

# City of St. Helens

## Consent Agenda for Approval

### CITY COUNCIL MINUTES

Presented for approval on this 5<sup>th</sup> day of June, 2024 are the following Council minutes:

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2024

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- Special Session and Executive Session Minutes dated April 10, 2024
- Work Session and Regular Session Minutes dated April 17, 2024
- Special Session and Executive Session Minutes dated May 9, 2024
- Special Session and Executive Session Minutes dated May 14, 2024

#### **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



# COUNCIL SPECIAL SESSION

Wednesday, April 10, 2024

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## DRAFT MINUTES

### MEMBERS PRESENT

Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### MEMBERS ABSENT

Mayor Rick Scholl

### STAFF

John Walsh, City Administrator  
Kathy Payne, City Recorder

### OTHERS

Craig Allen  
Eric Ovanessian  
Mike Ovanessian  
Ray Ovanessian

**CALL SPECIAL SESSION TO ORDER – 4:05 p.m.**

**RECESS SPECIAL SESSION – 4:05 p.m.**

**EXECUTIVE SESSION – 4:06 p.m.**

- Real Property Transactions, under ORS 192.660(2)(e)

**RESUME SPECIAL SESSION – 5:51 p.m.**

### **NEGOTIATE LETTER OF INTENT FOR ACQUISITION OF PORTION OF ST. HELENS INDUSTRIAL BUSINESS PARK**

Nothing was discussed under this agenda item.

**ADJOURN – 5:52 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

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Kathy Payne, City Recorder

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Jessica Chilton, Council President

# City of St. Helens CITY COUNCIL

Executive Session Summary

April 10, 2024

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**Members Present:**

Jessica Chilton, Council President  
Mark Gundersen, Councilor  
Brandon Sundeen, Councilor  
Russell Hubbard, Councilor

**Members Absent:**

Rick Scholl, Mayor

**Staff Present:**

John Walsh, City Administrator  
Kathy Payne, City Recorder

**Others:**

Craig Allen  
Eric Ovanessian  
Mike Ovanessian  
Ray Ovanessian



At 4:06 p.m., Council President Chilton opened the Executive Session pursuant to the ORS numbers listed below and then gave roll call. Other than Labor Negotiator Consultations, 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)**
  - Potential sale of a portion of St. Helens Industrial Business Park.

The Executive Session was adjourned at 5:51 p.m.



ATTEST:

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Kathy Payne, City Recorder

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Jessica Chilton, Council President

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



# COUNCIL WORK SESSION

Wednesday, April 17, 2024

## DRAFT MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### STAFF PRESENT

John Walsh, City Administrator	Suzanne Bishop, Library Director
Kathy Payne, City Recorder	Crystal King, Communications Officer
Lisa Scholl, Deputy City Recorder	Darin Cox, IT Specialist II
Jacob Graichen, City Planner	Bill Monahan, Contracted City Attorney
Jenny Dimsho, Associate Planner	Matthew Kahl, Contracted City Attorney

### OTHERS

Steve Topaz	Jane Garcia	Ron Trommlitz
Brady Preheim	Willow Bill	Howard Blumenthal
Marci Sanders	Lynne Pettit	Jenn
Mitz	Steve Toschi	Jill

### CALL WORK SESSION TO ORDER – 2:00 p.m.

**DUE TO TIME CONSTRAINTS, THE COUNCIL WILL NOT BE TAKING VISITOR COMMENTS AT THIS MEETING**

### DISCUSSION TOPICS

#### 1. Employee Length of Service Recognition - Darin Cox - 5 Years

Mayor Scholl presented IT Specialist Darin Cox with a certificate and thanked him for his service.

#### 2. Planning Division Semi-Annual Report - City Planner Jacob Graichen

City Planner Jacob Graichen and Associate Planner Jenny Dimsho reviewed their report.

Dimsho gave updates for the Riverwalk Project, St. Helens Scappoose Trail Plan, grants, Veterans Memorial, Economic Opportunities Analysis, various project management support, and Urban Renewal Agency (URA) support.

A few highlights from Graichen were filling two vacant Planning Commission positions, working with the County Assessor's office to update mapping data, RARE employee to help with the Engineering TMDL project and some Planning assistance, population forecasts, Development Code amendments, PGE parcel, current planning projects, food trucks, Broadleaf Arbor is complete, subdivision time extensions, Police Station update, annexations, project updates, and future projects.

**3. Review Request for Proposals (RFP) Document for Special Event Coordination and Management Services including Independent Contractor Agreement - *City Administrator John Walsh***

Contracted City Attorney Matthew Kahl reviewed the draft RFP, including the deadlines, process, and scope of work. Selection is based on qualifications and not necessarily the lowest bid.

Discussion of rating system and solicitation period.

Contracted City Attorney Bill Monahan pointed out the transition as the current contractor is working on events scheduled past the activation date of this RFP. They will need to clarify that when a decision is made.

Monahan and Kahl spoke about the delays in the RFP development.

**4. Discussion regarding Fourth of July**

Mayor Scholl does not see how it will work to have 4th of July events here during construction. The deposit for fireworks can be rolled into next year's event. He proposes to cancel this year's event and make it better next year.

Discussion of other 4th of July activities coordinated by Judy Thompson. She is still interested in organizing it this year. Council President Chilton suggested moving it to McCormick Park.

This will be discussed further at tonight's meeting.

**ADJOURNING EARLY TO ALLOW COUNCIL TO ATTEND THE JOHN GUMM MEDIA EVENT**

**ADJOURN – 2:48 p.m.**

**EXECUTIVE SESSION - None**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

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Kathy Payne, City Recorder

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Rick Scholl, Mayor



# COUNCIL REGULAR SESSION

Wednesday, April 17, 2024

## DRAFT MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### STAFF

John Walsh, City Administrator  
Kathy Payne, City Recorder  
Lisa Scholl, Deputy City Recorder  
Suzanne Bishop, Library Director

### OTHERS

Adam St. Pierre	Jenn Massey	Mercedes Massey
Brianna Gaston	Ron Trommlitz	Steve Topaz
Brady Preheim	Erin Salisbury	Lynne Pettit
Steve LeSollen	Willow Bill	Jane Garcia
Judy Thompson	M. Ponce	Jim Coleman
Eric Ovanessian	Steve Toschi	Howard Blumenthal
Nick Hellmich	Jill Adams	TC
Khalid Murphy	Joe Lewis	Braden Ellis
Hannah Woods	Teresa Fox	

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

### PLEDGE OF ALLEGIANCE

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

- ◆ Steve Topaz. He talked about the tank farms in the Linton area and how the area will be affected by an earthquake. The City should be monitoring it closely for the effects it will have on the river. Whoever oversees the lagoon project should be investigating a boom from the end of the Waterfront to not burn the docks. They also need to schedule a public meeting about it. If they follow what Maul Foster said, it will be a 20-year wait after it's built.
- ◆ Ron Trommlitz. He talked about the City's lawsuit against Western Partitions and the report done by Walker Consultants. He has spent months trying to obtain a copy of the report but has been denied based on attorney client privilege. The City's participation is contributing to the reservoir failure. The City still has the option of releasing the full document or a condensed version.
- ◆ Jen Massey. She shared about a recent ride-along with Sergeant Jon Eggers. It was an eventful night and led to Sgt. Eggers being assaulted. Officer Jamin Coy showed up quickly to assist. In

response to a comment about community policing, Sgt. Eggers and Officer Coy went over to make sure neighbor kids who had witnessed the incident were okay before leaving. They transported the individual to the jail and she was able to see the redundancy of report writing. She also did a tour of the police station. It is not a safe and healthy work environment and recommends someone go look at it.

- ◆ Teresa Fox. Even though they have dates on the contracts, she thinks they should keep the contractor through the end of Halloween. There is so much already lined up. Spirit of Halloweentown is huge and needs to be worked on now.
- ◆ Joe Lewis, Kiwanis Club. He has been learning about the Flying Eagle Canoe and its educational impact. He agrees with donating it to Main Street to give it to Willow Bill for educational purposes in Columbia County.
- ◆ Erin Salisbury, Main Street Alliance President. Board members are in favor of accepting the Flying Eagle and selling it to Willow Bill for \$1. She explained what makes him the right person to care for it and share it.
- ◆ Willow Bill. He agreed with Erin. He wants to continue to share the Flying the Eagle and honor the kids who carved it in 2006.
- ◆ Adam St. Pierre. FFODDS also submitted interest in the canoe to make sure it stays in the community. They agree with donating it to Main Street. He talked about the work done for Public Records Requests. He does not agree that it takes that much time for attorneys to review it but does agree that it's time conducive for employees. At a recent radio show, the mayor talked about the cost involved in building a new stage. St. Pierre was concerned about a suggestion to avoid prevailing wage by having a subcontractor do it. There are government contracting rules to protect that.

Mayor Scholl encouraged people to listen to the show. His words were taken out of context. The Tourism contractor could hire someone to build the stage as they were the one to acquire the donation and name it the Wauna Credit Union stage. Adam argued that it's on City property and a government project. Mayor Scholl continued to explain that the cost of the stage was not feasible. They are continuing construction of the riverwalk without the stage.

- ◆ Brady Preheim. He agreed that Mayor Scholl did not say that on the radio show. The organization makes up what they don't know, which other cities have called them out. Addressing the Tourism RFP start date, it needs to begin January 1, 2025. They can't switch contractors in the middle of 13 Nights on the River. They also need to decide now if they plan to cancel Spirit of Halloweentown this year due to construction. It's much bigger than 13 Nights on the River and 4th of July. Addressing the canoe, he wants to see it being used. However, it should not be given to Main Street to give to Willow Bill. There needs to be an organization that is willing to take care of it. They need to take the time to make a rational decision.
- ◆ Howard Blumenthal. He talked about the history of the Flying Eagle. Willow Bill will take care of it and share its story.
- ◆ Nick Hellmich. Emphasized the need for Citizens Day in the Park volunteers. Everyone is invited to his second annual S. 4<sup>th</sup> Street barbecue on July 13, 2024. Looking forward to being appointed to the Parks & Trails Commission.

- ◆ Steve Toschi. The City wanted tourism to be a main point of economic development. Tina created something unique and amazing that's important to businesses and nonprofits. More time should be taken on the RFP to get qualified people. The contract with the RFP needs to be removed. The Council doesn't understand what the contractor is doing and he suggests the contractor provide their own proposal. It would be a big problem to lose the current contractor.

#### 4th of July

Council discussed cancelling 4<sup>th</sup> of July fireworks this year due to downtown construction. Mayor Scholl suggested the ceremonial pieces and car show move to McCormick Park. Judy Thompson agreed to having it at McCormick Park. She doesn't have the insurance so would need it sponsored by the City. Their theme this year is "Tour of Duty." She talked about the activities that would take place. Discussion ensued. City Administrator Walsh believes the fireworks contract can be rolled over to next year.

#### Spirit of Halloweentown

Construction will likely continue through the end of the year. Mayor Scholl would like to discuss this at the next Work Session.

#### APPROVE AND/OR AUTHORIZE FOR SIGNATURE

1. Third Amendment to Agreement with Mackenzie for the Public Safety Facility Project
2. [RATIFY] Agreement with Lower Columbia Engineering, LLC for General Engineering Services
3. Amendment No. 1 to Grant Contract with Oregon Business Development Department for Sewer Capacity Improvement Project
4. Contract with Advanced Excavating Specialists, LLC for Riverwalk Project
5. First Amendment to Contract with Moore Excavation, Inc. for S 1st & St. Helens Intersection Improvements Project

**Motion:** Motion made by Council President Chilton and seconded by Councilor Gundersen to approve '1' through '5' above.

Discussion.

Item '1' is a time extension. There is no financial impact.

Councilor Hubbard pointed out a drawing for item '4' that showed a sidewalk built in the location of the future stage. He's concerned about the cost to tear it out later. Mayor Scholl said it appears to be existing concrete. Councilor Hubbard wants to make sure they're not wasting money.

**Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

#### APPOINTMENTS TO CITY BOARDS AND COMMISSIONS

6. Appoint Colleen Ohler to Library Board

**Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to appoint Colleen Ohler to the Library Board. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

7. Appoint Reid Herman and Nick Hellmich to Parks & Trails Commission

**Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to appoint Reid Herman and Nick Hellmich to the Parks & Trails Commission. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen



**CONSENT AGENDA FOR ACCEPTANCE**

8. Library Board Minutes dated February 12, 2024

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

**CONSENT AGENDA FOR APPROVAL**

9. Council Minutes dated January 29, 2024
10. Declare Surplus Property - Flying Eagle Canoe
11. Request for Proposals (RFP) for Special Event Coordination and Management Services including Independent Contractor Agreement
12. Accounts Payable Bill Lists

**Motion:** Motion made by Council President Chilton and seconded by Councilor Gundersen to approve '9' through '12' above.

Discussion.

Mayor Scholl and Council President Chilton talked about Willow Bill's connection and love for the canoe.

Mayor Scholl thanked Councilor Hubbard and Councilor Sundeen for working on the RFP.

**Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen; Councilor Hubbard recused himself from voting for '10'

**WORK SESSION ACTION ITEMS**

None

**REPORT FROM CITY ADMINISTRATOR JOHN WALSH**

- The City holds several DSL Waterway 15-year leases. As the upland owner, the City owns the first right and subleases it to the marinas. DSL said the City doesn't have to be involved. He reviewed maps of the different areas. City Recorder Payne talked about the City releasing the lease and then DSL leasing it to St. Helens Marina and Dillard's Moorage. It's less than \$1,000 for a 15-year lease. There was no objection from Council.
- Staff have been working on repairs at the police station. There is a need for a new roof. There isn't money in this year's budget but they can put it in next year's. There was no objection from Council.
- The high school turf field project has a lot of excess dirt. They have offered it to the City for free. It can be put on the mill site, away from wetlands. There was no objection from Council as long as they obtain the necessary permits.
- Last Tuesday was Library Workers Appreciation Day. He visited the site and saw where they will install the solar panels.
- Attended the Port of Columbia County Board meeting last week. They talked about trails along Milton Creek.
- He will be attending a Marine Board meeting on April 24 in Astoria. The Marine Board is recommending a \$200,000 grant for upgrades to the Courthouse docks.
- Attended the Columbia River PUD meeting last night. The City received a grant of \$7,000 to upgrade power at McCormick Park. CRPUD will do some of the work, City staff will do some, and a contractor will do the rest. The total cost is about \$13,000. It will be done prior to 13 Nights on the River.
- Next week is Volunteer Appreciation Week. There is a Boards and Commission Reception on April 23 at the Community Center.
- The police station is on hold while they determine a site.

- Information sheets are available at City Hall and on the website for the police levy, which is on the May 21 ballot.
- The budget is available for review on the website and the front counter.
- With the departure of Government Affairs Manager Racheal Barry, grant management has landed on him. She will be missed.

### **COUNCIL MEMBER REPORTS**

Council President Chilton reported...

- The hospital property has been listed for sale. Considering questions coming up, she researched how the City obtained the property.
  - Millard Road property was acquired by the Hospital District, which was a taxing district at that time.
  - Funds were generated for the purpose of building a hospital.
  - The State denied them the ability to build the hospital.
  - The District and assets dissolved.
  - The property was transferred legally to the underlining jurisdiction, which is the City of St. Helens.

Councilor Sundeen reported...

- Welcomed new Board and Commission members.
- Parks & Trails Commission met last week.
  - Working to create a joint trail with the Port of Columbia County.
  - Thanked everyone who helped with the Nob Hill work party.
  - Japanese Garden work party at McCormick Park on Saturday.
- Met with Facilities Maintenance Supervisor Buck Tupper a couple times recently about parks needs. He appreciates his responsiveness.
- Did a ride-along with Sergeant Doug Treat on a graveyard shift. It was a quiet night and they were able to visit Columbia 911. Speaking to community policing, even before they left the station, the officers at the station were talking about community members and the needs of people on the street late at night.
- He met with Parks & Recreation Manager Shanna Duggan and visited two after-school programs. It's great to see the kids engaged and having fun.
- Did a ride-along with Code Enforcement Officer Everardo Medina. It was a good opportunity to see what he does.
- They have challenges but there are also good things in store.
- He visited the library last week for National Library Week. He appreciates all they do.
- Congratulations to the Finance Division on their award.

Councilor Gundersen reported...

- Asked if the Council members are interested in purchasing radio spots for the levy. It's \$300 and no City funds can be used.

Councilor Hubbard reported...

- The partnership with Main Street and Willow Bill is ideal.
- Good to see new members on the Library Board.
- Solar panels at the library will be a great benefit to the community.
- Glad to part of CRPUD and see the power at McCormick Park upgraded.

### **MAYOR SCHOLL REPORTS**

- Attended the Merkley Town Hall. They talked about the power needs. It's difficult that they don't have big industry that can provide the needed funds and then wait years to build.
- Council meetings are typically cancelled the week of 4<sup>th</sup> of July.

**Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to cancel the July 3, 2024, City Council meetings. **Vote:** Yea: Mayor Scholl, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

- Thanked everyone for their work on the tourism RFP. They will need to figure out what to do with the contract ending in the middle of 13 Nights on the River.
- Lots of construction projects. Public Works Director Mouhamad Zaher is working hard on all the different things that pop up and keeping the budget on task.
- Thanked the Council for working diligently.
- He serves all citizens and does what's best for all, not just the few who show up.
- Thanked Finance Director Gloria Butsch and her team for their work on the budget. The next meeting is April 25.

**OTHER BUSINESS**

**ADJOURN – 8:27 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

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Kathy Payne, City Recorder

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Rick Scholl, Mayor



# COUNCIL SPECIAL SESSION

Thursday, May 09, 2024

## DRAFT MINUTES

### MEMBERS PRESENT

Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### MEMBERS ABSENT

Mayor Rick Scholl

### STAFF

John Walsh, City Administrator  
Kathy Payne, City Recorder  
Jacob Graichen, City Planner

### OTHERS

Joseph Schaefer, City Attorney with Jordan Ramis PC  
Jamie Howsley, City Attorney with Jordan Ramis PC

**CALL SPECIAL SESSION TO ORDER VIA ZOOM ONLY – 4:09 p.m.**

**RECESS SPECIAL SESSION – 4:09 p.m.**

**EXECUTIVE SESSION – 4:10 p.m.**

- ORS 192.660(2)(h) Consult with Counsel/Litigation

**ADJOURN EXECUTIVE SESSION – 4:55 p.m.**

**RESUME SPECIAL SESSION – 4:56 p.m.**

### AUTHORIZE NEXT STEPS

1. Action on Next Steps in the Toschi et al v. City of St. Helens matter, LUBA No. 2023-085

**Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to reconsider the decision to deny the proposal based on the shortcomings of this specific application meeting the necessary approval standards and authorize Council President Chilton to sign the decision.

Discussion.

Councilor Gundersen stated that he does not think there is anything wrong with the site and it was well mitigated. However, he does not want to spend more money to make everyone happy. It just needs to be built.

Council President Chilton agreed. She believes that site was mitigated property but is not willing to waste taxpayer dollars to prove that. The City is being held hostage by a political agenda.

Councilor Sundeen agreed that this is the best path moving forward. He wants to move forward to build the police station rather than waste money fighting.

Councilor Hubbard stated that it was a critical facility put in a floodplain. That site was not suitable and they need to move forward.

**Vote:** Yea: Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

**APPROVE AND AUTHORIZE FOR SIGNATURE**

2. Amendment No. 1 to Agreement with Columbia County for Police Records Management System

**Motion:** Motion made by Councilor Gundersen and seconded by Council President Chilton to approve '2' above. **Vote:** Yea: Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

**OTHER BUSINESS**

**ADJOURN - 5:05PM**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

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Kathy Payne, City Recorder

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Jessica Chilton, Council President

# City of St. Helens CITY COUNCIL

Executive Session Summary

May 9, 2024

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*This meeting was held via Zoom only.*

**Members Present:** Jessica Chilton, Council President  
Mark Gundersen, Councilor  
Brandon Sundeen, Councilor  
Russell Hubbard, Councilor

**Members Absent:** Rick Scholl, Mayor

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

**Others:** Jamie Howsley, City Attorney with Jordan Ramis PC  
Joseph Schaefer, City Attorney with Jordan Ramis PC



At 4:10 p.m., Council President Chilton opened the Executive Session pursuant to the ORS numbers listed below and then gave Council roll call. Other than Labor Negotiator Consultations, 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.

- **Consult with Legal Counsel/Litigation, under ORS 192.660(2)(h)**
  - Discussion regarding the City Council's options in the Toschi et al v. City of St. Helens matter, LUBA No. 2023-085, to either withdraw the challenged decision, reconsider the matter, or take other action.

The Executive Session was adjourned at 4:55 p.m.



ATTEST:

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Kathy Payne, City Recorder

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Jessica Chilton, Council President

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



# COUNCIL SPECIAL SESSION

Tuesday, May 14, 2024

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## DRAFT MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
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

### OTHERS

Jeff Kapp, City Attorney with Jordan Ramis PC  
Eric Ovanessian, Project Arcadia  
Mike Ovanessian, Project Arcadia  
Ray Ovanessian, Project Arcadia  
John Pierce, Attorney for Project Arcadia (via Zoom)  
Paul Vogel, Columbia Economic Team Executive Director

**CALL SPECIAL SESSION TO ORDER – 3:05 p.m.**

**RECESS SPECIAL SESSION – 3:06 p.m.**

**EXECUTIVE SESSION – 3:06 p.m.**

- ORS 192.660(2)(E) Real Property Transactions

**RESUME SPECIAL SESSION – 4:42 p.m.**

### AUTHORIZE NEXT STEPS

1. Action on Next Steps in the Potential Sale of the Former Paper Mill Site to Project Arcadia

**Motion:** Motion made by Councilor Gundersen and seconded by Councilor Hubbard to approve the LOI and authorize Mayor Scholl to sign it. **Vote:** Yea: Mayor Scholl, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

### OTHER BUSINESS

**ADJOURN – 4:44 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

May 14, 2024

**Members Present:** Rick Scholl, Mayor  
Mark Gundersen, Councilor  
Brandon Sundeen, Councilor  
Russell Hubbard, Councilor

**Members Absent:** Jessica Chilton, Council President

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

**Others:** Jeff Kapp, City Attorney with Jordan Ramis PC  
Eric Ovanessian, Project Arcadia  
Mike Ovanessian, Project Arcadia  
Ray Ovanessian, Project Arcadia  
John Pierce, Attorney for Project Arcadia (via Zoom)  
Paul Vogel, Columbia Economic Team Executive Director



At 3:06 p.m., Mayor Scholl opened the Executive Session pursuant to the ORS numbers listed below and then gave Council roll call. Other than Labor Negotiator Consultations, 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)**
  - Discussion regarding the potential sale of the former paper mill site to Project Arcadia

The Executive Session was adjourned at 4:42 p.m.



ATTEST:

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

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

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