



COUNCIL PUBLIC HEARING

Wednesday, March 01, 2023

APPROVED MINUTES

MEMBERS PRESENT

Council President Jessica Chilton
Councilor Patrick Birkle
Councilor Mark Gundersen
Councilor Brandon Sundeen

MEMBERS ABSENT

Mayor Rick Scholl

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Sharon Darroux, Engineering Manager
Jenny Dimsho, Associate Planner/Community Development Project Manager
Tina Curry, Event Coordinator

OTHERS

Arthur Leskowich	Nick Hemlich
Brady Preheim	Briana Koch
Steve Topaz	Jane Garcia
Jennifer Pugsley	

OPEN PUBLIC HEARING – 6:45 p.m.

TOPIC

1. Business Oregon Community Development Block Grant Request for Funding for Critical Sanitary Sewer Capacity Improvements

Associate Planner/Community Development Project Manager Dimsho read the public notice into the record.

Notice of Public Hearing

The City is eligible for a 2023 Community Development Block Grant from Business Oregon. Community Development Block Grant funds come from the US Department of Housing and Urban Development. The grants can be used for public facilities and housing improvements, primarily for persons with low and moderate incomes.

Approximately \$12 million will be awarded to Oregon non-metropolitan cities and counties in 2023. The maximum grant that a city or county can receive is \$2.5 million for Public Works projects.

The City is preparing an application for a 2023 Community Development Block Grant from Business Oregon for design and engineering of a sanitary sewer improvement project. It is estimated that the project will benefit at least 14,250 persons of whom 51.65% will be low or moderate income.

A public hearing will be held by the City Council at 6:45 p.m. on Wednesday, March 1, 2023 at St. Helens City Council Chambers in City Hall located at 265 Strand Street, St. Helens, OR 97051. The purpose of this hearing is for the City Council to obtain citizen views and to respond to questions and comments about: community development and housing needs, especially the needs of low- and moderate-income persons, as well as other needs in the community that might be assisted with a Community Development Block Grant project; and the proposed project.

Written comments are also welcome and must be received by Wednesday, March 1, 2023. Both oral and written comments will be considered by the City Council in deciding whether to apply.

The location of hearing is accessible to persons with disabilities. Please contact City Hall at (503) 397-6272 if you will need any special accommodations to attend or participate in the meeting.

More information about Oregon Community Development Block Grants, the proposed project, and records about the City's past use of Community Development Block Grant funds is available for public review at City Hall 265 Strand Street, St. Helens, Oregon 97051 during regular business hours. Advance notice is requested. If special accommodations are needed, please contact City Hall at (503) 397-6272 so that appropriate assistance can be provided.

Permanent involuntary displacement of persons or businesses is not anticipated as a result of the proposed project. If displacement becomes necessary, alternatives will be examined to minimize the displacement and provide required/reasonable benefits to those displaced. Any low- and moderate-income housing that is demolished or converted to another use will be replaced.

Dimsho explained that the project is focused on addressing the design and engineering for high priority sewer capacity improvements to the sanitary sewer. She displayed a map of the subject area.

Engineering Manager Darroux explained that the grant will fund the design of basins four and six. Referring to the map, basin six is the sewer main on Gable Road and Sykes Road. Basin four is the sewer main that runs through backyards parallel to Columbia Blvd. They will also do the design for basin five but wait to do construction because basin four will be re-routed and give them more time.

Dimsho talked about the Housing Needs Analysis done in 2019. It found that most of the buildable land is on the west side of the highway and is primarily served by basin six. These improvements are needed for new development. The CDBG program focuses on low to moderate income families and this is well within the intended benefit population.

Public Comments

- ◆ Nicholas Hemlich asked if the roads will be torn up with the construction or if it's only affecting easements.

Darroux responded that basin six improvements will be in the right-of-way and basin four will be in backyards.

- ◆ Brady Preheim asked if this addresses the Comstock property.

Darroux confirmed it will be served by basin six.

- ◆ Steve Topaz asked if there is a definition required for low and median income.

Dimsho said yes, it is set by the US Census.

- ◆ Art Leskowich asked if basin six will tear up Gable Road, which was just recently repaved.

Darroux confirmed that is correct.

CLOSE PUBLIC HEARING – 6:54 pm.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Jessica Chilton
Jessica Chilton, Council President