

City of St. Helens

Consent Agenda for Approval

CITY COUNCIL MINUTES

Presented for approval on this 19th day of January, 2022 are the following Council minutes:

2021

- Work Session, Executive Session, Open House, and Regular Session Minutes dated December 15, 2021
- Special Session and Public Hearing Minutes dated December 29, 2021

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
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COUNCIL WORK SESSION

Wednesday, December 15, 2021

DRAFT MINUTES

MEMBERS PRESENT

Mayor Rick Scholl
Council President Doug Morten
Councilor Patrick Birkle – arrived at 1:06 p.m.
Councilor Stephen R. Topaz
Councilor Jessica Chilton

STAFF PRESENT

John Walsh, City Administrator	Mike De Roia, Building Official
Matt Brown, Finance Director	Rachael Barry, Government Affairs Specialist
Kathy Payne, City Recorder	Crystal King, Communications Officer
Lisa Scholl, Deputy City Recorder	Bill Monahan, City Attorney
Jacob Graichen, City Planner	Tina Curry, Event Coordinator

OTHERS

Stephanie Patterson
Erin Salisbury
Robert Salisbury
Brady Preheim

CALL WORK SESSION TO ORDER – 1 p.m.

Mayor Scholl read the Council Mantra.

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

- ◆ Tina Curry, Event Coordinator. Christmas Ships Parade/Activities update:
 - Fantastic event
 - Served 300+ cups of cocoa
 - Did not rain
 - Santa and elves
 - Live music box in City Hall window
 - Candy was very appreciated
 - The alpacas and sasquatches were fun and added a lot to the atmosphere
 - Local Krampus came
 - Lots of positive feedback
 - Christmas Ships dinner was paid for by Tourism. Captains picked up a box of food to take back to their boats.
 - Provided podium and backdrop to the Police Department for their award ceremony
 - Thanked Public Works for everything they have done to decorate the Plaza. It's a challenge to keep the lights on with the wind and rain.

- ◆ Brady Preheim. Why do people in most cities work there for years, retire, and get a party, but people in St. Helens work for years, there are litigations, a settlement agreement, and a gag order? How much did Sue's settlement cost the City and why did it happen? They don't understand how unhappy people are at the City. Councilor Topaz and Finance Director Brown have both been part of it. There is a legacy of error that must be fixed; one of which is the Recreation Center. 1) They claimed the new building did not need any work and spent thousands of dollars renovating it; 2) there is a department head not qualified to do the job, was demoted, and then remoted; 3) two more people were hired; and 4) basically hasn't done anything in two years.

The Council is voting on the Police Station today. He was part of the discussion in Scappoose when they wanted to build their roads and sidewalks. They seriously considered putting it on the water bill. They talked to attorneys about the statute that allows the City to use the water bill to replace streets and sidewalks. It was designed to allow you to replace the sewer plant or water line. It was not designed for a police station, roads, or sidewalks. Scappoose rejected it and sent it out for a vote, which is what St. Helens needs to do. If they get sued and lose, how much will that cost? And then how will they pay for the Police Station?

He is glad to see the new Main Street program and leadership but is concerned that the new name is only putting lipstick on a pig. He reviewed the presentation in the packet that referred to the \$200,000 for the theater. Has any of that money been spent? It must be spent by April. What happens if it's not? It will be another failure. The grant is to Main Street, and they are responsible to spend that money, not the theater. He loves the theater but is concerned it won't happen.

The Christmas Ships were great. The pirate ships all disappeared. The Police don't seem to be able to do anything about them, but when you ask the tourism director to get rid of them for the Christmas Ships, they suddenly moved. Maybe they should contract with E2C to patrol the docks.

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

1. Update from Main Street Alliance Board - *Erin Salisbury, Interim President*

Erin Salisbury reviewed the Main Street Alliance report. A copy is included in the archive packet or this meeting. They were formerly known as SHEDCO. The Main Street Approach is a common-sense, strategy-driven framework that guides downtown revitalization efforts. Building off four decades of success, this model harnesses the social, economic, physical, and cultural assets that set a place apart. It's a nonprofit mix of community stakeholders; including merchants, retail businesses, property owners, citizens, volunteers, etc., all with the idea of "I love St. Helens."

- Reviewed how Main Street works
- The goal of St. Helens Main Street Alliance is to build a high quality, livable, and sustainable community that will grow St. Helens' economy while maintaining a sense of place.
- Recommendation from Oregon Main Street Coordinator in 2020
 - Restructure the Board
 - Forge an agreement with the City
 - Hire an executive director
 - Community-based goal and workplan development

In response to Brady, work is being done on the theater. They have been using the money. The grant money is reimbursable. They don't get the money until they have received their financing and completed the next stage of the process. They have received funds for the marquee replacement, digital screen inside, and other improvements. That money has not been lost. The Oregon Main Street did receive more funding for next year. They will begin announcing it and soliciting applications from property owners in January. One application from St. Helens will be sent to the State. They want to be sure whoever receives

it will be successful. Unfortunately, the business who received the grant a few years ago did not understand that it was a reimbursable grant.

- Reviewed upcoming events
 - Awards Ceremony Fundraiser - January 9, 2022, 12-1:30 p.m., Columbia Theater
 - OMS Revitalization Grant 2022
 - Spring Uptown Cleanup 2022

Part of rebuilding a city's economic vitality is making connections with people. Her number one criterion to be on the Board is, "Do you love St. Helens, and do you want to help improve St. Helens?"

Council President Morten has followed the program since its inception in Oregon city. It has made a huge difference in their commercial sector. Good luck.

Mayor Scholl asked about the Memorandum of Understanding (MOU). Erin talked about the employee not being a City employee, which changes the MOU. They also need to talk about office space and does not think it should be located in City Hall. They are working through a list of what needs to be done for the City. City Administrator Walsh will return with a modified MOU for review.

Councilor Topaz talked about AmeriCorp not being a good fit in City Hall in the past. Erin confirmed that those volunteers were only here for a few months. It takes a while to learn and makes a lot of sense to have a permanent hire who can build the program. Main Street is specific to St. Helens. There is room for everyone to join.

Councilor Chilton has spoken with Judy Thompson about the program and is looking forward to seeing what they do.

Councilor Birkle has been impressed with the energy and vitality at the meetings. He is excited about the opportunity.

Mayor Scholl said the Main Street Board members are true professionals. They are very capable of hiring a new employee. He recommends Council direct Walsh to work with Main Street on an MOU. Council concurred.

2. Discussion regarding Residential Fire Sprinklers for New Child Care and Adult Foster Care Facilities Located in Dwellings - *Mike*

Building Official Mike De Roia reviewed the State required changes. The changes will require fire sprinklers in new childcare and adult foster care facilities. It helps actively suppress the fire, giving more time to evacuate. People can present alternatives for review:

1. Defining the care facility and dwelling unit, and putting fire separation between them with walls, barriers, etc.
2. Fire alarm system that is capable of automatically calling out
3. Exits directly to the exterior

It's around \$16,000 for a new sprinkler system for a 1,600 sq. ft. home.

Mayor Scholl gave kudos to De Roia and Walsh for how well the building process is going now.

3. Review of New Public Works Job Descriptions and Plan for Internship Program - *Mouhamad*

Public Works Director Mouhamad Zaher reviewed the job descriptions. Copies of the job descriptions and organizational charts are included in the archive packet for this meeting. The positions are new roles, but not new FTE's. There is no financial impact. It will help with career advancement and retainment. The internship program creates an opportunity for students in school. It gives them a real-life experience to work.

He is requesting consent to hire one FTE and an intern. They currently have a large workload and need assistance.

Councilor Topaz asked if there is a budget for people getting their professional license and certifications. Zaher said yes. He supports continuing education.

Councilor Chilton asked about managing an intern. Zaher explained that they are usually in their third year of school and would have a limited role. They would be familiar with GIS and CAD. It's a very specific model for six months. Councilor Chilton is in favor an intern but doesn't want to give anyone more work. Zaher agreed. They will have very specific tasks to be done.

Councilor Birkle thanked Zaher. The existing and proposed organizational chart handouts are helpful. What current positions are funded for Engineering? Zaher responded that there are two currently filled and one vacant. They are requesting the vacant position be filled.

Mayor Scholl talked about Zaher being very professional. He has been in communications with him and Walsh about this proposal.

4. Review Notice of Intent to Award for 2021 Aerial Imaging and GIS Data Update Project - *Jacob*

City Planner Graichen reviewed the contract. A copy is included in the archive packet for this meeting. It is on tonight's agenda for approval. Aerial photos are used daily.

- Mapping was originally done in 1995
- First aerial shots were taken in 2000
- Last aerial shots were taken in 2009

Timing is right because it's in the budget with \$75,000 from Public Works and \$25,000 from Planning. It will also be a good opportunity to get photos of the Waterfront and Industrial property before development. He is proposing to include our entire Urban Growth Boundary, and not just the city. Six proposals were received. GeoTerra was unanimously selected. He is requesting approval of the recommendation.

Councilor Topaz said the County has some of this in their system. Is someone flying over or is it a satellite image? Graichen confirmed that it will be captured by plane and will provide information that the County does not have. A satellite image would not give them the resolution they need.

Mayor Scholl suggested putting "Why not St. Helens on the Waterfront property" before taking an aerial.

Councilor Birkle thanked Graichen for the explanation. He requested a new aerial photo be hung on the wall. Graichen confirmed that this will give them that opportunity.

5. Review Resolution to Adopt Community Public Safety Fee - *Matt*

Finance Director Brown reviewed the resolution. A copy is included in the archive packet for this meeting. The proposed fee is much lower than what was presented to community members at the 20+ community engagement events held. However, Council will need to review the fee every year to ensure that revenue is coming in as predicted.

Mayor Scholl suggested the Budget Committee review it. Brown said it's also an opportunity to engage with the Ad-hoc Committee on a regular basis. Councilor Chilton agreed that it would be beneficial to have the Ad-hoc Committee continue meeting to review the fee and progress. Council concurred.

Councilor Topaz added that it will help as we recruit businesses into town.

Brown reported that they will continually look for additional funding sources.

6. Discussion regarding Bids Received for Parks & Recreation Master Plan - Matt

Finance Director Brown requested permission to re-advertise the Parks & Recreation Master Plan RFP. They only received two responses. He personally knows of a couple other firms that would be capable of doing it. A couple characteristic changes would be made, such as removing the SDC methodology study and have Steve Donovan do that part. That would reduce the cost of the RFP as well.

They also recognized that the Council wants to be part of the rating process. With the second RFP, they want to invite Council President Morten, and possibly the entire Council since the Recreation Program is very community focused. Council President Morten appreciates that. They are accountable and a watch dog for the citizens. He would also like to involve Parks & Trails Commission members. Mayor Scholl suggested a joint meeting to review them. Councilor Chilton wants those groups to be part of the Master Plan drafting process as well. Brown confirmed that the RFP will be clearer about community engagement events for more input.

7. Recommendation for Appointment or Reappointment of Budget Committee Member - John

Mayor Scholl discussed the recent interviews conducted by himself, Councilor Birkle, and Council President Morten. Bill Eagle had the most strength because of his knowledge. However, they felt that it was time, based on the resolution for term expirations, to appoint a new member. They recommend Lew Mason to be appointed and Jeff Grundy as an alternate if another space needs to be filled.

Council President Morten confirmed that all the interviews went very well.

8. Discussion regarding Tourism Contract and Masonic Building Lease - John

City Administrator Walsh reported that the Tourism Executive Committee's recommendation was sent to the City's attorney for review. He does not have any additional information about that at this time.

The Masonic Building lease expires December 31, 2021. It has proven to be the epicenter for revenue opportunity. He is seeking direction from Council.

Councilor Topaz asked if the second floor can be made ADA compliant. Walsh responded that there are exemptions for existing buildings. There is a lift chair to access upstairs. Councilor Topaz responded that he has fixed both chairs in that building in the past. Walsh said there is a level of building compliance that must be followed.

Council President Morten is in favor of renewing the lease.

Councilor Chilton is opposed to renewing the lease. They have received a lot of financial concerns. There needs to be a hold on spending until the concerns are addressed. She hasn't seen anything that listed the work they have already done to the ability and what the plans are for using it. Mayor Scholl responded that it's utilized for a store, haunted house, and museum upstairs. It generates more than enough revenue to cover the cost.

Councilor Birkle is conditionally in favor of renewing the lease. There were initial discussions about the use of that building, and how it is being used today is different. The store should not be in competition with other local stores. Is the museum upstairs better used for Main Street offices? Council is accountable to citizens. They need to be more aware of what is happening there.

Council President Morten asked if the ORS allows tourism money for other uses, such as Main Street, to be funded by tourism.

Mayor Scholl explained that they needed a site for tourism and leased that building. They had hopes to use that building for other purposes, and it didn't come to fruition. They may conflict with some other businesses but the City owns the branding for Spirit of Halloweentown. The building is paying for itself, and funds other events. Maybe tourism should just take over and pay for 4th of July.

Councilor Chilton asked if they have conducted an audit of the store. Mayor Scholl responded that it is operated by a third-party. They will be reviewing the contract.

Council President Morten agreed that Main Street could be housed in there. Tourism would benefit from a Main Street program. They can work collaboratively. Walsh said they have discussed putting Main Street in that building. They want to maintain an active storefront. Hotel revenues have decreased due to COVID and Motel 6 transitioning to a long-term stay. Tourism revenue must go directly back to marketing. Sales from the store goes directly into a City account.

Council President Morten asked where Councilor Chilton would like to see a tourism office. Councilor Chilton did not realize they had an office there because she always sees them at City Hall. Council President Morten believes there needs to be some visibility with a space for storage and an office. Councilor Chilton agreed and wants to discuss that. Walsh added Oregon City has a small space, but it was very nicely done.

Discussion of the cost to operate fireworks.

Mayor Scholl asked how much money was received from hotel taxes last year. Brown responded that they have received \$78,000 from tourism funds this fiscal year to date. Mayor Scholl pointed out that adjustments have not been made this year. Brown confirmed that revenues currently exceed expenses. That update was distributed to the Council. He has concerns and is not comfortable discussing them in a public meeting. Councilor Chilton pointed out the concerns in a document they received. Brown does not think the figures are accurate and is not comfortable sharing them.

Councilor Topaz talked about staff helping with setup. Does the City get reimbursed from tourism for staff time? Mayor Scholl said that Zaher has been tracking that. Councilor Topaz wants to see those numbers.

Councilor Birkle, Councilor Topaz, Mayor Scholl, and Council President Morten were in favor of renewing the lease. Councilor Chilton was opposed.

Break

9. City Administrator Report - *John*

- Executive Session after this meeting
- Riverwalk Open House at the Recreation Center tonight
- Councilor Topaz is requesting more time to review Ordinance No. 3276. It's not urgent and can be tabled until the next meeting. That gives everyone three weeks to review it. There were no objections from the Council to postpone the second reading. Councilor Birkle asked for clarification about the Council position election. Everyone will select two and the top two candidates will be elected. Councilor Topaz disagrees with it. The survey was not valid with the limited responses. Mayor Scholl asked about a dozen people, and they liked the proposed change. It's the popular vote. Council President Morten likes the popular vote and received the same response from people he spoke with. An announcement will be made tonight that it will be tabled until a date certain. In the meantime, direct questions to Walsh and staff.
- A conflict between Council rules and the public meetings calendar was found. Councilor Birkle reported that the Operating Rules and Procedures says that the calendar is approved at the first meeting of the year. He suggests that the rules be amended to follow practice.
- There is a resolution on tonight's agenda to participate in the National Prescription Opiate Litigation Settlement. Cities that participate will receive funding for public safety and education. There is no cost to participate.
- There is an acceptance on tonight's agenda for an in-water lease renewal.
- The Dock Use Committee meeting was fantastic. It includes a diverse group of stakeholders. There was good discussion about irresponsible boaters and what it takes to get them to follow

the rules. They are engaging with more of the boating community. The next meeting will be January 25 to allow more communication. Councilor Topaz talked about the different views all working for a solution. Everyone understood it was needed. Mayor Scholl added that it was good to hear everyone's input.

- Library Director interviews begin January 11. So far 28 applications have been received. Mayor Scholl gives credit for that high number to Library Director Jeffries. Final interviews will be conducted on January 18.
- Urban Renewal Budget Committee and Urban Renewal Agency meeting on January 5.
- Coordinating with the Marine board for an accessible dock for fishing and non-motorized vessels at Grey Cliffs Park. They are working on a rendering and plan for dredge material placement.
- Moving forward on the Industrial Business Park planning.

Councilor Chilton asked when they will discuss the Tourism Executive Committee report. Walsh said it could be any time. Councilor Chilton wants the report to be made public. Councilor Topaz agreed. Walsh said the intent was to come up with a contract that works. Council President Morten said there are recommendations in the report. The recommendations are different than some of the findings. He doesn't want to go over everything the Committee did. He only wants to review their recommendations. Mayor Scholl said this is important, but they have a Riverwalk presentation soon. They have a recommendation from staff they can look at it and move forward. They will be addressing these issues at the special meeting on December 29. Tourism has come to this Council enough. They are moving forward in a good direction. Councilor Topaz pointed out that they don't have to accept the staff recommendation. Councilor Birkle wants to take the recommendations into account but also wants to be assured the conditions are put into place before agreeing to a new contract. It is important for the community to know the staff made recommendation but doesn't think it needs to be made public. They can still achieve accountability. Councilor Chilton said tourism is being discussed in the community and she wants to do her due diligence. There are shocking concerns that staff has raised. Mayor Scholl asked Councilor Chilton to identify the people in the community she is referring to. The mantra says they will not make promises to an individual or group. Councilor Chilton argued that it's the same as him saying he has discussed the election process survey results with people in the community. What he is asking is unethical. Mayor Scholl said they are close to the finish line. He is not trying to be disrespectful. Councilor Topaz disagreed with being close to the finish line.

Walsh acknowledged Councilor Birkle's point about closeout issues. A lot of those concerns are raised in the memo. It doesn't address the legal limitations of what a new contract looks like. It's with the attorney right now to help define roles, what can and cannot happen, and what they can and cannot ask for. There is more due from the contractor, including financials.

The tourism special meeting will be December 29. Representatives from Travel Oregon and Paul Vogel with Columbia Economic Team are willing to be there, although they're not excited about the date being so close to the holidays.

ADJOURN – 3:50 p.m.

EXECUTIVE SESSION

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

December 15, 2021

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

Staff Present: John Walsh, City Administrator
Kathy Payne, City Recorder
Matt Brown, Finance Director
Mouhamad Zaher, Public Works Director
William Monahan, City Attorney

Others: None



At 3:51 p.m., Mayor Scholl opened the Executive Session pursuant to the ORS numbers listed below and then gave Council roll call. Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media were specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. Any person in attendance, including the news media, who has a recording device is directed to turn it off.

- **Real Property Transactions, under ORS 192.660(2)(e)**
 - Update on City-owned property for sale on 10th Street.
 - Update on City-owned Millard Road property.
 - Update on potential lagoon reclamation.

- **Consult with Counsel/Potential Litigation, under ORS 192.660(2)(h)**
 - Update on the litigation with Cascades Tissue.
 - Update on the litigation on the 2MG Water Reservoir.

The Executive Session was adjourned at 4:11 p.m.



ATTEST:

Kathy Payne, City Recorder

Rick Scholl, Mayor



RIVERWALK OPEN HOUSE

St. Helens Recreation Center
Wednesday, December 15, 2021
5:00 – 7:00 p.m.

DRAFT MINUTES

COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

John Walsh, City Administrator
Mouhamad Zaher, Public Works Director
Jenny Dimsho, Associate Planner/Community Development Project Manager
Matt Brown, Finance Director
Crystal King, Communications Officer
Rachael Barry, Government Affairs Specialist
Lisa Scholl, Deputy City Recorder

OTHERS

Consultants with Mayer/Reed Inc.
Consultants with OTAK, Inc.
Ginny Carlson
Jenefer Grant
Tina Curry
Howard Blumenthal
Jeff Yarbor
Steve Toschi
Kelly Niles
Brandon Sundeen
Marilyn Hensley
Estela Alcazar
Brian Silver
Carmel Carrasco
Brady Preheim
Colin S.
Audrey Webster
John Saylor
Claire Catt
Christina Sullivan

Jaclyn Godovitz
Don Hibbs
Pam Heimuller
Julie Heym
Josh Daoust
Alan King
Howard Blumthal
Molly Matchak
Philip Stanton
Dustin Carptener
Jane Garcia
Tom Weaver
Ellen Jacobson
Dave Innocenti
Robyn Toschi
Melissa Busch
Lew Mason
WynDee Wilson
Jaimee A.

Melody S.
Art Leskowich
Stuart Forman
Carrie Deichman
Jerry Belcher
Ray Scholl
Micky Scholl
Mary Hubbard
Russ Hubbard
Jennifer Pugsley
Susan Baker
Vita Larsen
Scott Jacobsen
Erin Salisbury
Marci Sanders
Pat Rubino
Patricia Mason
Bryan Wilson
Tommy Sullivan

TOPIC

1. Riverwalk Project

An open house was held to provide the community with an update on the design progress of the Riverwalk Project.

Mayor Scholl welcomed everyone in attendance, followed by a short formal presentation at 5:30 p.m. Presentation materials are available at <https://www.sthelensoregon.gov/waterfront/page/riverwalk-project>. Attendees viewed the diagrams and spoke with consultants and staff.

No deliberations or decisions were made by Council.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Lisa Scholl, Deputy City Recorder

Rick Scholl, Mayor



COUNCIL REGULAR SESSION

Wednesday, December 15, 2021

DRAFT MINUTES

MEMBERS PRESENT

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

STAFF PRESENT

John Walsh, City Administrator
Matt Brown, Finance Director
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Tina Curry, Event Coordinator

OTHERS

Steve Toschi
Art Leskowich
Stephanie Patterson
Brady Preheim

CALL REGULAR SESSION TO ORDER – 7 p.m.

PLEDGE OF ALLEGIANCE

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

- ◆ Art Leskowich. He watched the December 1 meeting at home. Shauna Stroup asked a question about the lagoon, and it was not answered. Are there any updates? He is looking forward to Phase I and II of the Riverwalk project. He is confused about how we'll incorporate a landfill into the project.
- ◆ Brady Preheim. He distributed a Spotlight article to the Council. A copy is included in the archive packet for this meeting. He doesn't blame Erin Salisbury for the stuff that went on in SHEDCO prior to her being there. He supports the project and Columbia Theater. However, the marquee was not part of the grant. The screen may have been part of the grant. There were people who applied for the grant who were not even considered. It was pre-determined who was going to be the winner. The president of SHEDCO at the time was also the architect for the project that was chosen. He will bet money that this grant won't be used either, just like the first one. This is almost \$400,000 with matching funds. He wants to see change and see them do well, but he wants the Council to be aware of the past and makes sure it won't happen again. Part of the funds are for the bathroom remodel, but he doesn't think it will happen. He doesn't like the misinformation they were told this morning.

He was bothered about the comments from Finance Director Brown implying that money received was too little or too much. It's not acceptable to imply Tina Curry is stealing money. They need to be aware of how successful the tourism program has been. He would like to see the report and will submit a public records request.

ORDINANCES – Final Reading

- 1. Ordinance No. 3271:** An Ordinance Amending the St. Helens Municipal Code Chapter 6.04 Regarding Beekeeping

Mayor Scholl read Ordinance No. 3271 by title. **Motion:** Motion made by Councilor Chilton and seconded by Council President Morten to adopt Ordinance No. 3271. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

- 2. Ordinance No. 3275:** An Ordinance Amending St. Helens Municipal Code Title 13 Relating to Definitions of Equivalent Dwelling Units for Water and Wastewater Utilities Services

Mayor Scholl read Ordinance No. 3275 by title. **Motion:** Motion made by Council President Morten and seconded by Councilor Topaz to adopt Resolution No. 3275. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

- 3. Ordinance No. 3276:** An Ordinance Amending St. Helens Municipal Code Title 2 Relating to Administration and Personnel

Motion: Motion made by Councilor Topaz and seconded by Council President Morten to postpone the final reading until January 5, 2022, to allow Council more time to review the proposed amendments.

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

ORDINANCES – First Reading

- 4. Ordinance No. 3277:** An Ordinance to Annex and Designate the Zone of Certain Property at 35480 East Division Road

Mayor Scholl read Ordinance No. 3277 by title. The final reading will be held at the next meeting.

- 5. Ordinance No. 3278:** An Ordinance to Annex and Designate the Zone of Certain Property at 58471 Columbia River Highway

Mayor Scholl read Ordinance No. 3278 by title. The final reading will be held at the next meeting.

- 6. Ordinance No. 3279:** An Ordinance to Annex and Designate the Zone of Certain Property at 58284 Old Portland Road

Mayor Scholl read Ordinance No. 3279 by title. The final reading will be held at the next meeting.

RESOLUTIONS

- 7. Resolution No. 1942:** A Resolution to Set 2022 City Public Meetings and Holiday Closures Schedule for City of St. Helens Council, Boards and Commissions

Mayor Scholl read Resolution No. 1942 by title. **Motion:** Motion made by Councilor Birkle and seconded by Councilor Chilton to adopt Resolution No. 1942. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

- 8. Resolution No. 1943:** A Resolution Appointing the Budget Officer for Fiscal Year 2022-23

Mayor Scholl read Resolution No. 1943 by title. **Motion:** Motion made by Councilor Birkle and seconded by Councilor Chilton to adopt Resolution No. 1943. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

- 9. Resolution No. 1944:** A Resolution Adopting a Community Public Safety Fee

Mayor Scholl read Resolution No. 1944 by title. **Motion:** Motion made by Council President Morten and seconded by Councilor Topaz to adopt Resolution No. 1944.

Discussion. Mayor Scholl stated that this is a very good thing for our community. The fee is low cost. A new public safety building is highly needed in the community. He appreciates the officers and their work. Councilor Birkle concurred.

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

10. Resolution No. 1945: A Resolution Approving Participation as a Local Government Recipient of the National Prescription Opiate Litigation Settlement, and Related Matters

Mayor Scholl read Resolution No. 1945 by title. **Motion:** Motion made by Councilor Chilton and seconded by Council President Morten to adopt Resolution No. 1945.

Discussion. Mayor Scholl stated that big pharma is finally paying for the opiate problem. They were supplying toxic prescriptions. It's about time that the federal government got involved. Your doctor could be a drug dealer.

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

AWARD BID/CONTRACT

11. 2021 Aerial Imaging and GIS Data Update to GeoTerra for \$94,110

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

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

12. First Amendment to Agreement with David Evans & Associates, Inc. for Columbia Blvd. Sidewalk & Safety Improvements Project
13. Contract Payments

Motion: Motion made by Councilor Birkle and seconded by Councilor Topaz to approve '12' and '13' above. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

APPOINTMENTS TO CITY BOARDS/COMMISSIONS

14. Appointments to Planning Commission & Budget Committee

Motion: Motion made by Council President Morten and seconded by Councilor Birkle to appoint Lew Mason to the Budget Committee. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

Motion: Motion made by Council President Morten and seconded by Councilor Topaz to reappoint John Brewington and appoint Dana Lathrope to the Parks & Trails Commission. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

Motion: Motion made by Councilor Birkle and seconded by Councilor Chilton to appoint Steve Toschi to the Planning Commission. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

Mayor Scholl welcomed the new members.

Council President Morten would like to recognize the outgoing members, Bill Eagle and Elisa Mann, at a future Council meeting.

CONSENT AGENDA FOR ACCEPTANCE

15. Oregon Department of State Lands Amended and Restated Submerged and Submersible Land Lease Agreement No. 10474-ML

Motion: Motion made by Council President Morten and seconded by Councilor Topaz to approve '15' above. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

CONSENT AGENDA FOR APPROVAL

16. New Engineering Manager Job Description
17. New Engineer III Job Description
18. New Water Quality Manager Job Description
19. New Facilities Maintenance Supervisor Job Description
20. Accounts Payable Bill Lists

Motion: Motion made by Council President Morten and seconded by Councilor Topaz to approve '16' through '20' above.

Discussion. Councilor Birkle appreciated Zaher's presentation during the Riverwalk Open House at the Recreation Center. Councilor Birkle spoke with a resident who talked about how professional Zaher is. The new engineering structure will be good for the city.

Councilor Chilton acknowledged Zaher's work as well. She is looking forward to what he brings.

Mayor Scholl pointed out that these are restructures and already in the budget. They are not new positions.

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

WORK SESSION ACTION ITEMS

None

MAYOR SCHOLL REPORTS

- The Christmas Ships event was nice. The rain stopped and allowed them to enjoy the ships.
- Had the first dock meeting yesterday. It went really well. They will draft a policy and bring it back to the next meeting. They need to be able to police their waterways.
- Tonight's Riverwalk Open House was phenomenal. The riverwalk is becoming a reality. He thanked staff for their work. Walsh brings a sense of calmness. He thanked him for his leadership. Walsh thanked Mayor Scholl. There's a lot of work to do and it's exciting for the community. A video will be coming shortly.

COUNCIL MEMBER REPORTS

Council President Morten reported...

- Dalton Lake Nature Preserve
 - Attended a meeting with Columbia River Estuary System (CRES). They are rehabbing the Dalton Lake area for salmon habitat. Their project is 60% planning. It is very fascinating. The beavers in the area are not problematic, but part of the system. There is a lot of flexibility built into the planning.
- Nob Hill Nature Park
 - The park has a lot of passionate volunteers. Councilor Birkle is one of those who is very involved in the work being done. They look for the quality and experience of being in a nature park. The nature trails are made for people. He would like some guidelines about widths of trails.

Councilor Topaz reported...

- Council President Morten talked about salmon. Their lifecycle is very complicated. There needs to be a seminar to inform people. Council President Morten said there is a guy in the community who wrote the book.

- Council President Morten also talked about Dalton Park. He should emphasize what else lives in that area.
- The Library has been working with Government Affairs Specialist Rachael Barry on a Strategic Planning exercise. The Library staff and Library Board lists were very similar.
- The Riverwalk, Riverfront framework, Veneer walk, Connector Plan, toxic waste dump, parks, and sewer problems somehow need to be added to a master plan with an explanation of how they all fit together.
- He has heard concerns about parking downtown. What happens when there are a lot of people at the Riverwalk and the County Courthouse is in session? Some designs haven't taken into consideration the parking when multiple events are taking place.
- He received a handout in the packet from Main Street. Was the report from the Census Bureau? It shows St. Helens has some problems with jobs and income. It kind of hurts. He showed pictures when the mills were in operation. We had the highest paper capita of any city in the country. They need to get their spirit back.

Councilor Chilton reported...

- Participated in the annual police awards dinner. It was eye opening. Some of their lifesaving awards are amazing to hear about it. She expressed appreciation of Officer Boswell, who received the Officer of the Year award. He is serving our community and country in the military.
- The Riverwalk Open House was good tonight. It was beneficial to see the drawings and maps. She talked with people and learned what they are interested in. She looks forward to seeing it.
- Welcomed the new committee members.
- Merry Christmas! Have a safe and happy time with family and friends.

Councilor Birkle reported...

- Have always known Brown to tell it like it is, whether it is good or bad. If he doesn't say it in a public meeting, he's exercising responsibility and discretion.
- Since there will be a public records request for the Executive Committee report, he would not hesitate to invite others who have questions to do the same thing.
- Planning Commission (PC) met yesterday. There's another annexation on the way. St. Helens is continuing to expand. People want to be part of the community and the opportunities that it provides. PC continues to do great work.
- Applied for and was accepted to a position on the League of Oregon Cities (LOC) Community Development Policy Committee. He is anxious to share what is happening with that. Council President Morten reported that he served on two of those. They are very rewarding. Birkle will make a difference state-wide.
- Merry Christmas and Happy New Year!

OTHER BUSINESS

Mayor Scholl congratulated Senator Johnson and her efforts running as Governor. She has resigned her position as State Senator. She is common sense and is all about what will be good for Oregon. She works tirelessly. It's time for Oregon to look through a different lens. The two-party system is broken. He is Independent and serves the best he can. She is doing the same.

Have a Merry Christmas and a Happy New Year! Be safe!

ADJOURN – 7:49 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Rick Scholl, Mayor



COUNCIL SPECIAL SESSION

Wednesday, December 29, 2021

DRAFT MINUTES

MEMBERS PRESENT

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

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Matt Brown, Finance Director
Mouhamad Zaher, Public Works Director
Crystal King, Communications Officer
Peter Hicks, City Attorney

OTHERS

Michael Sykes	Stephanie Patterson
Tina Curry	Chris Cannard
Brady Preheim	Amy Bynum
Molly Matchak	Jane Garcia

CALL SPECIAL SESSION TO ORDER – 4:00 p.m.

DISCUSSION TOPICS

- 1. Resolution No. 1946:** A Resolution of the City Council of St. Helens, Oregon Declaring City Owned Property at S. 10th Street, Tax ID 28878, Lot 4, Block 83 as Surplus and Authorizing Sale of the Property

City Administrator Walsh explained that this item will be postponed until after the Public Hearing being held tonight at 6 p.m.

- 2. Council Roundtable for Tourism/Event Management - Facilitated by Michael Sykes**

Walsh reviewed the agenda and introduced Michael Sykes. Sykes facilitated the Strengths, Weaknesses, Opportunities, Threats (SWOT) exercise.

What does Council think the mission of tourism is?

- Sound economic/sustainable framework
- Community events
- Highlights strengths to attract tourists
- Enhances all businesses
- Benefits the whole community
- Makes people want to come to town
- Year-round events, 365 days/year

SWOT**STRENGTHS:**

- River
- People
- Ecological areas (bird watching, photography, parks)
- Activities on the river (kayaking, fishing)
- Existing experienced contractor
- Halloweentown
- 13 Nights on the River
- Restaurants and food
- Good service groups/events
- Alternative sports (x-games)
- Riverfront opportunities
- Development opportunities
- Outdoor recreation opportunities (fishing, hunting, etc.)
- Consistent community events (13 Nights, Halloweentown, Kiwanis parade)
- Safety
- County fairgrounds
- Strong leadership and commitment to tourism
- Cultural activities
- Stock car racing
- Sand Island
- Proximity to Portland
- Hotel/motel tax
- Riverfront development
- Docks
- Relationship with CET
- Scappoose Bay
- Entrepreneurs

WEAKNESSES:

- Gable Road access
- Event communication with locals
- Organizational work/action plan
- Vacated industrial property/decay
- Limited partnerships
- Limited available lodging/RV spots
- Municipal partnerships
- Derelict boats
- Marine patrol enforcement
- Signage along rail line
- Lack of shared vision
- Limited resources
- Declining industrial development
- Lack of support from Salem
- Permitting (DSL, Army Corps, etc.)
- Limited parking
- Limited capacity/staffing
- Declining social capital (fewer people supporting community events)

- Taxis

OPPORTUNITIES:

- Partnerships
- Entrepreneurs
- More events
- Develop waterfront
- Attract cruise ships
- Development of watershed recreation site
- Location for ferry crossing the river
- Sports and recreation programs (sports tournaments)
- Riverfront hotel
- Additional parking downtown
- 4-star restaurant on top of parking structure
- Expansion of the Main Street program
- Transportation system improvements
- Grant funds
- Pursue sternwheeler
- Frog ferry
- Walking trails/tours
- Develop a B&B program
- Sand Island
- Fishing

THREATS:

- Progress takes time
- Economic constraints
- Pandemics
- Wildfires
- Lack of marketing
- Lack of parking
- Anti-tourism sentiment
- Inflexibility of ODOT
- Lower priority City need
- Lack of partnerships
- Lack of economic development staff capacity

The Council all voted for their top five for each category.

Break - 5:52 p.m.

TOP STRENGTHS

1. River (5)
2. Halloweentown (4)
3. Restaurants/food (3)
4. Ecological areas (2)
5. New businesses (2)
6. Development opportunities (2)
7. Sand Island (2)

TOP WEAKNESSES

1. Event communication with locals (3)
2. Organizational work/action plan (2)

3. Vacated industrial property/decay (2)
4. Limited partnerships (2)
5. Derelict boats (2)
6. Lack of shared vision (2)

OPPORTUNITIES

1. Develop waterfront (5)
2. Main Street (3)
3. Adding parking downtown (3)
4. Partnerships (2)
5. Sports tournaments (2)
6. Grant Funds (2)

THREATS

1. Economic constraints (4)
2. Lack of economic development staff (4)
3. Lower priority City need (4)
4. Lack of partnerships (3)
5. Lack of parking (3)

What are the strategic action items to work on? Identify priorities and create a plan. Examples:

- Development waterfront – there is already an action plan in place
- Main Street program – developing an action plan for that
- Lack of parking – create a parking management strategy; communicate with Columbia County

Discussion ensued about what a strategic plan would contain based on the rankings of each SWOT category.

- Include all affected groups when creating action plans
- Evaluate action plans at the end of each year

3. Review Tourism Staff Recommendations and Q&A Session

Walsh introduced City Attorney Peter Hicks and updated the Council on the status of the tourism contract. Hicks reviewed the proposed contract for tourism and the differences between the current agreement and the proposed agreement. An independent contractor, or third party, provides a specialty that you don't already have. It would be cost prohibitive to hire an employee to manage that operation. This would bring someone in with that expertise to put on the events, which is what the City has been doing. With an independent contractor, the City does not exercise significant direction or control over that individual or entity. They are assigned a project and must hire individuals needed, attain tools needed, etc. The City needs to be careful not to get too involved in the events and process. They have tried to make those distinctions in the proposed agreement.

Councilor Topaz declared that he did not receive a clean copy, which makes it easier for him to read. He would prefer that over the redline version.

Some modifications made in the proposed agreement:

- Payment and expenses
 - Accountability/check-ins of expenses and revenue
 - Contractor's markup can't exceed a maximum of 5% for handling and budgeting expenses
 - Contractor submits an expense budget to the City for approval prior to an event
 - The City will not be required to reimburse the contractor for any expenses exceeding the approved budget
- Term
 - Either party can terminate at any point with appropriate notice

- Automatic renewals were removed
- Contractor provides additional records
 - Detailing work performed and expenses occurred should be provided monthly
- At the conclusion of the event, the contractor will remit all gross receipts generated to the City with an accounting
 - Detail of revenue received
 - Provide City Administrator access to the ticketing accounts for tracking and verification purposes
 - Be careful how much access or involvement you have in websites, social media, ticketing, etc. The contractor provides their own tools and equipment.
 - The contractor will discourage the use of cash payments
- Additional independent contractor language added
 - Document ownership
 - Anything developed by the contractor for the City is the City's property
- Added to insurance section
- Clarified Workers Compensation
- Termination of the agreement
 - Either party can terminate at any time without cause with proper notice
- Additional provisions to address concerns in the Scope of Work
 - Coordination with City staff
 - Providing additional support and logistical planning for events
 - Define large events
 - Clear delineation of contractor staff and City staff

Mayor Scholl talked about how Halloweentown affects both the City and County buildings. They have an IGA with the County. They do use City staff to put stuff on both buildings. That's the best way for it to be done safely. Hicks explained that City staff can be used for parts of it. There can also be allowances for the contractor to direct City staff. It just needs to be clear in the agreement.

Walsh added that this is a draft and not a final document. The current contract expires December 31, 2021. The Council seems to be in consensus with not renewing the current contract. A new contract will be created based on what was presented and discussed.

Councilor Chilton has some questions based on the memo submitted from the Tourism Executive Committee. A copy of the memo is included in the archive packet.

- Do we have a plan for repaying \$27,000? Walsh responded that there are policies about tourism owing on past borrowed funds. It's made whole during the following fiscal year. The proposed contract includes language about having a minimum fund balance or a reserve.
- There is a positive/negative cash flow chart. Why are the actual expenses for 2021/2022 under \$200,000, when the actual expenses for the last five years have been around \$500,000? Finance Director Brown explained that they began receiving ticket revenue within the last two years. That ticket revenue was not directly reported to the City. The contractor is making expenses for the tourism program from those revenues in her account. Those expenses are not reported by the City. He recommends ticket revenue go directly to the City to record accurate revenue and expenses. That is addressed in the proposed contract. He is also concerned about an expense amount of approximately \$315,000 that has been unaccounted for.

Event Coordinator Tina Curry explained that the revenue from the ticket site was approximately \$923,000. They wrote checks and gave the City \$612,036.47. She listed the expenses paid out of the account. They had agreed to pay expenses directly out of ticket sales, instead of having checks go back and forth. She doesn't have a way to send the receipts electronically because it includes confidential

contracts for entertainment and vendors. The entertainment cost was \$132,000+; equipment cost was \$9,793; staff cost was \$83,000; product cost was \$38,000; props cost \$22,000; and advertising cost was \$24,000. That adds up to \$311,309.32. She wrote the final check in the amount of \$178,000 to the City after paying the final bills. There should be \$700,000 – 800,000 in the tourism account. Their goal was to make a lot of money this year to purchase assets that are not cheap, such as a tram, a vessel to move people to and from Sand Island, etc.

Mayor Scholl pointed out that revenue could cover fireworks if it stays under tourism.

Councilor Chilton does not feel that Curry provided enough information to show that deficit has been repaid. She would like an opportunity to discuss the report submitted by the Tourism Executive Committee. Mayor Scholl said that this meeting is to discuss the contract. Brown clarified that the discussion topic is, "Review Tourism Staff Recommendations." He recommends an audit be conducted of the last two years. If a third-party is brought in, it will cost between \$10,000-15,000. It could be done in-house if Council so desires. Curry said she is happy to turn over every receipt, except entertainment receipts. They match every invoice. That information was never requested from her in the past. Brown argued that the Tourism Executive Committee has made three requests for this information to the tourism contractor.

Mayor Scholl said they clearly don't want this to go away. This meeting was formed to create a new contract and discuss going out for an RFP. Councilor Chilton does not want what has happened to be swept under the rug. She agreed with Brown about an audit being done.

Councilor Topaz wants to hear the Executive Tourism Committee report. That needs to be considered when discussing the contract. Council President Morten agreed. The contractor said she has all the information for an audit. Councilor Topaz is in favor of the audit being conducted by an outside firm. Mayor Scholl agreed that the audit should be conducted by a third-party. This meeting is to discuss what they would like to see in the contract.

Councilor Birkle likes the proposed revisions to the contract. Before they move forward, he would like to see all the questions answered, including an audit. Curry expressed her agreement with an audit.

Mayor Scholl wants to see the personal attacks stop. They have a beautiful waterfront. Tourism is important, but it's also a threat as being not important enough. They did almost a million dollars in ticket sales.

Councilor Chilton reminded them that the agenda includes a topic to, "Review Tourism Recommendations and Q&A Session." This was an opportunity to discuss the report. Mayor Scholl agreed and apologized. Councilor Chilton said the agenda also listed a topic to, "Review Tourism Business Models." Will that be discussed? Walsh said the attorney consolidated those two topics into his report and draft agreement. He summarized that it appears they don't want to continue the agreement, create an agreement that complies with the business model, come back with a proposed agreement, conduct an audit of financials, and then the Council can determine how to move forward.

Councilor Chilton thanked Curry for being willing to conduct the audit.

Curry said there are some things that need to be purchased soon. They should be preparing for 13 Nights on the River right now.

Council President Morten agreed with the proposal for a trolley to transport visitors around town. Mayor Scholl agreed. Curry has done her due diligence to ensure they are not purchasing a lemon. Councilor Chilton would like more details before consenting to the purchase; cost, how it would be ran, who would drive it, insurance coverage, operation schedule, etc. Curry explained different opportunities to use the tram during community events. It holds 121 people. It would be paid in full by tourism. It's \$70,000. They will have to continue limiting ticket sales if they don't have something like this. Council President

Morten asked if the ongoing expenses would be covered by tourism, and can the owner provide information about maintenance records and expenses. Curry said yes. It's in great condition. She will submit a written proposal.

Mayor Scholl thanked Curry for the work she has done.

Council President Morten appreciates everyone's input and the work they accomplish together, even when they don't agree.

4. Review Tourism Business Models

5. Next Steps for Tourism/Event Management

OTHER BUSINESS

Recess - 7:29 p.m.

Reconvene - 7:39 p.m.

Resolution No. 1946: A Resolution of the City Council of St. Helens, Oregon Declaring City Owned Property at S. 10th Street, Tax ID 28878, Lot 4, Block 83 as Surplus and Authorizing Sale of the Property

Mayor Scholl read Resolution No. 1946 by title. **Motion:** Motion made by Councilor Topaz and seconded by Council President Morten to adopt Resolution No. 1946. **Vote:** Yea: Mayor Scholl, Council President Morten, Councilor Birkle, Councilor Topaz, Councilor Chilton

ADJOURN – 7:43 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Rick Scholl, Mayor



COUNCIL PUBLIC HEARING

Wednesday, December 29, 2021

DRAFT MINUTES

MEMBERS PRESENT

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

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Matt Brown, Finance Director
Mouhamad Zaher, Public Works Director
Crystal King, Communications Officer
Peter Hicks, City Attorney

OTHERS

Michael Sykes	Stephanie Patterson
Tina Curry	Chris Cannard
Brady Preheim	Amy Bynum
Molly Matchak	Jane Garcia

OPEN PUBLIC HEARING – 7:30 p.m.

TOPIC

1. Sale of the following City-owned property:

Tax Account No. 28878
Map No. 4N1W04-DA-01200
Block 83, Lot 4 & 5, St. Helens
11,600 square feet total
Located on S. 10th Street

2. Public Comments

- ◆ Brady Preheim. This is directly across from property that he owns. He is glad they waited to sell the property until after the public hearing. It seems fishy that they already have a sale. The property should be declared as surplus and allow people to bid or purchase it, rather than have someone already selected.

Mayor Scholl reported that they already declared it surplus. This is another step in the process. Brady was not aware of that. Mayor Scholl explained that the property was declared as surplus, appraised, and a realtor was chosen. They have been on the market for quite a while. Brady argued that this hearing is backwards if the property is already sold.

City Administrator Walsh added that it was declared surplus when the City decided to list the three properties. This is the third offer they have received. Now that they have a buyer and offer, they are contemplating the sale of the property. The surplus and sale are different actions.

Councilor Topaz agreed with Brady. There was no public announcement in the Chronicle and there was not a public hearing five days after it was published. The people did know they wanted to purchase it before the process began. This is an attempt to cleanup processes that were missed.

Council President Morten asked about time sensitivity. Walsh explained that it is someone who needs to purchase property by the end of year, which is why it's being rushed. They did follow all the processes to sell the property.

- ◆ Jane Garcia. They went through this process with the first offer on the 10th Street lots and followed all the processes needed for the City to sell the property. All the conditions were met two months ago. It has been listed on multiple real estate sites and there has been a sign posted on the property.

Councilor Topaz said ORS requires that it be posted in the newspaper. Mayor Scholl confirmed that was done.

CLOSE PUBLIC HEARING – 7:40 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Rick Scholl, Mayor