



COUNCIL REGULAR SESSION

Wednesday, February 04, 2026

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
Crystal King, Communications Officer
Suzanne Bishop, Library Director
Doug Treat, Police Lieutenant
Ashley Wigod, Contracted City Attorney

OTHERS

Patrick Leavy	Nick Flory	Mercedes Massey	Mellisa Warner
Blake Hawkins	Colleen DeShazer	Levi DeShazer	Emily Riley
Randie Stockwell	Tony Stockwell	Cliff Warner	Paul DeShazer
Terry	Delores	Maxwell	Tyrus
Molly	Zack Watson	Beverly Stevens	Joe Hall
Robyn Toschi	Steve Toschi	Jeff MacDannald	Mike Cotton
Brady Preheim	Mary Hubbard	Mike Lackey	Alysia Meness
Keith DeSpain	G. Berry	Zach Davis	Jax Ogle
Alisha Murphy	Jordan Walter	James Merritt	Hannah Davis
Nicholas Hellmich	Taylor Deshaw	Jim Coleman	Amy Nevitt
Cortney Madruga	Emily Riley	Tammy Maygra	Lance Tillotson

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

PLEDGE OF ALLEGIANCE

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

- ◆ Steve Toschi. Opened by expressing his opposition to any ballot measures. He raised concerns over the Mayor's appearance on a podcast labeled as "mob boss" during possible police union racketeering, suggesting it risked public perception and ethics. He urged the Council to hold the Mayor accountable for this and emphasized the necessity for fiscal responsibility. Additionally, he advised City Administrator Walsh against seeking more taxpayer funds without significant justification.
- ◆ Jim Coleman. Voiced concerns about the all-terrain vehicle (ATV) ordinance's public involvement process. He noted the announcement of the ordinance was made on the Mayor's personal

Facebook page rather than through formal public notice channels. He questioned the adequacy of public review, particularly after changes made during the Work Session, and disclosed that he had not been provided with the final version for the vote.

- ◆ Nick Flory. Expressed opposition to any additional tax burdens on the community but showed support for the ATV ordinance and the residential development annexation. He cited the benefits it could provide for families and individuals with disabilities, suggesting it enhances community living.
- ◆ Emily Riley. A UTV owner since 2021, described her positive experiences driving in other states and referenced the responsible nature of the UTV community. She highlighted practical applications of UTVs, such as using them to navigate in snowstorms and supporting local businesses, showing how they could enhance community accessibility.
- ◆ Joe Hall. A resident of fourteen years, shared insights on UTVs' potential in fostering emergency preparedness. He recounted past instances where severe ice storms occurred, during which he used his 4-wheel drive vehicle to deliver essentials to neighbors, suggesting that UTVs could serve a similar community-support role.
- ◆ Paul DeShazer. A long-time community member, expressed enthusiastic support for the UTV ordinance, while countering opposition's negative labels toward supporters. He praised modern side-by-sides for their safety features and likened them to street-legal motorcycles, indicating that the vehicles run parallel to bikes already allowed on the road.
- ◆ Brady Preheim. Carried out a broad criticism of the Mayor's ethics and fiscal management, arguing against the ATV ordinance due to anticipated costs and insurance concerns. He launched personal attacks on a fellow speaker and maintained that the City should function within its existing budget, opposing tax increases.
- ◆ Jeff MacDannald. A builder of UTVs designed for emergency use, emphasized the advanced engineering and safety features of current UTV models, which he differentiated from older recreational dune buggies. He offered potential assistance with costs associated with their adoption or implementation.
- ◆ Colleen Deshazer. A former Port Commissioner, supported the UTV ordinance, highlighting its potential benefits for individuals who can't obtain a driver's license but are still able to drive. She urged the Council not to succumb to the pressure faced by the Port Commission in the past and emphasized the positive impact UTVs could have on the community.
- ◆ Mike Cotton. Shared his experience as a long-time advocate for UTV use and emphasized the safety and affordability of these vehicles. He illustrated that UTVs are as safe as other recreational vehicles and commended the Council for their consideration.
- ◆ Keith DeSpain. Acting as a representative of Columbia River Motorsports, exhibited steadfast support for the UTV proposition. He affirmed the company's readiness to aid in making the vehicles street legal and committed to providing educational resources about the sport to the community.

- ◆ Tammy Maygra. Expressed her concern over the City's handling of a public records lawsuit, noting the City's daily fines and the financial burden it poses. She urged the Council to release public records promptly and reduce unnecessary legal expenses.
- ◆ Lance Tillotsen. Shared a positive experience using a side-by-side UTV to assist a neighbor during a snowstorm, highlighting the practical benefits of allowing UTVs on city streets. He supported the ordinance as a positive addition to the community.
- ◆ Levi DeShazer. Emphasized the adherence to traffic laws and safety standards that UTV operators must follow, likening them to other road-legal vehicles. He confirmed strong support from the community and reinforced the well-maintained nature of UTVs.
- ◆ Patrick Leary. Stressed that the turnout at the meeting demonstrated strong community support for the side-by-side ordinance, urging the Council to recognize this and approve the measure.
- ◆ Mercedes Massey. The Mayor's daughter, delivered a spirited defense both for the ordinance and her mother. She vehemently condemned the misinformation being spread and personal attacks lodged against supporters, singling out inappropriate online comments directed at her. She assured attendees that the ordinance complied with proper procedures, symbolizing responsible governance.
- ◆ Robyn Toschi. Yielded her time to Steve Toschi.
- ◆ Steve Toschi. Reinforced his critique of preemptive commitments regarding the ordinance, advising each party involved to avoid making personal attacks on those with opposing viewpoints. He highlighted the potential safety risks involved with UTVs when engaged in accidents with motor vehicles.
- ◆ Melissa Warner. Expressed support for the UTV ordinance, citing it as a positive initiative for the community amidst negative publicity. She noted that owners are accountable for lawful operation and insurance.
- ◆ Taylor Deshaw. Shared a personal experience of surviving a significant drop in his UTV without injury and likened the safety of UTVs to motorcycles, arguing for their safe operation at regulated speeds within city limits.
- ◆ Amy Nevitt. She provided a counter-opinion, arguing that off-road vehicles should remain off-road. Her point focused on questioning why recreational desires, potentially provided by UTVs on city streets, should take priority over other community issues requiring attention.
- ◆ Nicholas Hellmich. Argued for personal autonomy in safety decisions, stating that residents should have the freedom to use UTVs. He compared it to firearm ownership, advocating for less government intervention and trusting individuals to make responsible choices.

ORDINANCES – *First Reading*

- 1. Ordinance No. 3319:** An Ordinance to Annex and Designate the Zone of Certain Property Located Between the Northern Terminus of Morten Lane and the South Side of Sykes County Road

Mayor Massey read Ordinance No. 3319 by title. The final reading will be at the next meeting.

2. **Ordinance No. 3320:** An Ordinance Authorizing the Operation of Class IV All-Terrain Vehicles on Streets located within the City of St. Helens, Oregon, and Providing a Penalty for the Violation Thereof

Mayor Massey read Ordinance No. 3320 by title. The final reading will be at the next meeting.

Mayor Massey clarified confusion among attendees who expected a vote, explaining that first readings don't require voting and the ordinance would return for second reading and potential adoption. She noted this process allows additional public input opportunities.

City Recorder Payne confirmed the ordinance would be effective 30 days after adoption if passed at the next meeting on February 18. Mayor Massey corrected misinformation about her role, stating her commitment was only to bring the ordinance forward for Council review, not to guarantee its passage.

AWARD BID/CONTRACT

3. Award Bid and Authorize Mayor to Sign Contract with Common Ground Excavation LLC for Railroad Ave – South 1st Street Watermain Replacement Project No. W-485, in the Amount of \$229,998.94

Motion: Motion made by Council President Chilton and seconded by Councilor Hubbard to award the bid and authorize the mayor to sign. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

4. Final Partition Plat for 80 S. 21st Street
5. Agreement with St. Helens School District for Mutual Use of Facilities

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

CONSENT AGENDA FOR ACCEPTANCE

6. [Ratify] Agreement with Christine Landers for Pro Tem Prosecutorial Services

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

CONSENT AGENDA FOR APPROVAL

7. OLCC Licenses
8. Accounts Payable Bill Lists

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to approve '7' and '8' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

WORK SESSION ACTION ITEMS

Direction on Ballot Measure

Motion: Motion made by Councilor Sundeen and seconded by Council President Chilton to direct staff and legal counsel to prepare an ordinance to adopt a Municipal Services Fee to refer to the voters on the May 19, 2026, ballot, which is to be used for general fund staffing, programs and services in police, library, parks, recreation, community development, administration and municipal court, to maintain current services and create a 20% reserve, which is the minimum reserve best practice.

Councilor Hubbard sought clarification that the fee would apply to all Equivalent Dwelling Units (EDUs) and expressed concern about the 20% reserve requirement. Councilor Sundeen clarified this was directing preparation of an ordinance for voter consideration, not final approval.

Contracted City Attorney Wigod clarified that the Council was voting to direct the City Administrator to prepare an ordinance for review at a special meeting, not voting to refer a measure to voters that evening.

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

Leak Adjustment at 2250 Gable Road (Broadleaf Arbor Apartments)

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to deny the Broadleaf Arbor leak adjustment. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

COUNCIL MEMBER REPORTS

Councilor Sundeen reported...

- Announced the upcoming dedication of a wind phone at McCormick Park on February 19 at 10:30 a.m. and mentioned he would remind everyone at the next meeting.

Council President Chilton reported...

- Nothing to report.

Councilor Hubbard reported...

- Nothing to report.

Councilor Gundersen reported...

- Reported a productive meeting with Romano Capital, with plans to present something to the Council at the next meeting.
- Described a walking tour of Milton Creek Reserve, emphasizing its unique urban natural setting and creek access.

MAYOR MASSEY REPORTS

- Expressed appreciation for citizen involvement and the passionate engagement shown by meeting attendees, emphasizing that providing opportunities for public participation is fundamental to their role. She noted it was particularly encouraging to see people get involved when they care about specific issues.

PROACTIVE ITEMS

OTHER BUSINESS

ADJOURN – 7:55 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