



COUNCIL REGULAR SESSION

Wednesday, June 19, 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	Jacob Graichen, City Planner
Kathy Payne, City Recorder	Jenny Dimsho, Associate City Planner
Lisa Scholl, Deputy City Recorder	Bill Monahan, Contracted City Attorney

OTHERS

Judy Thompson	Brady Preheim	Robyn
Corneliocuriel	Steve Toschi	Christina Wallace
Mitz	Jim Coleman	Nathan Wallace
J. Massey	Nick Hellmich	

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

PLEDGE OF ALLEGIANCE

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

- ◆ Brady Preheim. Urged the Council to only allow the sale of single-family lots, not apartments, on the Millard Road property when sold. He expressed concern over the price of the sale, noting it was unethical for the buyer and seller to be represented by the same realtor. He wanted more information on how companies had been vetted and scored during the Tourism contract request for proposals (RFP) process.
- ◆ Jennifer Massey. Spoke on behalf of herself and Friends Against Fraudulent Organizations Doing Detective Stuff (FAFODDS) issuing a public notice to two individuals to cease and desist engaging in defamation, slander, and libel. She clarified the involvement she and FAFODDS had in seeking more answers about the City's Tourism contract and the reason for her phone call to the Department of Justice (DOJ) to verify how volunteers could be paid. She urged John Walsh to dispel misinformation by stating there had not been an official audit, only a financial summary. She noted the undertone of threat and litigation and encouraged the Council to find truth by discovery and deposition.
- ◆ Nick Hellmich. Expressed concerns over whether the City was paying the insurance for the cabins on Sand Island rather than the company renting the cabins. He invited everyone to his barbecue on July 13, 2024.

- ◆ Adam St. Pierre. Stated there appeared to be misinformation about the Tourism RFP process and whether E2C was the contractor. He explained his understanding of the Tourism RFP proceedings to date, stating the lack of providing financials seemed intentional. He wanted John Walsh to respond at tonight's meeting with clarification about Halloweentown financials and the Tourism funds in the Wauna account.
- ◆ Steve Toschi. Noted the Millard Road property was still listed as pending on the MLS, meaning there was a sales contract; however, he had seen no appraisal and there had been no public hearing or resolution approving the sale. He requested all the proposals to purchase the property.

Mayor Scholl clarified there had been an appraisal, the public hearing for the Millard Road property sale had occurred at 6:00 pm, and the City Attorney had responded via email that all formalities had been met.

Toschi expressed concern over who the Millard Road property would be sold to and how it would be developed. He encouraged Council to vet other proposals to purchase the property before proceeding with the transaction.

DELIBERATIONS

1. Annexation of Property Located at 35456 E. Division Road (Dahlgren)

Motion: Motion made by Councilor Gundersen and seconded by Mayor Scholl to approve the annexation of 35456 E. Division Road as recommended by staff. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

2. Annexation of Property West, South, and East of 58212 Old Portland Road (Port of Columbia County)

Motion: Motion made by Councilor Gundersen and seconded by Council President Chilton to approve the annexation of property west, south, and east of 58212 Old Portland Road as recommended by staff. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

3. Annexation of Property Located at 2180 Gable Road (JLJ Earthmovers, LLC)

Motion: Motion made by Councilor Gundersen and seconded by Councilor Sundeen to approve the annexation of 2180 Gable Road as recommended by staff. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

RESOLUTIONS

4. Resolution No. 2014: A Resolution of the City Council of St. Helens, Oregon Declaring City Owned Properties on Millard Road, Tax Account Nos. 29254 and 29246, as Surplus and Authorizing Sale of the Properties in Compliance with ORS 221.725

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to adopt Resolution No. 2014.

Discussion noted that all legal formalities had been met, the 16 acres of land had previously belonged to the City and that the City would have an agreement at transaction to only allow single-family homes to be developed.

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

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

5. Joint Memorandum of Understanding with Columbia Economic Team for Growing Rural Oregon (GRO) Initiative

6. Second Amendment to Agreement with Mackenzie Engineering, Inc. for Services related to Infrastructure Design Work for the St. Helens Industrial Business Park
7. Extension of Agreement with Mark Comfort for Clean-Up of Various Properties within the City

Motion: Motion made by Councilor Gundersen and seconded by Council President Chilton to approve '5' through '7' above.

Staff clarified the amendment with Mackenzie Engineering was an extension; no work would begin until a location was determined.

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

CONSENT AGENDA FOR ACCEPTANCE

8. Library Board Minutes dated May 13, 2024
9. Planning Commission Minutes dated May 14, 2024

Motion: Motion made by Council President Chilton and seconded by Councilor Sundeen to approve '8' and '9' above. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

CONSENT AGENDA FOR APPROVAL

10. City Council Minutes dated February 21, March 6, March 20, April 3, May 1, and May 15, 2024
11. Accounts Payable Bill Lists

Motion: Motion made by Councilor Gundersen and seconded by Councilor Sundeen to approve '10' and '11' 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 Citizen's Day would be held on Saturday.

Councilor Sundeen reported on comments he received about the City not putting up flags on Flag Day, noting the Lion's Club and other volunteers alternated between putting up flags for Flag Day and Juneteenth. He thanked Tina Curry for her contributions to the City and encouraged support for Treadway going forward.

Councilor Gundersen thanked Tina Curry for her work and reported on the activities of the Columbia River Fire Rescue Board, a scholarship opportunity offered through the Columbia Learning Center Board, and the activities of the Planning Commission.

Councilor Hubbard reported the Library was waiting to install solar power, and noted that with Treadway coming in, the Wauna account needed to be addressed.

MAYOR SCHOLL REPORTS

Encouraged staying cool and hydrated in the heat, and attending upcoming events including Citizen's Day, and the 4th of July dedication of the veterans' memorial. He was confident the City would work out the issues with Tourism. He talked about the rippling impact of the fear of change, noting he would continue serving the community and speaking from his heart.

OTHER BUSINESS

ADJOURN – 7:34 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Rick Scholl
Rick Scholl, Mayor