



COUNCIL REGULAR SESSION

Wednesday, December 04, 2024

APPROVED MINUTES

MEMBERS PRESENT

Mayor Rick Scholl
Council President Jessica Chilton
Councilor Russell Hubbard

MEMBERS ABSENT

Councilor Mark Gundersen
Councilor Brandon Sundeen

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Jacob Graichen, City Planner
Joe Hogue, Acting Police Chief
Suzanne Bishop, Library Director

OTHERS

Steve LeSollen	Arthur Leskowich	Betsy Johnson
Brady Preheim	Jennifer Massey	Jason Morris
Angie C.	Mercedes Massey	Brittany
Patrick Cleary	Adam St. Pierre	

CALL REGULAR SESSION TO ORDER – 7:10 p.m.

PLEDGE OF ALLEGIANCE

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

- ◆ Brady Preheim. Discussed paying for Makerspace rather than Raechel Barry, noting information could be obtained from the recent local business surveys done by Columbia Economic Team (CET). He expressed concerns regarding Spirit of Halloweentown, including parking issues, items purchased by E2C, and the decrease in business revenues, noting his request for the event's financial information, which should have been posted on the City website prior to the meeting.

Mayor Scholl explained parking spaces were blocked off for delivery services to restaurants.

- ◆ Adam St. Pierre. Noted the Twilight truck in Mr. Preheim's driveway had not been used this year for Spirit of Halloweentown.
- ◆ Betsy Johnson, former State Senator. Requested that the City add paved access and curb cuts around North Lake Physical Therapy and the Muckle apartment building to make the corner handicap accessible, which would add value to the downtown area and the elderly and disabled community.

Mayor Scholl confirmed Americans with Disabilities Act (ADA) grants were coming to help add curb cuts and another ADA ramp, noting the Engineering Division had already assessed the scope of the project.

- ◆ **Arthur Leskowich.** Asked why the public notice containing the Dredge Material Management Plan (DMMP) was not discussed during the work session, and why none of the attached maps and drawings were of the St. Helens area. He asked about the status of the plan to fill the lagoon with contaminated dredge materials from the Portland Harbor superfund, noting Council had previously voted to earmark the \$380,000 in grant money for permitting with the Department of Environmental Quality (DEQ) to turn the lagoon into a landfill. He wanted to hear how each Councilor would vote on whether to move forward with the permitting to turn the lagoon into a landfill.

DELIBERATIONS

1. ZA.1.24 - Amendments to the St. Helens Development Code in response to the City's 2019 Housing Needs Analysis to allow "cottage clusters," which are essentially multiple detached homes on a single property. These amendments are also in response to House Bill 4064 (2022) changing how cities can regulate manufactured homes and prefabricated structures, and House Bill 3395 (2023) adding single room occupancies (SROs) to the list of "needed housing" in the ORS and requiring local governments to allow them. Plus, some other related amendments.

Mayor Scholl noted he had gotten phone calls from people whose properties were affected, and he had explained the proposed amendments were in response to State mandates and provided more housing flexibility.

Motion: Motion made by Council President Chilton and seconded by Councilor Hubbard to approve ZA.1.24 Amendments to the St. Helens Development Code as read. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Hubbard

ORDINANCES – Final Reading

2. **Ordinance No. 3305:** An Ordinance Amending the St. Helens Municipal Code Chapters 17.16, 17.24, 17.32, 17.36, 17.40, 17.44, 17.80, 17.88, 17.96, 17.100, 17.108, 17.120, 17.124, 17.132, 17.136, 17.140, 17.148, and 19.20, Pertaining to Oregon Measure 109 (2020) Regarding Psilocybin Land Uses, Oregon House Bill 3109 (2021) Regarding Child Care Land Uses and Other Housekeeping Amendments, Validity Periods for Land Use Decisions in Particular

Mayor Scholl read Ordinance No. 3305 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Hubbard to adopt Ordinance No. 3305. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Hubbard

RESOLUTIONS

3. **Resolution No. 2031:** A Resolution Determining that a Nuisance Exists Upon Property Located at 203 S. Columbia River Hwy. within the City of St. Helens and Ordering the Nuisance Removed

Mayor Scholl read Resolution No. 2031 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Hubbard to adopt Resolution No. 2031. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Hubbard

4. **Resolution No. 2032:** A Resolution Determining that a Nuisance Exists Upon Property Located at 325 The Strand within the City of St. Helens and Directing that Notice to Abate the Nuisance be Posted on Said Premises

Mayor Scholl read Resolution No. 2032 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Hubbard to adopt Resolution No. 2032. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Hubbard

5. Resolution No. 2034: A Resolution to Set 2025 City Public Meetings and Holiday Closures Schedule for City of St. Helens Council, Boards, and Commissions
Mayor Scholl read Resolution No. 2034 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Hubbard to adopt Resolution No. 2034. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Hubbard

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

6. Agreement with Port of Columbia County for Access to Industrial Properties
7. Agreement with RA Barry Consulting for Strategic Planning Consulting Services

Motion: Motion made by Council President Chilton and seconded by Councilor Hubbard to approve '6' and '7' above. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Hubbard

CONSENT AGENDA FOR ACCEPTANCE

8. Library Board Minutes dated October 14, 2024
9. Parks & Trails Commission Minutes dated August 27 and September 9, 2024

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

CONSENT AGENDA FOR APPROVAL

10. Proposed Amendments to Records & Evidence Specialist Job Description
11. Accounts Payable Bill Lists

Motion: Motion made by Council President Chilton and seconded by Councilor Hubbard to approve '10' and '11' above. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Hubbard

WORK SESSION ACTION ITEMS

Request for ADA Improvements

Mayor Scholl noted the request for ADA improvements raised in public comments, noting the goal was to get staff working on curb cuts.

City Administrator Walsh noted Engineering was working on a proposal to bring back to Council.

Council and staff discussed the curb transition improvements needed near the physical therapy building, using a handicap parking spot for the improvements, and Engineering's considerations for the project, including drainage and meeting ADA standards.

COUNCIL MEMBER REPORTS

Council President Chilton thanked Treadway for their work and professional presentation, adding she looked forward to working with them in the future. She will try to attend the Senior Center Board meeting as it was important to get the Senior Center fixed soon. She had witnessed a firetruck and ambulance struggling to get through the poles on Strand Street and asked if about any plans to put lights on the poles so vehicles could navigate easier in an emergency. She stated she had not made up her mind about the lagoon and the landfill, and that she was open to looking at other solutions.

Councilor Hubbard reported it had been great to hear Treadway's presentation, and he was impressed with what the company had pulled off in a short time. He emphasized the Makerspace was important for the Library. He stated he was not in favor of filling the lagoon, unless the City could come up with \$50 million for a new sewer system.

MAYOR SCHOLL REPORT

Mayor Scholl congratulated Christina Sullivan for five years of service and Jenny Dimsho for 10 years of service. He loved seeing the report by Treadway and looked forward to reading it further. Christmas Ships was coming up on December 14, 2024, and there should be adequate room for pedestrians to

watch from the courthouse or River Street, and he invited all to attend. He stated he was waiting to see a feasibility study on the makeup of the lagoon to see if a landfill was possible.

OTHER BUSINESS

City Administrator Walsh noted in addition to grant funding received for the lagoon project, a \$980,000 appropriation was received from the State, as well as Federal Emergency Management Agency (FEMA) money to evaluate the integrity of the berm. The project was presumed to be easy if the berm was of high integrity. The City was still evaluating all the options. The market analysis paid for the \$50 million wastewater treatment plant, but with updated information, the City was only interested in the project if it could be done safely by allocating enough resources toward resiliency efforts to ensure the lagoon would make it through an earthquake, but the funding did not align with that.

Discussion continued about potential uses for the lagoon, including redevelopment scenarios such as making the lagoon a ball field or parking for a boat launch; Frogmore Slough being 180 feet deep while another shelf near the edge was not as deep; testing done to determine whether the lagoon was safe or toxic and whether the berm was vulnerable, and the possible consequences if the berm was not stable in an earthquake.

ADJOURN – 7:44 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Rick scholl
Rick Scholl, Mayor