



COUNCIL REGULAR SESSION

Wednesday, October 15, 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
Ashley Wigod, Contracted City Attorney

OTHERS

Brittney Michelle	Holcombe Waller
Janelle Adams	Rob Hamilton
Brady Preheim	Adam St. Pierre
Paul Carroll	

CALL REGULAR SESSION TO ORDER – 7:04 p.m.

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. Domestic Violence Awareness Month - October 2025

Mayor Massey read a proclamation declaring October 2025 as Domestic Violence Awareness Month. The proclamation highlighted that domestic violence affects people of all genders, ages, ethnicities, religions, and economic statuses, with statistics showing one in three women, one in nine men, and more than half of all trans and nonbinary individuals experiencing domestic or sexual violence in their lifetimes. The proclamation emphasized that exposure to domestic violence can have long-term negative effects on children and encouraged the community to support survivors, promote healthy relationships, and work toward eliminating all forms of domestic abuse.

Janelle Adams was present at the meeting and was thanked by Mayor Massey for her educational contributions about domestic violence. Adams provided "swag bags" to the Council members, noting that teal represents sexual assault response and purple represents domestic violence awareness. Mayor Massey mentioned that a domestic violence awareness walk would take place on October 18, 2025, at 10:00 a.m. at McCormick Park.

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

- ◆ Holcombe Waller, owner of the Klondike. Spoke about Spirit of Halloweentown and shared feedback from business owners. He stated that restaurant owner Chris from Plymouth Pub had reached out to organize local restaurants to create a pamphlet and map since this had not been

done by the event organizers this year. Waller requested two main improvements: (1) earlier communication with local businesses to discuss event plans and sponsorship opportunities, and (2) an earlier special use permit deadline, suggesting June submission with approval by the end of July to allow businesses to better prepare.

- ◆ Rob Hamilton, lifelong St. Helens resident. Expressed concerns about the City's sewer plant and the 800,000 metric yards of hazardous waste. He shared his experience working with the lagoon system and warned about potential contamination beyond human waste in the wastewater, citing a past incident involving a contractor dumping harmful waste into the surface water drain. Hamilton urged the Council to mitigate existing issues rather than partnering with Portland.
- ◆ Brady Preheim. Commented on Treadway Events, stating that the local businesses were not meeting their expected numbers during Spirit of Halloweentown. He read a negative online review from a visitor claiming the event had become too commercialized compared to previous years, with favorite attractions missing and replaced by vendor stands. Preheim questioned whether Council President Chilton wanted the event to fail, claiming she had previously expressed dislike for Spirit of Halloweentown, and emphasized the importance of the event to local businesses.
- ◆ Adam St. Pierre. Shared that while he personally did not like Spirit of Halloweentown, he attended for the first time this year. He noted that despite claims that no talent would return to the event, he observed long lines for celebrity signatures. He reported that while the first weekend was disappointing for businesses, the second and third weekends improved. St. Pierre mentioned that one server at a local restaurant had their best single day ever during the event. He concluded that while he was unsure if Treadway was the right vendor, staff and businesses seemed happier overall than in previous years.

ORDINANCES – First Reading

2. **Ordinance No. 3318:** An Ordinance to Amend St. Helens Municipal Code Chapter 13.02, Utility Service Administration

Mayor Massey read Ordinance No. 3318 by title. The final reading will be held at the next meeting.

RESOLUTIONS

3. **Resolution No. 2062:** A Resolution Adopting a Universal Fee Schedule, and Superseding Resolution No. 2048

Mayor Massey read Resolution No. 2062 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Sundeen to adopt Resolution No. 2062. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

4. New Agreement with Columbia County for Permit Data Compilation Services

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to approve '4' above.

During discussion, Mayor Massey requested clarification on what the data compilation services entailed. City Administrator Walsh explained that it was a GIS service where the County maintains one map with information provided by the City.

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

5. Issue a Notice of Intent to Extend to Treadway Events & Entertainment LLC for a One-year Extension to the Agreement and Submit an Amendment to the Agreement for City Council Approval

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen for the City to issue a Notice of Intent to Extend the Agreement and negotiate an amendment to extend the Agreement to submit to City Council for approval. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Mayor Massey clarified that this was only a letter of intent and not the actual contract extension. Contracted City Attorney Wigod confirmed this was a non-binding notice of intent required by the contract, and that the next step would be for the City and Treadway to discuss the prior term and develop an amendment for the following year, allowing for review of financials and other aspects.

APPOINTMENTS TO CITY BOARDS AND COMMISSIONS

6. Appointment to the Parks & Trails Commission

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to appoint Ashley Stanley to the Parks & Trails Commission. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

CONSENT AGENDA FOR APPROVAL

7. City Council Minutes dated September 17, September 22, and October 1, 2025
8. Request for Proposals for Human Resources Professional Services
9. OLCC Licenses
10. Accounts Payable Bill Lists

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to approve '7' through '10' above.

During discussion, there was a question about the OLCC license for Pig Cow Spud. Council members noted they would address this separately during the Work Session Action Items.

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

WORK SESSION ACTION ITEMS

Pig Cow Spud OLCC Fee Waiver Request

Council discussed the OLCC license application for Pig Cow Spud, which had been delayed. City Administrator Walsh explained that the application was submitted on September 2, 2025, and had been delayed for six weeks, missing two possible meeting dates.

Council President Chilton asked about the normal processing time for OLCC licenses and whether there was an unusual delay in this case. Walsh indicated that applications are typically processed within a month, suggesting this case was an anomaly.

After discussion about the \$100 license fee, the Council determined that the delay was not the applicant's fault.

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to waive the \$100 fee for the OLCC license for Pig Cow Spud. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Police Station at 1771 Columbia Blvd.

Motion: Motion made by Councilor Gundersen and seconded by Council President Chilton that the City waive the Diligence Conditions per Section 2(b) of the Purchase and Sale Agreement with 1771ColumbiaBlvd, LLC, and execute the Ground Lease per Section 2(c). **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Invitation for Mayor to Join Task Force

Mayor Massey requested consensus from the Council to participate in Columbia County's Transmission and Load Planning Task Force. The Council unanimously agreed that the Mayor should participate in this task force.

COUNCIL MEMBER REPORTS

Councilor Sundeen reported...

- Thanked law enforcement officers for their work.
- Reported on meeting with Police Chief and Lieutenant.
- Announced Parks and Trails Commission's recommendation of Ashley Stanley for their vacancy.
- Mentioned plans for the Commission's upcoming joint meeting with the Council, covering:
 - Bylaw changes.
 - Parks assessment tool for safety concerns.
 - Milton Creek Woodland Reserve project.

Council President Chilton reported...

- Reported conclusion of adult softball leagues for the season.
 - Highlighted the leagues at McCormick and Campbell parks.
 - Thanked City staff for maintaining fields and facilities.
 - Acknowledged local businesses sponsoring teams, including her sponsor, Crooked Creek.

Councilor Hubbard reported...

- Briefly mentioned early stages of work on police station and reservoir projects.

Councilor Gundersen reported...

- Nothing to report.

MAYOR MASSEY REPORTS

- Thanked City staff for their efforts.
- Reiterated details about the domestic violence awareness walk on October 18.
- Reported on the Library Board meeting, highlighting:
 - New local authors and special collection section planned for February 2026.
 - Historic digitization project with the museum for online access to the Chronicle.
 - Recruitment for an assistant librarian position.
 - Strong participation in programs like youth reading and genealogy research.
 - Ongoing efforts to secure grants and fundraising resources.
- Discussed meeting with St. Helens School District about the Ross Road property for sale.
 - Explained the property's position between city-owned parcels, suggesting a 27.48-acre sports complex.
 - Outlined potential revenue from the development (\$250,000 to over \$1 million annually).
 - City Administrator Walsh provided historical context about the property.
- Addressed previous trust issues with City Administrator Walsh, affirming a now positive working relationship.
- Expressed appreciation for the City Council's collaborative work.

PROACTIVE ITEMS

OTHER BUSINESS

ADJOURN – 7:49 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