCHOLL REPORTS**

**Mayor Scholl** reported Treadway was willing to reimburse homeowners on S. 4th Street up to \$100 for Halloween decoration supplies, as long as they had receipts. He commended Judy Thompson for her volunteer work on the event. He only ran for mayor because he felt the previous mayor was not available to the community. He would still be involved in the community after his term ended. He congratulated the election's winners and hoped they would deliver on their promises. He reported on attending the LOC Conference. It was good to see the high school students in attendance, and he encouraged them to see City staff if they wanted to get involved.

**OTHER BUSINESS**

**ADJOURN – 7:52 p.m.**

Respectfully transcribed by ABC Transcription Services LLC and submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne  
Kathy Payne, City Recorder

/s/ Rick Scholl  
Rick Scholl, Mayor