



**UPDATED**

## **COUNCIL WORK SESSION**

Wednesday, February 18, 2026 at 3:00 PM

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### **COUNCIL MEMBERS:**

Mayor Jennifer Massey  
Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### **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 WORK SESSION TO ORDER**

### **CLEARING CONFUSION AND SETTING THE FACTS STRAIGHT**

#### **1. Response to February 4, 2026 Visit Comments**

**VISITOR COMMENTS** - *Limited to three (3) minutes or less per speaker*

### **DISCUSSION TOPICS**

- 2.** 3:10PM - Presentation by Maul Foster Alongi on Central Waterfront Project Update - *Seth Otto, Principal Planner*
- 3.** 3:30PM - Quarterly Reports from City Departments/Divisions - Public Works (Informational)
- 4.** 3:40PM - Review Right-of-Way Dedication Deed for 80 S. 21<sup>st</sup> Street - *City Planner Jacob Graichen*
- 5.** 3:45PM - Discuss Council's Role on Taking Position on Ballot Measures
- 6.** 4:00PM - Discussion regarding Roles and Responsibilities of Council Members
- 7.** 4:15PM - Report from City Administrator John Walsh

### **ADJOURN**

### **EXECUTIVE SESSION**

Following the conclusion of the Council Work Session, an Executive Session is scheduled to take place to discuss:

- ORS 192.660(2)(d) To conduct deliberations with persons appointed to carry out labor negotiations;
- ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions;
- ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection;
- ORS 192.660(2)(h) To consult with legal counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed;
- ORS 192.660(2)(i) To consider employment related performance of Chief Officer.

Authorized representatives of the news media, staff, and other persons as approved, shall be allowed to attend the Executive Session. All other members of the audience are asked to leave the Council Chambers.

**FOR YOUR INFORMATION**

Upcoming Dates to Remember:

- February 16, President's Day, City Offices Closed
- February 18, 3PM, Council Work Session, Council Chambers/Zoom
- February 18, 7PM, Council Regular Session, Council Chambers/Zoom
- February 25, 4PM, Council Special Session, Council Chambers/Zoom
- February 25, 7PM, Joint Council & Library Board Meeting, Council Chambers/Zoom

Future Public Hearing(s)/Forum(s):

- None scheduled at this time

**VIRTUAL MEETING DETAILS**

Join: <https://us02web.zoom.us/j/83542789356?pwd=jaAKVXI1gF0WD5xz3rDq1AKxWxcK4V.1>

Passcode: 004283

Phone one-tap: +12532050468

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The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

Be a part of the vision and get involved...volunteer for a City Board or Commission! For more information or for an application, go to [www.sthelensoregon.gov](http://www.sthelensoregon.gov) or call 503-366-8217.

# CLARIFICATION MEMO TO PUBLIC COMMENT



## For City Council Meetings held on February 4, 2026

1. At the February 4, 2026, City Council meeting, a citizen made a comment during Visitor Comment that the City was being fined related to public records litigation. At the time the citizen made that statement, the City was not being fined related to records litigation. At that time, the Plaintiff in the records litigation *requested* that fines be imposed. A hearing on the issue was held on February 17, 2026. The judge heard arguments about why the Plaintiff believed that fines should be imposed against the City. The judge is reviewing the request and has not made a decision.
2. **Clearing the Confusion.** City Council added this agenda topic, Clearing the Confusion, at the beginning of each Council Meeting, to help the public receive information on topics that have caused confusion or which inaccurate statements have been made at Council Meetings during Visitor Comment.

Here is how Clearing the Confusion works:

- After a City Council meeting, any City Councilor or staff can submit a request to the City Administrator to review a statement made at Visitor Comment or Public Comment that they believe to be confusing or factually incorrect or a recurring statement or question they have heard from community members about City business that is confusion or incorrect.
- The City Administrator will then ask staff to research the statement and propose a more clear statement or a factual correction. Legal review is requested when needed.
- If the City Administrator determines that a correction or supplemental statement will be a benefit to the City, the City Administrator will place the correction or clarification on a future Council Agenda under “Clearing the Confusion.”
- The City Administrator may also ask staff to meet with the citizen to provide information to help address the citizen’s concerns.
- If a person makes a public comment requesting records, the person will be asked by City staff to submit a records request in writing to the City Recorder’s Office.

February 18, 2026

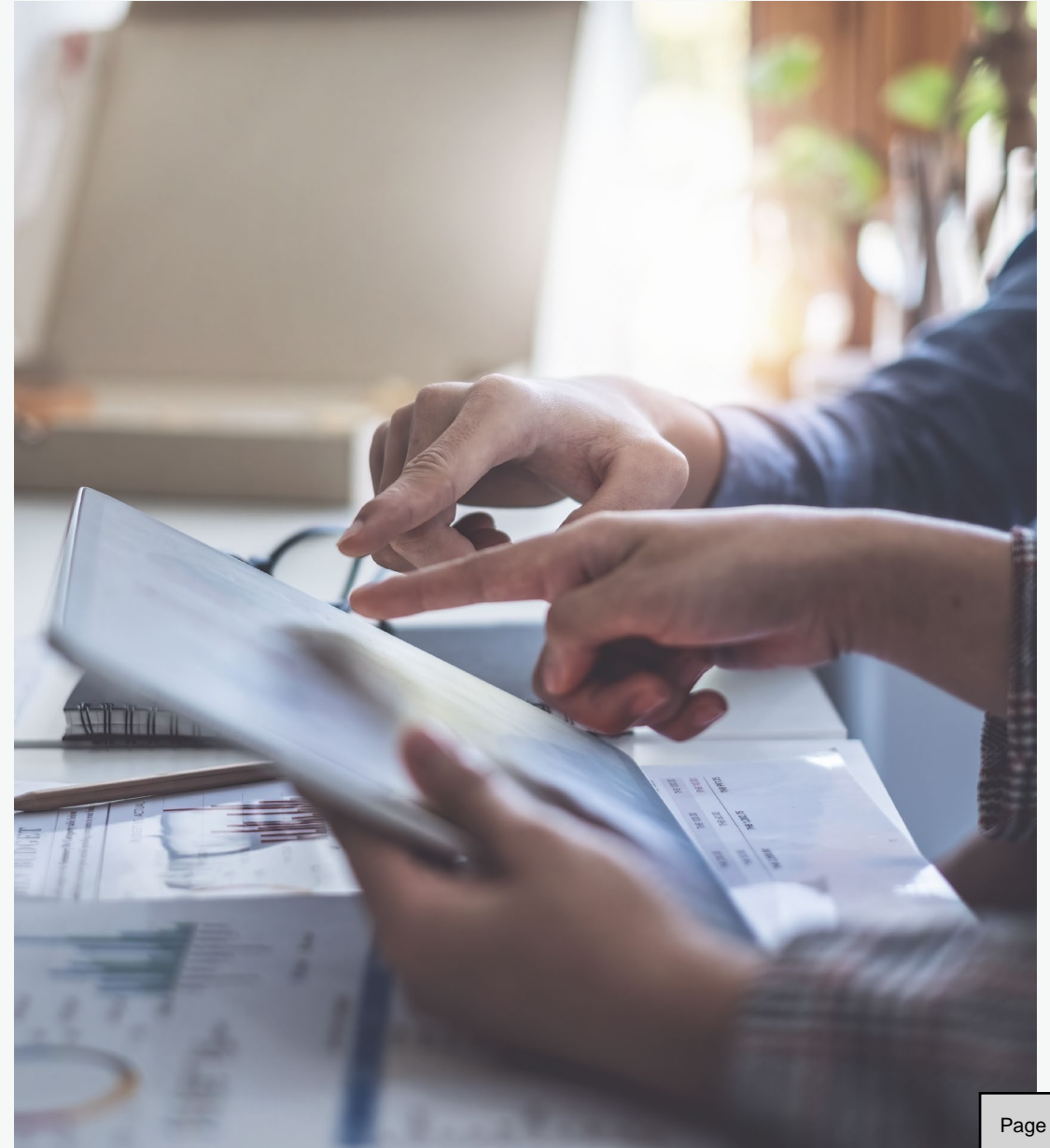
# Central Waterfront Redevelopment Update.



# INTRODUCTION.

## Objective of the Work Session

- Summary of work completed to date
- Focus on findings and implications
- Review next steps for the project





**BACKGROUND**



**CURRENT STATUS**



**REVISED CONCEPT**



**NEXT STEPS**





Item #2.

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Item #2.

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# CATALYSTS.

Item #2.

**Compatibility with Current and  
Future Investments**

**Wastewater Treatment Plant  
Upgrade**

**Environmental Resilience**

**Portland Harbor Cleanup &  
Columbia River Maintenance**

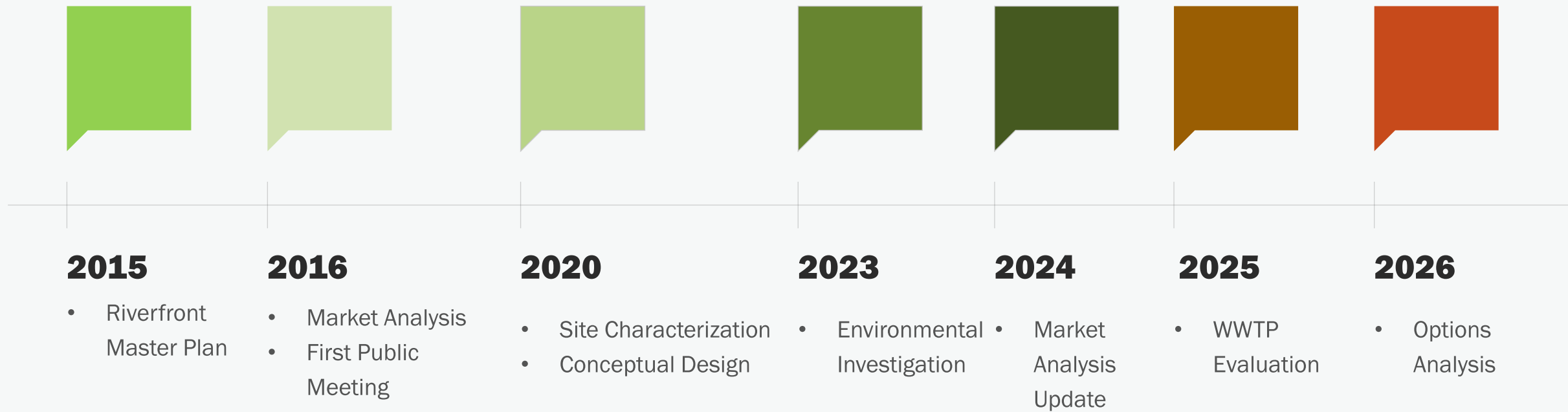


# WHY?

*‘The City has the stated goal of redeveloping its waterfront to provide more public access and amenities, to create economic opportunities, and to do so with the least amount of fiscal impact on the City’s financial resources.’*

*-St. Helens City Council 2016*

# TIMELINE.



# 2016: MARKET ANALYSIS FINDINGS.

Item #2.

## Significant Demand for Disposal Facility

- High demand near Portland metro area

## Revenue Generation Potential

- Significant revenue to support City's redevelopment plans

## Unique Attributes of St. Helens Facility

- Flexibility in transport mode
- Landfill-adjacent barge-transfer infrastructure

## Environmental Benefit

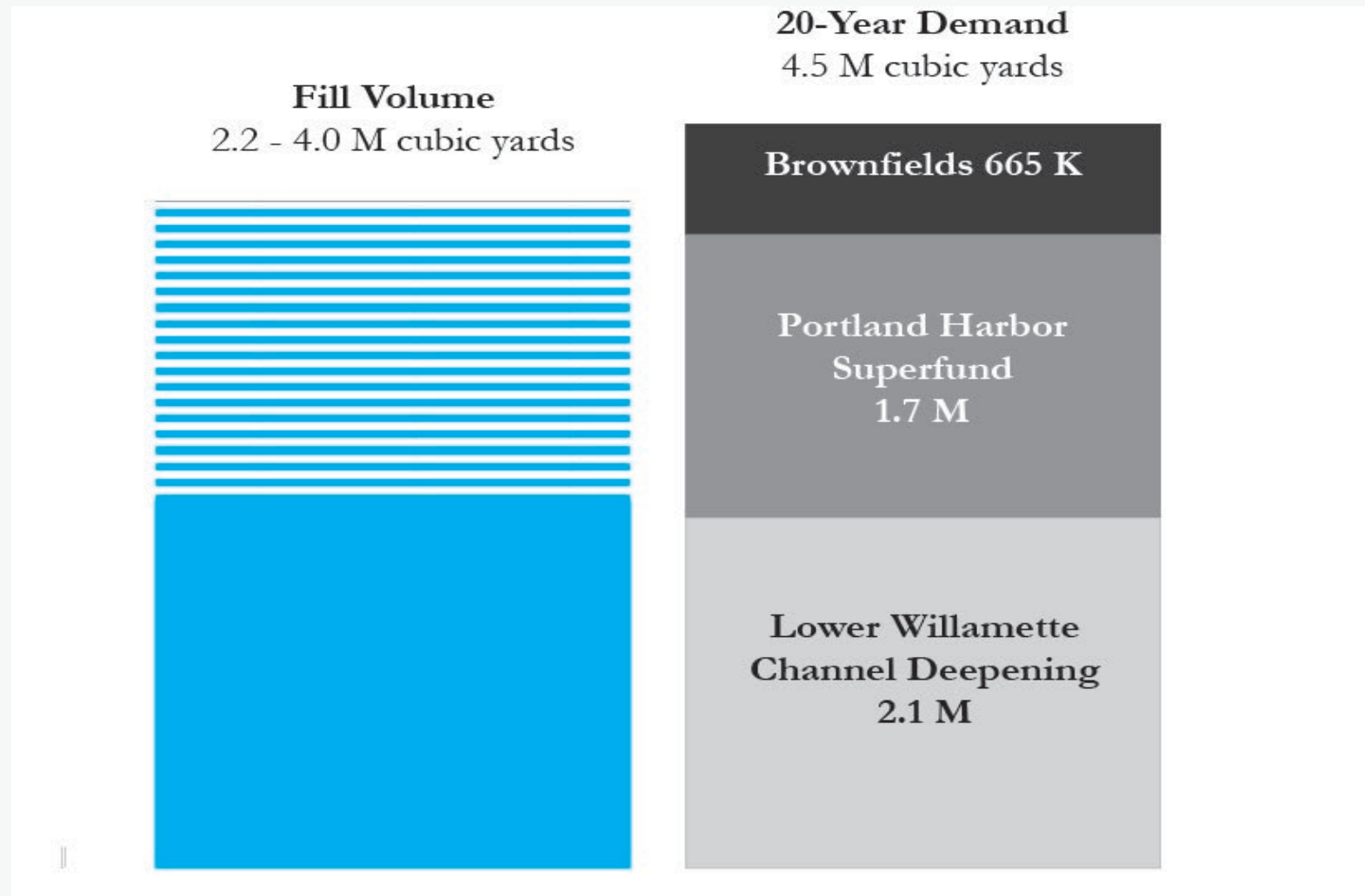
- Reduced GHG generation compared to alternatives

## Competitive Landscape

- No facilities can directly offload sediment from barges

# 2016: MARKET ANALYSIS FINDINGS.

Item #2.



# 2020: SITE CHARACTERIZATION.

- Establish preliminary framework for understanding site conditions
- Determine site suitability for landfill construction
- Provide baseline information for facility design, construction, operations, and environmental monitoring
- Submitted to DEQ in Spring 2020



PLOTTED BY: MCDON TARDEN FILENAME: G:\00\_MFA\_Civil\00\_78-0-ECTS\003-03 - CITY OF ST. MARIAN\PLANS\Conceptual Design\_C1.D OVERALL SITE PLAN.DWG



OVERALL SITE PLAN

# 2023: ENVIRONMENTAL INVESTIGATION.

## Environmental fieldwork and geotechnical investigation

### Respond to DEQ comments & Address data gaps

- Better understand environmental conditions

### Advance geotechnical investigation

- Better understand soil properties

## Submitted to DEQ (January 2024)

- DEQ indicated most data gaps have been addressed
- Future work to focus on refining understanding of geotechnical conditions and challenges

# 2023: TECHNICAL CONSTRAINTS.

## Depth to Bedrock

- Lagoon underlain by hard basalt and compressible alluvial silt
- Up to 9 feet of settlement predicted in silt

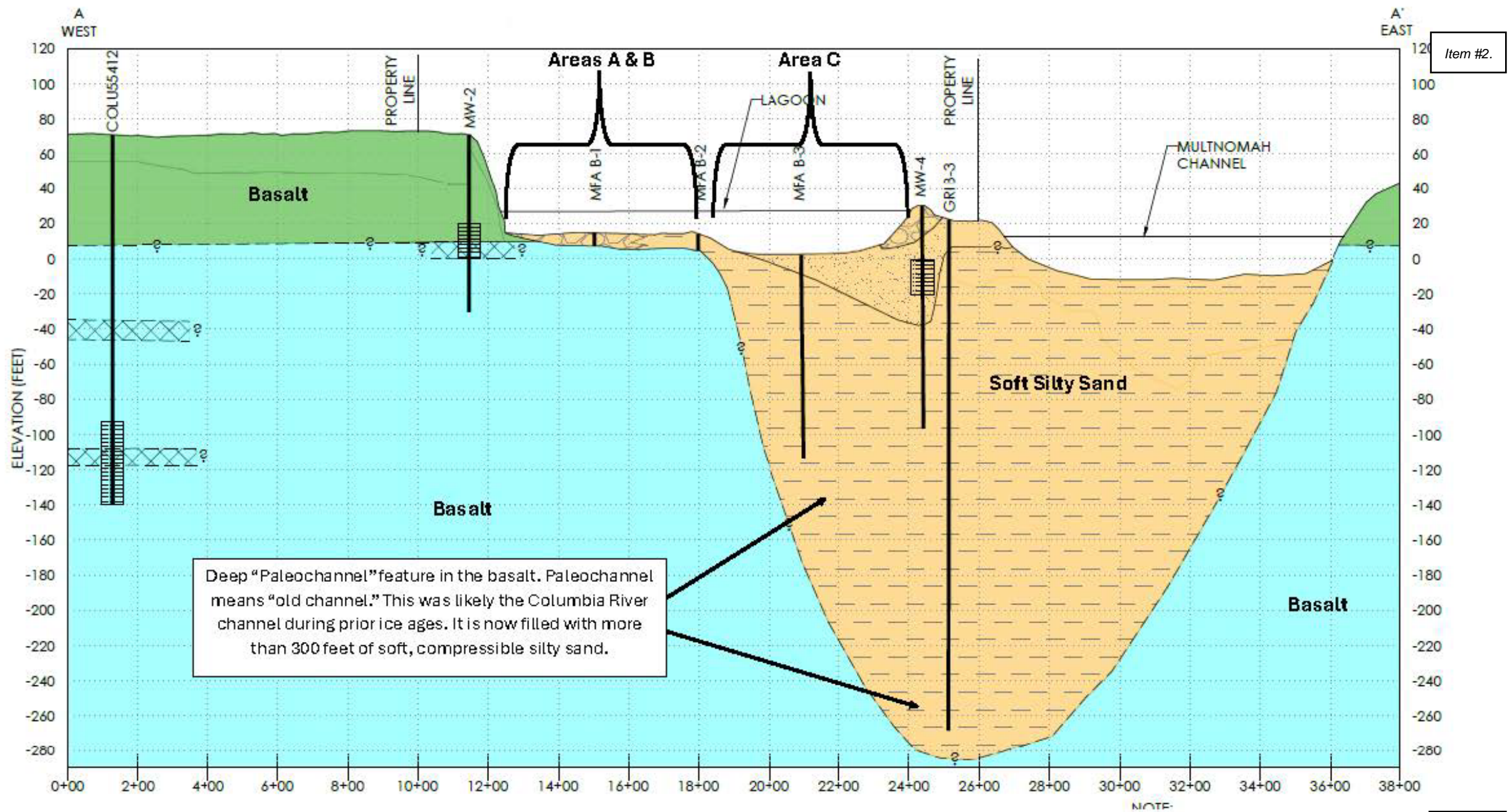
## Susceptibility to Liquefaction

- Alluvial silt prone to liquefaction during earthquakes
- Potential for lateral soil movements

## Liner Risk at Flood Stage

- Landfill liner proposed below 100-year flood elevation
- Risk of liner floating up when river levels exceed fill levels



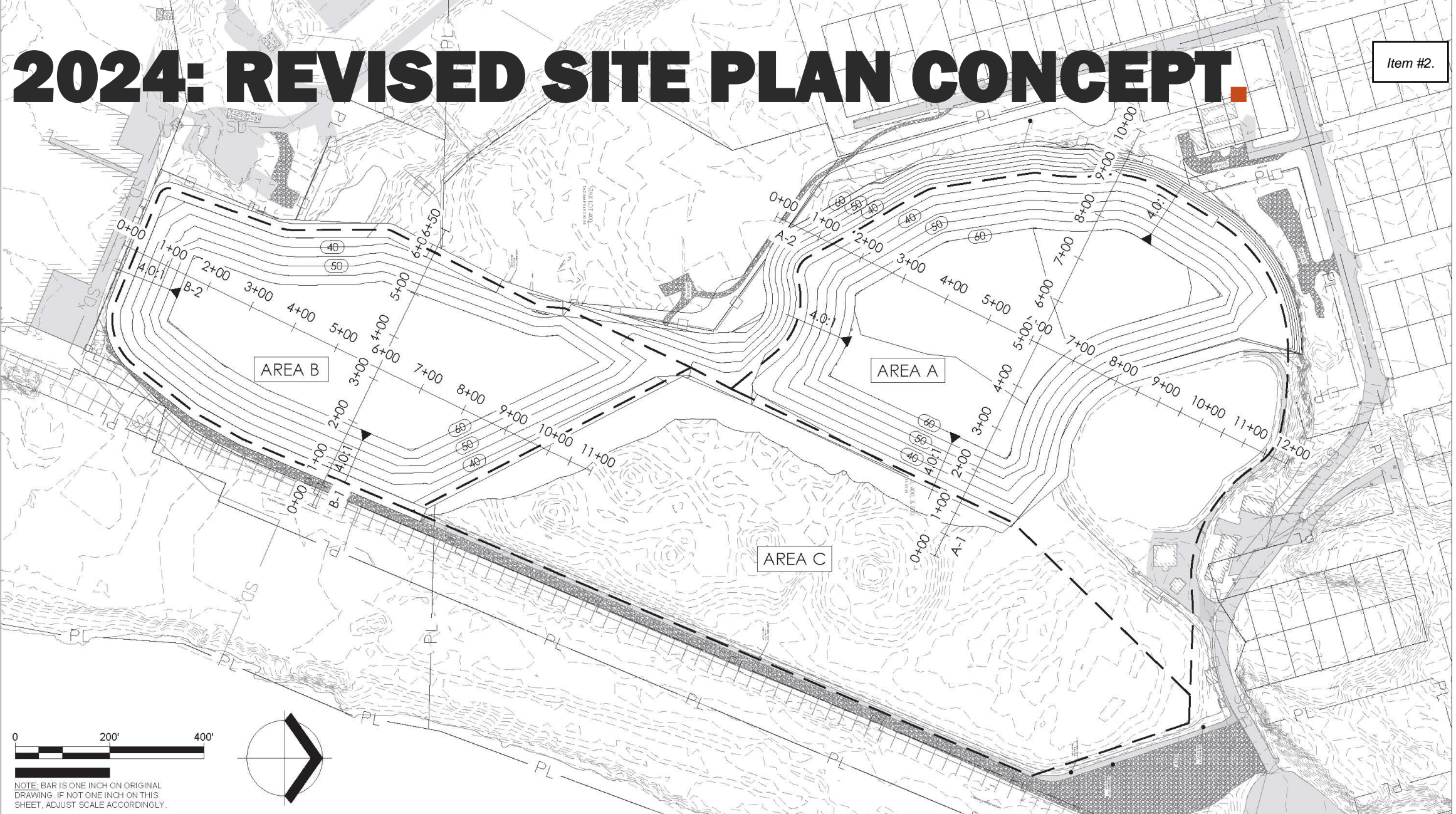




# 2024: REVISED SITE PLAN CONCEPT.

Item #2.

Printed by: Cem Gokcora  
File path: G:\00\_MFA Civil 3D\00\_PROJECTS\0830.03 - City of St. Helens\EXHIBIT Design Updates 2024\EXH-2024 Design Updates\_REV 12-06-2024.dwg



NOTE: BAR IS ONE INCH ON ORIGINAL  
DRAWING. IF NOT ONE INCH ON THIS  
SHEET, ADJUST SCALE ACCORDINGLY.

MFA JOB #: M0830.03.007  
ISSUE DATE: 12/06/2024  
CHECKED: C. GOKCORA  
DRAWN: L. DANIEL

MAUL FOSTER ALONGI  
ARCHITECTS & ENGINEERS

FINAL GRADING PLAN FOR SCENARIO 1A-LAGOON PRESERVED, MAXIMUM FILL, SCENARIO 2A-LAGOON PRESERVED,  
MAXIMUM CLEAN FILL, SCENARIO 3A-LAGOON PRESERVED, MAXIMUM FILL, 100-YEAR FLOODPLAIN

ST. HELENS WATERFRONT REDEVELOPMENT-LAGOON REPURPOSING PROJECT-MARKET STUDY UPDATE

Page 19

EXHIBIT  
C11



# 2024: MARKET ANALYSIS UPDATE.

## Implications for feasibility of revised approach

- Physical geotechnical challenges result in changes to baseline assumptions

## Impact on constructability and costs

- Volume available for soil and sediment disposal reduced

## Viability of repurposing the lagoon

- Smaller soil- and sediment-disposal facility remains viable without subsidy
- Facility differs from the original vision

# 2025: WWTP IMPACT ANALYSIS .

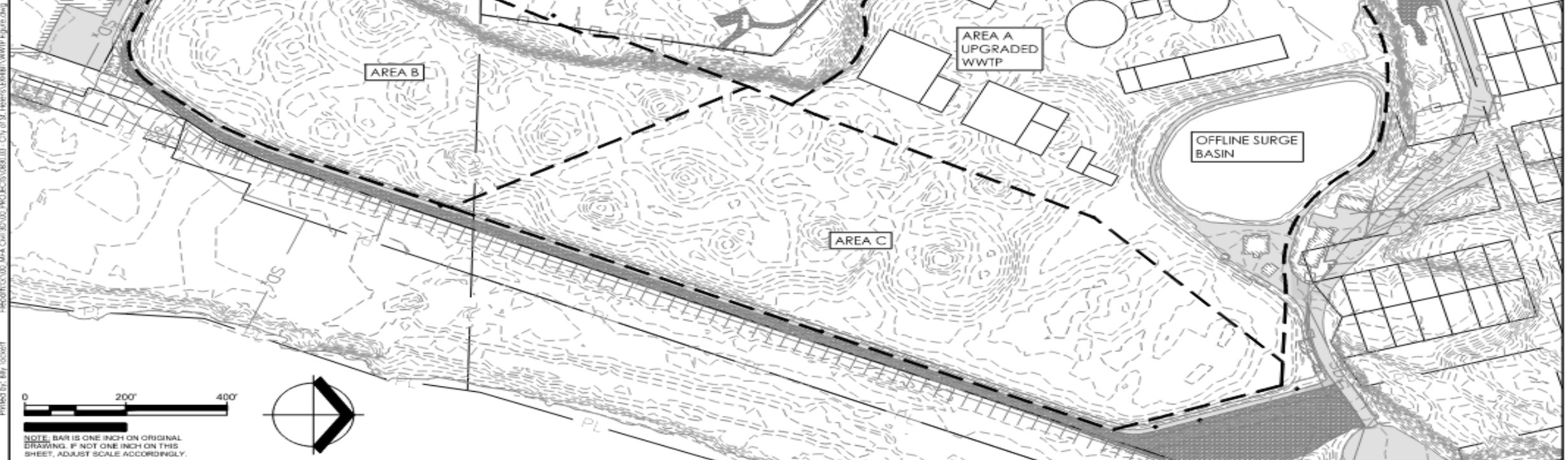
## Baseline Condition Priorities

- Public safety
- Risk minimization
- Upgrade needs due to aging equipment
- Upcoming NPDES discharge permit limits adjustments

## Evaluation Criteria

- Net Present Value
- System Performance
- Process Flexibility and Control
- Ease of Operation
- Footprint and Scalability

## Item #2.



MFA JOB #: MD830.03.007  
 ISSUE DATE: 2/5/2026  
 CHECKED: C. GOKORA  
 DRAWN: B. TACKETT


 MAUL FOSTER ALONG!

3140 NE BROADWAY STREET  
 PORTLAND, OR 97232  
 PHONE: 971.544.2139  
[www.maulfoster.com](http://www.maulfoster.com)

MASTER SITE PLAN  
ST. HELENS WATERFRONT REDEVELOPMENT - LAGOON REPURPOSING PROJECT  
CITY OF ST. HELENS  
ST. HELENS, OR

EXHIBIT  
C0.1

# 2026: PROJECT CHALLENGES.

Item #2.

## Waste Water Treatment Plant Upgrade

- Significant footprint expansion
- Cost

## Timing of Portland Harbor

- Window closing to meet demand
- Emerging alternatives for sediment placement sites

## Escalating Costs

- Geotechnical exploration and design
- Design and construction issues related to depth of bedrock

## Funding Uncertainty

- Upfront capital costs
- Lack of private partner

# 2025-2026: RE-EVALUATION OF OPTIONS.

Item #2.

## Option 1. Solid Waste Landfill Accepting Portland Harbor Dredge Sediment

- The original concept for the project: permit and construct a Subtitle D landfill and transload facility to receive dredge sediment, including from the Portland Harbor Superfund site.
- Assumed Fill Volume: ~900,000 CY (Fill to top of bluff – Area B only).

## Option 2. Facility Accepting Local Fill

- The lagoon is reconfigured to receive fill from sources that do not require a permitted solid waste facility. Quantity and availability of this material is not quantified, and tipping fees are significantly reduced from an option that accepts Portland Harbor sediment.
- Assumed Fill Volume: ~520,000 CY (Fill to top of berm).



# COST ELEMENTS SUMMARY.

Item #2.

Cost Item	Option 1: Solid Waste Landfill	Option 2: Local Fill
WWTP Upgrade – Design & Permitting & Construction	\$95-\$115M	\$95-\$115M
Lagoon Fill - Design & Permitting	\$4.5M-\$6.5M	\$3.5M-\$5.5M
Transload Facility Construction	\$2M-\$3M	-
Facility Construction and Placement of Fill	\$35M-\$45M	\$25M-\$35M
Annual O&M (including WWTP)	\$5.5M-\$6.5M/YR	\$3.5M-\$4.5M/YR
NPV	(-\$50M) – (-\$60M)	(-\$70M) – (-\$80M)
Estimated Tipping Fee	\$75/ton	\$45/ton

# OPTION 2 ELEMENTS.

## Net Present Value

(-\$70M) – (-\$80M) (based on a \$45/ton tipping fee).

## Assumed Fill Volume

~520,000 CY; Fill to top of berm.

## Shorter Term: Fill Area A

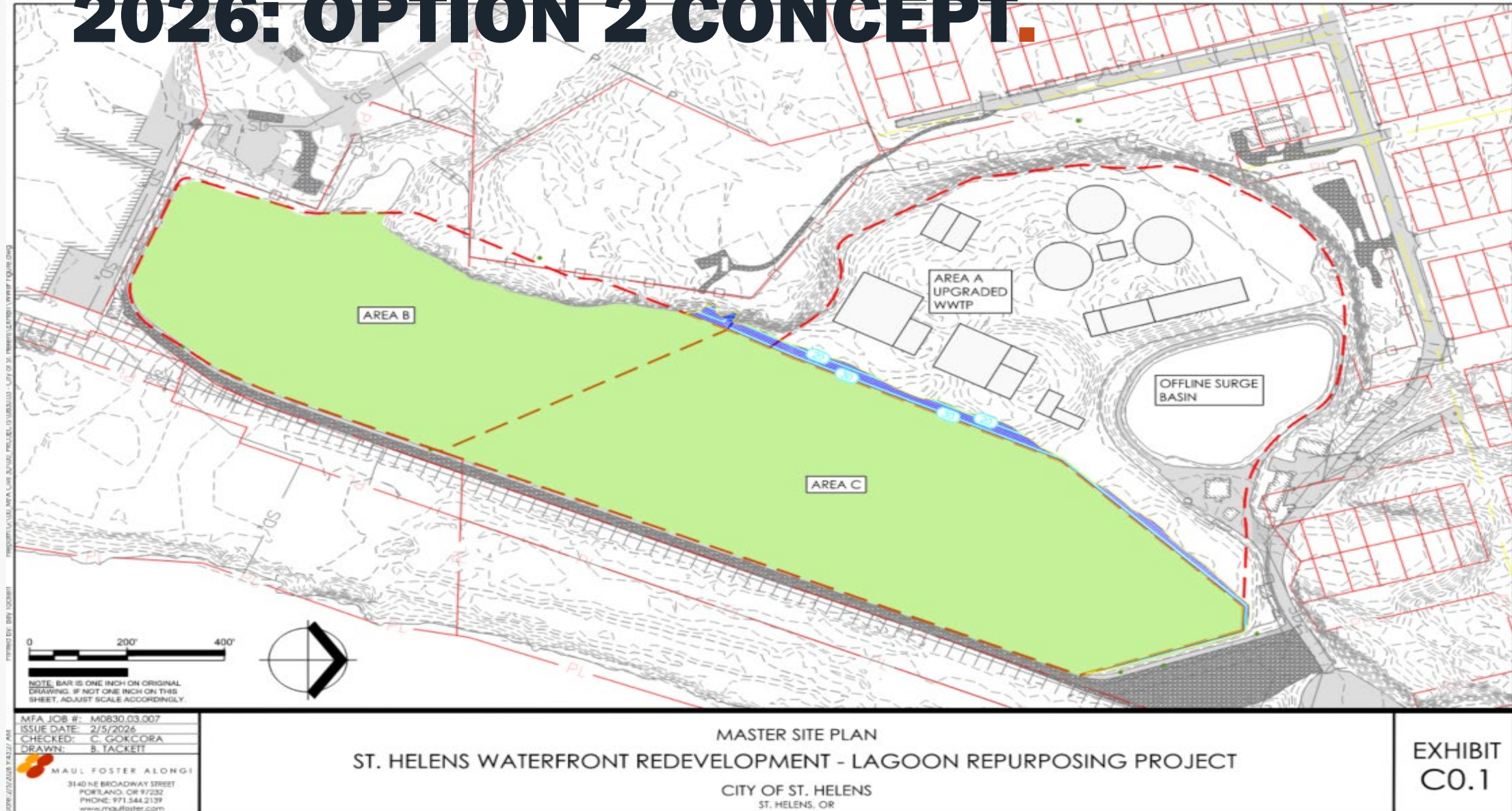
Contain and fill to facilitate WWTP upgrades

## Ultimate Concept: Fill Areas B & C

Fill to the top of berm for potential light-use public amenity and/or natural area

# 2026: OPTION 2 CONCEPT

Item #2.



# RECOMMENDED NEXT STEPS.

These steps are intended to proceed concurrently to ensure consistency and compatibility

## 1. Develop Implementation Action Plan for Revised Concept

- Revised road map to design, permit, fund, and construct lagoon redevelopment
- Detailed timeline with key milestones and dependencies for short term, interim and long-term actions
- Communications strategy to inform St Helens community and build awareness with funding agencies
- Determine pathway and timeline for required permits

## 2. Design & Permitting

- Revise fill volume estimates and conceptual plan of lagoon area.
- Complete preliminary design of Area A cell construction in coordination with WWTP plan refinement
- Outline plan for interim WWTP operation during Area A cell construction
- Determine acceptable fill criteria and identify potential local fill sources

# QUESTIONS?

# QUARTERLY REPORT TO COUNCIL

**Meeting Date:** Wednesday, Feb 18<sup>th</sup>, 2026  
**Prepared by:** Mouhamad Zaher  
**Department:** Public Works  
**Period:** January 2026  
**CC:** City Administrator John Walsh



## General Operations

January 2026 was an active operational month across Engineering, Information Technology, Public Works, and Water Quality divisions. Major accomplishments include significant progress toward funding the Reservoir Project, completion of critical infrastructure & capital upgrades, including the water Filtration Modules, ongoing compliance efforts related to TMDL requirements, and continued support of citywide technology systems amid rising cybersecurity and public records demands.

## Accomplishments & Key Developments

### Capital Funding & Strategic Projects:

- The city received \$1 million in federal funding for the Reservoir Project through the Omnibus Bill. This is a major accomplishment towards the cost of building the new Reservoir.
- Representative Edwards selected the Reservoir Project as one of only two sponsored projects for the legislative session (Crossing Fingers)!
- Reservoir Siting Study completed and formally adopted; property appraisal underway.
- Railroad Avenue Water Main Replacement project received 10 bids and is moving toward award.
- Transportation System Management Plan Update advancing under a \$300,000 TGM grant.

### Technology & Cybersecurity:

- Citywide Windows 11 upgrades largely completed.
- Sentinel One endpoint protection deployed and stabilized across most systems.
- Increased phishing attempts detected and mitigated.
- Planning initiated for IT infrastructure at the new Police Building, including server room and CJIS compliance needs.

### Operations & Infrastructure:

- Completion and support of multiple waterline projects, hydrant replacements, meter installations, and sewer maintenance activities.
- Ongoing wastewater treatment plant maintenance, pump station repairs, and chemical system operations.
- Water Filtration Modules (2<sup>nd</sup> Capital Project Installed)
- Continued stormwater monitoring at the mill site and compliance activities tied to environmental permits.



## Key Challenges & Risks

### Staffing & Capacity:

- Engineering Division currently lacks an in-house construction inspector, impacting project oversight capacity.
- IT staff workload increasingly strained by public records requests, cybersecurity demands, and police support.

### Funding & Infrastructure Gaps:

- Estimated \$20 million funding gap for new water storage reservoirs and tank improvements.
- Firlock area septic failures require sewer conversion via a Local Improvement District (LID).
- Aging computers across nearly all departments require accelerated replacement planning.

### Compliance & Regulatory Pressure:

- TMDL compliance (temperature and mercury) continues to require additional funding and staff time.
- Police Department faces near-term CJIS compliance deadlines related to MFA and VPN access changes.

### Division Highlights & Staffing & Personnel

Operational capacity constraints including workforce resources, aging infrastructure and increasing regulatory and technology compliance requirements remain ongoing challenges. Despite these challenges, our public works staff maintained essential services, advanced priority capital projects, and supported interdepartmental and external stakeholder coordination.

### Promotion – Public Works Operations Manager:

Public Works is pleased to announce the promotion of Buck Tupper to Public Works Operations Manager. Buck brings over 16 years of experience in public works operations and has held several positions within the department, providing him with extensive institutional knowledge and hands-on operational expertise. He officially assumed his new role on January 16, 2026, and will oversee day-to-day operations while supporting long-term organizational and operational goals.

### Engineering Division

- Team managed over 36 coordination meetings across development, utilities, grants, and capital projects.
- Advanced wastewater capacity upgrades, storm drainage planning, roadway policy development, and water infrastructure improvements.
- Led TMDL public engagement efforts and initiated planning for FY 2026–2027 Capital Improvement Program (CIP).

- Coordinated legislative outreach, grant disbursements, and interagency permitting activities.

### **Information Technology**

- Team supported 21+ active tickets while completing major system upgrades.
- Identified citywide PC refresh needs totaling approximately:
  - **Police:** 12–15 computers
  - **Public Works:** 7–10 computers
  - **City Hall:** ~10 computers
  - **Library:** 10–12 computers
  - **Court:** ~6 computers
  - **Rec Center:** ~4 computers plus laptops
- Initiated phone system replacement planning due to end-of-life risks.

### **Public Works Operations**

- Team completed water meter replacements, service installations, hydrant repairs, and valve maintenance.
- Supported sewer cleaning, storm drainage work, gravel road maintenance, and emergency call-outs.
- Continued daily & operational checks of wells and reservoirs and responded to utility leaks and traffic signal issues.

### **Water Quality & Treatment**

- Team performed wastewater plant maintenance including tank cleanings and aerator troubleshooting.
- Maintained water filtration facility systems, chemical handling, and membrane cleaning cycles.
- Addressed pump station alarms, vandalism, generator testing, and electrical repairs.
- Completed quarterly pretreatment sampling and inspections.
- Prepared for upcoming membrane replacement installation in February.

### **Upcoming Priorities (February–March 2026)**

- Submit FY27 CIP funding applications for Reservoir Project.
- Begin DEQ SEP Sand Island Tree Planting Project planning.
- Install new membranes at the Water Filtration Facility.
- Advance Police MFA and VPN solutions ahead of CJIS audit.
- Continue early planning for FY 2026–2027 CIP projects.
- Ongoing IT phone system demos and replacement selection.
- Continued TMDL Task Team coordination and plan development.

Despite growing demands and constrained resources, Public Works staff continue to demonstrate strong operational performance, cross-department collaboration, and proactive planning & budget management. Strategic investments in infrastructure, staffing capacity, and technology modernization will be essential to maintain service levels and regulatory compliance moving forward.





## STAFF REPORT (Item Specific)

Item #4.

Meeting Date:	February 18, 2026
Author:	Jacob Graichen, AICP, City Planner
Department:	Community Development
Division:	Planning
Subject:	ROW Dedication Acceptance
Type of Item:	Authorization of Mayor's Signature
CC:	City Administrator John Walsh

**Introduction:** A partition at 80 S. 21<sup>st</sup> Street is nearly complete. The Mayor recently signed the partition plat.

There is also a Lot Line Adjustment (LLA) associated with this project and those are completed differently than a partition. LLA's usually require a survey to be recorded, and this project is no exception to that. However, in this case the survey is also the partition plat, complicating things.

The right-of-way dedication for the adjusted lot has to be done by a deed and not via the plat declaration.

The request to the Council is authorization of the Mayor's signature.

**Background:** Right of way dedication is proposed along S 21<sup>st</sup> Street. The Mayor's recent signature on the plat only addressed half of the area proposed for dedication.

The other half of the area needs a right-of-way dedication deed and this is why this matter is coming back to the Council.

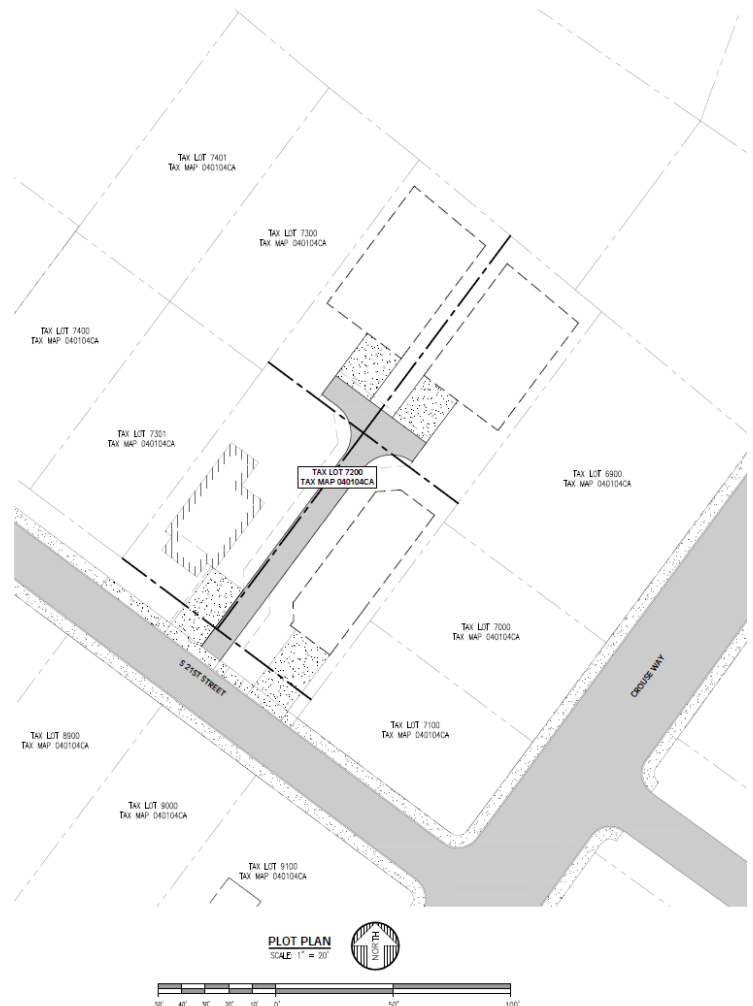
This illustrates the concept and location→

**Staff Analysis:** Staff has determined that all necessary requirements have been met for the purpose of the Mayor signing the dedication deed.

The applicant's surveyor had prepared the legal description for the dedication 18 months ago in August of 2024, but for reasons unknown, the document was obtained only after the city reached out to the surveyor earlier this month.

**Budget Impact:** None.

**Alternatives:** Not applicable.



**Requested Action:** Please authorize the Mayor to sign the right-of-way dedication deed.

**Attachments:**

- Right-of-way dedication deed signed and notarized by the owner.

**GRANTOR:**

Vintage Friends, LLC  
 134 North River Street  
 St. Helens OR 97051

**AFTER RECORDING, RETURN TO GRANTEE:**

City of St. Helens  
 265 Strand Street  
 St. Helens, OR 97051

▲ This Space for Recorder's Use Only ▲

## DEDICATION DEED

Vintage Friends, LLC, hereinafter "Grantor," does hereby forever conveys and dedicates to the City of St. Helens, an Oregon municipal corporation, "Grantee," the following described real property, for the use of the public as a public way:

See Exhibit A, attached hereto and hereby incorporated by reference.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0.00, stated in terms of dollars.

To have and to hold, the above-described and granted real property for the purposes hereinbefore set forth unto the public forever.

[Acceptance and Acknowledgement Page Follows]

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed this

11 day of FEBRUARY, 2026.

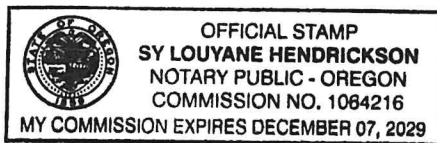
VINTAGE FRIENDS, LLC

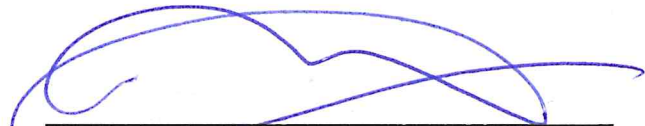
By Brad Hendrickson

  
(Signature)

STATE OF Oregon )  
COUNTY OF Columbia ) ss.

On this 11th day of February, 2026, personally appeared before me the above-named **Brad Henderickson** as **Registered Agent and Manager of Vintage Friends, LLC** and acknowledged the foregoing instrument to be his/her voluntary act and deed.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 12/07/2029

The foregoing conveyance is hereby ACCEPTED:

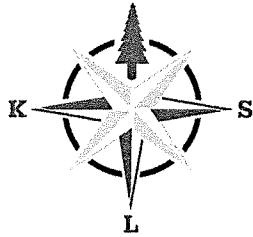
By: \_\_\_\_\_  
Jennifer Massey, Mayor  
City of St. Helens

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

STATE OF OREGON )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
by **Jennifer Massey** as **Mayor** of the City of St. Helens.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_



# KLS Surveying Inc.

1224 Alder Street  
Vernonia, OR 97064

Phone: (503) 429-6115  
Fax: (866) 297-1402  
Email: dwallace\_kls@msn.com

Item #4.

## EXHIBIT A

### 10.00 Foot Right of Way Dedication

A portion of that tract of land conveyed to Vintage Friends LLC in deed recorded as Instrument No. 223-05772, Columbia County Deed Records lying in the Southwest quarter of Section 4, Township 4 North, Range 1 West of the Willamette Meridian, City of St. Helens, Columbia County, Oregon being more particularly described as follows:

- Beginning at the Southwest corner of said Vintage Friends LLC tract being a 12" iron pipe;
- thence South  $51^{\circ}51'10''$  East along the South line of said Vintage Friends LLC tract, 50.35 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC";
- thence North  $35^{\circ}01'44''$  East 10.00 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC.";
- thence North  $54^{\circ}51'10''$  West 50.33 feet to a 5/8" iron rod on the West line of said Vintage Friends LLC tract;
- thence South  $35^{\circ}08'15''$  West 10.00 feet to the point of beginning.

Containing 503 Square Feet more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Donald D  
Wallace

Digitally signed by Donald  
D Wallace  
Date: 2024.08.07 09:15:09  
-07'00'

OREGON  
JANUARY 19, 1993  
DONALD D WALLACE, JR  
2601

RENEWS 6/30/26



## Memorandum

To: Mayor and City Council

From: John Walsh, City Administrator

Subject: **Administration & Community Development Dept. Report**

Date: February 18, 2026

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Business Licenses Report attached.

*File* 1-30-26

Item #7.

ID	PERIOD	NAME	LICENSE CODE	BALANCE
00104	1/05/26- 1/05/27	LIBERTY BOOKKEEPING & TAX	ACCOUNT ACCOUNTING	0.00
00107	1/05/26- 1/05/27	*J.S HOME IMPROVEMENTS	CONTGEN CONTRACTOR-GENERAL	0.00
00117	1/05/26- 1/05/27	SCANDALOUS HAIR DESIGN	BEAUTYSH BEAUTY/BARBER SHOP	0.00
00120	1/05/26- 1/05/27	MIYAKO	RESTAURA RESTAURANT	0.00
00121	1/05/26- 1/05/27	*NW ALL IN ONE CONSTRUCTION LL	CONTGEN CONTRACTOR-GENERAL	0.00
00127	1/05/26- 1/05/27	UPS INC.	DELIVERY DELIVERY SERVICE	0.00
00132	1/05/26- 1/05/27	*RICK SCHOLL YARD MAINTENANCE	LANDSCAP LANDSCAPING	0.00
00134	1/05/26- 1/05/27	AKAAN ARCHITECT & DESIGN LLC	MISC MISCELLANEOUS	0.00
00140	1/05/26- 1/05/27	*CAMARENA HOUSECLEANING	HOUSECLE HOUSECLEANING	0.00
00152	1/04/26- 1/04/27	MARK A. GORDON P.C.	LAW LAW OFFICES	0.00
00159	1/05/26- 1/05/27	RAINSHADOW LABS	MANUF MANUFACTURING	0.00
00164	2/05/26- 2/05/27	RENT-A-CENTER #2915	RETFURN RETAIL - FURNITURE	0.00
00170	1/05/26- 1/05/27	YOGA YOUNION LLC	PHYSFIT PHYSICAL FITNESS	0.00
00179	1/05/26- 1/05/27	DIANNA'S FORMAL AFFAIR	RETCLOTH RETAIL - CLOTHING	0.00
00185	1/05/26- 1/05/27	C'S THE MOMENT DBA PAPA MURPHY	RESTAURA RESTAURANT	0.00
00214	1/05/26- 1/05/27	GORDON FAMILY PLUMBING LLC	CONTPLUM CONTRACTOR-PLUMBING	0.00
00218	1/05/26- 1/05/27	COLUMBIA TAVERN	RESTAURA RESTAURANT	0.00
00219	1/05/26- 1/05/27	MONKEY TREE LEARNING CENTER	CHILDCAR CHILD CARE	0.00
00221	1/05/26- 1/05/27	TAP INTO WINE LLC	RETAIL RETAIL	0.00
00249	1/05/26- 1/05/27	*WEST COAST OFF ROAD	SALESMKT INTERNET SALES/MARKE	0.00
00252	1/05/26- 1/05/27	*PETERSON PLUMBING & MECHANICA	CONTPLUM CONTRACTOR-PLUMBING	0.00
00265	1/05/26- 1/05/27	BEACON CHIROPRACTIC	PHYSICIA PHYSICIAN/HEALTH CAR	0.00
00296	1/05/26- 1/05/27	EMMERT AUTO GLASS	GLASS GLASS	0.00
00308	2/05/26- 2/05/27	M E MOORE CONSTRUCTION	EXCAVA EXCAVATION/ASPHALT	0.00
00314	2/05/26- 2/05/27	PYE BARKER FIRE & SAFETY LLC	CONTMISC CONTRACTOR-MISC.	0.00
00327	2/05/26- 2/05/27	*LINA'S COMPLETE CLEANING	JANITOR JANITORIAL SERVICES	0.00
00345	2/05/26- 2/05/27	SCAPPOOSE SAND AND GRAVEL CO	DELIVERY DELIVERY SERVICE	0.00
00346	2/04/26- 2/04/27	EMERY & SONS CONSTRUCTION	CONTGEN CONTRACTOR-GENERAL	0.00
00359	2/04/26- 2/04/27	RICH BAILEY CONSTRUCTION LLC	CONTGEN CONTRACTOR-GENERAL	0.00
00366	2/05/26- 2/05/27	BEYOND THE FOREST, LLC	FLORISTS FLORISTS	0.00
00367	2/05/26- 2/05/27	BTP CAGES LLC	RENTCOMM RENTAL - COMMERICAL	0.00
00368	2/05/26- 2/05/27	JIM SEMLING-APARTMENTS	RENTAPT RENTAL - APARTMENTS	0.00
00369	2/05/26- 2/05/27	JIM SEMLING-COMMERCIAL RENTALS	RENTCOMM RENTAL - COMMERICAL	0.00
00371	2/05/26- 2/05/27	WAYNE MARTIN FLOOR COVERING IN	CARPET CARPETS/FLOORING/DRA	0.00
00383	2/05/26- 2/05/27	EMMERT CHEV BUICK PONTIAC INC	AUTOSALE AUTO SALES	0.00
00402	1/26/26- 1/26/27	COMPLETE CARPET SERVICES	CARPET CARPETS/FLOORING/DRA	0.00
00432	1/27/26- 1/27/27	I & E CONSTRUCTION INC	CONTGEN CONTRACTOR-GENERAL	0.00
00441	1/30/26- 1/30/27	GREAT DAY IMPROVEMENTS, LLC	CONTGEN CONTRACTOR-GENERAL	0.00
00452	1/30/26- 1/30/27	BLAIRCO INC	CONTEMECH CONTRACTOR-MECHANICA	0.00
00463	1/31/26- 1/31/27	NORTHWEST CASCADE INC	CONTMISC CONTRACTOR-MISC.	0.00
00466	1/30/26- 1/30/27	PACWEST ELECTRIC INC	CONTELEC CONTRACTOR-ELECTRICA	0.00
00479	1/31/26- 1/31/27	SHEAR PERFECTION	BEAUTYSH BEAUTY/BARBER SHOP	0.00
00494	2/07/26- 2/07/27	PACIFIC NORTHERN ENVIRONMENTAL	CONTELEC CONTRACTOR-ELECTRICA	0.00
00504	2/07/26- 2/07/27	CORNICE CONSTRUCTION LLC	CONTGEN CONTRACTOR-GENERAL	0.00
00530	3/05/26- 3/05/27	TWIN CITY SERVICE	CONTEMECH CONTRACTOR-MECHANICA	0.00
00564	2/13/26- 2/13/27	*WATERMAN GARAGE DOORS LLC	CONTMISC CONTRACTOR-MISC.	0.00
00571	2/14/26- 2/14/27	WOLFERS INC	CONTEMECH CONTRACTOR-MECHANICA	0.00
00585	2/22/26- 2/22/27	C-2 UTILITY CONTRACTORS LLC	CONTMISC CONTRACTOR-MISC.	0.00
00599	2/22/26- 2/22/27	ROBERT TRACEY RENTALS	RENTRESI RENTAL - RESIDENTIAL	0.00
00615	2/22/26- 2/22/27	SANDERS SERVICES	MARINA MARINA/REPAIR SVC	0.00



ID	PERIOD	-----NAME-----	LICENSE CODE	BALANCE
00643	3/01/26- 3/01/27	DIAS JIM	RENTRESI RENTAL - RESIDENTIAL	0.00
00674	3/07/26- 3/07/27	OTAK INC	ENG ENGINEERING	0.00
00706	3/13/26- 3/13/27	SUNSHINE PIZZA	RESTAURA RESTAURANT	0.00
00713	3/14/26- 3/14/27	CLARK SIGN SERVICES	SIGNS SIGNS	0.00
00828	3/16/26- 3/16/27	LP FERRELLGAS	DELIVERY DELIVERY SERVICE	0.00
01055	2/19/26- 2/19/27	K & B VENTURES LLC	RENTRESI RENTAL - RESIDENTIAL	0.00
01177	1/27/26- 1/27/27	CARLSON TESTING INC	INSPECT INSPECTIONS - PROPER	0.00
01180	3/17/26- 3/17/27	RPK INVESTMENTS	RENTCOMM RENTAL - COMMERICAL	0.00
01282	11/16/25-11/16/26	DEER MEADOW RV PARK	TRAILER TRAILER COURT	0.00
01292	1/12/26- 1/12/27	*TINKER SEWING MACHINE HELP	REPAIR REPAIR - GENERAL	0.00
01297	2/03/26- 2/03/27	*ST. HELENS PLUMBING AND CONST	CONTPUM CONTRACTOR-PLUMBING	0.00
01298	2/04/26- 2/04/27	FIRELINE OFF ROAD LLC	REC OUT DOOR RECREATION	0.00
01395	12/06/25-12/06/26	RENTOKIL NORTH AMERICA INC.	PEST PEST CONTROL	0.00
01519	12/30/25-12/30/26	HEYM FAMILY LAW, LLC	LAW LAW OFFICES	0.00
01521	1/06/26- 1/06/27	A TO Z SIGNS, LLC	SIGNS SIGNS	0.00
01523	1/08/26- 1/08/27	TRITON COMMUNICATIONS, LLC	CONTELEC CONTRACTOR-ELECTRICA	0.00
01524	1/08/26- 1/08/27	MCKILLIP EXCAVATION INC.	EXCAV EXCAVATION	0.00
01526	1/08/26- 1/08/27	KOELZER CONSTRUCTION INC	CONTGEN CONTRACTOR-GENERAL	0.00
01527	1/12/26- 1/12/27	WIGGLE BUTZ DOG BOUTIQUE	RETAILPE RETAIL PET STORE	0.00
01528	1/23/26- 1/23/27	*MAGICAL SOLUTIONS LLC	SALESMKT INTERNET SALES/MARKE	0.00

LICENSE CODE	TOTAL	BALANCE
ACCOUNT ACCOUNTING	1	0.00
AUTOSALE AUTO SALES	1	0.00
BEAUTYSH BEAUTY/BARBER SHOP	2	0.00
CARPET CARPETS/FLOORING/DRA	2	0.00
CHILDCAR CHILD CARE	1	0.00
CONTELEC CONTRACTOR-ELECTRICA	3	0.00
CONTGEN CONTRACTOR-GENERAL	8	0.00
CONTMECH CONTRACTOR-MECHANICA	3	0.00
CONTMISC CONTRACTOR-MISC.	4	0.00
CONTPLUM CONTRACTOR-PLUMBING	3	0.00
DELIVERY DELIVERY SERVICE	3	0.00
ENG ENGINEERING	1	0.00
EXCAV EXCAVATION	1	0.00
EXCAVA EXCAVATION/ASPHALT	1	0.00
FLORISTS FLORISTS	1	0.00
GLASS GLASS	1	0.00
HOUSECLE HOUSECLEANING	1	0.00
INSPECT INSPECTIONS - PROPER	1	0.00
JANITOR JANITORIAL SERVICES	1	0.00
LANDSCAP LANDSCAPING	1	0.00
LAW LAW OFFICES	2	0.00
MANUF MANUFACTURING	1	0.00
MARINA MARINA/REPAIR SVC	1	0.00
MISC MISCELLANEOUS	1	0.00
PEST PEST CONTROL	1	0.00
PHYSFIT PHYSICAL FITNESS	1	0.00
PHYSICIA PHYSICIAN/HEALTH CAR	1	0.00
REC OUT DOOR RECREATION	1	0.00
RENTAPT RENTAL - APARTMENTS	1	0.00
RENTCOMM RENTAL - COMMERICAL	3	0.00
RENTRESI RENTAL - RESIDENTIAL	3	0.00
REPAIR REPAIR - GENERAL	1	0.00
RESTAURA RESTAURANT	4	0.00
RETAIL RETAIL	1	0.00
RETAILPE RETAIL PET STORE	1	0.00
RETCLOTH RETAIL - CLOTHING	1	0.00
RETFURN RETAIL - FURNITURE	1	0.00
SALESMKT INTERNET SALES/MARKE	2	0.00
SIGNS SIGNS	2	0.00
TRAILER TRAILER COURT	1	0.00
TOTAL ALL CODES:	70	0.00

\*\*\* SELECTION CRITERIA \*\*\*

License Range: thru ZZZZZZZZZZ  
License Codes: All  
Balance: 9999999999R thru 9999999999  
Fee Codes: All  
Fee Paid Status: Paid and Unpaid  
Origination Dates: 0/00/0000 thru 99/99/9999  
Effective Dates: 0/00/0000 thru 99/99/9999  
Expiration Dates: 0/00/0000 thru 99/99/9999  
Renewal Dates: 0/00/0000 thru 99/99/9999  
Payment Dates: 0/00/0000 thru 99/99/9999  
Print Dates: 0/00/0000 thru 99/99/9999  
License Status: Active  
Termination Code:  
Paid Status: Paid  
City Limits: Inside and Outside  
Printed: No  
Comment Code:

\*\* END OF REPORT \*\*