

City of St. Helens

Consent Agenda for Approval

CITY COUNCIL MINUTES

Presented for approval on this 3rd day of September, 2025 are the following Council minutes:

2025

- Work Session, Executive Session, Public Hearing, and Regular Session Minutes dated August 20, 2025

After Approval of Council Minutes:

- ☐ Scan as PDF Searchable
- ☐ Make one double-sided, hole-punched copy and send to Library Reference
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COUNCIL WORK SESSION

Wednesday, August 20, 2025

DRAFT MINUTES

MEMBERS PRESENT

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

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Alex Bird, Engineer II
Gloria Butsch, Finance Director
Ashley Wigod, Contracted City Attorney
David Rabbino, Contracted City Attorney

OTHERS

Steve Topaz	Howard Blumenthal
Brady Preheim	Erin Salisbury
Adam St. Pierre	Robin Toschi
Marci Sanders	Steve Toschi
Holcombe Waller	

CALL WORK SESSION TO ORDER – 3:00 p.m.

CLEARING CONFUSION AND SETTING THE FACTS STRAIGHT

1. Response to July 16 Visitor Comments

Mayor Massey presented two items from the July 16, 2025, Council Work Session that required clarification:

- **Dance Floor at 13 Nights on the River:** A citizen had commented that the dance area was unsafe and suggested creating a safer dance floor. The City's response clarified that flooding issues and construction of the riverfront project led to the removal of the dance floor for the 2025 season. For the 2026 season, the City and event contractor would be evaluating improvements and a different configuration for the temporary stage and dance area with ADA improvements. The current space in front of the stage consists of a concrete pathway embedded into the flat lawn, which meets all park use safety requirements.
- **Fire on the Fireworks Barge:** A citizen had commented about a fire on the fireworks barge on July 4th and inquired about safety measures. The City clarified that it contracts directly with Western Display for fireworks and not through any event manager. The City confirmed there was a fire on the barge, but fire extinguishers were present, and the fire was extinguished according to safety protocols, which required waiting until fireworks were discharged. No injuries were reported.

Western Display is responsible for safety as part of their contract, and the City has asked them to assess this year's event to prevent future barge fires.

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

- ◆ Steve Toschi. He advocated for keeping the Fish Eagle Osprey boat, describing it as an asset that enhances the City's waterfront experience. He noted he had spent 400 hours on the river over the past two years and observed the positive impact of the vessel, with people lining up to use it during special events. He disagreed with Councilor Hubbard's opinion (as reported in a newspaper) that the boat was "the worst decision the City ever made." Toschi urged the Council to keep the boat as part of their vision for a vibrant waterfront. Regarding Chief Smith, he suggested making him temporary rather than permanent chief due to ongoing litigation with former Chief Hogue.
- ◆ Steve Topaz. He, Art Leskowich, Mayor Massey, and City Administrator Walsh met to review toxic waste issues at the Portland Harbor. He requested permission to give a 30-40 minute presentation to Council about the details of the toxic waste in the lagoon, including history, biological and geological dangers, the sewer system, water wave, and logistics of moving, storing, and treating the material. He noted there are geohazards with the lagoon cooling pond even without toxic waste. He expressed concern about Resolution No. 3310, referencing a previous Resolution No. 1872 that gave authority to the City Administrator to sell mill property for a marijuana business. He argued that the Council cannot delegate its authority and responsibility, which led to legal problems when the sale was deemed null and void.
- ◆ Brady Preheim. Commented on a recent court hearing where the City's attorney admitted there are over 10,000 pages of documents that have not been released, contradicting previous statements about transparency. He also mentioned text messages obtained through a records request that showed distrust of the City Administrator and an attempt to exclude the mayor from a ribbon-cutting ceremony. He supported keeping the water taxi, noting that Sand Island is the only public park accessible by water in the United States. Finally, he criticized the mayor for "harassing" Harvey and his initiative regarding police station funding, predicting the initiative would pass and that the City would lose funding.
- ◆ Howard Blumenthal. Expressed concern about bicyclists, skateboarders, and others riding on the waterfront, especially during 13 Nights on the River events. He requested reinstalling signage prohibiting these activities for safety reasons, noting he was recently injured and had close calls with cyclists. He also mentioned an issue with electric motorcycles on the trail systems and on a dirt pile at the Veneer Plant property, which he believes contains contaminated material that needs protection.
- ◆ Holcombe Waller, owner of Klondike. Informed the Council that financing may come together in the next two to three months for reactivating the upper floors of the hotel, with potential groundbreaking as early as November. This would create a 19-room hotel by 2027, which could roughly double the Transient Lodging Tax budget for the City within a couple of years, with room for future expansion.
- ◆ Adam St. Pierre. Commented about inconsistency from some citizens who previously opposed keeping unused equipment but now support keeping the water taxi. He requested documentation on the return on investment for the water taxi, noting that FOIA requests didn't reveal revenue information.

- ◆ Erin Salisbury, President of St. Helens Main Street Alliance. Provided updates on several projects: 1) They passed the first round of approvals for a grant that provides \$40,000 annually for three years for the 13 Nights on the River events, potentially doubling the budget; 2) They are partnering with the County on fundraising for the historic clock tower on the courthouse; 3) The North of West Music Festival is happening on September 20 with 14 private music venues, 26 bands, and shuttle service from CC Rider.
- ◆ Robin Toschi. Spoke against selling the water taxi, arguing that the City hasn't fully explored all potential programs it could support. She noted its unique features, including the front that drops down onto sand for safe loading/unloading. She mentioned previous uses during Spirit of Halloweentown, pirate events, and sand castle contests, and suggested including operation of the water taxi in the next RFP process for event contracts.

DISCUSSION TOPICS

2. Quarterly Reports from City Departments/Divisions (Informational)

Mayor Massey noted that Council members had received and reviewed the quarterly reports from City departments. She commended the detailed reports, particularly those from Finance Director Butsch and Public Works Director Zaher, which included comprehensive information about ongoing and upcoming projects. No specific questions were raised by the Council.

3. Staff Report for 2025 Annual Pavement Striping Project (Informational Only)

Council reviewed the staff report on the 2025 Annual Pavement Striping Project. City Administrator Walsh noted that bids came in significantly lower than engineering estimates, which was beneficial for the City. He explained that the project is done annually, typically later in the fall when paint wears off throughout the year, to ensure visibility during darker months. Councilor Hubbard observed that some areas wear out faster than others.

4. Staff Report for 2025 Annual Pavement Patching Project (Informational Only)

City Administrator Walsh reported that, similar to the striping project, the pavement patching bids came in at favorable prices with multiple bidders participating. Councilor Hubbard noted there was a big stretch between the different bids, and Council President Chilton remarked it was interesting to see the market changing. Councilor Hubbard commented that the local contractor's bid was notably different, indicating changing market conditions.

5. Discussion regarding Amendments to SHMC Title 13 Public Services (Proposed Ordinances 3315 & 3316)

Council briefly discussed proposed Ordinances 3315 and 3316 regarding amendments to St. Helens Municipal Code Title 13 (Public Services). Mayor Massey noted only one potential concern on page 49 regarding a struck-out "and" in section 13.30.40. City Attorney Wigod confirmed that the strikeout was intentional as part of the document showing changes from the current Code. The Mayor commented that the document was well done, showing strike-throughs and underlines to clearly indicate changes.

6. Discussion regarding Water Taxi Continued - *City Administrator John Walsh*

City Administrator Walsh provided an update on efforts to bring the Fish Eagle Osprey boat into compliance with Coast Guard requirements. He explained that progress has been made on five of six deficiencies identified by the Coast Guard, with the last item requiring a public records request to obtain documentation from 1994 when the boat was constructed in Wisconsin. Once these issues are resolved at the national level, a local inspection with in-water drills would be required.

Councilor Gundersen asked about the timeframe for completion, and Walsh estimated it could be resolved within approximately one month. Gundersen also inquired about insurance requirements, and Walsh explained that the previous event contractor carried the liability insurance rather than the City insuring it directly. The current event contractor does not have interest in the water taxi.

Council members discussed various options for the water taxi, including:

1. Selling it after certification is complete
2. Keeping it for potential future use
3. Leasing it to the Sand Island Campground

Council President Chilton expressed interest in better understanding the City's relationship with Sand Island Campground. Mayor Massey noted that any sale would require declaring it surplus property and following a formal bidding process. Councilor Sundeen raised concerns about policing on the island during events.

The Council agreed to continue working on certification and to revisit the discussion once that process is complete. Mayor Massey requested information on potential resale value when the item returns for discussion.

7. Discussion on Budget Committee Recommendations Regarding Event Permits and Associated Fees

City Administrator Walsh and Contracted City Attorney Wigod discussed the Budget Committee's recommendation for a \$4.95 surcharge on Spirit of Halloweentown tickets. They explained that implementing this fee would require establishing an ordinance that clearly defines what types of events would be subject to the fee.

Council President Chilton expressed concern that the fee might unintentionally affect other businesses wanting to run events during Spirit of Halloweentown, which wasn't the intention of the Budget Committee. She clarified that the intent was specifically to add a fee to Spirit of Halloweentown tickets, not to impact small businesses or restaurants hosting special events.

Wigod suggested that event size could be a factor in determining fee applicability and offered to research how other cities categorize events for fee purposes. Walsh mentioned that the City's transient lodging tax model, where operators retain a percentage for administering collection, might be adaptable for this fee structure.

The Council directed staff to develop more specific proposals that would target larger events without impacting small business activities.

8. Discussion Regarding Assistance for Human Resources

City Recorder Payne presented a memo outlining Human Resource (HR) functions that could benefit from professional assistance. She suggested hiring a firm or individual on contract to help until her retirement (likely within the next couple of years) and provided a list of priority items including updating the personnel policies handbook, developing a recruitment policy, updating job descriptions, and implementing employee evaluations.

Mayor Massey strongly supported the proposal, noting the liability concerns of not having proper HR policies in place. Contracted City Attorney Wigod recommended issuing a Request for Proposals (RFP) to see what services are available and at what cost. She noted that the Lane Council of Governments (LGOC), which is helping with performance evaluations, might also have resources for HR services.

Council members unanimously supported contracting for HR services rather than hiring a full-time employee. Council President Chilton raised a question about funding sources, and City Administrator

Walsh indicated professional services funds could be used, potentially with cost-sharing across departments.

The Council agreed to place this item on the agenda for the regular session meeting for a formal vote.

9. Status of Evaluations for Department Heads

City Recorder Payne reported that she and Contracted City Attorney Wigod have been working with Lane Council of Government (LCOG) on developing an evaluation process. She noted that they have a preliminary process under development, and a consultant will attend the next work session to explain the framework to the Council.

Wigod added context, explaining that in March, the Council amended its governing rules to provide for City Administrator and department director evaluations, directing the City Recorder to work with an HR professional to implement these processes. The consultant will present to the Council to get feedback about what they're looking for in evaluations.

Mayor Massey expressed appreciation for this work, noting it would establish clear procedures moving forward.

10. Assignment of Voting Delegate and Alternate for LOC Business Meeting

City Administrator Walsh explained that the League of Oregon Cities Conference would be held in Portland this year, celebrating the organization's 100th anniversary. The Council needed to appoint a voting delegate and alternate to represent the City.

Council members discussed attendance at the conference, which will be held October 2-4. Due to budget constraints, they considered limiting attendance, though Walsh offered to look into scholarship opportunities. After discussion, the Council designated Councilor Gundersen as the voting delegate and Mayor Massey as the alternate.

11. Report from City Administrator John Walsh

- Personnel: Acknowledged Brett Long's retirement after 32 years and Roger Stauffer's upcoming retirement after nine years at the end of the month. Tonight's agenda includes a resolution for Chief Smith's appointment.
- Events: 13 Nights on the River is winding down and Spirit of Halloweentown planning is ramping up. Regarding concerns about the dance floor at 13 Nights, he explained that once the stage is removed, they will take out the gazebo foundation and level the area, allowing the stage to be positioned differently next year.
- Project Arcadia: This project is consuming much of his attention as they work to complete the transaction by the end of the month. He highlighted the benefits of the project, including 70 jobs, a \$6 million annual payroll, property returning to the tax rolls, and revenue for the City. He reflected on the City's 2015 purchase of the mill, which allowed Cascades to remain for nearly nine years, generating \$2.7 million in payments to the City. He noted that Arcadia is buying only 30 acres, leaving 160 acres for potential waterfront trails and park connections.
- Police Station: Presented preliminary test fit concepts for the police station on Columbia Blvd. He explained that options are being evaluated based on the location of a sewer line running through the property and potential costs of relocating electrical infrastructure. Both concepts position the building entrance away from Columbia Boulevard for safety reasons, with potential plazas to soften the building's appearance.
- Treadway Contract: The events contract with Treadway terminates December 31. When would the Council like to discuss renewal. The Council agreed to review this in November to allow time for any necessary changes, with interest in hearing Treadway's feedback on their first year managing City events.

ADJOURN – 4:30 p.m.

EXECUTIVE SESSION

- Labor Negotiations, under ORS 192.660(2)(d)
- Real Property Transactions, under ORS 192.660(2)(e)
- Exempt Records/Confidential Attorney-Client Privileged Memo, under ORS 192.660(2)(f)
- Consult with Counsel/Potential Litigation, under ORS 192.660(2)(h)

Respectfully transcribed by ClerkMinutes and submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor

City of St. Helens

CITY COUNCIL

Executive Session Summary

August 20, 2025

Members Present: Jennifer Massey, Mayor
Jessica Chilton, Council President
Mark Gundersen, Councilor
Brandon Sundeen, Councilor
Russell Hubbard, Councilor

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

Others: Ashley Wigod, City Attorney with Jordan Ramis PC
David Rabbino, City Attorney with Jordan Ramis PC (left at 5:47 p.m.)



At 4:35 p.m., Mayor Massey opened the Executive Session pursuant to the ORS numbers listed below and then gave roll call. Other than Labor Negotiations, representatives of the news media, designated 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. 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 status of potential sale of a portion of the riverfront property to interested developer.
 - Update on status of sale of a portion of the St. Helens Industrial Business Park to Arcadia Paper Mills.
- **Consult with Legal Counsel & Potential/Pending Litigation, under ORS 192.660(2)(h)**
 - Update on potential renegotiation of terms of existing note City holds with Shaun Land (ACSP).
 - Update on the PGE power at the St. Helens Industrial Business Park.

David Rabbino left the room at 5:47 p.m.

- **Real Property Transactions, under ORS 192.660(2)(e)**
 - Update on the potential sale of the Millard Road property.
 - Update on the potential sale of the Kelly Street property.
 - Update on the potential sale of the property on Old Portland Road between South 4th Street and South 5th Street.
 - Update on the pending purchase of 1771 Columbia Blvd. where the new police station is proposed to be sited.
 - Update on potential acquisition or sale of property on Ross Road. (*Handed out map to Council.*)

With regards to Labor Negotiations, Mayor Massey declared an actual conflict since her husband is a St. Helens Police Officer but since Senate Bill 983 passed, she can participate in the discussion.

- **Deliberations with persons appointed to carry out Labor Negotiations, under ORS 192.660(2)(d)**
 - Update on negotiations with the St. Helens Police Association and AFSCME unions.
- **Consult with Legal Counsel & Potential/Pending Litigation, under ORS 192.660(2)(h)**
 - Update on litigation regarding two public records requests.
 - Update on litigation with former Interim Police Chief Joe Hogue.
- **Exempt Records/Confidential Attorney-Client Privileged Memo, under ORS 192.660(2)(f)**
 - There was nothing discussed under this provision.

The Executive Session was adjourned at 6:38 p.m.



ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor

An audio recording of this meeting is archived at City Hall.



COUNCIL PUBLIC HEARING

Wednesday, August 20, 2025

DRAFT MINUTES

MEMBERS PRESENT

Mayor Jennifer Massey
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

MEMBERS ABSENT

Council President Jessica Chilton

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Jacob Graichen, City Planner
Ashley Wigod, Contracted City Attorney

OTHERS

Brady Preheim
Steve LeSollen
Jim Coleman

OPEN PUBLIC HEARING – 6:46 p.m.

TOPIC

1. Annexation of Property Located at 58506 Kavanagh Street (Mark Comfort/Tom Mahaffey)

City Planner Graichen covered preliminary matters, asking Council members to declare any potential conflicts of interest, ex parte communications, or site visits. No declarations were made.

The primary reason for annexation was connection to sanitary sewer, which Graichen described as a "classic reason" for annexation. He reported that the Planning Commission recommended approval without controversy.

To provide context, Graichen presented a series of historical slides showing the progression of annexations in the area from 2007 to 2023. He pointed out that the subject property now has city limits on all four sides due to previous annexations, making the adjacency requirement easy to satisfy. He noted that Highway Commercial zoning would be the only option for this property, consistent with surrounding properties.

Graichen showed an aerial photo of the property, explaining that while it currently contains a dwelling, the area has been designated for commercial use since 1985. He mentioned that the property south of the subject site has been cleared and is proposed for development as a gas station. The developer of that project has expressed interest in potentially acquiring the subject property to expand their commercial development.

PUBLIC COMMENT – None

CLOSE PUBLIC HEARING – 6:53 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor



COUNCIL REGULAR SESSION

Wednesday, August 20, 2025

DRAFT MINUTES

MEMBERS PRESENT

Mayor Jennifer Massey
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

MEMBERS ABSENT

Council President Jessica Chilton

STAFF

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl Deputy City Recorder
Jacob Graichen, City Planner
Alex Bird, Engineer II
Ashley Wigod, Contracted City Attorney

OTHERS

Brady Preheim Susie Wilson
Steve LeSollen Jenni Gilbert
Jim Coleman Steve Toschi
Holcombe Waller

CALL REGULAR SESSION TO ORDER – 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

- ◆ Brady Preheim. Expressed concerns about the mayor's listening skills during public comments. He raised issues about allegedly toxic soil that had been spread out, questioned the timing of appointing Matt Smith as police chief while litigation with Joe Hogue was pending, expressed concerns about construction punch list items not being fully identified on sidewalks, believes the boat is owned by E2C, and voiced opposition to Ordinance No. 3316, calling it a "cheap trick to circumvent Harvey's initiative."
- ◆ Steve Toschi. Spoke about the water taxi, suggesting that the City could simply store it for a year without incurring significant costs rather than selling it. He emphasized that the water taxi had operated successfully for two years with expenses fully absorbed by the tourism program. Encouraged the Council to focus on social issues facing the City, particularly challenges with education and school test scores.
- ◆ Jim Coleman. Advocated against the City operating a tourist boat. He suggested the City should not be in the boat business and referenced ongoing Coast Guard inspection requirements and

insurance concerns. Indicated private individuals in other cities successfully operate tourist boat services and recommended the City sell the boat through a bid process.

- ◆ Holcombe Waller, owner of Klondike. Spoke in favor of retaining the water taxi. He described it as a valuable asset that aligns with the City's waterfront development strategy and river engagement efforts. Suggested exploring options for the boat's use, possibly involving local businesses and Treadway Productions, rather than selling it immediately.

DELIBERATIONS

1. Annexation of Property Located at 58506 Kavanagh Street (Mark Comfort/Tom Mahaffey)

Motion: Motion made by Councilor Gundersen and seconded by Councilor Sundeen to approve the annexation of 58506 Kavanagh Street. **Vote:** Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

ORDINANCES – Final Reading

2. **Ordinance No. 3310:** An Ordinance Amending St. Helens Municipal Code Chapter 2.12 "City Administrator"

Mayor Massey read Ordinance No. 3310 by title. **Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to adopt Ordinance No. 3310. **Vote:** Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

ORDINANCES – First Reading

3. **Ordinance No. 3315:** An Ordinance Amending the St. Helens Municipal Code Chapter 13.30, Adding a Sunset Provision to the Public Safety Fee

Mayor Massey read Ordinance No. 3315 by title. The final reading will be at the next meeting.

4. **Ordinance No. 3316:** An Ordinance Amending the St. Helens Municipal Code Chapter 13.32, Requiring Voter Approval Before the Establishment of New Fees on Utility Bills Unrelated to Utility Services

Mayor Massey read Ordinance No. 3316 by title. The final reading will be at the next meeting.

RESOLUTIONS

5. **Resolution No. 2052:** A Resolution Appointing Matthew Smith as the Chief of Police of the City of St. Helens

Mayor Massey declared a potential conflict of interest and abstained from the discussion and vote.

Councilor Sundeen inquired about the timing of the appointment in relation to pending litigation, referencing public comments made earlier. Contracted City Attorney Wigod explained that since Joe Hogue had already resigned his position, the litigation primarily related to damages and should not affect the appointment process. She confirmed that Matthew Smith had successfully passed all required background checks and psychological evaluations. Under the new governing policy, the city administrator selects department heads and it is subject to confirmation by City Council.

Motion: Motion made by Councilor Sundeen and seconded by Councilor Hubbard to adopt Resolution No. 2052. **Vote:** Yea: Councilor Gundersen, Councilor Hubbard, Councilor Sundeen; Abstaining: Mayor Massey

AWARD BID/CONTRACT

6. Award Bid and Authorize Mayor to Sign Contract with Specialized Pavement Marking, LLC for 2025 Pavement Striping, Project No. R-723, in the Amount of \$65,946.10

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to award bid and authorize mayor to sign contract with Specialized Pavement Marking, LLC. **Vote:** Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

7. Award Bid and Authorize Mayor to Sign Contract with S-2 Contractors, Inc. for 2025 Pavement Patching, Project No. R-722, in the Amount of \$54,654.00

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to award bid and authorize mayor sign contract with S-2 Contractors, LLC. **Vote:** Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

8. Extension of Agreement with McKinstry Essention LLC for Microgrid Planning and Preliminary Design related to the OR C-REP Grant Award

Motion: Motion made by Councilor Gundersen and seconded by Councilor Sundeen to approve '8' above. Discussion.

Councilor Hubbard asked for background information about McKinstry Essention LLC. City Administrator Walsh explained that they were an energy contractor who had performed initial work on the Kaster Road design for solar installation grants. The project had shifted to the library but wasn't funded. The current opportunity could bring funds back to the police station project, with a requirement that 1.5% of construction costs go to solar, which would offset some costs. Walsh noted there would be no fees to the City.

Vote: Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

CONSENT AGENDA FOR ACCEPTANCE

9. Parks & Trails Commission Minutes dated June 9, 2025
10. Planning Commission Minutes dated July 8, 2025

Motion: Motion made by Councilor Gundersen and seconded by Councilor Sundeen to approve '9' and '10' above. **Vote:** Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

CONSENT AGENDA FOR APPROVAL

11. City Council Minutes dated July 16 and August 4, 2025
12. Declare Surplus Property - Real Properties described as Tax Account Nos. 9983, 10015, and 28848
13. Accounts Payable Bill Lists

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to approve '11' through '13' above.

Discussion.

Councilor Hubbard recused himself from Tax Account Nos. 9983 and 10015.

Vote: Nay: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to approve '11' above. **Vote:** Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to approve '12' above, only including Tax Account Nos. 9983 and 10015.

Discussion.

Councilor Hubbard repeated that he is recusing from voting on those tax account numbers.

Vote: Yea: Mayor Massey, Councilor Gundersen, Councilor Sundeen

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to approve '12' above, only including Tax Account No. 28848. **Vote:** Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Motion: Motion made by Councilor Gundersen and seconded by Councilor Sundeen to approve '13' above. **Vote:** Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

WORK SESSION ACTION ITEMS

Human Resources Professional

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to direct staff to develop an RFP to solicit proposals from HR professionals for Human Resources professional services as needed, and direct the expenses to be paid by the affected departments. **Vote:** Yea: Mayor Massey, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

COUNCIL MEMBER REPORTS

Councilor Sundeen reported...

- Highlights from the Parks and Trails Commission meeting:
 - They are developing an online assessment tool for Commissioners which will help in documenting park conditions and concerns.
 - The Commission is undertaking a review of their bylaws to ensure their procedures are up to date.
- Shared historical note:
 - St. Helens celebrated the opening of JCPenney 100 years ago. Its original location was at the current law library, before moving to where 2C's currently stands, and finally relocating to what is now The Vault.
- Responded to Being Called a "Little Weasel":
 - Addressed a public comment made by Brady Preheim that accused him of disrespect by clarifying he actually supported inviting the former mayor to the ribbon cutting ceremony despite having no involvement in the planning process.

Councilor Hubbard reported...

- Nothing to report.

Councilor Gundersen reported...

- Emphasized the water taxi is a valuable asset that deserves exploration of potential uses instead of rushing to sell it. Noted the unique opportunities presented by the city's location near the river and campground.

MAYOR MASSEY REPORTS

- Expressed gratitude to City staff, particularly City Recorder Payne Deputy City Recorder Scholl, for their diligence in preparing the meeting packets.

- Supported Councilor Sundeen on the issue regarding the former mayor's participation in the ribbon cutting:
 - Acknowledged that Councilor Sundeen had advocated for including the former mayor while she had a different viewpoint about his involvement.
- Addressed ongoing issues about the public safety fee:
 - Reaffirmed the need to clarify misinformation regarding the \$750,000 payment.
 - Highlighted the importance of informing citizens about potential service cuts if the fee is repealed.
- Discussed improved relations with City Administrator Walsh:
 - Mentioned the gradual improvement in communication and trust-building processes with Walsh, noting positive developments have been made each month.
- Proposed scheduling a presentation:
 - Suggested arranging a session with Steve Topaz and Art Leskowich to discuss the lagoon.
 - The Council agreed on a public forum on October 1 at 6:00 p.m., tasking staff to collaborate with the presenters on structuring a detailed agenda.

PROACTIVE ITEMS**OTHER BUSINESS****ADJOURN – 7:45 p.m.**

Respectfully transcribed by ClerkMinutes and submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor