



# COUNCIL REGULAR SESSION

Wednesday, March 02, 2022 at 7:00 PM

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## COUNCIL MEMBERS:

Mayor Rick Scholl  
Council President Doug Morten  
Councilor Patrick Birkle  
Councilor Stephen R. Topaz  
Councilor Jessica Chilton

## LOCATION & CONTACT:

HYBRID: Council Chambers & Zoom (details below)  
Website | [www.sthelensoregon.gov](http://www.sthelensoregon.gov)  
Email | [kpayne@sthelensoregon.gov](mailto:kpayne@sthelensoregon.gov)  
Phone | 503-397-6272  
Fax | 503-397-4016

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## AGENDA

### CALL REGULAR SESSION TO ORDER

### PLEDGE OF ALLEGIANCE

### VISITOR COMMENTS – *Limited to five (5) minutes per speaker*

### ORDINANCES – *First Reading*

- 1. Ordinance No. 3281:** An Ordinance to Annex and Designate the Zone of Certain Property Located Southeast of the Intersection of Pittsburg Road and Meadowview Drive

### RESOLUTIONS

- 2. Resolution No. 1947:** A Resolution Determining that Unsafe Structures Exist Upon Properties as Described in Exhibit A and Directing that Notice to Abate the Nuisance be Posted on Said Premises
- 3. Resolution No. 1948:** A Resolution of the City of St. Helens, Oregon Authorizing a Loan from the Special Public Works Fund by Entering into a Financing Contract with the Oregon Infrastructure Finance Authority

### CONSENT AGENDA FOR APPROVAL

- 4. Council Minutes:**
  - Executive Session Minutes dated February 11 and 16, 2022
  - Work Session, Executive Session, Public Hearing, and Regular Session Minutes dated February 16, 2022
  - Executive Session Minutes dated February 22, 2022

- 5. OLCC Licenses**

- 6. Accounts Payable Bill Lists**

### WORK SESSION ACTION ITEMS

### COUNCIL MEMBER REPORTS

### MAYOR SCHOLL REPORTS

### OTHER BUSINESS

### ADJOURN

**VIRTUAL MEETING DETAILS**

Join: <https://us02web.zoom.us/j/89995554981?pwd=emtNVkpXU0s5emFtS1BwUEFHVGZMQT09>

Meeting ID: 899 9555 4981

Passcode: 010652

Dial: 1-253-215-8782

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The St. Helens City Council Chambers are handicapped accessible. If you wish to participate or attend the meeting and need special accommodation, please contact City Hall at 503-397-6272 in advance of the meeting.

Be a part of the vision...Get involved with your City...Volunteer for a City of St. Helens Board or Commission!

For more information or for an application, stop by City Hall or call 503-366-8217.

**City of St. Helens**  
**ORDINANCE NO. 3281**

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN  
PROPERTY LOCATED SOUTHEAST OF THE INTERSECTION OF PITTSBURG  
ROAD AND MEADOWVIEW DRIVE

**WHEREAS**, applicant Jeanne Morain has requested to annex to the City of St. Helens certain property located southeast of the intersection of Pittsburg Road and Meadowview Drive. This property is also described in **Exhibit A** and depicted per **Exhibit B**; and

**WHEREAS**, the applicant has consented in writing to the proposed annexation; and

**WHEREAS**, the applicant constitutes 1) all the owners of the property to be annexed, and 2) more than half of the owners of the property to be annexed own more than half of such property representing more than half of the assessed value pursuant to ORS 222.170(1); and

**WHEREAS**, the City Council must determine the incorporated Comprehensive Plan Map designation and the Zone Map designation; and

**WHEREAS**, appropriate notice has been given and a public hearing was held February 16, 2022 on the annexation proposal; and

**WHEREAS**, the Council has considered findings of compliance with criteria and law applicable to the proposal.

**NOW, THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:**

**Section 1.** The above recitations are true and correct and are incorporated herein by this reference.

**Section 2.** The property described in **Exhibit A** and depicted in **Exhibit B** is hereby accepted for annexation to the City of St. Helens.

**Section 3.** The St. Helens Zoning Ordinance Map is hereby amended to reflect that the property described herein shall be zoned Moderate Residential (R7).

**Section 4.** The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as Suburban Residential (Incorporated).

**Section 5.** The land is classified as "Developing" in accordance with Chapter 17.112 of the St. Helens Community Development Code (SHMC Title 17) and OAR 660-08-0005.

**Section 6.** In support of the above annexation and amendments described herein, the Council hereby adopts the Annexation A.5.21 Findings of Fact and Conclusions of Law, attached hereto as **Exhibit C** and made part of this reference.

**Section 7.** The effective date of this Ordinance shall be 30 days after approval, in accordance with the City Charter and other applicable laws.

Read the first time: March 2, 2022  
Read the second time: March 16, 2022

**APPROVED AND ADOPTED** this 16<sup>th</sup> day of March 2022 by the following vote:

Ayes:

Nays:

\_\_\_\_\_  
Rick Scholl, Mayor

ATTEST:

\_\_\_\_\_  
Kathy Payne, City Recorder

EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land located in the E ½, of Section 6, Township 4 N., Range 1 W., Willamette Meridian, Columbia County, Oregon, more specifically described as follows:

Beginning at a point at the Southeast corner of the intersection of Pittsburg Road and Meadow View Drive also the **True Point of Beginning**;

Thence, Southerly along the east right-of-way line of Meadow View Drive to the most Northerly point of Parcel 1 of Partition Plat No. 1995-19 (recorded as instrument no. 95-04731);

Thence, South 23°42'46" East a distance of 1,424.96 feet;

Thence, South 88°27'31" East a distance of 335 feet;

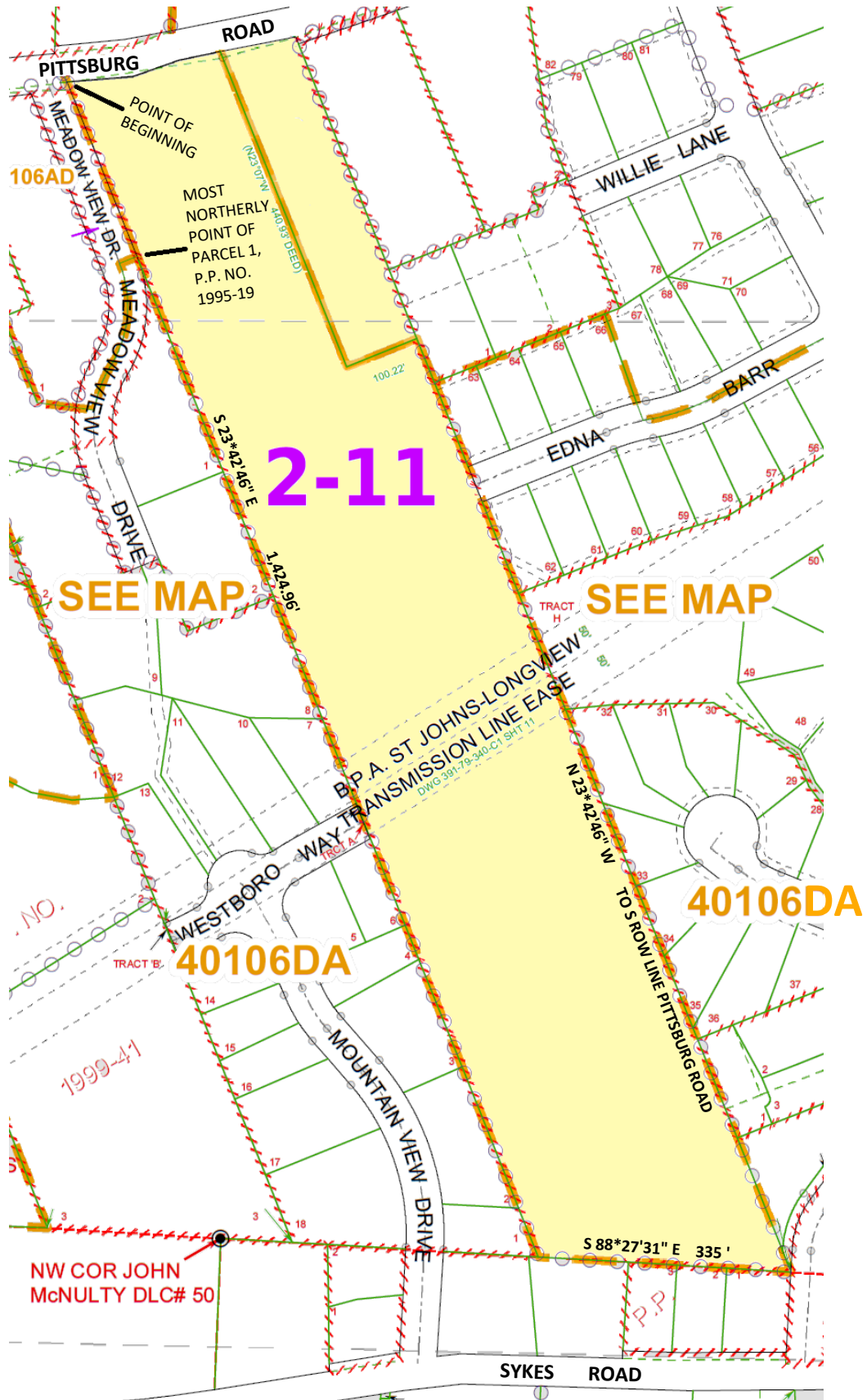
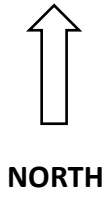
Thence, North 23°42'46" West to the southerly right-of-way line of Pittsburg Road;

Thence, Westerly along said right-of-way line to the **True Point of Beginning**.

ORD. NO. 3281 EXHIBIT B

E. 1/2 SEC.6 T.4N. R.1W. W.M.

COLUMBIA COUNTY



**CITY OF ST. HELENS PLANNING DEPARTMENT  
FINDINGS OF FACT AND CONCLUSIONS OF LAW  
Annexation A.5.21**

**APPLICANT:** Jeanne Morain  
**OWNERS:** Chieko Comstock  
**ZONING:** Columbia County’s Single-Family Residential (R-10)  
**LOCATION:** Southeast of the intersection of Pittsburg Road & Meadowview Drive  
 4N1W-6D-604 and 4N1W-6AD-2600  
**PROPOSAL:** The property owner filed consent to annex because they would like to use the City’s development rules and connect to City utilities.

**SITE INFORMATION / BACKGROUND**

The subject property is made up of two undeveloped lots, one lot at 1-acre and one at 11 acres. Both lots abut Pittsburg Road to the north. Meadowview Drive abuts and follows the westerly property line for about 270 feet. Willie Lane, although not entirely developed as a street stub, has potential to connect to the property from the east side (See PP 2003-10). Edna Barr Lane (part of the Meadowbrook Subdivision Phase 4) is stubbed to the eastern property line too. About halfway through the property, there is a riparian area (R-MC-18) which has a 75’ upland protection zone. This stream divides the property approximately into two halves. The northern half slopes from Pittsburg Road to this stream gradually, and then very steeply once close. The southern half of the property is relatively flat. Just to the south of the stream, Westboro Way stubs to the west side of this property. Just south of Westboro Way, there are wetlands (MC-2) with a 50’ upland protection zone. These wetlands divide the southern half further into two halves, creating three distinct areas for development. The remaining southern third has potential to connect to Barr Avenue through via easement or by a mechanism that brings the public right-of-way to the property (i.e., right-of-way dedication or lot line adjustment).

**PUBLIC HEARING & NOTICE**

**Public hearing** before the Planning Commission for *recommendation to the City Council*: January 11, 2022. Public hearing before the City Council: February 16, 2022.

**Notice** of this proposal was sent to the Oregon Department of Land Conservation and Development on December 7, 2021 through their PAPA Online Submittal website.

**Notice** of this proposal was sent to surrounding property owners within 300 feet of the subject property on December 17, 2021 via first class mail. Notice was sent to agencies by mail or e-mail on the same date.

**Notice** was published on December 29, 2021 in The Chronicle newspaper.

## AGENCY REFERRALS & COMMENTS

**Columbia County Land Development Services:** Supports the annexation. The properties are within the City's UGB and are surrounded by incorporated properties on all sides.

### APPLICABLE CRITERIA, ANALYSIS & FINDINGS

#### SHMC 17.08.040 (1) – Quasi-judicial amendment and standards criteria

- (a) A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:
  - (i) The applicable comprehensive plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community; and
  - (ii) The applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197, until acknowledgment of the comprehensive plan and ordinances; and
  - (iii) The standards applicable of any provision of this code or other applicable implementing ordinance.
- (b) Consideration may also be given to:
  - (i) Any applicable evidence of change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or zoning map as it relates to the property which is the subject of the development application.

**Discussion: (a)(i)** The Comprehensive Plan designation for the subject property is Rural Suburban Unincorporated Residential (RSUR).

There is no known conflict with the general Comprehensive Plan policies identified in Chapter 19.08 SHMC. Note that SHMC 19.08.030 discusses public services and facilities and includes utility provisions (e.g., water and sewer) as well as services such as police and library. In sum, all services are intertwined; the consent to annexation allows connection to City sewer to support existing and future development on the subject property, and, once annexed, all other City services/facilities. By this process, the proposal complies with this aspect of the Comprehensive Plan.

Annexing this property creates no conflicts with the specific Comprehensive Plan policies identified in Chapter 19.12 SHMC. In addition, there is no known conflict with the addendums to the Comprehensive Plan which includes Economic Opportunities Analysis (Ord. No. 3101), Waterfront Prioritization Plan (Ord. No. 3148), the Transportation Systems Plan (Ord. No. 3150), the Corridor Master Plan (Ord. No. 3181), the Parks & Trails Master Plan (Ord. No. 3191), the Riverfront Connector Plan (Ord. No. 3241), and the Housing Needs Analysis (Ord. No. 3244). **However, there are Comprehensive Plan policies and the Housing Needs Analysis does apply to the applicable designation and zoning district for annexation. These are discussed further below.**

There is no evidence that this proposal will be contrary to the health, safety, and welfare of the community.



**(a)(ii)** The City’s Comprehensive Plan has been adopted by the State, thus, the applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197 do not need to be analyzed per this section.

**(a)(iii)** In addition, Section 3 of the City’s Charter states that “annexation, delayed or otherwise, to the City of St. Helens, may only be approved by a prior majority vote among the electorate.” However, during the 2016 Legislative Assembly, Senate Bill 1578 was passed. It states that a City shall annex the territory without submitting the proposal to the electors if certain criteria are met:

1. Property is within the UGB
2. Property will be subject to the City’s Comprehensive Plan
3. Property is contiguous to the City limits or is separated by only a public right of way or body of water
4. Property conforms to all other City requirements

This property is within the UGB, will be subject to the City’s Comprehensive Plan, and is contiguous to the City limits on three sides. As this proposal meets these criteria, this property will **not** be subject to a majority vote among the electorate.

Other provisions applicable to this proposal are discussed elsewhere herein.

**(b)** There is no evidence of a change in neighborhood, or mistake or inconstancy in the Comprehensive Plan or Zoning Map.

**Finding:** The quasi-judicial amendment and standards criteria are met.

### **SHMC 17.08.060 – Transportation planning rule compliance**

- (1) Review of Applications for Effect on Transportation Facilities. A proposed comprehensive plan amendment, zone change or land use regulation change, whether initiated by the city or by a private interest, shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with OAR 660-012-0060 (the Transportation Planning Rule (“TPR”). “Significant” means the proposal would:
  - (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);
  - (b) Change standards implementing a functional classification system; or
  - (c) As measured at the end of the planning period identified in the adopted transportation system plan:
    - (i) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
    - (ii) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP; or
    - (iii) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.
- (2) Amendments That Affect Transportation Facilities. Comprehensive plan amendments, zone changes or land use regulations that significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the TSP. This shall be accomplished by one or a combination of the following:

- (a) Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.
  - (b) Amending the TSP or comprehensive plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of OAR 660-012-0060.
  - (c) Altering land use designations, densities, or design requirements to reduce demand for vehicle travel and meet travel needs through other modes of transportation.
  - (d) Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.
- (3) Traffic Impact Analysis. A traffic impact analysis shall be submitted with a plan amendment or zone change application, as applicable, pursuant to Chapter 17.156 SHMC.

**Discussion:** This section reflects State law regarding the Transportation Planning Rule (TPR): Transportation Planning Rule (TPR), OAR 660, Division 12. The TPR requires that where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures to assure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility. **Current zoning of the property is Columbia County’s Single-Family Residential (R-10) and the City’s default zoning options are Moderate Residential (R7) or Suburban Residential (R10).**

Generally, when comparing potential land use impact on transportation facilities, the *reasonable worst case scenario* for the existing and proposed designation/zone are considered. The potential land uses are very similar for both the City and County for R7 and R10 zoning districts. In addition, the City’s zoning is comparable to the County with regards to the possible intensity of uses allowed and potential vehicular trips generated. Thus, this proposal will not affect an existing or planned transportation facility.

There are *special considerations* for zoning properties R5 or AR upon annexation. These are discussed under SHMC 17.28.030 (2) below. City R5 and AR zoning allows 5,000 and 4,000 square feet, respectively, for single-family dwellings, while County R-10 zoning requires 10,000 square feet. For purposes of the TPR, this is doubles the potential intensity of use of the property. If R5 or AR zoning is considered for all or a portion of the subject property as part of this annexation, a transportation impact analysis would be warranted. No such analysis has been provided to support AR or R5 zoning. However, the city will have the opportunity to require a traffic impact analysis with any future subdivision proposal too.

**Finding:** Transportation facilities will not be significantly affected by this proposal, as the Council selected R7 zoning for the entire property.

#### **SHMC 17.28.030(1) – Annexation criteria**

- (a) Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
- (b) Comply with comprehensive plan amendment standards and zoning ordinance amendment standards and not be in conflict with applicable comprehensive plan policies and implementing ordinances; and
- (c) Complies with state laws; and

- (d) Abutting roads must meet city standards or property owner will be required to sign and record an irrevocable consent to local improvement district; and
- (e) Property exceeding 10 acres in gross size must show a need on the part of the city for such land if it is designated residential (e.g., less than five years' supply of like designated lands in current city limits).

**Discussion: (a) Water** – City water is available adjacent to the property in multiple locations: within Pittsburg Road, stubbed at Westboro Way to the west, stubbed at Edna Barr Lane to the east, located along Meadowview Drive and along Barr Avenue.

Regarding capacity, the City's current water capacity is 6 million gallons/day and the peak flow, usually in the summer, is 3 to 4 million gallons/day. Additionally, the City has the capacity of approximately 10 million gallons to meet future demands. Any additional uses that occur on the subject property can be accommodated by the City's municipal water system as infrastructure has substantial capacity available.

**Sewer** – City sanitary sewer is available to the property in multiple locations: stubbed at Westboro Way to the west and stubbed at Edna Barr Lane and along Barr Avenue to the east. Within Pittsburg Road, the sanitary sewer is located approximately 615 feet away from the edge of the subject property.

With regards to capacity, the City's wastewater treatment plant currently has a daily limit (physically and as permitted by DEQ) to handle over 50,000 pounds of Biochemical Oxygen Demand (BOD) and a monthly average limit of 26,862 pounds. This is the "loading" or potency of the wastewater received by the plant. The average daily BOD is well below this at only 1,500 pounds. Thus, any potential uses that occur on the subject property can be accommodated by the City's sanitary sewer system as infrastructure is in place and there is substantial capacity available.

**Transportation** - Transportation facilities will not be significantly affected by this proposal assuming with R7 zoning. Given the size of the property, a traffic impact analysis is likely to be required at the time of application for land division (e.g., subdivision).

**Finding:** Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area.

**(b)** The land use of the subject property is entirely vacant. Zoning considerations are discussed under SHMC 17.28.030(2) below.

**Finding:** There is no known conflict with the Comprehensive Plan and implementing ordinances.

**(c) With regards to Oregon Revised Statutes (ORS), city annexations of territory must be undertaken consistent with ORS 222.111 to 222.183.**

Pursuant to ORS 222.111(1), a City may only annex territory that is not within another City, and the territory must either be contiguous to the annexing City or be separated from the City only by

a body of water or public right-of-way. The subject property is not within another City's jurisdiction and City of St. Helens corporate limits lies on the east, south, and west of the subject property.

Although undertaking an annexation is authorized by state law, the manner in which a city proceeds with annexation is also dictated in the city charter. ORS 222.111(1) references a city's charter as well as other ORS. St. Helens' Charter requirements pertaining to annexations are noted above.

Per ORS 222.111(2) an annexation may be initiated by the owner of real property or the city council. This annexation request was initiated by the property owner. Further, ORS 222.125 requires that that all property owners of the subject property to be annexed and at least half of the electors residing on the property consent in writing to the annexation. These documents were submitted with the annexation application.

**ORS 197.175(1) suggests that all annexations are subject to the statewide planning goals.**

The statewide planning goals that could technically apply or relate to this proposal are Goals 1, 2, 10, 11 and 12.

***Statewide Planning Goal 1: Citizen Involvement.***

*Goal 1 requires the development of a citizen involvement program that is widespread, allows two-way communication, provides for citizen involvement through all planning phases, and is understandable, responsive, and funded.*

Generally, Goal 1 is satisfied when a local government follows the public involvement procedures set out in the statutes and in its acknowledged comprehensive plan and land use regulations.

The City's Development Code is consistent with State law with regards to notification requirements. Pursuant to SHMC 17.20.080 at least one public hearing before the Planning Commission and City Council is required. Legal notice in a newspaper of general circulation is also required. The City has met these requirements and notified DLCD of the proposal.

***Statewide Planning Goal 2: Land Use Planning.***

*This goal requires that a land use planning process and policy framework be established as a basis for all decisions and actions relating to the use of land. All local governments and state agencies involved in the land use action must coordinate with each other. City, county, state and federal agency and special districts plans and actions related to land use must be consistent with the comprehensive plans of cities and counties and regional plans adopted under Oregon Revised Statutes (ORS) Chapter 268.*

Generally, Goal 2 requires that actions related to land use be consistent with acknowledged Comprehensive Plans and coordination with affected governments and agencies and be based on an adequate factual base. The City has an adopted Comprehensive Plan, compliance of this proposal which is addressed herein. Moreover, explanation and proof of coordination

with affected agencies and factual base are described herein, as well, including inventory, needs, etc.

### ***Statewide Planning Goal 10: Housing***

*Goal 10 requires buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.*

This Goal has a couple components: 1) inventorying of land for housing need, and 2) demographic broad spectrum housing availability in both quantity and variety of type.

### **Inventorying**

St. Helens completed and adopted a Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI) in 2019 (Ordinance No. 3244). The results of the housing needs analysis indicates that the current St. Helens Urban Growth Boundary is sufficient to accommodate future housing needs, with a small deficiency of high-density land for multi-family development.

Per the HNA, Commercial/Mixed Use land can make up for the high-density land deficiency. Even though there are no guarantees Commercial/Mixed Use lands will be used for residential purposes, the following residential developments on commercial/mixed use lands since the inventorying effort of the HNA creation process are noteworthy:

- St. Helens Place Apartments at 700 Matzen Street. Originally approved by Conditional Use Permit CUP.2.18 in 2018, this 204-unit multi-dwelling project was completed late 2020.

Zone: General Commercial. Total acres used: 7.72 out of 7.72 ac.

- Broadleaf Arbor: A Gathering Place being developed by the Northwest Oregon Housing Authority (NOHA) and Community Development Partners at 2250 Gable Road. Originally approved by Conditional Use Permit CUP.3.19, this 239-unit multi-dwelling project is currently under construction. The site has wetlands that will be preserved so only a portion of the property will be developed.

Zone: General Commercial, GC. Total acres used: approx. 13.7 ac. out of 16.7 ac.

Based on these two projects alone, the high-density deficiency is resolved, or at least will be assuming the completion of Broadleaf Arbor: A Gathering Place.

Land Need (net acres)	
Low Density*	240
Medium Density**	40
High Density	24
Manufactured Home Parks	5
<b>Total</b>	<b>309</b>
Buildable Land Inventory (net acres)	
Low Density	532
Medium Density	93
High Density	16
Manufactured Home Parks	45
Commercial/Mixed Use***	19
<b>Total</b>	<b>705</b>
UGB Land Surplus/Deficit (net acres)	
Low Density*	293
Medium Density**	53
High Density	(8)
Manufactured Home Parks	40
Commercial/Mixed Use	19
<b>Total</b>	<b>397</b>
<b>Adequacy of UGB to meet housing need</b>	adequate

\* Includes detached units and mobile homes. \*\* Includes townhomes, plexes and group quarters.

**Left:** This table summarizes the City’s HNA findings. Bubbled in red reflects the surplus of low density lands, medium density lands, and deficit of high density lands. These numbers reflect a projection of residential land needs accommodating a 20-year housing demand forecast (from 2019).

Low density lands include:  
R10 and R7 zoning

Medium density lands include:  
R5 and MHR

High density lands include:  
AR zoning

Since the fundamentals of the Housing Needs Analysis (HNA) are met, the City Council was not compelled to select AR or R5 zoning, and instead considered R7 or R10 which was consistent with surrounding development and zoning.

**Demographic broad spectrum housing availability in both quantity and variety of type.**

As shown by the table below, both R5 and AR allow both attached single-family dwellings and multifamily development (3 or more units), that the R10 and R7 zones do not allow. Further discussion of zoning is under SHMC 17.28.030 (2) below.

**TABLE:** P = Permitted      N = Not allowed      C = Conditionally Permit

**Current Residential Uses by Zoning District – December 2021**

Zone Use	R10	R7	R5	AR	MHR	MU	RD, Marina	RD, Plaza	RD, Mill	HBD	GC	HC	LI	HI	PL
Detached SFD	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
Attached SFD	N	N	P	P	N	P	N	N	P	P	N	N	N	N	N
Manf Home	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
M Home Park	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Duplex	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
Multifam (3+)	N	N	C	P	C	C	C	N	P	C	C	N	N	N	N
ADU / 2 <sup>nd</sup> Detached SFD	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
RV Park	N	N	N	N	C	C	C	N	N	N	C	C	C	C	C
Above DU	N	N	N	N	N	P	P	P	P	P	P	C	N	N	N
Cottage Clust	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

**Statewide Planning Goal 11: Public Facilities and Services.**

*Goal 11 requires cities and counties to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. The goal requires that urban and rural development be "guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable and rural areas to be served."*

City sanitary sewer and water capacities are adequate to serve the subject property. This is explained above. The existing development is adequately served.

**Statewide Planning Goal 12: Transportation.**

*Goal 12 requires cities, counties, metropolitan planning organizations, and ODOT to provide and encourage a "safe, convenient and economic transportation system." This is accomplished through development of Transportation System Plans based on inventories of local, regional and state transportation needs. Goal 12 is implemented through OAR 660, Division 12, also known as the Transportation Planning Rule ("TPR"). The TPR contains numerous requirements governing transportation planning and project development.*

Traffic impacts and the City's provisions that address the TPR are explained above. This proposal will not significantly affect an existing or planned transportation facility if zoned R7 or R10.

**(d)** The subject property has access off Pittsburg Road which lacks frontage improvements abutting the property. Pittsburg Road is a county-jurisdiction road and is classified as a minor arterial. The existing right-of-way for minor arterials is 60' which is not met. Some sections of Pittsburg Road abutting this property are at 40' and some are at 50'. **However, this property not the subject of a current development land use review, which provides the legal nexus and proportionality to require such frontage improvements or right-of-way dedications.** As such, no improvements are warranted with this proposal. At the time of future land division and/or development, these items would be considered.

**(e)** The subject property is greater than 10 acres in size and will be zoned residential. Therefore, this criterion requires that a "need" of the annexation for the city. Need in the context of this criterion is not defined (and not explicitly related to the Housing Needs Analysis), except one example is given (i.e., less than 5 years' supply) in the criterion.

Per a Oregon Housing and Community Services publication Building on New Ground: Meeting Oregon's Housing Need (February 2021) <https://www.oregon.gov/ohcs/about-us/Documents/RHNA/02-21-2021-ECONW-OHCS.pdf>:

In the last few years, the region's housing affordability crisis has deepened. The 2020 wildfire season destroyed entire communities, resulting in the loss of 4,000 homes. The COVID crisis has resulted in growing unemployment and economic uncertainty, which, without further policy intervention, will accelerate economic inequities and increase the number of households facing housing instability and homelessness. Population continues to increase in the region.

Over the next 20 years, Oregon will need about 584,000 total new homes. Nearly one quarter of these units are needed now to accommodate today's population. These roughly 140,000 homes would overcome Oregon's chronic underproduction of housing, house those who are currently experiencing homelessness, and add supply to the overall market to increase housing choice and reduce cost burdening for low-income households.

To begin making progress toward this need, over the next five years, the state would need to add between 145,000 and 195,000 units. In other words, Oregon's housing developers would need to produce between 30,000 units and 40,000 units every year. Over the past 5 years, Oregon has seen an average of just 20,000 units per year. Our state would need to increase its total production of housing by at least 50 percent, and as much as double production to tackle underproduction in the near term.

This land remaining in the County and not utilizing the city's standards for urban density does not support addressing this trend. There is an undisputed need for housing in the region.

Another need are proper street connections. Several streets stub to the subject property. At least two of these: Willie Lane and Edna-Barr Lane are "dead-end" streets greater than 150 feet with no fire turn around meeting any acceptable standards. A subdivision with urban density will help resolve this: the land division will warrant consideration of street extensions within the site and the urban density will make street extensions/development more feasible.

In addition to housing need and transportation need, the Planning Commission also considered that even though the gross acreage of the property is 12 acres, much is encumbered with sensitive lands. When the wetlands, riparian area, and upland protection zones are removed, the net developable acreage is less than 10 acres, which the Commission argued would make this criterion not applicable to the property. However, the criterion explicitly notes gross size, so staff does not recommend relying on this finding by the Commission alone.

**Finding:** There is a need for both housing at urban densities and transportation improvements.

### **SHMC 17.28.030 (2) – Annexation criteria**

The plan designation and the zoning designation placed on the property shall be the city's zoning district which most closely implements the city's comprehensive plan map designation.

**Discussion:** The Comprehensive Plan designation is currently Rural Suburban Unincorporated Residential (RSUR). Upon annexation, the subject property's Comprehensive Plan designation shall be Suburban Residential (Incorporated) SR.

The City's zoning options upon annexation are R7, R10, or under *special circumstances*, R5 or AR. See SHMC 19.12.060(2)(c) below for the special circumstances.

### **Per SHMC 19.12.060 Rural Suburban Unincorporated Residential Goals and Policies:**

- (1) Goals. To provide sufficient area for urban development that will accommodate a variety of housing types.
- (2) Policies. It is the policy of the city of St. Helens to:



- (a) Work with the county on partition and subdivision applications for these lands to ensure that they are divided in a manner that does not hinder future urbanization.
- (b) Zone the rural suburban-unincorporated residential at R7 or R10 upon annexation to the city unless circumstances listed in subsection (2)(c) of this section exist.
- (c) Consider zoning lands with the rural suburban-unincorporated residential category for R5 or AR if the following conditions are found:**
  - (i) The parcel is vacant and larger than two acres in size.**
  - (ii) The carrying capacity of the public services, including but not limited to streets, sewer, and water, are sufficient for higher density development.**
  - (iii) The county and city determine, due to the pattern of development in the city and within the urban growth area, that other lands are more appropriate for these designations.**

The parcel is larger than two acres in size and the public services are available. The City Council may consider if this area warrants higher density than R7 or R10 by looking at the pattern of development in the City and within the Urban Growth Boundary.

Things to consider in relation to the zoning of the property:

- The city's housing needs are technically met for the next approximate 20 years. The highest density zoning is the only category that is close to a deficiency (i.e., no large surplus).
- However, as noted above, R5 or AR may have an impact on the transportation system (not known without a study). A TIA would be needed as part of this annexation for R5 or AR to be considered. No study is in the record. Note that a TIA would still be required at the time of any future subdivision of 25 or more lots, which is possible for this larger property.
- R5 and AR not only allow higher densities, but also allow uses that are *not* already allowed in surrounding neighborhoods (attached single-family dwellings).
- All surrounding zoning is R10 or R7 which are similar to the types of residential uses allowed. The default zoning for this property would be R10 zoning at the northly half of the property with R7 zoning to the south, using the BPA easement as the dividing line, roughly. Another option that Council could consider while remaining consistent with the surrounding development in the types of housing allowed, would be R7 for the entire site (with no split).
- The Planning Commission recommended R7 for the entire property in part because the sensitive lands and their respective upland protection zones will dictate a certain amount of protected open space for the subdivision. The sensitive lands create three separate and distinct development areas which will inherently result in a subdivision that contains more open space and separation. This Commission felt this would be perceived as a less dense development overall. The City Council agreed with this.

**Finding:** Upon annexation, the subject property's Comprehensive Plan designation shall be Suburban Residential (Incorporated) SR and be zoned entirely Moderate Residential, R7.

**SHMC 17.112.020 – Established & Developed Area Classification criteria**

- (1) Established Area.
  - (a) An “established area” is an area where the land is not classified as buildable land under OAR 660-08-0005;
  - (b) An established area may include some small tracts of vacant land (tracts less than an acre in size) provided the tracts are surrounded by land which is not classified as buildable land; and
  - (c) An area shown on a zone map or overlay map as an established area.
- (2) Developing Area. A “developing area” is an area which is included in the city’s buildable land inventory under the provisions of OAR except as provided by subsection (1)(b) of this section.

**Discussion:** OAR 660-008-0005 classifies *buildable land* as:

Residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered “suitable and available” unless it:

- (a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
- (b) Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
- (c) Has slopes of 25 percent or greater;
- (d) Is within the 100-year flood plain; or
- (e) Cannot be provided with public facilities.

OAR 660-008-0005 generally defines “Buildable Land” as vacant residential property not constrained by natural hazards or resources, and typically not publicly owned. There are areas on the property which are subject to natural resource protection measures (locally significant wetlands and riparian areas). However, there is still ample land classified as buildable for it to be deemed “developing.”

**Finding:** The subject property should be designated as a “developing area.”

### CONCLUSION & DECISION

**Based upon the facts and findings herein and the recommendations of staff and the Planning Commission, the City Council approves this annexation and that upon annexation, the subject property have a Comprehensive Plan designation of Suburban Residential (Incorporated) SR, be zoned Moderate Residential (R7) and be designated as “developing.”**

\*This annexation will **not** be subject to voter approval subsequent to this land use process.\*

\_\_\_\_\_  
Rick Scholl, Mayor

\_\_\_\_\_  
Date

City of St. Helens  
**RESOLUTION NO. 1947**

A RESOLUTION DETERMINING THAT UNSAFE STRUCTURES EXIST UPON  
PROPERTIES AS DESCRIBED IN EXHIBIT A AND DIRECTING THAT NOTICE TO  
ABATE THE NUISANCE BE POSTED ON SAID PREMISES

**WHEREAS**, St. Helens Municipal Code (SHMC) Section 8.14.040(1) provides that “When a structure or equipment is found by an enforcement official to be unsafe, unfit for human occupancy, or otherwise unlawful, such structure or equipment is in violation of this chapter and a nuisance which shall be abated as set forth in SHMC 8.12.220 through 8.12.290, Chapter 15.20 SHMC, or such other methods of code compliance or nuisance abatement as are provided by law or the code.;

**WHEREAS**, St. Helens Municipal Code (SHMC) Section 8.14.040(4) provides that a structure is unfit for human occupancy whenever the building official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this chapter, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

**NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:**

**Section 1.** The structures located at the addresses as described in Exhibit A, constitute a nuisance under SHMC Chapter 8.14.040(4), due to the lack of potable water creating an insanitary condition for the occupants and the public. The structure(s) was previously posted as uninhabitable but that posting has not resolved the problem of persons occupying the premises without legal, potable water.

**Section 2.** Council hereby directs that the premises as described in Exhibit A to be vacated until such time that legal, potable water service is restored. Any person(s) found occupying the building prior to a legal, potable water service being restored will be subject to a citation pursuant to SHMC 8.12.260.

**Section 3.** The City Recorder shall cause a copy of said notice to be forwarded by registered or certified mail, postage prepaid, to the person in charge of the property at the last known address of such person. That notice shall contain all the elements listed in paragraph 2., supra, that is, the posting. If the person responsible for the nuisance is not the owner, an additional notice shall be sent to the owner, stating that the cost of abatement not paid by the person responsible may be assessed to and become a lien on the property.

**Approved and adopted** by the City Council on March 2, 2022, by the following vote:

Ayes:

Nays:

\_\_\_\_\_  
Rick Scholl, Mayor

ATTEST:

\_\_\_\_\_  
Kathy Payne, City Recorder

**EXHIBIT A**  
**Resolution No. 1947**

<b>UB Account #</b>	<b>Service Address</b>
<a href="#"><u>22-04465-003</u></a>	2154 Oregon St #42
<a href="#"><u>22-04360-003</u></a>	2154 Oregon St #8
<a href="#"><u>21-03947-000</u></a>	155 Michael Ave
<a href="#"><u>22-00650-000</u></a>	445 N 6th St
<a href="#"><u>22-01396-002</u></a>	1321 West St
<a href="#"><u>23-03053-000</u></a>	275 Dubois Ln
<a href="#"><u>23-03109-000</u></a>	62 S 21st St

*City of St. Helens*  
**RESOLUTION NO. 1948**

A RESOLUTION OF THE CITY OF ST. HELENS, OREGON AUTHORIZING A LOAN FROM THE SPECIAL PUBLIC WORKS FUND BY ENTERING INTO A FINANCING CONTRACT WITH THE OREGON INFRASTRUCTURE FINANCE AUTHORITY

**WHEREAS**, the City Council (the "Governing Body") of the City of St. Helens (the "Recipient") finds the following; and

**WHEREAS**, the Recipient is a "municipality" within the meaning of Oregon Revised Statutes 285B.410(9); and

**WHEREAS**, Oregon Revised Statutes 285B.410 through 285B.482 (the "Act") authorize any municipality to file an application with the Oregon Infrastructure Finance Authority of the Business Development Department ("OBDD") to obtain financial assistance from the Special Public Works Fund; and

**WHEREAS**, the Recipient has filed an application with the OBDD to obtain financial assistance for a project within the meaning of the Act. The project is described in that application (the "Project"); and

**WHEREAS**, the Recipient is required, as a prerequisite to the receipt of financial assistance from the OBDD, to enter into a Financing Contract with the OBDD, number B21006, substantially in the form attached hereto as **Exhibit A**; and

**WHEREAS**, the OBDD has approved the Recipient's application for financial assistance from the Special Public Works Fund pursuant to the Act; and

**WHEREAS**, notice relating to the Recipient's consideration of the adoption of this Resolution was published in full accordance with the Recipient's charter and laws for public notification; and

**WHEREAS**, on March 17, 2021, the City Council authorized the City to apply to the Business Oregon Infrastructure Finance Authority's Special Public Works Fund for a low-interest loan to develop and construct public infrastructure to support redevelopment of the Riverfront District (Resolution No. 1912); and

**WHEREAS**, on June 4, 2021, the City was notified by Business Oregon of a successful loan award of \$14,667,678; and

**WHEREAS**, the City of St. Helens desires to participate in this loan program as a means of furthering redevelopment of the Riverfront District by providing design and construction of the St. Helens Riverwalk boardwalk and trail, the Columbia View Park stage, Strand Street and S. 1<sup>st</sup> Street extensions to Plymouth Street, public utility extensions, and key downtown intersection improvements; and

**WHEREAS**, redevelopment of the Riverfront District is identified as a priority in the City of St. Helens Strategic Workplan 2020-2022, Goal 4 Economic Development to promote and encourage development of the Riverfront District as a vibrant, accessible economic center and destination for residents and tourists; and

**WHEREAS**, the need for design and construction of the St. Helens Riverwalk Project and the street and utility extensions were identified as a top priority in multiple long-range planning and community engagement efforts, including: the Parks & Trails Master Plan (July 2015), the St. Helens Waterfront Framework Plan (2016), the St. Helens Urban Renewal Plan & Report (2017), and the St. Helens Riverfront Connector Plan (2019); and

**WHEREAS**, the City of St. Helens Urban Renewal Agency will enter into an Intergovernmental Agreement to transfer tax increment revenues of the St. Helens Urban Renewal Agency to the City of St. Helens to pay for the Special Public Works Fund Loan.

**NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:**

**Section 1. Interim Loan Authorized.** The Governing Body authorizes City Administrator John Walsh (the "Authorized Officer") to execute on behalf of Recipient the Financing Contract and such other documents as may be required to obtain financial assistance (the "Financing Documents") in the form of an interim loan. The proceeds of the loan from the OBDD will be applied solely to the "Costs of the Project" as such term is defined in the Financing Contract. The Financing Documents will contain such terms as may be agreed upon between the Authorized Officer and OBDD, on the condition that the principal amount of the loan from the OBDD to the Recipient is not in excess of \$14,667,678 and an interest rate of 0.6% and a loan term of three years.

**Section 2. Sources of Repayment.** Amounts payable by the Recipient are payable from the sources described in section 4 of the Financing Contract and the Oregon Revised Statutes Section 285B.437(3) which include:

- (a) The revenues of the project, if any, including any special assessment revenues;
- (b) Amounts withheld under ORS 285B.449(1);
- (c) The general fund of the Recipient; or
- (d) Any other source.

**APPROVED AND ADOPTED** by the City Council on March 2, 2022 by the following vote:

Ayes:

Nays:

\_\_\_\_\_  
Rick Scholl, Mayor

ATTEST:

\_\_\_\_\_  
Kathy Payne, City Recorder

SPECIAL PUBLIC WORKS FUND DEVELOPMENT PROJECT  
INTERIM FINANCING CONTRACT

Project Name: Riverfront Redevelopment Project

Project Number: B21006

This interim financing contract (“Contract”), dated as of the date the Contract is fully executed, is made by the State of Oregon, acting by and through its Oregon Infrastructure Finance Authority of the Business Development Department (“OBDD”), and the City of Saint Helens (“Recipient”) for financing of the project referred to above and described in Exhibit C (“Project”). This Contract becomes effective only when fully signed and approved as required by applicable law. Capitalized terms not defined in section 1 and elsewhere in the body of the Contract have the meanings assigned to them by Exhibit A.

This Contract includes the following exhibits, listed in descending order of precedence for purposes of resolving any conflict between two or more of the parts:

Exhibit A	General Definitions
Exhibit B	Security
Exhibit C	Project Description
Exhibit D	Project Budget

**SECTION 1 - KEY TERMS**

The following capitalized terms have the meanings assigned below.

“Estimated Project Cost” means \$15,516,178.

“Interest Rate” means 0.6% per annum.

“Loan Amount” means \$14,667,678.

“Maturity Date” means the earlier of 3 years plus 90 days after the date of this Contract, or the receipt of Refunding Proceeds by either party.

“Project Closeout Deadline” means 90 days after the earlier of the Project Completion Date or the Project Completion Deadline.

“Project Completion Deadline” means 36 months after the date of this Contract.

**SECTION 2 - FINANCIAL ASSISTANCE**

The OBDD shall provide Recipient, and Recipient shall accept from OBDD, financing for the Project as a non-revolving loan (the “Loan”) in an aggregate principal amount not to exceed the Loan Amount.

Notwithstanding the above, the aggregate total of Financing Proceeds disbursed under this Contract cannot exceed the Costs of the Project.

**SECTION 3 - DISBURSEMENTS**

- A. Reimbursement Basis. The Financing Proceeds will be disbursed to Recipient on an expense reimbursement or costs-incurred basis. The Recipient must submit each disbursement request for the Financing Proceeds on an OBDD-provided or OBDD-approved disbursement request form (“Disbursement Request”).



- B. Financing Availability. The OBDD's obligation to make, and Recipient's right to request, disbursements under this Contract terminates on the Project Closeout Deadline.
- C. Payment to Contractors. The OBDD, in its sole discretion, may make direct payment to suppliers, contractors and subcontractors and others for sums due them in connection with construction of the Project, instead of reimbursing Recipient for those sums.

#### SECTION 4 - LOAN PAYMENT; PREPAYMENT

- A. Promise to Pay. The Recipient shall repay the Loan and all amounts due under this Contract in accordance with its terms. Payments required under this Contract are, without limitation, payable from the sources of repayment described in the Act and this Contract, including but not limited to Exhibit B, and the obligation of Recipient to make all payments is absolute and unconditional. Payments will not be abated, rebated, set-off, reduced, abrogated, terminated, waived, postponed or otherwise modified in any manner whatsoever. Payments cannot remain unpaid, regardless of any contingency, act of God, event or cause whatsoever, including (without limitation) any acts or circumstances that may constitute failure of consideration, eviction or constructive eviction, the taking by eminent domain or destruction of or damage to the Project, commercial frustration of purpose, any change in the laws, rules or regulations of the United States of America or of the State of Oregon or any political subdivision or governmental authority, nor any failure of OBDD to perform any agreement, whether express or implied, or any duty, liability, or obligation arising out of or connected with the Project or this Contract, or any rights of set off, recoupment, abatement or counterclaim that Recipient might otherwise have against OBDD or any other party or parties; provided further, that payments hereunder will not constitute a waiver of any such rights.
- B. Interest. Interest accrues at the Interest Rate on each disbursement from the date of disbursement until the Loan is fully paid. Interest is computed by counting the actual days occurring in a 360-day year.
- The Recipient authorizes OBDD to calculate interest accrued under the Loan, including as necessary to determine the loan amortization schedule, a loan prepayment, or a loan payoff amount. Absent manifest error, such calculations will be conclusive.
- C. Loan Payment. The entire outstanding balance of the Loan, including all accrued unpaid interest, is due and payable in full on the Maturity Date.
- D. Loan Prepayments.
- (1) Mandatory Prepayment. The Refunding Proceeds shall be applied to repay the outstanding balance of the Contract. Further, Recipient shall prepay all or part of the outstanding balance of the Loan as may be required by this Contract.
  - (2) Optional Prepayment. The Recipient may prepay all or part of the outstanding balance of the Loan on any day except a Saturday, Sunday, legal holiday or day that banking institutions in Salem, Oregon are closed.
- E. Application of Payments. Regardless of any designation by Recipient, payments and prepayments by Recipient under this Contract or any of the Financing Documents will be applied first to any expenses of OBDD, including but not limited to attorneys' fees, then to unpaid accrued interest (in the case of prepayment, on the amount prepaid), then to the principal of the Loan. In the case of a Loan prepayment that does not prepay all the principal of the Loan, OBDD will determine, in its sole discretion, the method for how the Loan prepayment will be applied to the outstanding principal

payments. A scheduled payment received before the scheduled repayment date will be applied to interest and principal on the scheduled repayment date, rather than on the day such payment is received.

### SECTION 5 - CONDITIONS PRECEDENT

- A. Conditions Precedent to OBDD's Obligations. The OBDD's obligations are subject to the receipt of the following items, in form and substance satisfactory to OBDD and its Counsel:
- (1) This Contract duly signed by an authorized officer of Recipient.
  - (2) A copy of the ordinance, order or resolution of the governing body of Recipient authorizing the borrowing and the contemplated transactions and the execution and delivery of this Contract and the other Financing Documents.
  - (3) An opinion of Recipient's Counsel.
  - (4) A copy of an intergovernmental agreement ("IGA") between Recipient and the Urban Renewal Agency for the City of Saint Helens that pledges incremental property tax revenues for payment of the Loan.
  - (5) A collateral assignment to OBDD of the IGA described in subsection (4), to secure payment of the Loan ("Collateral Assignment"). The Collateral Assignment is incorporated herein by this reference.
  - (6) Such other certificates, documents, opinions and information as OBDD may reasonably require.
- B. Conditions to Disbursements. As to any disbursement, OBDD has no obligation to disburse funds unless all following conditions are met:
- (1) There is no Default or Event of Default.
  - (2) The representations and warranties made in this Contract are true and correct on the date of disbursement as if made on such date.
  - (3) The OBDD, in the reasonable exercise of its administrative discretion, has sufficient moneys in the Special Public Works Fund for use in the Project and has sufficient funding, appropriations, limitations, allotments and other expenditure authority to make the disbursement.
  - (4) The Recipient has delivered to OBDD (in form and substance satisfactory to OBDD) an estimated schedule of Disbursement Requests for Project design, including anticipated number, submission dates, and amounts and, prior to the beginning of Project construction, an estimated schedule of Disbursement Requests for construction, including anticipated number, submission dates, and amounts.
  - (5) The OBDD (a) has received a completed Disbursement Request, (b) has received any written evidence of materials and labor furnished to or work performed upon the Project, itemized receipts or invoices for payment, and releases, satisfactions or other signed statements or forms as OBDD may require, (c) is satisfied that all items listed in the Disbursement Request are reasonable and that the costs for labor and materials were incurred and are properly included in the Costs of the Project, and (d) has determined that the disbursement is only for costs defined as eligible costs under the Act and any implementing administrative rules and policies.
  - (5) The Recipient has delivered documentation satisfactory to OBDD that, in addition to the Financing Proceeds, Recipient has available or has obtained binding commitments for all funds necessary to complete the Project.

- (6) Any conditions to disbursement elsewhere in this Contract or in the other Financing Documents are met.

#### SECTION 6 - USE OF FINANCIAL ASSISTANCE

- A. Use of Proceeds. The Recipient shall use the Financing Proceeds only for the activities described in Exhibit C and according to the budget in Exhibit D. The Recipient may not transfer Financing Proceeds among line items in the budget without the prior written consent of OBDD.
- B. Costs of the Project. The Recipient shall apply the Financing Proceeds to the Costs of the Project in accordance with the Act and Oregon law, as applicable. Financing Proceeds cannot be used for costs in excess of one hundred percent (100%) of the total Costs of the Project and cannot be used for pre-Award Costs of the Project, unless permitted by Exhibit C.
- C. Costs Paid for by Others. The Recipient may not use any of the Financing Proceeds to cover costs to be paid for by other financing for the Project, whether from OBDD or from another State of Oregon agency or any third party.

#### SECTION 7 - REPRESENTATIONS AND WARRANTIES OF RECIPIENT

The Recipient represents and warrants to OBDD:

- A. Estimated Project Cost, Funds for Repayment. A reasonable estimate of the Costs of the Project is shown in section 1, and the Project is fully funded. The Recipient will have adequate funds available to repay the Loan, and the Maturity Date does not exceed the usable life of the Project.
- B. Organization and Authority.
- (1) The Recipient is a Municipality under the Act, and validly organized and existing under the laws of the State of Oregon.
  - (2) The Recipient has all necessary right, power and authority under its organizational documents and under Oregon law to (a) execute and deliver this Contract and the other Financing Documents, (b) incur and perform its obligations under this Contract and the other Financing Documents, and (c) borrow and receive financing for the Project.
  - (3) This Contract and the other Financing Documents executed and delivered by Recipient have been authorized by an ordinance, order or resolution of Recipient's governing body, and voter approval, if necessary, that was adopted in accordance with applicable law and requirements for filing public notices and holding public meetings.
  - (4) This Contract and the other Financing Documents have been duly executed by Recipient, and when executed by OBDD, are legal, valid and binding, and enforceable in accordance with their terms.
- C. Full Disclosure. The Recipient has disclosed in writing to OBDD all facts that materially adversely affect the Project, or the ability of Recipient to make all payments and perform all obligations required by this Contract and the other Financing Documents. The Recipient has made no false statements of fact, nor has it omitted information necessary to prevent any statements from being misleading. The information contained in this Contract and the other Financing Documents is true and accurate in all respects.

- D. Pending Litigation. The Recipient has disclosed in writing to OBDD all proceedings pending (or to the knowledge of Recipient, threatened) against or affecting Recipient, in any court or before any governmental authority or arbitration board or tribunal, that, if adversely determined, would materially adversely affect the Project or the ability of Recipient to make all payments and perform all obligations required by this Contract and the other Financing Documents.
- E. No Defaults.
- (1) No Defaults or Events of Default exist or occur upon authorization, execution or delivery of this Contract or any of the Financing Documents.
  - (2) The Recipient has not violated, and has not received notice of any claimed violation of, any agreement or instrument to which it is a party or by which the Project or its property may be bound, that would materially adversely affect the Project or the ability of Recipient to make all payments and perform all obligations required by this Contract and the other Financing Documents.
- F. Compliance with Existing Agreements and Applicable Law. The authorization and execution of, and the performance of all obligations required by, this Contract and the other Financing Documents will not: (i) cause a breach of any agreement, indenture, mortgage, deed of trust, or other instrument, to which Recipient is a party or by which the Project or any of its property or assets may be bound; (ii) cause the creation or imposition of any third party lien, charge or encumbrance upon any property or asset of Recipient; (iii) violate any provision of the charter or other document pursuant to which Recipient was organized or established; or (iv) violate any laws, regulations, ordinances, resolutions, or court orders related to Recipient, the Project or its properties or operations.
- G. Governmental Consent. The Recipient has obtained or will obtain all permits and approvals, and has made or will make all notifications, declarations, filings or registrations, required for the making and performance of its obligations under this Contract and the other Financing Documents, for the financing or refinancing and undertaking and completion of the Project.

## SECTION 8 - COVENANTS OF RECIPIENT

The Recipient covenants as follows:

- A. Notice of Adverse Change. The Recipient shall promptly notify OBDD of any adverse change in the activities, prospects or condition (financial or otherwise) of Recipient or the Project related to the ability of Recipient to make all payments and perform all obligations required by this Contract or the other Financing Documents.
- B. Compliance with Laws. The Recipient shall comply with all applicable laws, rules, regulations and orders of any court or governmental authority that relate to this Contract or the other Financing Documents, and the Project. In particular, but without limitation, Recipient shall comply with the following, as applicable:
- (1) State procurement regulations found in the Oregon Public Contracting Code, ORS chapters 279A, 279B and 279C.
  - (2) State labor standards and wage rates found in ORS chapter 279C.
  - (3) OAR 123-042-0165 requirements for signs and notifications.

These laws, rules, regulations and orders are incorporated by reference in this Contract to the extent required by law.

- C. Project Completion Obligations. The Recipient shall:

- (1) Provide OBDD with copies of all plans and specifications relating to the Project, and a timeline for the bidding/award process, at least ten (10) days before advertising for bids.
  - (2) Provide a copy of the bid tabulation, notice of award, and contract to OBDD within ten (10) days after selecting a construction contractor.
  - (3) Permit OBDD to conduct inspection of the Project at any time.
  - (4) Complete the Project using its own fiscal resources or money from other sources to pay for any Costs of the Project in excess of the total amount of financial assistance provided pursuant to this Contract.
  - (5) Complete the Project no later than the Project Completion Deadline, unless otherwise permitted by OBDD in writing.
  - (6) Obtain and maintain as-built drawings for all facilities constructed as part of the Project.
- D. Ownership of Project. During the term of the Loan, the Project is and will continue to be owned by Recipient. The Project will be operated by Recipient or by a person under a management contract or operating agreement with Recipient.
- E. Operation and Maintenance of the Project. The Recipient shall operate and maintain the Project in good repair and operating condition so as to preserve the long term public benefits of the Project, including making all necessary and proper repairs, replacements, additions, and improvements during term of the Loan. On or before the Project Closeout Deadline, Recipient shall adopt a plan acceptable to OBDD for the on-going operation and maintenance of the Project without reliance on OBDD financing and furnish OBDD, at its request, with evidence of such adoption. The plan must include measures for generating revenues sufficient to assure the operation and maintenance of the Project during the usable life of the Project.
- F. Insurance, Damage. The Recipient shall maintain, or cause to be maintained, insurance policies with responsible insurers or self-insurance programs, insuring against liability and risk of direct physical loss, damage or destruction of the Project, at least to the extent that similar insurance is customarily carried by governmental units constructing, operating and maintaining similar facilities. Nothing in this provision precludes Recipient from asserting a defense against any party other than OBDD, including a defense of immunity. If the Project or any portion is destroyed, any insurance proceeds will be paid to OBDD and applied to prepay the outstanding balance on the Loan in accordance with section 4.D.(1), unless OBDD agrees in writing that the insurance proceeds may be used to rebuild the Project.
- G. Sales, Leases and Encumbrances. Except as specifically described in Exhibit D, Recipient shall not sell, lease, exchange, abandon, transfer or otherwise dispose of any substantial portion of or interest in the Project or any system that provides revenues for payment or is security for the Loan, unless worn out, obsolete, or, in the reasonable business judgment of Recipient, no longer useful in the operation of the Project. Nevertheless, OBDD may consent to such disposition if it has received 90 days' prior written notice from Recipient. Such consent may require assumption by transferee of all of Recipient's obligations under the Financing Documents and payment of OBDD's costs related to such assumption. In the case of sale, exchange, transfer or other similar disposition, Recipient shall, within 30 days of receipt of any proceeds from such disposition, prepay the entire outstanding balance on the Loan in accordance with section 4.D.(1), unless OBDD agrees otherwise in writing. If Recipient abandons the Project, Recipient shall prepay the entire outstanding balance of the Loan immediately upon demand by OBDD.

- H. Condemnation Proceeds. If the Project or any portion is condemned, any condemnation proceeds will be paid to OBDD and applied to prepay the outstanding balance of the Loan in accordance with section 4.D..
- I. Financial Records. The Recipient shall keep accurate books and records for the revenues and funds that are the source of repayment of the Loan, separate and distinct from its other books and records, and maintain them according to generally accepted accounting principles established by the Government Accounting Standards Board in effect at the time. The Recipient shall have these records audited annually by an independent certified public accountant, which may be part of the annual audit of all records of Recipient.
- J. Inspections; Information. The Recipient shall permit OBDD and any party designated by OBDD: (i) to inspect, at any reasonable time, the property, if any, constituting the Project; and (ii) at any reasonable time, to inspect and make copies of any accounts, books and records, including, without limitation, its records regarding receipts, disbursements, contracts, investments and any other related matters, and financial statements or other documents related to its financial standing. The Recipient shall supply any related reports and information as OBDD may reasonably require. In addition, Recipient shall, upon request, provide OBDD with copies of loan documents or other financing documents and any official statements or other forms of offering prospectus relating to any other bonds, notes or other indebtedness of Recipient that are issued after the date of this Contract.
- K. Records Maintenance. The Recipient shall retain and keep accessible all books, documents, papers, and records that are directly related to this Contract, the Project or the Financing Proceeds for a minimum of six years, or such longer period as may be required by other provisions of this Contract or applicable law, following the Project Closeout Deadline. If there are unresolved issues at the end of such period, Recipient shall retain the books, documents, papers and records until the issues are resolved.
- L. Economic Benefit Data. The OBDD may require Recipient to submit specific data on the economic development benefits of the Project and other information to evaluate the success and economic impact of the Project, from the date of this Contract until six years after the Project Completion Date. The Recipient shall, at its own expense, prepare and submit the data within the time specified by OBDD.
- M. Disadvantaged Business Enterprises. ORS 200.090 requires all public agencies to “aggressively pursue a policy of providing opportunities for disadvantaged business enterprises, minority-owned businesses, woman-owned businesses, businesses that service-disabled veterans own and emerging small businesses...” The OBDD encourages Recipient in any contracting activity to follow good faith efforts as described in ORS 200.045, available at [https://www.oregonlegislature.gov/bills\\_laws/ors/ors200.html](https://www.oregonlegislature.gov/bills_laws/ors/ors200.html). Additional resources are provided by the Governor’s Policy Advisor for Economic and Business Equity. Also, the Certification Office for Business Inclusion and Diversity at the Oregon Business Development Department maintains a list of certified firms and can answer questions. Search for certified MWESB firms on the web at: <https://oregon4biz.diversitysoftware.com/FrontEnd/VendorSearchPublic.asp>.
- N. Professional Responsibility. A professional engineer or architect, as applicable, registered and in good standing in Oregon, will be responsible for the design and construction of the Project. All service providers retained for their professional expertise must be certified, licensed, or registered, as appropriate, in the State of Oregon for their specialty. The Recipient shall follow standard construction practices, such as bonding requirements for construction contractors, requiring errors and omissions insurance, and performing testing and inspections during construction.

- O. Notice of Default. The Recipient shall give OBDD prompt written notice of any Default as soon as Recipient becomes aware of its existence or reasonably believes a Default is likely.
- P. Indemnity. To the extent authorized by law, Recipient shall defend (subject to ORS chapter 180), indemnify, save and hold harmless OBDD and its officers, employees and agents from and against any and all claims, suits, actions, proceedings, losses, damages, liability and court awards including costs, expenses, and attorneys' fees incurred related to any actual or alleged act or omission by Recipient, or its employees, agents or contractors; however, the provisions of this section are not to be construed as a waiver of any defense or limitation on damages provided for under Chapter 30 of the Oregon Revised Statutes or under the laws of the United States or other laws of the State of Oregon.
- Q. Further Assurances. The Recipient shall, at the request of OBDD, authorize, sign, acknowledge and deliver any further resolutions, conveyances, transfers, assurances, financing statements and other instruments and documents as may be necessary or desirable for better assuring, conveying, granting, assigning and confirming the rights, security interests and agreements granted or intended to be granted by this Contract and the other Financing Documents.

### SECTION 9 - DEFAULTS

Any of the following constitutes an "Event of Default":

- A. The Recipient fails to make any Loan payment when due.
- B. The Recipient fails to make, or cause to be made, any required payments of principal, redemption premium, or interest on any bonds, notes or other material obligations, for any other loan made by the State of Oregon.
- C. Any false or misleading representation is made by or on behalf of Recipient in this Contract, in any other Financing Document or in any document provided by Recipient related to this Loan or the Project.
- D. (1) A petition, proceeding or case is filed by or against Recipient under any federal or state bankruptcy or insolvency law, and in the case of a petition filed against Recipient, Recipient acquiesces to such petition or such petition is not dismissed within 20 calendar days after such filing, or such dismissal is not final or is subject to appeal;
- (2) The Recipient files a petition seeking to take advantage of any other law relating to bankruptcy, insolvency, reorganization, liquidation, dissolution, winding-up or composition or adjustment of debts;
- (3) The Recipient becomes insolvent or bankrupt or admits its inability to pay its debts as they become due, or makes an assignment for the benefit of its creditors;
- (4) The Recipient applies for or consents to the appointment of, or taking of possession by, a custodian (including, without limitation, a receiver, liquidator or trustee) of Recipient or any substantial portion of its property; or
- (5) The Recipient takes any action for the purpose of effecting any of the above.
- E. The Recipient defaults under any other Financing Document and fails to cure such default within the applicable grace period.

- F. The Recipient fails to perform any obligation required under this Contract, other than those referred to in subsections A through E of this section 9, and that failure continues for a period of 30 calendar days after written notice specifying such failure is given to Recipient by OBDD. The OBDD may agree in writing to an extension of time if it determines Recipient instituted and has diligently pursued corrective action.

## SECTION 10 - REMEDIES

- A. Remedies. Upon any Event of Default, OBDD may pursue any or all remedies in this Contract or any other Financing Document, and any other remedies available at law or in equity to collect amounts due or to become due or to enforce the performance of any obligation of Recipient. Remedies may include, but are not limited to:
- (1) Terminating OBDD's commitment and obligation to make any further disbursements of Financing Proceeds under the Contract.
  - (2) Declaring all payments under the Contract and all other amounts due under any of the Financing Documents immediately due and payable, and upon notice to Recipient the same become due and payable without further notice or demand.
  - (3) Barring Recipient from applying for future awards.
  - (4) Withholding amounts otherwise due to Recipient for application to the payment of amounts due under this Contract, including as provided in ORS 285B.449; however, this provision is not to be construed in a way that Recipient's obligations would constitute debt that violates Section 10, Article XI of the Oregon Constitution.
  - (5) Foreclosing liens or security interests pursuant to this Contract or any other Financing Document.
- B. Application of Moneys. Any moneys collected by OBDD pursuant to section 10.A will be applied first, to pay any attorneys' fees and other fees and expenses incurred by OBDD then, to pay interest due on the Loan; then, to pay principal due on the Loan; and last, to pay any other amounts due and payable under this Contract or any of the Financing Documents.
- C. No Remedy Exclusive; Waiver; Notice. No remedy available to OBDD is intended to be exclusive, and every remedy will be in addition to every other remedy. No delay or omission to exercise any right or remedy will impair or is to be construed as a waiver of such right or remedy. No single or partial exercise of any right power or privilege under this Contract or any of the Financing Documents will preclude any other or further exercise thereof or the exercise of any other such right, power or privilege. The OBDD is not required to provide any notice in order to exercise any right or remedy, other than notice required in section 9 of this Contract.
- D. Default by OBDD. In the event OBDD defaults on any obligation in this Contract, Recipient's remedy will be limited to injunction, special action, action for specific performance, or other available equitable remedy for performance of OBDD's obligations.



**SECTION 11 - MISCELLANEOUS**

- A. Time is of the Essence. The Recipient agrees that time is of the essence under this Contract and the other Financing Documents.
- B. Relationship of Parties; Successors and Assigns; No Third Party Beneficiaries.
- (1) The parties agree that their relationship is that of independent contracting parties and that Recipient is not an officer, employee, or agent of the State of Oregon as those terms are used in ORS 30.265.
  - (2) Nothing in this Contract gives, or is to be construed to give, directly or indirectly, to any third persons any rights and benefits greater than those enjoyed by the general public.
  - (3) This Contract will be binding upon and inure to the benefit of OBDD, Recipient, and their respective successors and permitted assigns.
  - (4) The Recipient may not assign or transfer any of its rights or obligations or any interest in this Contract or any other Financing Document without the prior written consent of OBDD. The OBDD may grant, withhold or impose conditions on such consent in its sole discretion. In the event of an assignment, Recipient shall pay, or cause to be paid to OBDD, any fees or costs incurred because of such assignment, including but not limited to attorneys' fees of OBDD's Counsel and Bond Counsel. Any approved assignment is not to be construed as creating any obligation of OBDD beyond those in this Contract or other Financing Documents, nor does assignment relieve Recipient of any of its duties or obligations under this Contract or any other Financing Documents.
  - (5) The Recipient hereby approves and consents to any assignment, sale or transfer of this Contract and the Financing Documents that OBDD deems to be necessary.
- C. Disclaimer of Warranties; Limitation of Liability. The Recipient agrees that:
- (1) The OBDD makes no warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for particular purpose or fitness for any use of the Project or any portion of the Project, or any other warranty or representation.
  - (2) The liability of the OBDD under this Contract is contingent upon the availability of moneys in the Special Public Works Fund for use in the project, and in no event are OBDD or its agents liable or responsible for any direct, indirect, incidental, special, consequential or punitive damages in connection with or arising out of this Contract or the existence, furnishing, functioning or use of the Project.
- D. Notices and Communication. Except as otherwise expressly provided in this Contract, any communication between the parties or notices required or permitted must be given in writing by personal delivery, email, or by mailing the same, postage prepaid, to Recipient or OBDD at the addresses set forth below, or to such other persons or addresses that either party may subsequently indicate pursuant to this Section.
- Any communication or notice by personal delivery will be deemed effective when actually delivered to the addressee. Any communication or notice so addressed and mailed will be deemed to be received and effective five (5) days after mailing. Any communication or notice given by email becomes effective 1) upon the sender's receipt of confirmation generated by the recipient's email system that the notice has been received by the recipient's email system or 2) the recipient's confirmation of receipt, whichever is earlier. Notwithstanding this provision, the following notices may not be given by email: notice of default or notice of termination.

If to OBDD: Assistant Director  
Economic Development  
Oregon Business Development Department  
775 Summer Street NE Suite 200  
Salem OR 97301-1280

If to Recipient: City Administrator  
City of Saint Helens  
265 Strand St  
St. Helens, OR 97051

- E. No Construction against Drafter. This Contract is to be construed as if the parties drafted it jointly.
- F. Severability. If any term or condition of this Contract is declared by a court of competent jurisdiction as illegal, invalid or unenforceable, that holding will not invalidate or otherwise affect any other provision.
- G. Amendments, Waivers. This Contract may not be amended without the prior written consent of OBDD (and when required, the Department of Justice) and Recipient. This Contract may not be amended in a manner that is not in compliance with the Act. No waiver or consent is effective unless in writing and executed by the party against whom such waiver or consent is sought to be enforced. Such waiver or consent will be effective only in the specific instance and for the specific purpose given.
- H. Attorneys' Fees and Other Expenses. To the extent permitted by the Oregon Constitution and the Oregon Tort Claims Act, the prevailing party in any dispute arising from this Contract is entitled to recover its reasonable attorneys' fees and costs at trial and on appeal. Reasonable attorneys' fees cannot exceed the rate charged to OBDD by its attorneys. The Recipient shall, on demand, pay to OBDD reasonable expenses incurred by OBDD in the collection of Loan payments.
- I. Choice of Law; Designation of Forum; Federal Forum. The laws of the State of Oregon (without giving effect to its conflicts of law principles) govern all matters arising out of or relating to this Contract, including, without limitation, its validity, interpretation, construction, performance, and enforcement.

Any party bringing a legal action or proceeding against any other party arising out of or relating to this Contract shall bring the legal action or proceeding in the Circuit Court of the State of Oregon for Marion County (unless Oregon law requires that it be brought and conducted in another county). Each party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum.

Notwithstanding the prior paragraph, if a claim must be brought in a federal forum, then it must be brought and adjudicated solely and exclusively within the United States District Court for the District of Oregon. This paragraph applies to a claim brought against the State of Oregon only to the extent Congress has appropriately abrogated the State of Oregon's sovereign immunity and is not consent by the State of Oregon to be sued in federal court. This paragraph is also not a waiver by the State of Oregon of any form of defense or immunity, including but not limited to sovereign immunity and immunity based on the Eleventh Amendment to the Constitution of the United States.

- J. Integration. This Contract (including all exhibits, schedules or attachments) and the other Financing Documents constitute the entire agreement between the parties on the subject matter. There are no unspecified understandings, agreements or representations, oral or written, regarding this Contract.

K. Execution in Counterparts. This Contract may be signed in several counterparts, each of which is an original and all of which constitute one and the same instrument.

The Recipient, by its signature below, acknowledges that it has read this Contract, understands it, and agrees to be bound by its terms and conditions.



**STATE OF OREGON**

**CITY OF SAINT HELENS**

acting by and through its  
Oregon Infrastructure Finance Authority  
of the Business Development Department

By: \_\_\_\_\_  
Chris Cummings, Assistant Director  
Economic Development

By: \_\_\_\_\_  
The Honorable Rick Scholl,  
Mayor of Saint Helens

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**APPROVED AS TO LEGAL SUFFICIENCY IN ACCORDANCE WITH ORS 291.047:**

\_\_\_\_\_  
/s/ Wendy Johnson per email dated 9 September 2021  
Wendy Johnson, Senior Assistant Attorney General

**EXHIBIT A - GENERAL DEFINITIONS**

As used in this Contract, the following terms have the meanings below.

“Act” means ORS 285B.410 through 285B.482, as amended.

“Award” means the award of financial assistance to Recipient by OBDD dated 04 June 2021.

“Costs of the Project” means Recipient’s actual costs (including any financing costs properly allocable to the Project) that are (a) reasonable, necessary and directly related to the Project, (b) permitted by generally accepted accounting principles to be Costs of the Project, and (c) are eligible or permitted uses of the Financing Proceeds under applicable state or federal statute and rule.

“Counsel” means an attorney at law or firm of attorneys at law duly admitted to practice law before the highest court of any state, who may be of counsel to, or an employee of, OBDD or Recipient.

“Default” means an event which, with notice or lapse of time or both, would become an Event of Default.

“Financing Documents” means this Contract and all agreements, instruments, documents and certificates executed pursuant to or in connection with OBDD’s financing of the Project.

“Financing Proceeds” means the proceeds of the Loan.

“Municipality” means any entity described in ORS 285B.410(9).

“ORS” means the Oregon Revised Statutes.

“Project Completion Date” means the date on which Recipient completes the Project.

“Refunding Proceeds” means the proceeds of any subsequent short- or long-term financing, whether resulting from the sale of tax-exempt bonds or otherwise, issued to refund the Loan or to finance the Project.

**EXHIBIT B - SECURITY**

- A. General Fund Pledge. The Recipient pledges its full faith and credit and taxing power within the limitations of Article XI, sections 11 and 11 b, of the Oregon Constitution to pay the amounts due under this Contract. All amounts due under this Contract are payable from all legally available funds of Recipient.
- B. Refunding Proceeds. The outstanding principal of and accrued, but unpaid, interest on the Loan shall be payable from any Refunding Proceeds. The Recipient hereby grants to OBDD a security interest in and irrevocably pledges the Refunding Proceeds to pay all of the obligations owed by Recipient to OBDD under this Contract. The Refunding Proceeds pledged and hereafter received by Recipient will be immediately subject to the lien of this pledge without physical delivery or further act, and the lien of this pledge will be superior to all other claims and liens to the fullest extent permitted by ORS 287A.310. The Recipient represents and warrants that this pledge of Refunding Proceeds complies with, and is valid and binding from the effective date of this Contract as described in, ORS 287A.310.
- C. Incremental Property Tax Revenues of Urban Renewal Agency.
- (a) The Loan shall be repaid from the ad valorem property tax revenues from property within the City of Saint Helens Urban Renewal Area (the “Area”) which are attributable to the increase in assessed value of property within the Area as described in Section 1c, Article IX of the Oregon Constitution and ORS Chapter 457, and includes all earnings thereon (the “Incremental Property Tax Revenues”). The Incremental Property Tax Revenues have been pledged to Recipient by the Urban Renewal Agency of the City of Saint Helens (the “URA”) as described in an intergovernmental agreement (“IGA”) between the Recipient and the URA. Recipient shall hold the Incremental Property Tax Revenues for the Area transferred by the URA to the Recipient in a segregated fund (“Fund”). The Recipient hereby grants to OBDD a security interest in and irrevocably pledges the Incremental Property Tax Revenues held in the Fund to pay all of the obligations owed by Recipient to OBDD under the Contract. The Incremental Property Tax Revenues pledged and hereafter received by Recipient and held in the Fund will be immediately subject to the lien of this pledge without physical delivery or further act, and the lien of this pledge will be superior to all other claims and liens to the fullest extent permitted by ORS 287A.310. The Recipient represents and warrants that this pledge of Incremental Property Tax Revenues complies with, and is valid and binding from the effective date of this Contract as described in, ORS 287A.310.
- (c) Notwithstanding the requirement of subsection (b) of this Section C, loans previously made and loans made in the future by OBDD to Recipient that are secured by the Incremental Property Tax Revenues may have a lien on such Incremental Property Tax Revenues on a parity with the Loan; provided that nothing in this subsection will adversely affect the priority of any of OBDD’s liens on such Incremental Property Tax Revenues in relation to the lien(s) of any third party(ies).
- (d) The Recipient hereby represents and warrants that, pursuant to the IGA:
- (i) The URA has pledged the Incremental Property Tax Revenues to the Recipient for payment of the Loan Payments and other obligations of this Financing Contract and the IGA is a valid and binding obligation of the URA and the Recipient, enforceable in accordance with its terms.
- (ii) the URA has covenanted that: (1) the URA will not incur any obligations payable from or secured by a lien on or pledge of the Incremental Property Tax Revenues that is superior to or on a parity with the lien of the pledge made under the IGA without the written consent of the Recipient; (2) the URA will not remove any property from the Area if such removal will cause the anticipated Incremental Property Tax Revenues to be inadequate to pay the annual debt service on the Loan and any parity

obligations; and (3) the URA has represented and warranted that the Loan is within the maximum amount of indebtedness that may be incurred under the URA's Urban Renewal Plan.

- (e) The Recipient agrees that it shall not provide consent to the URA, as required by the IGA, to incur any obligations payable from or secured by a lien on and pledge of the Incremental Property Tax Revenues that is superior to or on a parity with the Loan without OBDD's written consent.
- (f) Recipient agrees that it shall not amend the IGA without the prior written consent of OBDD, which consent shall not be unreasonably withheld or delayed.

### EXHIBIT C - PROJECT DESCRIPTION

The Recipient will, with the assistance of a professional engineer licensed in Oregon, design and construct the following:

- S. 1st Street roadway and utility extension beginning at the termination of S. 1st Street at the north end of the Riverfront Property and includes approximately 1,720 feet of new roadway, connecting to existing Plymouth Street improvements to the south. The cross section is 60 foot wide and will include on-street parking, a shared travel lane for vehicles and bikes, landscape strips with street trees, and extra-wide 8 foot sidewalks on each side.
- Strand Street roadway and utility extension beginning at the termination of Strand Street, approximately 180 feet south of Cowlitz Street. It will extend approximately 620 feet and terminate at a new intersection with the South 1st Street extension.
- Existing city utilities (water, sewer, and storm water) to extend the full length of the new street extensions. Sanitary sewer improvements will also include a sanitary sewer lift station relocation to a more centralized location on the Riverfront Redevelopment site.
- Intersection improvements including reducing crossing distances with curb extensions at Cowlitz Street and Strand Street, Cowlitz Street and South 1st Street, and St. Helens Street and South 1st Street, in the existing downtown and the undergrounding of utilities.
- St. Helens Riverwalk Phase I expanding public access to the river in Columbia View Park and onto the Riverfront property with 400 feet of boardwalk.
- St. Helens Riverwalk Phase II (30%) will provide conceptual design for the remainder of the access along the river to the southern connection with Plymouth Street. Phase II is approximately 2,780 feet from Phase I. Phase II will include additional overlooks, areas for cantilevered boardwalk, and/or pedestrian access down to the river. It will also be designed to connect with the S. 1st Street extension at mid-block crossings to allow the public to easily access the riverfront.
- Design of a new Columbia View Park stage.

Pre-award design and engineering costs of the Project are authorized with a maximum amount of \$300,000.

### EXHIBIT D - PROJECT BUDGET

Line Item Activity	OBDD Funds	Other / Matching Funds
Design / Engineering	\$1,512,461	
Construction	\$9,113,318	\$838,500
Construction Contingency	\$2,371,676	
Construction Management	\$1,259,401	
Pre-Award Costs (Design/Engineering)	\$300,000	
Bond Bank Fee	\$120,822	
<b>Total</b>	<b>\$14,667,678</b>	<b>\$838,500</b>

# City of St. Helens

## Consent Agenda for Approval

### CITY COUNCIL MINUTES

Presented for approval on this 2<sup>nd</sup> day of March, 2022 are the following Council minutes:

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2022

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- Executive Session Minutes dated February 11 & 16, 2022
- Work Session, Executive Session, Public Hearing, and Regular Session Minutes dated February 16, 2022
- Executive Session Minutes dated February 22, 2022

#### After Approval of Council Minutes:

- Scan as PDF Searchable
- Make one double-sided, hole-punched copy and send to Library Reference
- Minutes related to hearings and deliberations get copied to working file
- Save PDF in Minutes folder
- Update file name & signature block on Word document & copy Word document into Council minutes folder in Shared Drive
- Upload & publish in MuniCode
- Email minutes link to distribution list
- Add minutes to HPRMS
- Add packet and exhibits to HPRMS
- File original in Vault
- Update minutes spreadsheet



# City of St. Helens

## CITY COUNCIL

**Executive Session Summary**

**February 11 & 16, 2022**

**Members Present:** Rick Scholl, Mayor  
 Doug Morten, Council President  
 Patrick Birkle, Councilor  
 Stephen R. Topaz, Councilor  
 Jessica Chilton, Councilor

**Staff Present:** John Walsh, City Administrator  
 Kathy Payne, City Recorder



At 1:00 p.m., Mayor Scholl opened the Executive Session pursuant to the ORS numbers listed below and then gave Council roll call. Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media were specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. Any person in attendance, including the news media, who has a recording device is directed to turn it off.

- **Consider Employment of a Public Officer, under ORS 192.660(2)(a)**
  - The Council interviewed four candidates for the Library Director position.

The Mayor recessed the Executive Session at 5:09 p.m. until February 16 after the Council's Work Session.

At 3:55 p.m. on February 16, the Mayor reconvened the Executive Session under ORS 192.660(2)(a).

**Members Present:** Rick Scholl, Mayor  
 Doug Morten, Council President  
 Patrick Birkle, Councilor  
 Stephen R. Topaz, Councilor  
 Jessica Chilton, Councilor

**Staff Present:** John Walsh, City Administrator  
 Kathy Payne, City Recorder  
 William Monahan, City Attorney from Jordan Ramis

The Executive Session was adjourned at 4:15 p.m.



ATTEST:

\_\_\_\_\_  
 Kathy Payne, City Recorder

\_\_\_\_\_  
 Rick Scholl, Mayor



## COUNCIL WORK SESSION

Wednesday, February 16, 2022

### DRAFT MINUTES

#### MEMBERS PRESENT

Mayor Rick Scholl  
 Council President Doug Morten  
 Councilor Patrick Birkle – 1:07 p.m.  
 Councilor Stephen R. Topaz  
 Councilor Jessica Chilton

#### STAFF PRESENT

John Walsh, City Administrator	Jenny Dimsho, Associate Planner
Kathy Payne, City Recorder	Crystal King, Communications Officer
Lisa Scholl, Deputy City Recorder	Tina Curry, Event Coordinator
Jacob Graichen, City Planner	Bill Monahan, City Attorney

#### OTHERS

Steve Toschi	Paul Vogel
Amy Bynum	Jeanne
Jason Moos	

#### CALL WORK SESSION TO ORDER – 1 p.m.

#### VISITOR COMMENTS - Limited to five (5) minutes per speaker

- ◆ Steve Toschi. Three comments:
  - Requesting additional resources for the Planning Commission. City Planner Jacob Graichen and Associate Planner Jenny Dimsho are tremendous resources, brilliant, and dedicated to their jobs and citizens. They work tirelessly. However, they have limitations. With the upcoming budget review, he encourages additional resources for Planning. It would aid the City in the short and long term. The City continues to grow and is complex.
  - Requesting additional time for people to respond to the Riverfront Development RFQ. It would give people more time to research and bring ideas.
  - There is a public hearing tonight for an annexation of property off Pittsburg Road. He recommends zoning it R7. No one was a proponent of R5. The Planning Commission did not consider or deliberate on R5.
  
- ◆ Tina Curry. Reviewed her report.
  - Shoutout to Jeff Kemp of Pacific Stainless Steel for allowing the City to use their docks to offload the tram last week.
  - Receiving a lot of calls right now from people wanting to purchase tickets for Spirit of Halloweentown. She is trying to create the schedule and offer tickets earlier this year. Vendor spaces are already sold out.
  - Same for 13 Nights on the River
  - She has been meeting with Judy Thompson about 4<sup>th</sup> of July
    - There is a lot of community member involvement

- Should have a complete agenda by the end of next week
- There will be events all day, from 10:00 a.m. – 10:00 p.m.
- Need Council's input to finalize plans for fireworks
  - Are they allowing tailgating on the Waterfront?
  - Will the fireworks be set off from a barge, Sand Island, or on the Waterfront property?

Mayor Scholl encouraged Tina to reach out to Columbia River PUD. They expressed interested in donating funds for fireworks.

**DISCUSSION TOPICS** - *The Council will take a break around 3:00 p.m.*

**1. Semi-Annual Report from Columbia Economic Team (CET) - Paul Vogel, Executive Director**

Paul Vogel reviewed his report. A copy is included in the archive packet for this meeting.

- Thanked Council for their membership
- Reviewed collaborative partnerships and projects
- 2021 Columbia County Small Business and Non-Profit Grant Program
  - Completed in January 2022
  - \$490,000 disbursed
  - 62% increase in non-profit applications
- Compared 2020 and 2021 grant application statistics
- Reviewed projects in partnership with St. Helens
  - South County Roundtable tentatively scheduled for March
  - Travel Oregon Destination-Ready collaborative
  - St. Helens Manufacturing Complex
  - St. Helens Industrial Park
  - Port tenant expansion at Multnomah Business Park
  - Active with Main Street program
- Reviewed County-wide projects
  - OMIC
  - Industrial prospects
  - Local/regional expansions
  - Coordination with local partners
  - Business expansions
  - NEXT Renewables
- Keep it Local update
  - Successful holiday campaign
  - Updating website
  - Free Digital Education program
  - Small business and consumer surveys
  - Collaborating with Chambers and Main Streets
  - Planning for Small Business Week
  - Small Business Resource Center partnership
- Reviewed the new Small Business Development Center
  - Introduced Jason Moos as the new director

Council President Morten thanked Paul for the report. He talked about the history of CET and how far it has come. Cities are trying different things to help the economy. One of the reasons he voted in favor of purchasing the Boise Cascade property was that it came with a 40 million gallon/day water permit for industrial and agricultural use. He would like to see brainstorming to use those assets. Water is more

valuable than fossil fuels. Paul was not aware of the permit. They have a lot of industrial land but much of it is privately owned. That site is increasingly drawing attention because it's publicly owned.

Councilor Topaz pointed out that the Library could be a resource for business services with their multiple computers. Paul agreed that it's a good space for workshops.

Mayor Scholl asked if the meeting in March is the City County Dinner? Paul was not sure. They can certainly be combined.

Mayor Scholl is glad to see Opportunity Zones being used. He agreed with Council President Morten about the large availability of water on the industrial property. Paul appreciates that the City is developing the property mindfully. There's a lot of potential and the need for patience.

Councilor Topaz pointed out that LA is beginning to reuse their grey water due to shortages.

Mayor Scholl thanked Paul for his report and service to the community.

## **2. Review Community Grant Applications Received**

Review of the requests submitted and the funds available. A copy is included in the archive packet for this meeting.

Council President Morten is in favor of supporting homeless and mental health by granting the full request from Columbia Community Mental Health (CCMH). He is also in favor of supporting United Way.

City Recorder Payne reported that they have about \$1,500 in the budget for grants. After reviewing upcoming expenses, Mayor Scholl suggested they go up to \$2,000.

Councilor Birkle declared that he will be participating with Community Emergency Response Team (CERT) in the upcoming recruitment.

Councilor Chilton declared that she is employed by CCMH. However, this will benefit clients and has no monetary gain for herself.

Councilor Topaz pointed out that the Library already does a lot for the Dolly Parton's Imagination Library. United Way seems to be trying to do the same thing. Councilor Chilton clarified that the program is sponsored by United Way and the Library is a partner.

Discussion of granting the following funds:

- CCMH - \$684.70
- United Way - \$500
- CERT - \$500
- Riverside Community Outreach - \$400

Councilor Chilton asked how they respond to applicants who requested but did not receive funds. Council talked about being clear about what funds are available.

All the applications submitted this time were new. Council discussed changing the grant process to take place once a year, rather than twice, like how they offered State Revenue Sharing in the past. Councilor Chilton is in favor of offering the grants once a year. She would also like a report that lists who has received funding in the past when they receive new applications. City Recorder Payne acknowledged that past recipients were required to include a report of how the funds were spent when they applied, which could be done again.

Mayor Scholl suggested that Tumbleweed Studios reach out to Parks & Recreation Manager Shanna Duggan about partnerships.

Councilor Topaz has concerns about funding the homeless. He is in favor of funding a training program, but not supporting people who don't want to work. He knows they need to support mental illness.

It was the consensus of the Council to accept grant applications around this time each year, with flexibility throughout the year as needed.

### **3. Potential Right of Way Dedication off Barr Avenue - *Jacob***

City Planner Graichen reviewed the potential right-of-way dedication. A copy of his report and maps are included in the archive packet for this meeting. Planning Commission is unanimously in favor of the dedication. It would allow a right-of-way for a street and sewer access. He is requesting Council give consent if they are okay with the concept. If so, he will return to a later meeting with a request to dedicate the right-of-way.

Discussion of wetlands. The wetlands shown are based on a wetlands analysis and are significant to the City, per the Comprehensive Plan Goal 5 process. It's not an option to eliminate them. If they were to eliminate them, they would be capping off critical drainage.

Councilor Chilton asked how many houses will go there. Graichen said it will probably be less than 10. Right now, this is just an annexation, so they won't know until a subdivision application is submitted.

Councilor Topaz asked if there is a preferred placement of streets. Graichen said it varies based on location.

### **4. Discussion of "Alterations" to the Courthouse Plaza, a Designated Landmark - *Jacob***

Graichen reviewed his report. A copy is included in the archive packet for this meeting. The Plaza is a unique feature for the City, drawing tourism and events. It's also a historical landmark. They have to think of it differently than any other property in the City. If a historical landmark is altered, it requires review by the Historic Landmarks Commission (HLC). It was tested with the vertical signage placed there. The Planning Commission, acting as the HLC, unanimously agreed that it was an alteration.

Council President Morten said the Plaza was redesigned in 1998 or 1999. It was stopped because a business owner was opposed. Graichen confirmed that the law changed in 2008 when the City became a Certified Local Government, and Codes had to be amended. He is not aware of the redesign from the late 1990's.

Graichen pointed out the crucifix pattern in the photos that could be restored, allowing for more pathways and less mud during events. Mayor Scholl is in favor of removing the trees to match the photo from 1910. The existing trees have a shelf life.

Councilor Chilton is in favor of restoring the crucifix pattern. It will help with the mud and brings it back to a historic look. The signs were put on a cement platform, which suggests permanency. The signs could be moved to the sidewalks. Graichen said it would need to go to the HLC.

Councilor Birkle talked about the permit process for signs not being followed. Do they need to follow the same rules for street signage? Councilor Topaz said yes. Councilor Birkle pointed out that one of the persons on the sign even voted saying this is an alteration. It's the permanent nature that is a concern.

Mayor Scholl asked if there is any historical reference to sidewalks all the way around. It would be nice to have flagpole locations. Council President Morten said the plan he spoke of earlier eliminated the interior parking and replaced it with sidewalks. Mayor Scholl asked Graichen to investigate removing the interior parking. Graichen talked about the attention this piece of land gets. They need to remember the historic resources.

Councilor Topaz talked about a vacuum irrigation system. It sucks the water out, so it doesn't get muddy. Council President Morten said they have that at the Augusta National golf course.

Walsh pointed out that there are Urban Renewal Agency funds for upgrades to the Plaza.

Mayor Scholl asked Graichen to talk to the Museum Association about returning the Plaza to what it used to look like.

Council President Morten suggested they consider container trees if they become an issue. They are not as messy.

#### **5. Review Draft Request for Qualifications (RFQ) for Riverfront Development - John**

Walsh reviewed the RFQ. A copy is included in the archive packet for this meeting. He is excited about the timing of this with the street and utilities plan. They did this in 2017, and unfortunately, did not receive any submittals until it was over. They are in a much different place now with plans and the economy. It will be kicked off with the video telling the City's story.

Councilor Topaz talked about the Code for the zoning of the property. There was a 50-foot-wide zone on the front end. The pictures in the RFQ don't match the 50-foot zone. Walsh responded that it is an average and can flex in and out.

Councilor Topaz said he spoke to a developer who looked at the property this week. That developer spoke to some other developers, and they have some problems with information that has not been told to them when they look at the property. Councilor Chilton asked Councilor Topaz if he is making them aware of the information. Councilor Topaz responded that he is only telling the Council. He has been called a liar by Council and he doesn't say anything to the developer that he tells Council. He has known one of the developers longer than he has lived here. There are jokes about what's between 3<sup>rd</sup> and 4<sup>th</sup> Street. They said the City has really messed up there. They understand some of the things the City has done, which is why they have problems with this.

Mayor Scholl does not want to bring Councilor Topaz's stormwater concerns for his house, which is between 3<sup>rd</sup> and 4<sup>th</sup> Street, into this project. The Council has been very patient and considerate with Topaz. It has been Topaz who goes off. He needs to be aware of his own behavior and actions. They are not trying to hurt him. They are trying to better each other.

Councilor Topaz said there was a problem in 2009. These are contractors who have big projects. This is not a big project. He is telling Council that they see a problem and Council is calling him a liar. Mayor Scholl said that no one is calling him a liar. Councilor Topaz argued that he has. Mayor Scholl wants to allow Walsh to continue his report. He is holding information secret and doing business on the side with his contractor buddies. Councilor Topaz argued he doesn't have business going on the side.

Councilor Birkle said Councilor Topaz is not revealing the information for the Council to determine the problem. It does not help to say he has knowledge that is pertinent to a decision that Council needs to make. Mayor Scholl said that Councilor Topaz likes to destroy things the City has going. He tried to sue the City but lost, there's a historical creek that has always flooded in that area. There is a beautiful presentation and video. They are moving forward despite what Councilor Topaz says. He encouraged the community to do their own research and bring concerns to the Council if there is validity to it, and if not, they should take what Councilor Topaz says with a grain of salt. Councilor Topaz asked Walsh to confirm that an RFP went out and there were no responses. Mayor Scholl pointed out that Topaz is not respecting the Council and their time. Topaz confirmed that is correct.

Walsh hopes that this can be positive and celebrated.

Mayor Scholl agreed with Steve Toschi to have more time for the public to review it by changing from 30 days to 45 days. That gives developers more time to view the site and ask staff questions. Council President Morten agreed. Councilor Birkle heard those same concerns and agreed with it being extended. How is it marketed? Walsh said it will go in the DJC on Friday. They have learned that no one does anything until the last minute. This was a way to move it along quicker.

Councilor Topaz asked how long a developer needs to do the work. Walsh said they are going to ask developers to share their vision, their process, approach, challenges, public engagement, how will it be funded, timeline, experience, references, etc. Mayor Scholl added that they will have the opportunity to contact the City's consultants. Walsh added they will upload all the needed documents to the website for their access. Councilor Chilton pointed out that the ideas will all come back to the Council.

Councilor Topaz talked about services being put in before the developer does their work. They shouldn't tell the developer where the services will be. Walsh said they are just plans and not built. If someone comes up with a vision that everyone likes, they can do that before they put the money into the infrastructure.

Councilor Topaz asked Walsh what considerations would be made if the developer came in with their own money. Councilor Birkle asked what he is talking about. The non-negotiables are the riverwalk and street extensions. They are talking about what goes in-between. Councilor Topaz responded that kills the project for the developer. Councilor Birkle disagrees. They are beyond the point of discussing whether the riverwalk goes in and if they extend the streets. The only discussion is what is going between the riverwalk, which has been promised to the public. They have overwhelmingly told the City that they want public access to the river. Councilor Topaz agreed with access to the river. It kills the project to say the riverwalk is non-negotiable. Councilor Birkle said it may for that developer.

Councilor Chilton mentioned that they weren't prepared last time they did this. What has changed since the RFQ in 2017? Walsh said there's been a lot more planning and the economy has improved. They're more prepared.

Councilor Topaz said that Paul Vogel pointed out how valuable the riverfront is. Councilor Birkle said it will bring people to the community and inspiration for development of the Industrial Park. It wasn't attractive before. They can make this a beautiful City on the waterfront. It's what the residents want. Council President Morten talked about how this aligns with the City's mission.

Walsh said the timeline is the most critical. He recommends keeping it but is fine extending it if needed. Mayor Scholl prefers extending it before it's published. Dimsho explained that it opens on Friday and closes March 25. That would give Council and staff an opportunity to review the submittals. They would interview selected developers on April 20, during a public meeting. Mayor Scholl suggested leaving it open until April 1. No objection from Council. Walsh added that they also reserve the right to work with more than one at a time.

Mayor Scholl wants more information about how Independence did this. It's a return on investment and not giving the property away.

Dimsho added that it will be published three times, she will share it with all the developers they have worked with in the past, and anyone can share it. They have touched basis with developers and are not going in blindly.

### **Break - 3:19 p.m.**

#### **6. City Administrator Report - *John Walsh***

- Congratulations for getting the RFQ out. It's a landmark.
- He proposes a joint meeting with Planning Commission and City Council to hear from OTAK and Mayer Reed about the street extension project, riverwalk project, and Columbia View Park. Discussion of a date and location to meet. The meeting will be held in the Council Chambers on Wednesday, March 16, 2022 at 5:30 p.m. Community members can come in-person or they can view on Zoom or YouTube.
- Holding weekly meetings for the Public Safety Facility. They are working on space planning.

- Communicating with PGE about moving the location of the substation on the Industrial Park property.
- Responsible Boating Community continues to make good progress
  - The kiosk is here
  - Working on a relationship with the County for enforcement of the docks and Sand Island
  - St. Helens Marina is interested in the role of Harbor Master
  - Will bring dock Code amendments to Council for review
  - IT is investigating cameras to have on the docks
- He and Finance Director Brown met with all the departments to review budget requests. They are looking at what is realistic.
- There will be a Library Director debrief after this meeting.

Councilor Chilton asked about the Community Action Team (CAT) loan payoff on tonight’s agenda. Councilor Birkle said he has a similar situation. He received a loan from CAT years ago for their roof. It is an interest-free loan that they pay back. The funds go back into a pool. There is a lien on their property until is paid back. City Recorder Payne agreed. When the property is sold, the check goes to the City, the City deposits it, and then sends a check to CAT for the Revolving Loan Fund. The funds have to be administered by a City or County agency.

**ADJOURN – 3:54 p.m.**

**RECONVENE EXECUTIVE SESSION**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

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Kathy Payne, City Recorder

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Rick Scholl, Mayor



# City of St. Helens

## CITY COUNCIL

**Executive Session Summary**

**February 16, 2022**

**Members Present:** Rick Scholl, Mayor  
 Doug Morten, Council President  
 Patrick Birkle, Councilor  
 Stephen R. Topaz, Councilor  
 Jessica Chilton, Councilor

**Staff Present:** John Walsh, City Administrator  
 Kathy Payne, City Recorder  
 William Monahan, City Attorney with Jordan Ramis PC



At 4:15 p.m., Mayor Scholl opened the Executive Session pursuant to the ORS numbers listed below and then gave Council roll call. Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media were specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. Any person in attendance, including the news media, who has a recording device is directed to turn it off.

- **Real Property Transactions**, under **ORS 192.660(2)(e)**
  - Update on potential sale of Millard Road property.
- **Consult with Counsel**, under **ORS 192.660(2)(h)**
  - Update on disposition of City-owned property on S. 12<sup>th</sup> Street.
  - Update on litigation with Cascades Tissue.
  - Update regarding potential liability associated with City's ownership of the lagoon.

The Executive Session was adjourned at 4:30 p.m.



ATTEST:

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 Kathy Payne, City Recorder

\_\_\_\_\_  
 Rick Scholl, Mayor



# COUNCIL PUBLIC HEARING

Wednesday, February 16, 2022

## DRAFT MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
 Council President Doug Morten  
 Councilor Patrick Birkle  
 Councilor Stephen R. Topaz  
 Councilor Jessica Chilton

### STAFF PRESENT

John Walsh, City Administrator	Jenny Dimsho, Associate Planner
Kathy Payne, City Recorder	Jacob Graichen, City Planner
Lisa Scholl, Deputy City Recorder	

### OTHERS

Brady Preheim	Shauna Stroup-Harrison
Art Leskovich	Vicky Njust
Jeanne Morain	Larry Scott
Rhonda Kirtland	Jen Massey

### OPEN PUBLIC HEARING – 6:30 p.m.

### TOPIC

#### 1. Annexation of Property located Southeast of the Intersection of Pittsburg Road & Meadowview Drive (Morain)

Associate Planner Jenny Dimsho covered preliminary matters and presented the staff report, a copy of which is included in the archive packet for this meeting. Mayor Scholl declared that he mowed the property but does not believe it impacts his ability to make a fair decision. There were no other ex-parte contacts, conflicts of interest, or bias in this matter. There were no objections from the audience for the Council to make a fair decision. Planning Commission recommends approval of the annexation with a Comprehensive Plan designation of Suburban Residential (Incorporated) SR, be zoned as Moderate Residential (R7), and be designated as “developing.”

### APPLICANT TESTIMONY

- ◆ Jeanne Morain. She talked about the history of the property. They spoke to different developers who could create a community that would pay tribute to the ancestors and leave a legacy for the family and land. She also talked to the neighbors to find out what they would like to see, which included a trail and low density that would allow for ample parking. She agrees with zoning the property as R7.

### TESTIMONY IN FAVOR – None

### TESTIMONY IN NEUTRAL

- ◆ Shauna Stroup Harrison. She is very familiar with this property. Her father-in-law developed Meadowview Drive. At that time, they were limited to half acre lots. The area is growing, and

properties are being annexed frequently. She is concerned about the traffic implementations. All the lots on Edna Barr Lane are over 7,000 sq. ft. She thinks R10 would be a better fit for this property to preserve the rural area. The housing crisis continues. As a realtor, they continue to get multiple offers on homes, regardless of price. A traffic report would be required if it was zoned R5. It would be short sided for them to not consider that the houses on Meadowview Drive are half acre. She requested Council strongly consider the size of the lots. People want more space. Well thought-out, larger lot developments, usually end up with a better resale value. Congratulations on more property coming into St. Helens.

Dimsho clarified that a Transportation Impact Analysis will be required as part of the subdivision development because of the size.

- ◆ Vicky Njust. She lives off Westboro Way. She made comments at the last meeting about possible egress on the Barr Avenue side. If that doesn't happen, she is very concerned about the impact to the existing community. They are inundated with traffic now and people are going very fast. She would not go any lower than R7. Is there a possibility for a Planned Community Development overlay allowing more than one house per lot?

Dimsho responded that they are mandated by the State to allow two dwellings on any residential lot. Vicky is most concerned about high density. She talked about the high volume and speed of traffic through there. It's not safe to walk along there. She asked about side-by-side parking versus tandem. Mayor Scholl confirmed that side-by-side parking is required.

Councilor Chilton asked if R7 is larger than R10? Dimsho said no. R7 is 7,000 sq. ft. minimum and R10 is 10,000 sq. ft. minimum.

- ◆ Larry Scott. He lives right there and has a drainage ditch that drains from that wetland. If they get a lot of snow and rain, the ditch fills up. It's gone over the road in the past. Is the ditch going to stay open? Are they going to put a culvert in? If so, he wants a big enough culvert, so it doesn't back up on him. He just wants to make sure the ditch stays clear.

City Planner Graichen said his property was developed in the 1990's. The City didn't have wetland protection rules at that time. They were just dealing with the State rules. The State let them put the road through, mitigate some of the wetland loss, and put the culverts in. Now the wetlands are rated as significant to the City. It's much more difficult to just do away with them now. They anticipate they will remain open so water can flow.

Larry expressed his concerns about drainage. Graichen said a drainage analysis will be an important part of the development. Larry is happy to keep the drainage ditch open.

#### **TESTMONY IN OPPOSITION – None**

#### **REBUTTAL**

- ◆ Jeanne Morain.
  - They did hire an expert in Oregon to find out what the best use of land was, which is where R7 came from.
  - They did apply to have the wetland registered with the State.
  - She appreciates the feedback about drainage. She will share that with the developer.
  - They accepted a buyer that had a 5-star rating. They understand topography, complications, and community. They want people to think of heritage and community contribution when they hear the Comstock name.
  - A traffic study will be done. She is aware that another road will not be put off Pittsburg Road. It will be through the existing side streets.

- They have put a lot of thought into this and the legacy that it will leave to the Comstock name.

**CLOSE PUBLIC HEARING – 7:12 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

\_\_\_\_\_  
Kathy Payne, City Recorder

\_\_\_\_\_  
Rick Scholl, Mayor



# COUNCIL REGULAR SESSION

Wednesday, February 16, 2022

## DRAFT MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
 Council President Doug Morten  
 Councilor Patrick Birkle  
 Councilor Stephen R. Topaz  
 Councilor Jessica Chilton

### STAFF PRESENT

John Walsh, City Administrator	Jenny Dimsho, Associate Planner
Kathy Payne, City Recorder	Jacob Graichen, City Planner
Lisa Scholl, Deputy City Recorder	Tina Curry, Event Coordinator

### OTHERS

Brady Preheim	Shauna Stroup-Harrison	Angela Wayman
Art Leskowich	Vicky Njust	Dan Theull
Jeanne Morain	Larry Scott	Jane Garcia
Rhonda Kirtland	Jen Massey	Officers from St. Helens Police Department
James Shober		

### CALL REGULAR SESSION TO ORDER – 7:12 p.m.

### PLEDGE OF ALLEGIANCE

### VISITOR COMMENTS – *Limited to five (5) minutes per speaker*

- ◆ Jennifer Massey. She is a 25-year resident of St. Helens. Her family has lived here for generations. She and her husband raised two daughters here and they are a small business owner. She has been a certified safety and risk professional for the last 25+ years. She has been employed as a Safety Health and Environmental Administrator for the United Association, which includes the entire US and Canada, about 370,000 construction workers. Her profession does not embrace “the sky is falling methodology.” It’s a holistic evaluation of the potential risk factors. She has spent a lot of time in Oakland and LA. She was concerned at the time about all the homeless and suspicious individuals. She currently works at an office in Southeast Portland. It is far worse than any part of Oakland or LA. In the last four weeks, they have had one attempted assault, two employees were assaulted, and a broken window. She and her daughter work in that facility. The citizens in St. Helens don’t want our town to become Portland. She observes the same changes in St. Helens that she saw in Portland. The remnants of Portland are spilling over here. Graffiti is becoming more prevalent. She has had her car at St. Helens Auto Body for eight weeks trying to get it repaired after being hit and run by an uninsured, unlicensed motorist, who had a federal warrant in Portland. Someone cut off the fence last week and stole four catalytic converters, one of which was hers. She will not have her car for the foreseeable future. Richardson’s Furniture just had a truck broken into last night. She runs all over the town. She sees suspicious individuals more often. More people seem to be under the influence of drugs. It’s unnerving. Neighbors share

videos of prowlers on Ring. It feels very unsafe. She locks her doors more than she ever did before. The town is changing and growing. She has no issues with affordable housing. What is the plan to protect property and citizens? Is there any validity to a homeless shelter going into the current Food Bank or somewhere else? If they are not aware of it, she is requesting they have someone research it and report back. St. Helens has always been a small town, community feel. Her family has been here since 1928. Increasing population can come with an undesired price if it's not managed appropriately. If they're going to allow more people, more densely populated housing, then they must increase the safety and health resources to protect the community. Otherwise, it's a disrespect to the current residents who call this home.

Mayor Scholl asked where she heard that about the Food Bank building. Jennifer heard the rumor from a valid source. It's near her home. She'll see if she can find out more. She doesn't want it on her backdoor. Mayor Scholl asked Planning if zoning would allow that. Associate Planner Dimsho said it's Industrial there. Mayor Scholl said there are a lot of criminals everywhere. They take their policing very seriously.

Council President Morten said they were the first city in the State to pass no camping in Parks or on public property. Portland is finally starting to clamp down on no camping.

- ◆ Dan Theull, attorney for St. Helens Police Association. They are a new member of the Oregon Fraternal of Police. He sent a letter about staffing concerns to the Council and City Administrator Walsh. There are several members of the Police Department here tonight. If they don't act soon, they will have a crisis within 24 months. He highlighted some numbers from the letter:
  - Within two years, they will lose between 4-6 officers to retirement.
  - The timeframe to train new officers is two years. That is without delays sending officers to the academy for training. There is a backlog at the academy right now.
  - If the City does not add officers now, they will not have the ability to provide 24-hour protection.
  - In 2012, a report suggested they should have 25 patrol officers. That excludes police administrators; school resource officers, which they currently don't have because of staffing; and detectives. Right now, they have 11 patrol officers and two and a half patrol sergeants. The others are a chief, lieutenant, and one and half administrative sergeants.
  - The two police detectives are currently working on about a dozen internet crimes, including child pornography cases. One of those cases required a detective to review 500,000 to one million child pornography images. That took months of employee time to handle one case. They don't have the staff to handle that number of cases.
  - The chief recently requested three officers. He suggests adding five. He understands the financial impact. To replace the officers leaving in two years, they need to hire replacements now.
  - The City is not meeting the collective bargaining agreement with the limited bodies on now. He is urging Council to add bodies.

Councilor Chilton asked if he noted the five officers in his letter. Dan did not include that. The number of retiring officers increased since the time he wrote the letter. He knows there will be at least four and maybe six officers retiring in 2024.

Councilor Birkle did not receive an email from Dan. He did take advantage of the opportunity to do a ride along. Officer Coy said it was a slow night, but it sure didn't seem that way. It was a great opportunity to engage with Coy. He is also concerned about the impact the retirements will have on staff. They are being heard. Dan appreciates that. It's so important to have good relationships between the officers and elected officials. There has to be hundreds of applicants to get just five qualified applicants. Agencies all over Oregon are short-staffed.

Mayor Scholl thanked the officers in attendance for their service. They have committed to hiring one position. They take policing very seriously. A year ago, they spent a million more than the Columbia County Sheriff's Office. It's not on deaf ears but they do have a limited budget.

- ◆ Angela Wayman. She would be happy to take over fireworks. She met with Mayor Scholl in November to discuss what needs to be done. She did leave her name and number with a receptionist at the Elks but never heard back. Mayor Scholl stated at a previous meeting that she was asking the Elks for money, but she wasn't.

Mayor Scholl received a call from an Elks Board member who asked who Angela was and that she was seeking donations for fireworks. They are already really far behind. Western Fireworks needed a decision.

Angela would still like to be a part of the fireworks. She has helped with 13 Nights on the River, fireworks, and Spirit of Halloweentown in the past. People have talked about wanting more money spent on the show. She suggested a classic show as a fundraiser, which would include cars, motorcycles, etc.

Councilor Chilton thanked Angela for coming. She would like to allow her to participate and allow more input.

Angela did not come forward last year because she had two people tell her that she would not be allowed to do it. Mayor Scholl said she should have come to Council to ask about that. The proposal she submitted is not adequate to operate a show. Councilor Chilton pointed out that this is not the correct forum to discuss that. She suggested Angela bring a PowerPoint presentation with her proposal. Councilor Birkle suggested Angela work with City Administrator Walsh.

Angela repeated that she's willing to take it over or help this year.

- ◆ Shauna Stroup Harrison. She is very concerned about the policing issue. The City is pushing tourism and density. The police showed up tonight and said they wouldn't be able to withstand the lack of personnel. The Council needs to consider adding positions. Break-ins are occurring almost nightly.
- ◆ Brady Preheim.
  - He watched part of their show this afternoon. It's very entertaining and is like watching a movie, so he brought popcorn.
  - Councilor Topaz wants to change the Waterfront Plan after they've had drawings and a plan for five years.
  - He is still opposed to the police station and how it was funded. He is in favor of police. They need to add more police officers and not buildings.
  - What happens when someone is promoted to Assistant City Administrator and then demoted? It doesn't seem right that they kept their salary but not the duties. Those funds could pay for fireworks instead of stealing if from tourism.
  - Where is the tourism contract? Someone wanting to do fireworks should have stepped up months ago. The Tourism Director can do them. The City has already decided they would pay for it. They need to start fundraising now for next year.
  - Concerned about the homeless. He didn't know about a potential homeless shelter moving into the current Food Bank location. He lives near there and hopes that it doesn't happen.
  - The derelict boat is gone.
- ◆ James Shober. He is concerned about housing going in and adding tourism, but not adding police officers. They may need to cancel the police station and figure out something else. He would prefer having more officers instead of a new station. Do they plan on doing road improvements on Pittsburg Road?

Mayor Scholl responded that the application was for an annexation. It's not for a development yet.

**DELIBERATIONS**

**1. Deliberations - Annexation of Property located Southeast of the Intersection of Pittsburg Road & Meadowview Drive (Morain)**

Councilor Birkle is in favor of the annexation and the Planning Commission recommendations. Council President Morten agreed. He concurs with the staff recommendation. Councilor Chilton acknowledged the work the applicant put in to add value for not just herself, but also for the community. She agrees with the staff recommendation. Councilor Topaz and Mayor Scholl both agreed with the Planning Commission recommendations as well.

**Motion:** Motion made by Council President Morten and seconded by Councilor Topaz to approve the annexation as recommended in the staff report. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

**ORDINANCES – Final Reading**

**2. Ordinance No. 3280:** An Ordinance to Annex and Designate the Zone of Certain Property at 58389 Columbia River Highway

Mayor Scholl read Ordinance No. 3280 by title. Motion made by Council President Morten and seconded by Councilor Topaz to adopt Ordinance No. 3280. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

**APPROVE AND/OR AUTHORIZE FOR SIGNATURE**

- 3. Request for Full Reconveyance for CAT Loan Payoff at 425 N. 11th Street (Kooyman)
- 4. [RATIFY] Contract for Water Assistance Provisions between Community Action Team, Inc. and the City

**Motion:** Motion made by Council President Morten and seconded by Councilor Topaz to approve '3' and '4' above. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

**CONSENT AGENDA FOR ACCEPTANCE**

- 5. Planning Commission Minutes dated January 11, 2022

**Motion:** Motion made by Council President Morten and seconded by Councilor Topaz to approve '5' above. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

**CONSENT AGENDA FOR APPROVAL**

- 6. Riverfront Development Request for Qualifications (RFQ)
- 7. Council Work Session, Executive Session, and Regular Session Minutes dated February 2, 2022
- 8. Animal Facility Licenses
- 9. OLCC Licenses
- 10. Accounts Payable Bill Lists

**Motion:** Motion made by Council President Morten and seconded by Councilor Chilton to approve '6' through '10' above.

Discussion.

Councilor Topaz talked about the Riverfront Development. There were adjustments as it went along and what they were able to do. Councilor Birkle said they are only asking for qualifications. Councilor Topaz asked if they are qualified to talk to us. Councilor Birkle responded that the Council would determine if



they are qualified by reviewing their submittals. Mayor Scholl said they would likely be doing the work. There is another process for the work to be done.

Walsh clarified that the only difference in the packet is an extension of the date. All the screening criteria and expectations have stayed the same.

Discussion ensued about the process of an RFQ. Councilor Topaz said there are two steps. Walsh said there are more than two. Associate Planner Dimsho added that this is the first step. Councilor Topaz said they are going to choose someone who they think can do the job, then qualify them to do the work, and then give them permission to do the work.

**Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

## **WORK SESSION ACTION ITEMS**

### **January 5, 2022 Council Work Session Minutes**

Mayor Scholl reported that the motion made to amend and approve the minutes at the last meeting was not seconded.

**Motion:** Motion made by Council President Morten and seconded by Councilor Chilton to amend the January 5, 2022 Council Work Session Minutes to include the number of employees who were surveyed.

**Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

### **Grant Applications**

Mayor Scholl reported that the grant applications were reviewed during the work session. He wishes they had more money to give. Council discussed granting the following:

- CCMH - \$684.70
- United Way - \$500
- CERT - \$500
- Riverside Community Outreach - \$400

**Motion:** Motion made by Council President Morten and seconded by Councilor Topaz to approve the grant amounts as listed above. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

Mayor Scholl apologized to the other nonprofit applicants.

### **Right-of-Way Dedication on Barr Avenue**

**Motion:** Motion made by Council President Morten and seconded by Councilor Topaz to approve the concept for the right-of-way dedication on Barr Avenue. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

### **Tailgating and Fireworks Launch Location on 4th of July**

Mayor Scholl said he was misunderstood about the tailgating concept. He doesn't drink but is still an advocate for tailgating and the experiences people have.

Councilor Topaz asked how many tailgate versus park? Mayor Scholl responded that about a quarter of the people tailgate and others just park there.

Councilor Chilton is fine with tailgating there. She doesn't see a reason why they shouldn't allow it. She's not aware of any problems it has caused. Pretty soon that property won't be available. She spoke with Tina to get her insight about a fireworks location. The best option is the barge. It causes the fewest problems and is the safest. Councilor Birkle agreed with the barge.

Council President Morten asked if they charged for tailgating last year and did service groups help with that. Tina said they did charge last year. Unfortunately, they were not able to get help from service groups last year. Police and fire personnel were there at the appropriate times.

**Motion:** Motion made by Councilor Birkle and seconded by Councilor Chilton to approve 4<sup>th</sup> of July tailgating on the Veneer property and pursue the launch of fireworks from a barge.

Discussion.

Council President Morten asked how much was charged for tailgating last year. Tina said it was \$25.

**Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

### **COUNCIL MEMBER REPORTS**

Council President Morten reported...

- He received a Valentine's letter of appreciation and treats in his mailbox from AmeriCorps and Columbia County RSVP. He was very honored by their thoughtfulness towards himself and other veterans.

Councilor Topaz reported...

- They are working on recruitment for a new Library Director.

Councilor Chilton reported...

- She recently met with Judy Thompson and discussed the Kiwanis Parade. She is excited to have it come back.
- She applied to be on the Local Public Safety Coordinating Committee with the County. She received a phone call from the District Attorney, who said they are reorganizing the Committee to include a City Council position. No objection from Council for her to represent the Council on the Committee.
- This is the third time she has brought the need to increase police staffing to the Council. She's not okay with the possibility of losing 24-hour staffing. They are growing. They owe it to citizens and police to maintain staffing. Councilor Topaz acknowledged that crime happens 24-hours a day here. They need 24-hour service. Council President Morten said there were 24 officers when he joined the Council in 2006. Now the number is lower. They are really missing an officer in the school. Students have learned to respect the officer when they're at the school. Councilor Topaz was at the police station on Monday and found out that the officer had been at the high school three times because of fights.
- They need to consider that our officers could be drawn to Portland.

Councilor Birkle reported...

- The police ride-along was eye opening. They are doing so much at once.
- He has a strong concern to keep the officers. It's having a big impact on their personal lives. They do not want to lose them in the current system. When the new apartments go in, there will be 1,000 new residents. He knows they need more Planning staff, but they need to make priorities. There is no direct connection between the officers and the new safety facility. They are not going to attract the best candidates with the existing building. They cannot ask them to change their uniforms at home. If they want high quality, they need a high-class facility. He doesn't regret the decision to build a new facility.
- He loves shorter work sessions. He had the opportunity to get his hair cut at a local business and speak to residents.
- Every day in his classroom there is a signal word. Today's word was "parallel." Tomorrow's word was going to be "degree," but he might change it to "qualifications."

### **MAYOR SCHOLL REPORT**

- A lot of good things are happening in Columbia County
  - Columbia County Economic Team (CET) update
  - Keep it Local
  - Travel Oregon

- Business Oregon
- Annexation of Comstock property. R7 was the right vision.
- Officers are needed. It's frustrating to not have the money to pay for everything.
- There are growing pains. They have a great staff. It starts with Walsh, who doesn't get near the credit that he deserves. He meets with department heads on a regular basis. Walsh thanked him. He talked about the police concerns. They are looking at incentive packages. Open recruitment for laterals all the time is a possibility. They have a good relationship with the Police Association. Councilor Topaz asked if they could send officers to out of state academies. Walsh said it's a combination of education and experience.

**OTHER BUSINESS**

**ADJOURN – 8:36 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

\_\_\_\_\_  
Kathy Payne, City Recorder

\_\_\_\_\_  
Rick Scholl, Mayor

# City of St. Helens

## CITY COUNCIL

Executive Session Summary

February 22, 2022

**Members Present:** Rick Scholl, Mayor  
 Doug Morten, Council President  
 Patrick Birkle, Councilor  
 Stephen R. Topaz, Councilor  
 Jessica Chilton, Councilor

**Staff Present:** John Walsh, City Administrator  
 Kathy Payne, City Recorder



At 5:32 p.m., Mayor Scholl opened the Executive Session pursuant to the ORS numbers listed below and then gave Council roll call. Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media were specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. Any person in attendance, including the news media, who has a recording device is directed to turn it off.

- **Consider Employment of a Public Officer, under ORS 192.660(2)(a)**
  - The Council interviewed one finalist for the Library Director position.

The Executive Session was adjourned at 7:12 p.m.



ATTEST:

\_\_\_\_\_  
 Kathy Payne, City Recorder

\_\_\_\_\_  
 Rick Scholl, Mayor

**City of St. Helens**  
*Consent Agenda for Approval*

**OLCC LICENSES**

The following businesses submitted a processing fee to the City for a Liquor License:

**2022 RENEWALS**

<b><u>Licensee</u></b>	<b><u>Tradename</u></b>	<b><u>Location</u></b>	<b><u>Purpose</u></b>
Bigfood Cart & Brew LLC	Bigfood Cart & Brew	175 Bowling Alley LN	Renewal
Columbia County Bistro LLC	Columbia County Bistro	305 Strand St	Renewal
Columbia Fast Serv Inc	Skinny's Texaco	373 S Columbia River HWY	Renewal
Hook Line & Sinker LLC	Pastime Tavern	2019 Columbia BLVD	Renewal
Jimikat Inc	Johnny's Bar & Grill	1750 Old Portland RD	Renewal
Miayko Inc	Miyako Restaurant	1835 Columbia BLVD	Renewal
S & L Enterprises LLC	Chubb's Shell	745 S Columbia River HWY	Renewal
St Helens Marina LLC	St Helens Marina	134 N River St	Renewal
Stansbury Management Inc	Sunshine Pizza Exchange	2124 Columbia BLVD	Renewal
Thai Jasmine LLC	Oriental Café	555 S Columbia River HWY	Renewal

**2022 NEW OWNERS**

*A copy of the OLCC application documents submitted for the businesses listed below were emailed to the Police Department for review. No adverse response was received.*

<b><u>Licensee</u></b>	<b><u>Tradename</u></b>	<b><u>Location</u></b>	<b><u>Purpose</u></b>
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St. Helens, OR

# Expense Approval Register

Item #6.

Packet: APPKT00499 - AP 2.11.22

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Fund: 100 - GENERAL FUND</b>					
CHELSEA ARMSTRONG	2.22.2022	02/10/2022	JURY DUTY PAY	100-704-52019	10.00
DUANE WALLIS	2.7.2022	02/10/2022	JURY DUTY PAY	100-704-52019	10.00
SCOTT WALKER	2.7.2022	02/10/2022	JURY DUTY PAY	100-704-52019	10.00
JEBEDIAH PETERSON	2.7.2022	02/10/2022	JURY DUTY PAY	100-704-52019	10.00
JUSTIN ALBRECHT	2.7.2022	02/10/2022	JURY DUTY PAY	100-704-52019	10.00
TRAVIS BRENNER	2.7.2022	02/10/2022	JURY DUTY PAY	100-704-52019	10.00
WADE PETERSON	2.7.2022	02/10/2022	JURY DUTY PAY	100-704-52019	10.00
SHANNON MCLEAN	2.7.2022	02/10/2022	JURY DUTY PAY	100-704-52019	10.00
EBSCO INFORMATION SERVICES	0533947	02/11/2022	BOOKS	100-706-52018	294.98
EBSCO INFORMATION SERVICES	0533947	02/11/2022	BOOKS	100-706-52031	830.70
HUDSON GARBAGE SERVICE	11790064S046	02/11/2022	7539- TRASH CITY HALL 265 ST...	100-715-52023	99.10
HUDSON GARBAGE SERVICE	11790065S046	02/11/2022	2046-1287547 - POLICE GARB...	100-705-52023	99.10
WYNDEE WILSON	2.11.22	02/11/2022	BALLET BARRE CLOSUE OF ST...	100-709-52001	100.00
JENNIFER BURNS	2.7.2022	02/11/2022	JURY DUTY PAY	100-704-52019	10.00
JOSHUA CHRISTIANSEN	2.7.2022	02/11/2022	JURY DUTY PAY	100-704-52019	10.00
COLUMBIA COUNTY COMM. J...	202111CSH	02/11/2022	WORK CREW PARKS	100-708-52019	375.00
ACE HARDWARE - ST. HELENS	60176-1.31.22	02/11/2022	MATERIALS ACE ACCT 60176 - ...	100-708-52001	60.66
BIO-MED TESTING SERVICES I...	89792	02/11/2022	PRE EMPLOYMENT TEST	100-702-52019	165.00
MICHELLE BRANNON	INV0002355	02/11/2022	JURY DUTY PAY	100-704-52019	10.00
PEYTON STRADE	INV0002356	02/11/2022	JURY DUTY PAY	100-704-52019	10.00
JAMIE EDWARDS - AP	INV0002358	02/11/2022	MILEAGE REIMBURSEMENT F...	100-707-52001	29.13
INGRAM LIBRARY SERVICES	57335823	02/03/2022	BOOKS 20C7921	100-706-52033	7.09
INGRAM LIBRARY SERVICES	57335825	02/03/2022	BOOKS 20C7921	100-706-52033	41.35
MIDWEST TAPE	501575244	02/04/2022	DVD / ABD 2000010011	100-706-52034	46.48
MIDWEST TAPE	501606111	02/04/2022	DVD / ABD 2000010011	100-706-52034	56.97
MIDWEST TAPE	501606111	02/04/2022	DVD / ABD 2000010011	100-706-52035	14.99
INGRAM LIBRARY SERVICES	57295839	02/04/2022	BOOKS 20C7921	100-706-52034	23.81
INGRAM LIBRARY SERVICES	57295840	02/04/2022	BOOKS 20C7921	100-706-52035	508.44
INGRAM LIBRARY SERVICES	57335826	02/04/2022	BOOKS 20C7921	100-706-52033	29.89
INGRAM LIBRARY SERVICES	57379357	02/04/2022	BOOKS 20C7921	100-706-52033	18.10
INGRAM LIBRARY SERVICES	57379358	02/04/2022	BOOKS 20C7921	100-706-52033	82.57
INGRAM LIBRARY SERVICES	57379359	02/04/2022	BOOKS 20C7921	100-706-52033	20.67
INGRAM LIBRARY SERVICES	57379360	02/04/2022	BOOKS 20C7921	100-706-52033	66.21
INGRAM LIBRARY SERVICES	57379361	02/04/2022	BOOKS 20C7921	100-706-52033	673.82
INGRAM LIBRARY SERVICES	57379362	02/04/2022	BOOKS 20C7921	100-706-52033	366.25
CULLIGAN	1.31.2022	02/07/2022	BOTTLED WATER POLICE	100-705-52001	192.40
HUDSON GARBAGE SERVICE	11789845S046	02/07/2022	1554- TRASH PUBLIC LIBRARY	100-706-52003	61.35
HUDSON GARBAGE SERVICE	11790420S046	02/07/2022	7056- TRASH REC CENTER OLD...	100-709-52023	49.74
HUDSON GARBAGE SERVICE	11790530S046	02/07/2022	5273- TRASH REC CENTER CH...	100-709-52023	39.87
ROSS DENISON LAW	2.4.2022	02/07/2022	PROFESSIONAL SERVICES COU...	100-704-52019	2,375.00
ORKIN	222477330	02/07/2022	265 STRAND PEST SERVICE CIT...	100-715-52023	88.00
ORKIN	222477520	02/07/2022	1810 OLD PORTLAND RD PEST ...	100-709-52023	152.00
ORKIN	223832361	02/07/2022	265 STRAND PEST SERVICE CIT...	100-715-52023	88.00
COLUMBIA RIVER MOTORSPO...	4366915	02/07/2022	FIRST ALERT PWC FIRE EXT / C...	100-708-52001	49.90
MIDWEST TAPE	501409146	02/07/2022	DVD / ABD 2000010011	100-706-52034	48.99
MIDWEST TAPE	501409146	02/07/2022	DVD / ABD 2000010011	100-706-52035	24.99
MIDWEST TAPE	501409148	02/07/2022	DVD / ABD 2000010011	100-706-52034	22.49
MIDWEST TAPE	501448535	02/07/2022	DVD / ABD 2000010011	100-706-52034	67.47
MIDWEST TAPE	501575245	02/07/2022	DVD / ABD 2000010011	100-706-52035	14.99
INGRAM LIBRARY SERVICES	56687601	02/07/2022	BOOKS 20C7921	100-706-52033	82.02
INGRAM LIBRARY SERVICES	56687602	02/07/2022	BOOKS 20C7921	100-706-52033	12.63
INGRAM LIBRARY SERVICES	56687603	02/07/2022	BOOKS 20C7921	100-706-52033	566.17
INGRAM LIBRARY SERVICES	56687604	02/07/2022	BOOKS 20C7921	100-706-52033	24.15

Expense Approval Register

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
INGRAM LIBRARY SERVICES	56768554	02/07/2022	BOOKS 20C7921	100-706-52033	21.23
INGRAM LIBRARY SERVICES	56768555	02/07/2022	BOOKS 20C7921	100-706-52033	328.78
INGRAM LIBRARY SERVICES	56771100	02/07/2022	BOOKS 20C7921	100-706-52033	13.88
INGRAM LIBRARY SERVICES	56771101	02/07/2022	BOOKS 20C7921	100-706-52033	89.40
INGRAM LIBRARY SERVICES	56771102	02/07/2022	BOOKS 20C7921	100-706-52033	30.15
INGRAM LIBRARY SERVICES	56771103	02/07/2022	BOOKS 20C7921	100-706-52033	80.00
INGRAM LIBRARY SERVICES	56771104	02/07/2022	BOOKS 20C7921	100-706-52033	76.40
INGRAM LIBRARY SERVICES	57335824	02/07/2022	BOOKS 20C7921	100-706-52035	196.33
METRO PRESORT	IN640765	02/07/2022	UB BILL PRINTING	100-707-52008	4,277.00
RUBENS LAWN SERVICE	0004609	02/09/2022	MONTHLY LAWN SERVICE	100-705-52023	80.00
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	100-715-52001	141.40
WIRE WORKS	10382	02/09/2022	SOLENOID FOR K9	100-705-52001	146.95
OREGON RIFLEWORKS LLC	1181	02/09/2022	RIFLE PLATE	100-705-52002	1,139.98
RACHAEL BARRY -	2.3.2022	02/09/2022	REIMB GOV CONFERENCE	100-701-52018	588.20
MICHELLE MOREY	2.7.22	02/09/2022	JURY DUTY PAY	100-704-52019	10.00
QUILL	22603382	02/09/2022	FILE JACKETS	100-711-52001	93.98
QUILL	22640167	02/09/2022	FILE JACKETS LEGAL	100-711-52001	111.98
LAND DEVELOPMENT SERVICES	DEC 2021	02/09/2022	INSPECTIONS FOR ST. HELENS ...	100-711-52015	375.00
DAWN RICHARDSON - AP	INV0002351	02/09/2022	MILEAGE REIMBURSEMENT F...	100-707-52001	32.18
<b>Fund 100 - GENERAL FUND Total:</b>					<b>15,923.31</b>
<b>Fund: 201 - VISITOR TOURISM</b>					
E2C	4456	02/11/2022	ADVERTISING EQUIPMENT PR...	201-000-52028	20,074.52
<b>Fund 201 - VISITOR TOURISM Total:</b>					<b>20,074.52</b>
<b>Fund: 202 - COMMUNITY DEVELOPMENT</b>					
OTAK INC	000122100425	02/11/2022	1ST AND STRAND ST P 019823...	202-723-52019	72,472.31
MAYER REED INC	13256	02/07/2022	ST HELENS RIVERWALK	202-723-52055	9,265.02
STATE OF OREGON WATER RE...	138951	02/07/2022	SALMONBERRY RESERVOIR	202-724-52019	230.00
OREGON DEPT. OF STATE LAN...	25010	02/07/2022	WATERWAY LEASE FEE FLAT R...	202-722-52060	1,460.66
OTAK INC	000012200465	02/09/2022	S 1ST ST STREETS ROAD UT EX...	202-723-52019	132,348.56
JORDAN RAMIS PC ATTORNEYS..	187498	02/09/2022	ST. HELENS GENERAL ENVIRO...	202-721-52019	5,137.50
JH KELLY LLC	TH294195	02/09/2022	COL PAC FOOD BANK RENO	202-721-52096	249,802.74
<b>Fund 202 - COMMUNITY DEVELOPMENT Total:</b>					<b>470,716.79</b>
<b>Fund: 203 - COMMUNITY ENHANCEMENT</b>					
LISA HILLS	2.11.22	02/11/2022	DANCE CLASS 12/7 - 1/18	203-709-52028	483.00
TYLER TECHNOLOGIES INC	130-125497	02/09/2022	PROJECT MANAGEMENT	203-705-52028	1,000.00
<b>Fund 203 - COMMUNITY ENHANCEMENT Total:</b>					<b>1,483.00</b>
<b>Fund: 205 - STREETS</b>					
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	205-000-52001	86.97
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	205-000-52001	14.90
<b>Fund 205 - STREETS Total:</b>					<b>101.87</b>
<b>Fund: 301 - STREETS SDC</b>					
DONOVAN ENTERPRISES INC	1425	02/07/2022	SDC MODEL	301-000-52019	8,160.00
<b>Fund 301 - STREETS SDC Total:</b>					<b>8,160.00</b>
<b>Fund: 601 - WATER</b>					
CLARK & SONS EXCAVATING I...	2	02/11/2022	LITTLE ST TUALA 7TH WATERL...	601-000-53001	117,337.74
ACE HARDWARE - ST. HELENS	60180-1.21.22	02/11/2022	MATERIALS ACE ACCT 60180	601-732-52001	58.76
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-731-52001	75.40
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-731-52001	11.84
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-731-52001	47.98
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-731-52001	27.04
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-731-52001	5.78
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-731-52001	61.56
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-731-52001	90.98
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-732-52001	25.87
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-732-52001	49.63
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	601-732-52023	40.43
ONE CALL CONCEPTS INC	2010491	02/07/2022	REGULAR / MODEM DELIVERY ...	601-731-52019	72.09
NORTHSTAR CHEMICAL	216023	02/07/2022	SODIUM HYPOCHLORITE 12.5%	601-732-52083	513.55

## Expense Approval Register

Packet: APPKT00 Item #6. 2

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
PRECISION PUMPING SYSTEMS	2188	02/08/2022	TRAINING PUMP STATIONS	601-731-52019	1,300.00
BROWN AND CALDWELL	53433079	02/08/2022	NPDES PERMITTING	601-731-52019	2,587.50
ADVANCED ELECTRICAL	213096	02/09/2022	WFF SCADA UP GRADE	601-000-53001	11,755.20
LAWRENCE OIL COMPANY	CFSI-6403	02/09/2022	247752 WATER	601-732-52022	118.82
<b>Fund 601 - WATER Total:</b>					<b>134,180.17</b>
<b>Fund: 603 - SEWER</b>					
ADVANCED ELECTRICAL	213165	02/11/2022	WWTP MAINT	603-736-52019	265.00
ACE HARDWARE - ST. HELENS	60180-1.21.22	02/11/2022	MATERIALS ACE ACCT 60180	603-735-52001	80.86
ACE HARDWARE - ST. HELENS	60180-1.21.22	02/11/2022	MATERIALS ACE ACCT 60180	603-736-52001	40.43
ACE HARDWARE - ST. HELENS	60180-1.21.22	02/11/2022	MATERIALS ACE ACCT 60180	603-737-52001	40.42
CITY OF PORTLAND	10397893	02/07/2022	LAB SERVICES	603-736-52064	1,684.00
CITY OF PORTLAND	10397893	02/07/2022	LAB SERVICES	603-737-52064	1,684.00
ONE CALL CONCEPTS INC	2010491	02/07/2022	REGULAR / MODEM DELIVERY ...	603-735-52019	72.09
PAULSON PRINTING CO.	93	02/08/2022	BUSINESS CARDS A KUNDERS	603-736-52001	27.50
PAULSON PRINTING CO.	93	02/08/2022	BUSINESS CARDS A KUNDERS	603-737-52001	27.50
COLUMBIA RIVER PUD	2.1.2022	02/09/2022	38633 594 S 9 ST POWER	603-737-52003	15,524.39
COLUMBIA RIVER PUD	3000554 - CORRECTION	02/09/2022	CORRECTION PAYMENT	603-737-52003	120.03
<b>Fund 603 - SEWER Total:</b>					<b>19,566.22</b>
<b>Fund: 605 - STORM</b>					
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	605-000-52001	59.99
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	605-000-52001	33.62
<b>Fund 605 - STORM Total:</b>					<b>93.61</b>
<b>Fund: 702 - INFORMATION SYSTEMS</b>					
MORE POWER TECHNOLOGY ...	13008	02/11/2022	MICROSOFT 365 BUS STANDA...	702-000-52006	10,684.15
SOLUTIONS YES	INV305602	02/11/2022	PRINT CHARGES CITY HALL PRI...	702-000-52006	63.64
U.S BANK EQUIPMENT FINANCE	463704643	02/07/2022	CONTRACT PAYMENT EQUIPM...	702-000-52006	355.03
SOLUTIONS YES	INV304951	02/09/2022	C13344-01 265 STRAND ST	702-000-52006	112.06
<b>Fund 702 - INFORMATION SYSTEMS Total:</b>					<b>11,214.88</b>
<b>Fund: 703 - PW OPERATIONS</b>					
A + ENGRAVING LLC	1281	02/11/2022	NAME PLATES	703-733-52018	36.00
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	703-734-52047	16.99
ACE HARDWARE - ST. HELENS	60181-1.31.22	02/11/2022	ACE MATERIALS ACCT 60181	703-734-52100	38.95
LAWSON PRODUCTS	9309230539	02/11/2022	MATERIALS	703-734-52099	147.26
SCAPPOOSE CHIROPRACTIC PC	99203	02/11/2022	CDL PHYSICALS	703-734-52019	125.00
OREGON DEQ BUSINESS OFFIC...	INV0002357	02/11/2022	SCOTT WILIAMS WATER SY OP...	703-734-52018	120.00
WILCOX	0684718-IN	02/07/2022	BIO DYED ULTRA DIESEL 5	703-734-52022	261.30
CARQUEST AUTO PARTS STOR...	1.31.2022	02/07/2022	AUTO PARTS ACCT 315752	703-734-52099	200.60
HUDSON GARBAGE SERVICE	117905635046	02/07/2022	CASCADES TISSUE SITE	703-734-52023	135.96
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	703-734-52001	33.62
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	703-734-52023	36.75
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	703-734-52023	32.31
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	703-734-52100	2.09
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	703-734-52100	22.98
SUNSET AUTO PARTS INC - NA...	1.31.2022	02/09/2022	AUTO PARTS ACCT 6355	703-734-52099	39.00
GENERAL EQUIPMENT COMP...	78871	02/09/2022	TIGER TAIL HD	703-734-52099	211.15
LAWRENCE OIL COMPANY	CFSI-6403	02/09/2022	247751 ENGINEERING	703-733-52022	67.74
LAWRENCE OIL COMPANY	CFSI-6403	02/09/2022	247750 PUBLIC WORKS	703-734-52022	219.14
LAWRENCE OIL COMPANY	CFSI-6403	02/09/2022	247748 PUBLIC WORKS	703-734-52022	1,898.59
CHRISTOPHER J SOELING PLLC	INV0002352	02/09/2022	2MG RES REHAB DISPUTE 449	703-733-52019	2,250.00
NATIONAL BUSINESS FURNITU...	MK573851	02/09/2022	DESK AND HUTCH SET	703-734-52100	3,148.68
<b>Fund 703 - PW OPERATIONS Total:</b>					<b>9,044.11</b>
<b>Fund: 704 - FACILITY MAJOR MAINTNANCE</b>					
ACE HARDWARE - ST. HELENS	60174-1.31.22	02/11/2022	ACE MATERIALS ACCT 60174	704-000-53018	27.92
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53017	50.94
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53017	1.99
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53017	0.99
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53017	11.99
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53017	232.24
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53017	20.97



Expense Approval Register

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53018	31.78
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53018	33.63
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53025	11.04
DAHLGREN'S DO IT BEST BUIL...	1.25.2022	02/09/2022	BUILDING SUPPLIES ACCT 100...	704-000-53025	97.96
<b>Fund 704 - FACILITY MAJOR MAINTNANCE Total:</b>					<b>521.45</b>
<b>Fund: 706 - PUBLIC SAFETY</b>					
AKS ENGINEERING & FORESTRY	1	02/09/2022	LUMP SUM FEE	706-000-52019	8,366.80
<b>Fund 706 - PUBLIC SAFETY Total:</b>					<b>8,366.80</b>
<b>Grand Total:</b>					<b>699,446.73</b>

**Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>
100 - GENERAL FUND	15,923.31
201 - VISITOR TOURISM	20,074.52
202 - COMMUNITY DEVELOPMENT	470,716.79
203 - COMMUNITY ENHANCEMENT	1,483.00
205 - STREETS	101.87
301 - STREETS SDC	8,160.00
601 - WATER	134,180.17
603 - SEWER	19,566.22
605 - STORM	93.61
702 - INFORMATION SYSTEMS	11,214.88
703 - PW OPERATIONS	9,044.11
704 - FACILITY MAJOR MAINTNANCE	521.45
706 - PUBLIC SAFETY	8,366.80
<b>Grand Total:</b>	<b>699,446.73</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
100-701-52018	Professional Development	588.20
100-702-52019	Professional Services	165.00
100-704-52019	Professional Services	2,505.00
100-705-52001	Operating Supplies	339.35
100-705-52002	Personnel Uniforms Equi...	1,139.98
100-705-52023	Facility Maintenance	179.10
100-706-52003	Utilities	61.35
100-706-52018	Professional Development	294.98
100-706-52031	Periodicals	830.70
100-706-52033	Printed Materials	2,630.76
100-706-52034	Visual Materials	266.21
100-706-52035	Audio Materials	759.74
100-707-52001	Operating Supplies	61.31
100-707-52008	Printing	4,277.00
100-708-52001	Operating Supplies	110.56
100-708-52019	Professional Services	375.00
100-709-52001	Operating Supplies	100.00
100-709-52023	Facility Maintenance	241.61
100-711-52001	Operating Supplies	205.96
100-711-52015	Intergovernmental Servic...	375.00
100-715-52001	Operating Supplies	141.40
100-715-52023	Facility Maintenance	275.10
201-000-52028	Projects & Programs	20,074.52
202-721-52019	Professional Services	5,137.50
202-721-52096	CDBG Grant Expenses	249,802.74
202-722-52060	Waterway Lease	1,460.66
202-723-52019	Professional Services	204,820.87
202-723-52055	Riverwalk Project	9,265.02
202-724-52019	Professional Services	230.00
203-705-52028	Projects & Programs	1,000.00
203-709-52028	Projects & Programs	483.00
205-000-52001	Operating Supplies	101.87
301-000-52019	Professional Services	8,160.00
601-000-53001	Capital Outlay	129,092.94
601-731-52001	Operating Supplies	320.58
601-731-52019	Professional Services	3,959.59
601-732-52001	Operating Supplies	134.26
601-732-52022	Fuel	118.82
601-732-52023	Facility Maintenance	40.43
601-732-52083	Chemicals	513.55
603-735-52001	Operating Supplies	80.86
603-735-52019	Professional Services	72.09

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
603-736-52001	Operating Supplies	67.93
603-736-52019	Professional Services	265.00
603-736-52064	Lab Testing	1,684.00
603-737-52001	Operating Supplies	67.92
603-737-52003	Utilities	15,644.42
603-737-52064	Lab Testing	1,684.00
605-000-52001	Operating Supplies	93.61
702-000-52006	Computer Maintenance	11,214.88
703-733-52018	Professional Development	36.00
703-733-52019	Professional Services	2,250.00
703-733-52022	Fuel	67.74
703-734-52001	Operating Supplies	33.62
703-734-52018	Professional Development	120.00
703-734-52019	Professional Services	125.00
703-734-52022	Fuel	2,379.03
703-734-52023	Facility Maintenance	205.02
703-734-52047	Marine Board	16.99
703-734-52099	Equipment Operations	598.01
703-734-52100	PW Administration	3,212.70
704-000-53017	Capital Outlay - Rec Center	319.12
704-000-53018	Capital Outlay - City Hall	93.33
704-000-53025	Capital Outlay - Sr Center	109.00
706-000-52019	Professional Services	8,366.80
	<b>Grand Total:</b>	<b>699,446.73</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Expense Amount</b>
**None**	699,446.73
<b>Grand Total:</b>	<b>699,446.73</b>



St. Helens, OR

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Fund: 100 - GENERAL FUND</b>					
JAMES BARRETT	INV0002359	02/14/2022	JURY DUTY PAY	100-704-52019	10.00
HUDSON GARBAGE SERVICE	117900675046	02/15/2022	7598- TRASH MCCORMICK ARK	100-708-52023	474.71
HUDSON GARBAGE SERVICE	117900685046	02/15/2022	7636- TRASH COL VIEW PARK ...	100-708-52023	185.49
PORTLAND GENERAL ELECTRIC	INV0002362	02/15/2022	0153585940	100-709-52003	163.89
KJ SECURITY SOLUTIONS & LO...	0004090	02/16/2022	ALARM LOCK	100-705-52001	734.00
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	150 S 13TH ST- POLICE	100-705-52003	183.10
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	150 S 13 ST POLICE STATION 7...	100-705-52003	446.05
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	375 S 18TH ST COLUMBIA CEN...	100-706-52003	678.80
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	475 S 18TH ST- MCCORMICK E...	100-708-52003	28.51
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	264 STRAND ST- COL VIEW PA...	100-708-52003	63.90
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	120 WHITE WAY - WALNUT TR...	100-708-52003	28.28
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	200 N 7TH ST - PARK	100-708-52003	28.43
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	299 N 6TH ST - PARKS	100-708-52003	28.28
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	475 S 18 ST METER 10220167	100-708-52003	126.49
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	475 S 18TH ST	100-708-52003	154.60
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	475 S 18TH ST - MCCORMICK ...	100-708-52003	68.63
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	162 MCMICHAEL ST - CAMPBE...	100-708-52003	111.71
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	50 PLAZA SQ- PLAZA OUTLETS	100-708-52003	31.09
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	200 N RIVER ST - GREY CLIFFS ...	100-708-52003	80.27
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	475 S 18TH ST	100-708-52003	196.54
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	265 STRAND ST. - SPLASH PAD...	100-708-52003	29.14
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	2625 GABLE RD REC CENTER	100-709-52003	160.00
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	277 STRAND ST -	100-715-52003	29.68
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	277 STRAND ST- CITY HALL UB...	100-715-52003	77.39
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	275 STRAND ST- CITY HALL UB ...	100-715-52003	100.11
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	265 STRAND ST- CITY HALL MA...	100-715-52003	832.43
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	265 STRAND ST- CITY HALL UP	100-715-52003	134.85
SECURE PACIFIC CORPORATION	322005	02/16/2022	150 S 13TH ST	100-705-52023	99.06
SECURE PACIFIC CORPORATION	322005	02/16/2022	375 S 18TH ST	100-706-52023	132.15
SECURE PACIFIC CORPORATION	322005	02/16/2022	475 S 18TH	100-708-52023	133.65
METRO PLANNING INC	5402	02/16/2022	WEB GIS	100-710-52001	285.00
COUNTRY MEDIA INC	554339	02/16/2022	PUBLIC NOTICE	100-710-52011	158.10
COUNTRY MEDIA INC	556705	02/16/2022	PUBLIC NOTICE	100-710-52011	196.85
COUNTRY MEDIA INC	556706	02/16/2022	PUBLIC NOTICE	100-710-52011	198.40
COLUMBIA COUNTY TRANSFER...	7728	02/16/2022	DUMP FEES ACCT 0017	100-709-52001	6.51
LANE COUNCIL OF GOVERNMENT...	82129	02/16/2022	GOVERNMENT PERSONNEL SE...	100-708-52014	105.00
NW NATURAL GAS	FEB 2022	02/16/2022	5638	100-705-52003	180.93
NW NATURAL GAS	FEB 2022	02/16/2022	7673	100-706-52003	962.07
NW NATURAL GAS	FEB 2022	02/16/2022	3047	100-708-52003	118.89
NW NATURAL GAS	FEB 2022	02/16/2022	8563	100-708-52003	19.62
NW NATURAL GAS	FEB 2022	02/16/2022	0109	100-709-52003	281.61
NW NATURAL GAS	FEB 2022	02/16/2022	2848	100-715-52003	152.27
NW NATURAL GAS	FEB 2022	02/16/2022	5285	100-715-52003	180.89
METRO PRESORT	IN640896	02/16/2022	E SERVICE CHARGES	100-707-52008	50.00
ROBERT JOHNSTON	INV0002365	02/16/2022	JURY DUTY PAY	100-704-52019	10.00
JANELLE MCMILLER	INV0002366	02/16/2022	JURY DUTY PAY	100-704-52019	10.00
ANNE COLLSON	INV0002367	02/16/2022	JURY DUTY PAY	100-704-52019	10.00
ROBERT CARRIGAN	INV0002368	02/16/2022	JURY DUTY PAY	100-704-52019	10.00
S. PATRICK BRAME	INV0002369	02/16/2022	JURY DUTY PAY	100-704-52019	10.00
KJ SECURITY SOLUTIONS & LO...	0005197	02/17/2022	REC CENTER DOGGING KIT	100-709-52023	130.00
MIDWEST TAPE	501640702	02/17/2022	DVD / ABD 2000010011	100-706-52034	59.98
LAND DEVELOPMENT SERVICES	JAN 2022	02/17/2022	INSPECTIONS FOR ST. HELENS ...	100-711-52015	225.00
A + ENGRAVING LLC	1287	02/18/2022	PLAQUE J BREWINGTON	100-703-52001	45.00

## Expense Approval Register

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
EASY 2 WASH LLC	138	02/18/2022	TOKENS FOR NOVEMBER 2021 ..	100-705-52001	850.00
PERMA-BOUND	1912526-01	02/18/2022	BOOKS	100-706-52033	27.34
UNITED WAY OF COLUMBIA C...	2.18.2022	02/18/2022	COMMUNITY GRANT	100-703-52041	500.00
COLUMBIA COMMUNITY MEN...	2.18.2022	02/18/2022	COMMUNITY GRANT	100-703-52041	684.70
ELIZABETH A FOURNIER	2.18.22	02/18/2022	DANCE CLASSES	100-709-52019	4,360.00
HOPE WIRTA	2.18.22	02/18/2022	PAINTING CLASS	100-709-52019	600.00
CANON SOLUTIONS AMERICA ...	4038693601	02/18/2022	COPIER MAINTENANCE	100-706-52019	10.07
INGRAM LIBRARY SERVICES	57537507	02/18/2022	BOOKS 20C7921	100-706-52035	13.99
INGRAM LIBRARY SERVICES	57537508	02/18/2022	BOOKS 20C7921	100-706-52033	83.15
INGRAM LIBRARY SERVICES	57537509	02/18/2022	BOOKS 20C7921	100-706-52033	143.49
INGRAM LIBRARY SERVICES	57537510	02/18/2022	BOOKS 20C7921	100-706-52033	32.97
SHRED-IT C/O STERICYCLE INC	8000907075	02/18/2022	CITY HALL SHRED SERVICE	100-715-52001	75.28
COMMUNITY EMERGENCY RE...	INV0002371	02/18/2022	COMMUNITY GRANT	100-703-52041	500.00
RIVERSIDE COMMUNITY OUTR...	INV0002372	02/18/2022	COMMUNITY GRANT	100-703-52041	400.00
LISA HILLS	INV0002373	02/18/2022	VAENTINES DATE NIGHT DANC...	100-709-52019	98.00
DAWN RICHARDSON - AP	INV0002374	02/18/2022	MILEAGE REIMBURSEMENT F...	100-707-52001	32.18
<b>Fund 100 - GENERAL FUND Total:</b>					<b>17,368.52</b>
<b>Fund: 201 - VISITOR TOURISM</b>					
NW NATURAL GAS	FEB 2022	02/16/2022	7764	201-000-52003	123.89
NW NATURAL GAS	FEB 2022	02/16/2022	9614	201-000-52003	434.18
<b>Fund 201 - VISITOR TOURISM Total:</b>					<b>558.07</b>
<b>Fund: 202 - COMMUNITY DEVELOPMENT</b>					
PORTLAND GENERAL ELECTRIC	INV0002360	02/15/2022	1650931000	202-722-52003	66.06
PORTLAND GENERAL ELECTRIC	INV0002361	02/15/2022	7357701000	202-722-52003	33.85
CITY OF ST. HELENS	2.18.22	02/18/2022	PERMIT CDBG WINDOWS	202-721-52096	412.57
<b>Fund 202 - COMMUNITY DEVELOPMENT Total:</b>					<b>512.48</b>
<b>Fund: 205 - STREETS</b>					
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	265 STRAND ST	205-000-52003	3,747.56
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	1800 COLUMBIA BLVD - SIGNAL	205-000-52003	108.53
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	191 N MILTON WAY - SIGNAL	205-000-52003	37.89
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	2198 COLUMBIA BLVD - SIGNAL	205-000-52003	41.63
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	191 N MILTON WAY- LANDSC...	205-000-52003	28.59
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	495 S 18TH ST - LIGHT SIGNAL	205-000-52003	47.72
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	1370 COLUMBIA BLVD.- FOUN...	205-000-52003	41.01
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	715 S COLUMBIA RIVER HWY -...	205-000-52003	73.39
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	58651 COL HWY GATEWAY ART	205-000-52003	29.31
COLUMBIA RIVER PUD	3000603	02/16/2022	STREET LIGHT MAINTENANCE	205-000-52003	152.22
EAGLE STAR ROCK PRODUCTS ...	40838	02/16/2022	ROCK ROADS	205-000-52001	102.29
PORTLAND GENERAL ELECTRIC	INV0002364	02/16/2022	4854421000	205-000-52003	42.50
<b>Fund 205 - STREETS Total:</b>					<b>4,452.64</b>
<b>Fund: 601 - WATER</b>					
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	62420 COLUMBIA RIVER HWY -..	601-731-52003	299.16
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	END OF KESTREL VIEW DRIVE	601-731-52003	153.67
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	2300 STRAND ST - WELL 2	601-731-52003	383.58
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	57500 OLD PORTLAND RD - W...	601-731-52003	97.03
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	35261 PITTSBURG RD- PW WA...	601-731-52003	30.63
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	1680 1 ST -	601-731-52003	1,972.25
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	1215 FOURTH ST - WFF	601-732-52003	4,390.11
SECURE PACIFIC CORPORATION	322005	02/16/2022	1215 4TH PL	601-732-52023	165.06
LANE COUNCIL OF GOVERNMENT...	82129	02/16/2022	GOVERNMENT PERSONNEL SE...	601-732-52014	122.50
NW NATURAL GAS	FEB 2022	02/16/2022	2942	601-732-52003	644.79
SAMUEL ORTIZ-	INV0002363	02/16/2022	REIMB. WATER TREAT CERT	601-732-52018	348.65
LAWRENCE OIL COMPANY	CFSI-6683	02/18/2022	247752 WATER	601-732-52022	121.66
<b>Fund 601 - WATER Total:</b>					<b>8,729.09</b>
<b>Fund: 603 - SEWER</b>					
HUDSON GARBAGE SERVICE	11789937S046	02/15/2022	8333- TRASH WWTP 451 PLY...	603-736-52023	141.40
HUDSON GARBAGE SERVICE	11789937S046	02/15/2022	8333- TRASH WWTP 451 PLY...	603-737-52023	141.40
CENTURY LINK	2.2.2022	02/15/2022	600	603-736-52010	28.06
CENTURY LINK	2.2.2022	02/15/2022	488	603-736-52010	123.53

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CENTURY LINK	2.2.2022	02/15/2022	688	603-736-52010	22.07
CENTURY LINK	2.2.2022	02/15/2022	293	603-736-52010	22.08
CENTURY LINK	2.2.2022	02/15/2022	654	603-736-52010	22.07
CENTURY LINK	2.2.2022	02/15/2022	293	603-737-52010	22.07
CENTURY LINK	2.2.2022	02/15/2022	688	603-737-52010	22.08
CENTURY LINK	2.2.2022	02/15/2022	654	603-737-52010	22.08
CENTURY LINK	2.2.2022	02/15/2022	600	603-737-52010	28.06
CENTURY LINK	2.2.2022	02/15/2022	488	603-737-52010	123.53
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	240 CLARK ST PUMP STATION	603-735-52003	28.67
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	451 PLYMOUTH ST - WWTP LA...	603-736-52003	1,303.81
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	451 PLYMOUTH ST - WWTP LA...	603-737-52003	1,303.81
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	35120 MAPLE ST. - PS 11	603-738-52003	173.32
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	169 S 4TH ST WATER FLOW M...	603-738-52003	67.27
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	58791 58725 COL RIV HWY P...	603-738-52003	73.76
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	240 MADRONA CT	603-738-52003	162.33
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	58360 OLD PORTLAND RD - PS...	603-738-52003	185.54
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	134 N 1ST- PS 2 8873519	603-738-52003	211.76
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	110 S 4TH ST - PS 3	603-738-52003	39.13
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	318 S 1ST ST- PS #1 8805564	603-738-52003	150.08
SECURE PACIFIC CORPORATION	322005	02/16/2022	451 PLYMOUTH ST	603-736-52023	49.46
SECURE PACIFIC CORPORATION	322005	02/16/2022	451 PLYMOUTH ST	603-737-52023	49.45
NW NATURAL GAS	FEB 2022	02/16/2022	7720	603-736-52003	8.03
NW NATURAL GAS	FEB 2022	02/16/2022	5750	603-736-52003	101.79
NW NATURAL GAS	FEB 2022	02/16/2022	5750	603-737-52003	101.79
NW NATURAL GAS	FEB 2022	02/16/2022	7720	603-737-52003	8.03
MAILBOXES NORTHWEST	2.1.2022	02/18/2022	POSTAGE	603-736-52001	27.17
MAILBOXES NORTHWEST	2.1.2022	02/18/2022	POSTAGE	603-737-52001	27.16
<b>Fund 603 - SEWER Total:</b>					<b>4,790.79</b>
<b>Fund: 605 - STORM</b>					
MASONS SUPPLY	895185-00	02/16/2022	QUIKRETE	605-000-52001	610.72
<b>Fund 605 - STORM Total:</b>					<b>610.72</b>
<b>Fund: 702 - INFORMATION SYSTEMS</b>					
CENTURY LINK	2.2.2022	02/15/2022	909	702-000-52010	88.11
CENTURY LINK	2.2.2022	02/15/2022	796	702-000-52010	41.42
CENTURY LINK	2.2.2022	02/15/2022	818	702-000-52010	375.47
CENTURY LINK	2.2.2022	02/15/2022	967	702-000-52010	127.42
CENTURY LINK	2.2.2022	02/15/2022	651	702-000-52010	42.95
CENTURY LINK	2.2.2022	02/15/2022	162B	702-000-52010	83.24
CENTURY LINK	2.2.2022	02/15/2022	228	702-000-52010	85.57
CENTURY LINK	2.2.2022	02/15/2022	798B	702-000-52010	102.68
CENTURY LINK	2.2.2022	02/15/2022	130	702-000-52010	128.25
CENTURY LINK	2.2.2022	02/15/2022	131	702-000-52010	61.40
CENTURY LINK	2.2.2022	02/15/2022	579	702-000-52010	44.15
CENTURY LINK	2.5.2022	02/15/2022	632B	702-000-52010	40.30
COMCAST BUSINESS	139970036	02/16/2022	FIBER INTERNET ACCT 934571...	702-000-52003	4,551.59
VERIZON	9898477948	02/16/2022	CELL SERVICE ACCT 242060134..	702-000-52010	179.14
MORE POWER TECHNOLOGY ...	13051	02/18/2022	WATCHGUARD FIREBOX	702-000-52006	1,340.00
SOLUTIONS YES	INV306342	02/18/2022	PRINT FEES C11460-01	702-000-52006	114.17
<b>Fund 702 - INFORMATION SYSTEMS Total:</b>					<b>7,405.86</b>
<b>Fund: 703 - PW OPERATIONS</b>					
HUDSON GARBAGE SERVICE	11790066S046	02/15/2022	7555- TRASH PW 984 OR ST	703-734-52023	92.84
COLUMBIA RIVER FIRE AND RE...	1.31.2022	02/16/2022	SHARED COST JOINT MAINT	703-734-52099	1,064.04
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	1230 DEER ISLAND RD - PW	703-734-52003	215.69
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	650 OREGON ST -LEMONT PU...	703-734-52003	291.47
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	984 OREGON ST - PW SHOP	703-734-52003	30.86
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	984 OREGON ST	703-734-52003	708.92
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	264 STRAND ST- COL VIEW PA...	703-734-52046	63.93
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	264 STRAND ST- PARKS/ GAZE...	703-734-52046	38.66
COLUMBIA RIVER PUD	2.11.2022	02/16/2022	265 STRAND ST. - DOCKS	703-734-52046	239.53

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SECURE PACIFIC CORPORATION	322005	02/16/2022	984 OR ST	703-734-52023	98.85
METRO PLANNING INC	5402	02/16/2022	WEB GIS	703-733-52006	360.00
COLUMBIA COUNTY TRANSFER..	7728	02/16/2022	DUMP FEES ACCT 0017	703-734-52019	66.07
COLUMBIA COUNTY TRANSFER..	7728	02/16/2022	DUMP FEES ACCT 0017	703-734-52100	38.15
LANE COUNCIL OF GOVERNMENT...	82129	02/16/2022	GOVERNMENT PERSONNEL SE...	703-733-52014	122.50
NW NATURAL GAS	FEB 2022	02/16/2022	8675	703-734-52003	100.02
LAWRENCE OIL COMPANY	CFSI-6683	02/18/2022	SERVICE CHARGE	703-734-52022	9.09
LAWRENCE OIL COMPANY	CFSI-6683	02/18/2022	247748 PUBLIC WORKS	703-734-52022	1,725.08
LAWRENCE OIL COMPANY	CFSI-6683	02/18/2022	247750 PUBLIC WORKS	703-734-52022	140.11
<b>Fund 703 - PW OPERATIONS Total:</b>					<b>5,405.81</b>
<b>Fund: 704 - FACILITY MAJOR MAINTNANCE</b>					
AMERICAN EXTERMINATION P...	163055	02/16/2022	SENIOR CENTER PEST CONTROL	704-000-53025	128.00
<b>Fund 704 - FACILITY MAJOR MAINTNANCE Total:</b>					<b>128.00</b>
<b>Grand Total:</b>					<b>49,961.98</b>

**Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>
100 - GENERAL FUND	17,368.52
201 - VISITOR TOURISM	558.07
202 - COMMUNITY DEVELOPMENT	512.48
205 - STREETS	4,452.64
601 - WATER	8,729.09
603 - SEWER	4,790.79
605 - STORM	610.72
702 - INFORMATION SYSTEMS	7,405.86
703 - PW OPERATIONS	5,405.81
704 - FACILITY MAJOR MAINTNANCE	128.00
<b>Grand Total:</b>	<b>49,961.98</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
100-703-52001	Operating Supplies	45.00
100-703-52041	Community Support Funds	2,084.70
100-704-52019	Professional Services	60.00
100-705-52001	Operating Supplies	1,584.00
100-705-52003	Utilities	810.08
100-705-52023	Facility Maintenance	99.06
100-706-52003	Utilities	1,640.87
100-706-52019	Professional Services	10.07
100-706-52023	Facility Maintenance	132.15
100-706-52033	Printed Materials	286.95
100-706-52034	Visual Materials	59.98
100-706-52035	Audio Materials	13.99
100-707-52001	Operating Supplies	32.18
100-707-52008	Printing	50.00
100-708-52003	Utilities	1,114.38
100-708-52014	Recruiting Expenses	105.00
100-708-52023	Facility Maintenance	793.85
100-709-52001	Operating Supplies	6.51
100-709-52003	Utilities	605.50
100-709-52019	Professional Services	5,058.00
100-709-52023	Facility Maintenance	130.00
100-710-52001	Operating Supplies	285.00
100-710-52011	Public Information	553.35
100-711-52015	Intergovernmental Servic...	225.00
100-715-52001	Operating Supplies	75.28
100-715-52003	Utilities	1,507.62
201-000-52003	Utilities	558.07
202-721-52096	CDBG Grant Expenses	412.57
202-722-52003	Utilities	99.91
205-000-52001	Operating Supplies	102.29
205-000-52003	Utilities	4,350.35
601-731-52003	Utilities	2,936.32
601-732-52003	Utilities	5,034.90
601-732-52014	Recruiting Expense	122.50
601-732-52018	Professional Development	348.65
601-732-52022	Fuel	121.66
601-732-52023	Facility Maintenance	165.06
603-735-52003	Utilities	28.67
603-736-52001	Operating Supplies	27.17
603-736-52003	Utilities	1,413.63
603-736-52010	Telephone	217.81
603-736-52023	Facility Maintenance	190.86
603-737-52001	Operating Supplies	27.16
603-737-52003	Utilities	1,413.63
603-737-52010	Telephone	217.82



**Account Summary**

Account Number	Account Name	Expense Amount
603-737-52023	Facility Maintenance	190.85
603-738-52003	Utilities	1,063.19
605-000-52001	Operating Supplies	610.72
702-000-52003	Utilities	4,551.59
702-000-52006	Computer Maintenance	1,454.17
702-000-52010	Telephone	1,400.10
703-733-52006	Computer Maintenance	360.00
703-733-52014	Recruiting Expense	122.50
703-734-52003	Utilities	1,346.96
703-734-52019	Professional Services	66.07
703-734-52022	Fuel	1,874.28
703-734-52023	Facility Maintenance	191.69
703-734-52046	Dock Services	342.12
703-734-52099	Equipment Operations	1,064.04
703-734-52100	PW Administration	38.15
704-000-53025	Capital Outlay - Sr Center	128.00
	<b>Grand Total:</b>	<b>49,961.98</b>

**Project Account Summary**

Project Account Key	Expense Amount
**None**	49,961.98
	<b>Grand Total:</b>
	<b>49,961.98</b>



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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Fund: 100 - GENERAL FUND</b>					
DRAKES TOWING AND RECOV...	1.11.22	02/22/2022	PD TOWING SERVICES	100-705-52019	368.00
PAULSON PRINTING CO.	1.18.2022	02/22/2022	EVIDENCE REC	100-705-52019	932.75
DRAKES TOWING AND RECOV...	1.6.2022	02/22/2022	PD TOWING SERVICES	100-705-52019	308.00
DRAKES TOWING AND RECOV...	1.7.22	02/22/2022	PD TOWING SERVICES	100-705-52019	308.00
RICOH USA INC	105798041	02/22/2022	POLICE EQUIPMENT LEASE 14...	100-705-52001	203.50
DAWN RICHARDSON - AP	2.16.2022	02/22/2022	MILEAGE REIMBURSEMENT F...	100-707-52001	41.00
QUARANTO & ASSOCIATES LLC	2.19.22	02/22/2022	CLOTHING REIMB K FORICER T...	100-704-52001	49.97
COLUMBIA COUNTY COMM. J...	202112/20221CSH	02/22/2022	WORK CREW	100-708-52019	1,125.00
CULLIGAN	202202169870	02/22/2022	BOTTLED WATER POLICE	100-705-52019	192.40
ORKIN	5228306	02/22/2022	PEST CONTROL POLICE ANNUA...	100-705-52023	1,877.76
KJ SECURITY SOLUTIONS & LO...	0005198	02/23/2022	REKEY LOCK / MASTER RES LE...	100-715-52001	54.00
JORDAN RAMIS PC ATTORNEYS..	187782	02/23/2022	GENERAL LEGAL	100-701-52019	100.00
JORDAN RAMIS PC ATTORNEYS..	187782	02/23/2022	GENERAL LEGAL	100-703-52019	2,500.00
JORDAN RAMIS PC ATTORNEYS..	187782	02/23/2022	GENERAL LEGAL	100-706-52019	250.00
JORDAN RAMIS PC ATTORNEYS..	187782	02/23/2022	GENERAL LEGAL	100-711-52019	250.00
JORDAN RAMIS PC ATTORNEYS..	187783	02/23/2022	AUDIT	100-707-52019	665.50
JORDAN RAMIS PC ATTORNEYS..	187784	02/23/2022	EMPLOYMENT MATTERS	100-701-52019	490.00
JORDAN RAMIS PC ATTORNEYS..	187784	02/23/2022	EMPLOYMENT MATTERS	100-703-52019	1,835.00
JORDAN RAMIS PC ATTORNEYS..	187787	02/23/2022	FINANCE / FRANCHISE	100-703-52019	120.38
COLUMBIA COUNTY TREASUR...	2.14.2022	02/23/2022	JAIL ASSESSMENT	100-000-20900	61.17
COLUMBIA COUNTY TREASUR...	2.14.2022	02/23/2022	COUNTY ASSESSMENT	100-000-20900	307.15
OREGON HUMANE SOCIETY	2.14.2022	02/23/2022	RESTITUTION COLE SNIDER	100-000-21000	25.00
COLUMBIA COUNTY TREASUR...	2.14.2022	02/23/2022	CITY COURT COSTS DEDUCTED	100-000-36002	-36.83
PEAK ELECTRIC GROUP LLC	23850	02/23/2022	CITY HALL BALLAST AND BLUBS	100-715-52019	1,604.50
OREGON DEPARTMENT OF RE...	JAN 2022	02/23/2022	MISD. SURCHARGE	100-000-20700	10.00
OREGON DEPARTMENT OF RE...	JAN 2022	02/23/2022	STATE DUII CONVICTION FEE	100-000-20700	790.00
OREGON DEPARTMENT OF RE...	JAN 2022	02/23/2022	STATE DUII DIVERSION	100-000-20700	665.00
OREGON DEPARTMENT OF RE...	JAN 2022	02/23/2022	CRIMINAL ASSESSMENTS FOR ...	100-000-20800	12.96
OREGON DEPARTMENT OF RE...	JAN 2022	02/23/2022	STATE VIOLATION	100-000-20800	536.30
OREGON DEPARTMENT OF RE...	JAN 2022	02/23/2022	UNITARY	100-000-20800	159.89
OREGON DEPARTMENT OF RE...	JAN 2022	02/23/2022	STATE MISD	100-000-20800	417.55
OREGON DEPARTMENT OF RE...	JAN 2022	02/23/2022	STATE	100-000-20800	198.75
OREGON DEPARTMENT OF RE...	JAN 2022	02/23/2022	LEMLA	100-000-20800	6.00
QUARANTO & ASSOCIATES LLC	01598	02/25/2022	COURT SERVICES LEGAL	100-704-52019	200.00
STAPLES BUSINESS CREDIT	1640106065	02/25/2022	OFFICE SUPPLES	100-715-52001	436.89
OBERDORFER LAW FIRM LLC	2.10.2022	02/25/2022	PRO TEM JUDGE	100-704-52019	800.00
EASYPERMIT POSTAGE	2.11.2022	02/25/2022	POSTAGE	100-707-52009	1,070.76
APRIL HERNANDEZ	2.25.2022	02/25/2022	REIMB FOR TRAVEL EXP LIB DIR..	100-706-52014	871.40
MIDWEST TAPE	501669304	02/25/2022	DVD / ABD 2000010011	100-706-52035	15.99
INGRAM LIBRARY SERVICES	57738094	02/25/2022	BOOKS 20C7921	100-706-52033	64.72
INGRAM LIBRARY SERVICES	57738097	02/25/2022	BOOKS 20C7921	100-706-52033	54.51
INGRAM LIBRARY SERVICES	57763003	02/25/2022	BOOKS 20C7921	100-706-52033	607.00
INGRAM LIBRARY SERVICES	57811828	02/25/2022	BOOKS 20C7921	100-706-52035	174.77
INGRAM LIBRARY SERVICES	57811830	02/25/2022	BOOKS 20C7921	100-706-52033	13.38
BEMIS	9961	02/25/2022	DATE BANDS	100-715-52001	43.80
<b>Fund 100 - GENERAL FUND Total:</b>					<b>20,781.92</b>
<b>Fund: 201 - VISITOR TOURISM</b>					
COLUMBIA RIVER PUD	2.18.2022	02/22/2022	94111	201-000-52003	181.65
CITY OF ST. HELENS	2.24.2022	02/25/2022	01-00178-001 MASONIC BUILD..	201-000-52003	83.66
MASONIC BUILDING LLC	FEB 2022	02/25/2022	LEASE PAYMENT SEPT	201-000-52028	5,000.00
MASONIC BUILDING LLC	JAN 2022	02/25/2022	LEASE PAYMENT SEPT	201-000-52028	5,000.00
MASONIC BUILDING LLC	MARCH 2022	02/25/2022	LEASE PAYMENT SEPT	201-000-52028	5,000.00
<b>Fund 201 - VISITOR TOURISM Total:</b>					<b>15,265.31</b>

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Fund: 202 - COMMUNITY DEVELOPMENT</b>					
BOISE WHITE PAPER LLC	1.15.2022	02/22/2022	NOTE PAYEMNT JAN 2022	202-722-55001	12,500.00
BOISE WHITE PAPER LLC	2.15.2022	02/22/2022	NOTE PAYEMNT FEB 2022	202-722-55001	12,500.00
ST. HELENS MAIN STREET ALLI...	2.9.2022	02/23/2022	ECO DEV MAIN ST ALL STAFFI...	202-721-52103	30,000.00
<b>Fund 202 - COMMUNITY DEVELOPMENT Total:</b>					<b>55,000.00</b>
<b>Fund: 205 - STREETS</b>					
DAVID EVANS AND ASSOCIATE...	503913	02/25/2022	COLUMBIA BLVD. SIDEWALK R...	205-000-53001	149.65
<b>Fund 205 - STREETS Total:</b>					<b>149.65</b>
<b>Fund: 301 - STREETS SDC</b>					
DAVID EVANS AND ASSOCIATE...	503913	02/25/2022	COLUMBIA BLVD. SIDEWALK R...	301-000-53001	150.00
<b>Fund 301 - STREETS SDC Total:</b>					<b>150.00</b>
<b>Fund: 601 - WATER</b>					
NW NATURAL GAS	2.15.2022	02/22/2022	2942	601-732-52003	959.73
JORDAN RAMIS PC ATTORNEYS..	187788	02/23/2022	WPI LITIGATION	601-731-52019	545.70
EAGLE STAR ROCK PRODUCTS ...	40877	02/25/2022	ROCK WATER UMATILLA	601-731-52001	168.93
<b>Fund 601 - WATER Total:</b>					<b>1,674.36</b>
<b>Fund: 603 - SEWER</b>					
ALS GROUP USA CORP	36-51-543442-0	02/23/2022	PRETREATMENT	603-736-52064	873.00
ALS GROUP USA CORP	36-51-546678-0	02/23/2022	NH3 AMMONIA SELECTIVE EL...	603-736-52064	37.50
ALS GROUP USA CORP	36-51-546678-0	02/23/2022	NH3 AMMONIA SELECTIVE EL...	603-737-52064	37.50
ALS GROUP USA CORP	36-51-550124-0	02/23/2022	PRETREATMENT	603-736-52064	313.00
ALS GROUP USA CORP	36-51-553614-0	02/23/2022	QUARTERLY SAMPLING	603-736-52064	535.50
ALS GROUP USA CORP	36-51-553614-0	02/23/2022	QUARTERLY SAMPLING	603-737-52064	535.50
ALS GROUP USA CORP	36-51-557374-0	02/23/2022	PRETREATMENT	603-736-52064	313.00
ALS GROUP USA CORP	36-51-561105-0	02/23/2022	NH3 AMMONIA SELECTIVE EL...	603-736-52064	50.00
ALS GROUP USA CORP	36-51-561105-0	02/23/2022	NH3 AMMONIA SELECTIVE EL...	603-737-52064	50.00
ALS GROUP USA CORP	36-51-562758-0	02/23/2022	PRETREATMENT	603-736-52064	898.00
ALS GROUP USA CORP	36-51-572716-0	02/23/2022	QUARTERLY SAMPLING	603-736-52064	535.50
ALS GROUP USA CORP	36-51-572716-0	02/23/2022	QUARTERLY SAMPLING	603-737-52064	535.50
<b>Fund 603 - SEWER Total:</b>					<b>4,714.00</b>
<b>Fund: 702 - INFORMATION SYSTEMS</b>					
MORE POWER TECHNOLOGY ...	13091	02/23/2022	MICROSOFT 365 BUS STANDA...	702-000-52006	1,988.00
U.S BANK EQUIPMENT FINANCE	500-0647411-001	02/23/2022	PAYOFF TA 3253CI FAX TA-735...	702-000-52006	36,092.80
MORE POWER TECHNOLOGY ...	13061	02/25/2022	TECH SUPORT LABOR NETWO...	702-000-52006	27,430.00
MORE POWER TECHNOLOGY ...	13100	02/25/2022	TECH REG SUPPORT	702-000-52019	1,755.00
MORE POWER TECHNOLOGY ...	13103	02/25/2022	WIRELESS BRIDGE	702-000-52006	1,057.98
SOLUTIONS YES	INV307127	02/25/2022	CONTRACT PAYMENT C13259-...	702-000-52006	31.01
SOLUTIONS YES	INV307336	02/25/2022	CONTRACT C11782-01 CITY HA...	702-000-52006	95.99
<b>Fund 702 - INFORMATION SYSTEMS Total:</b>					<b>68,450.78</b>
<b>Fund: 703 - PW OPERATIONS</b>					
PEAK ELECTRIC GROUP LLC	23914	02/22/2022	PUBLIC DOCK REPAIR CONDUI...	703-734-52047	5,220.79
JORDAN RAMIS PC ATTORNEYS..	187786	02/23/2022	PUBLIC WORKS ENGINEERING	703-733-52019	575.00
<b>Fund 703 - PW OPERATIONS Total:</b>					<b>5,795.79</b>
<b>Fund: 704 - FACILITY MAJOR MAINTNANCE</b>					
COLUMBIA NW HEATING INC	73427657	02/23/2022	NEW SUUPLY RETURN AIR CITY..	704-000-53018	1,500.00
COLUMBIA NW HEATING INC	73777614	02/23/2022	SENIOR CENTER WORK	704-000-53025	246.75
ARCIFORM LLC	18386	02/25/2022	DEPOSIT	704-000-53028	10,000.00
K.L.S SURVEYING INC	21366	02/25/2022	CAMPBELL PARK STAKE COUR...	704-000-53027	1,575.00
<b>Fund 704 - FACILITY MAJOR MAINTNANCE Total:</b>					<b>13,321.75</b>
<b>Fund: 706 - PUBLIC SAFETY</b>					
MACKENZIE	1076498	02/23/2022	BUSINESS PARK INFRASTRUCT...	706-000-52019	6,740.00
MACKENZIE	1076522	02/25/2022	ST. HELENS PUBLIC SAFETY BUI...	706-000-52019	23,330.43
<b>Fund 706 - PUBLIC SAFETY Total:</b>					<b>30,070.43</b>
<b>Grand Total:</b>					<b>215,373.99</b>

**Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>
100 - GENERAL FUND	20,781.92
201 - VISITOR TOURISM	15,265.31
202 - COMMUNITY DEVELOPMENT	55,000.00
205 - STREETS	149.65
301 - STREETS SDC	150.00
601 - WATER	1,674.36
603 - SEWER	4,714.00
702 - INFORMATION SYSTEMS	68,450.78
703 - PW OPERATIONS	5,795.79
704 - FACILITY MAJOR MAINTNANCE	13,321.75
706 - PUBLIC SAFETY	30,070.43
<b>Grand Total:</b>	<b>215,373.99</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
100-000-20700	State Surcharge	1,465.00
100-000-20800	State Assessment Court	1,331.45
100-000-20900	County Assessment	368.32
100-000-21000	Court Restitution Paymen...	25.00
100-000-36002	Fines - Court	-36.83
100-701-52019	Professional Services	590.00
100-703-52019	Professional Services	4,455.38
100-704-52001	Operating Supplies	49.97
100-704-52019	Professional Services	1,000.00
100-705-52001	Operating Supplies	203.50
100-705-52019	Professional Services	2,109.15
100-705-52023	Facility Maintenance	1,877.76
100-706-52014	Recruiting Expenses	871.40
100-706-52019	Professional Services	250.00
100-706-52033	Printed Materials	739.61
100-706-52035	Audio Materials	190.76
100-707-52001	Operating Supplies	41.00
100-707-52009	Postage	1,070.76
100-707-52019	Professional Services	665.50
100-708-52019	Professional Services	1,125.00
100-711-52019	Professional Services	250.00
100-715-52001	Operating Supplies	534.69
100-715-52019	Professional Services	1,604.50
201-000-52003	Utilities	265.31
201-000-52028	Projects & Programs	15,000.00
202-721-52103	Main Street	30,000.00
202-722-55001	Principal	25,000.00
205-000-53001	Capital Outlay	149.65
301-000-53001	Capital Outlay	150.00
601-731-52001	Operating Supplies	168.93
601-731-52019	Professional Services	545.70
601-732-52003	Utilities	959.73
603-736-52064	Lab Testing	3,555.50
603-737-52064	Lab Testing	1,158.50
702-000-52006	Computer Maintenance	66,695.78
702-000-52019	Professional Services	1,755.00
703-733-52019	Professional Services	575.00
703-734-52047	Marine Board	5,220.79
704-000-53018	Capital Outlay - City Hall	1,500.00
704-000-53025	Capital Outlay - Sr Center	246.75
704-000-53027	Capital Outlay - Campbell ...	1,575.00
704-000-53028	Capital Outlay - Bennet Bu...	10,000.00
706-000-52019	Professional Services	30,070.43

**Account Summary**

Account Number	Account Name	Expense Amount
706-000-52019	Professional Services	
	<b>Grand Total:</b>	<u>215,373.99</u>

**Project Account Summary**

Project Account Key	Expense Amount
**None**	<u>215,373.99</u>
	<b>Grand Total:</b> 215,373.99