



# COUNCIL PUBLIC HEARING

Wednesday, October 18, 2023

## APPROVED MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
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  
Jacob Graichen, City Planner  
Jenny Dimsho, Associate Planner  
Suzanne Bishop, Library Director

Crystal King, Communications Officer  
Matt Smith, Police Corporal  
Dylan Gaston, Police Detective  
Bill Monahan, Contracted City Attorney  
Tina Curry, Contracted Event Coordinator

### OTHERS

Steve Topaz	Jennifer Shoemaker
Brady Preheim	Jane Garcia
Steve Toschi	Adrienne Linton
Michelle	Scott Jacobson
B. Gaston	Debbie Parsons
Hayley Starkey	Judy Thompson
Matt R.	Jesse Lagers

Adam St. Pierre	Peter Hautt
Thomas Peck	Kathy Thomas
Mary Anne Anderson	Suzie Dahl
Jen Massey	Leila Wilson
Sabrina Moore	Allison Anderson
Brianna Boice	Todd Jacobson

### OPEN PUBLIC HEARING – 5:00 p.m.

### TOPIC

#### 1. Sale of City-Owned Property located on Kelley Street

City Administrator John Walsh reviewed the property for sale. It is surrounded by other parcels. The sale of the property would make it contiguous with the existing development and allow for more commercial development. Notice of the sale was properly published. The appraisal came back at \$67,000. Some pre-development work has been done on the site.

### PUBLIC TESTIMONY

- ◆ Steve Topaz. The proceedings should stop right now. The public notice must include a full description of the property and a printed or public notice of the appraisal. The appraisal was done but not published in the newspaper. This is the same thing that affected them with the Grow Facility on the Mill site and resulted in court proceedings.

Mayor Scholl requested Attorney Bill Monahan provide feedback on what Steve said. Monahan read through ORS 221.725 Sale of Real Property by City. Notice was published following all the guidelines and the appraisal was made available at the hearing. He confirmed they are compliant.

- ◆ Steve Toschi. He doesn't think that the Council has fully disclosed the nature of the proposed sale. This is a sale of property being traded for 3,600 square cubic yards of fill dirt for a piece of property. The fill has already been delivered to the site for the police station. The Conditional Use Permit was denied by the Planning Commission. Before the hearing, the City went ahead with the deal. There are huge implications of that when the next hearing begins. He is troubled to see that this is on an agenda item. He objects to it.
- ◆ Brady Preheim. He is very confused. This is the biggest case of corruption he has ever seen. Has the dirt already been delivered? Walsh confirmed that it has been delivered. Brady asked how they can accept the dirt for the sale of property when there is no agreement. What happens if they vote no. They are obviously going to vote yes since they already have the dirt. Anyone who votes for this is corrupt. How do you even get dirt for property? There are separate processes. This is corruption. They're getting dirt for a police station that doesn't even have a permit.

Mayor Scholl pointed out that what was said was not exactly true. The dirt was brought in by a respectable contractor who owns the abutting property and the property around it. They talked about this for the Industrial Park Development, not the police station. It benefited the whole development. There was no question that the work performed would exceed the \$67,000. Brady continued to ask if there was an agreement and interrupt the meeting. Mayor Scholl called for order and warned Brady he would be removed from the meeting if he didn't stop interrupting. Mayor Scholl apologized for his behavior. It was brought up when Ken Leahy expressed interest in the property. He guaranteed that the value would exceed \$67,000. It was delivered and covered when there was no rain. The dirt was brought in for the St. Helens Industrial Park. Steve Toschi interrupted and exclaimed that he doesn't believe it was not for the police station when that's the location proposed. Mayor Scholl called for order again.

**CLOSE PUBLIC HEARING – 5:20 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne  
Kathy Payne, City Recorder

/s/ Rick Scholl  
Rick Scholl, Mayor