

City of St. Helens
Consent Agenda for Approval

CITY COUNCIL MINUTES

Presented for approval on this 4th day of June, 2025 are the following Council minutes:

2025

- Work Session, Executive Session, Public Forum, and Regular Session Minutes dated May 21, 2025

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 WORK SESSION

Wednesday, May 21, 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	Suzanne Bishop, Library Director
Kathy Payne, City Recorder	Mouhamad Zaher, Public Works Director
Lisa Scholl, Deputy City Recorder	Ashley Wigod, Contracted City Attorney

OTHERS

Erin Salisbury	Marci Sanders	Steve Topaz
Ron Trommlitz	Brady Preheim	Mary Hubbard
Jenn Dougherty	Adam St. Pierre	Reed Hjort
Jason Morris		

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

CLEARING CONFUSION AND SETTING THE FACTS STRAIGHT

1. Response to May 7 Visitor Comments

Mayor Massey addressed two items from the May 7 visitor comments. She noted that clarifications on these items could be found on the City Council page of the website.

The first item concerned rules on posting No Loitering signs. Mayor Massey explained that No Loitering signs may be posted on private property as long as they are not erected in vision clearance areas and do not exceed eight square feet in area and six feet in height. She added that this type of sign is exempt from sign permit rules under SHMC 17.88.040(10).

The second item was regarding the Tourism Fund. Mayor Massey mentioned that the Tourism Fund income statement as of March 31, 2025 was attached to the "Setting the Facts Straight" document. She noted it was accompanied by a summary report from Finance Director Gloria Butch and profit/loss summary statements for the Spirit of Halloweentown 2024 and Holiday in the Plaza 2024 events.

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

- ◆ Ron Trommlitz. Expressed concerns about the city's handling of the 2MG Water Reservoir rehabilitation failure, emphasizing the need for trust and transparency. He criticized the City's secrecy and silence on the true cause and responsibility of the failure, highlighting that this could lead to voter disapproval. Trommlitz provided a detailed timeline of events, noting that City Engineer Sue Nelson required repair work to begin in October 2016 during the Oregon wet season, which led to the failure of the repair work. He argued that Nelson attributed the failure to workmanship issues, stating that the contractor did not apply the product correctly, even though

product tests were successful. Trommlitz pointed out that Nelson omitted a December 20, 2017, investigation report that noted a lack of oversight during the geotextile mat and epoxy application inspection. He questioned the qualifications of Construction Inspector Tim Underwood and highlighted that Underwood received a Certified General Construction Inspector's certificate only in April 2021. Trommlitz described this as a failure of compliance during the liner's application and criticized the City's actions as neglectful and lacking diligence. He demanded access to files related to the March 1, 2022, mediation, expressing dissatisfaction with City Administrator John Walsh's lack of explanation regarding the settlement agreement, which determined that contractors like Western Partitions, Inc., Carboline, and KennedyJenks bore no liability for the failure. Trommlitz argued that the mediation notification indicated the City was responsible, underscoring the need for an explanation beyond client privilege and emphasizing that hidden truths lead to public distrust.

- ◆ Brady Preheim. Criticized the Finance Director for purportedly providing false information about tourism income, indicating either dishonesty or mismanagement that might warrant an FBI investigation. Preheim also questioned Treadway's reported profits, emphasizing that a loan given to Treadway was never clearly shown as repaid in the City's income statement, which, if deducted, would reveal Treadway did not make any profit after all. Preheim expressed discontent with the City's handling of the waterfront project, specifically pointing out the unpopularity of the railings and mentioning unspecified construction issues. He disapproved of the Main Street funding decisions, calling attention to a perceived conflict of interest regarding Councilor Hubbard's undisclosed receipt of a Main Street grant. Preheim highlighted the expense of \$150,000 on Christmas celebrations, which he viewed as excessive. He questioned the revenue generated by Treadway, noting the lack of record on the City's part of any money received from them, contradicting the Finance Director's claims. Preheim brought up significant concerns over a reported conflict between the Mayor and the Police Chief, as the Mayor had allegedly accused the Police Chief of lying. He stressed the need for the Council to resolve this critical issue of character, proposing they should investigate who is indeed lying through an executive session and advised concrete action, including potentially censuring the Mayor if she were found to have lied.
- ◆ Steve Topaz. Addressed the Council with concerns regarding the accuracy and accessibility of public records. He recounted difficulties he faced while trying to access information about a presentation made by City Administrator John Walsh to Portland Harbor. Topaz highlighted the inconsistency in the meeting minutes, which referred to the presentation as "allegedly made," despite his assertion that it occurred and was electronically recorded. This discrepancy prompted him to emphasize the need for maintaining accurate public records, noting his inability to find the authorization from the Council for such a presentation. Topaz further criticized the lack of public meetings on the topic of toxic waste disposal over the past 11 years, stating the absence of discussions with the community about the use of the City's waste pond as a potential toxic waste dump. He also mentioned encountering inaccessible links in public meeting documents, which prevented him from verifying information related to the same issue. He stressed that these barriers to public records and meeting accessibility contribute to public distrust and frustration. Additionally, Topaz raised a broader concern about the perceived inequality in the treatment of different community members during Council meetings. He suggested that certain locals seem to receive preferential treatment by being allowed to speak longer than allotted times during discussions, while outsiders or newcomers were often cut off strictly at the time limit. Topaz drew a parallel between these perceived disparities and how rights and privileges could gradually be diminished if not actively addressed. This, he warned, could potentially foster an environment of tyranny if the Council does not uphold equal participation rights for all residents.

- ◆ Adam St. Pierre. He expressed concerns about potential cuts to the police budget during the meeting. He highlighted the critical importance of maintaining 24-hour police coverage to ensure the safety and security of the community. St. Pierre emphasized that officer burnout could become a pressing issue if not addressed, considering the extensive overtime being worked by the existing officers, who are reportedly handling between 15 and 30 hours of overtime per week. St. Pierre underscored the necessity of constructing a new police station as a strategic move to attract new recruits, which is essential for sustaining the department's operational capabilities. He recounted past conversations about the department's temporary schedule adjustments and highlighted the need for stable, long-term solutions rather than temporary fixes due to budget cuts. St. Pierre urged the Council to ensure the budget provides for adequate staff and resources, reflecting on past warnings from previous police chiefs about potential recruitment challenges and the lengthy timeline required to onboard new officers. Addressing budget and facility issues is crucial for the department's future stability and efficiency, advocating for the Council to make the Police Department a priority in their planning and budgeting efforts.

DISCUSSION TOPICS

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

Public Works Director Mouhamad Zaher provided a detailed update on various projects, with a focus on the Waterfront project. He addressed concerns about concrete cracking, emphasizing that cracking is a natural process caused by factors such as weathering and the hydration process of concrete, which can extend up to 30 days. Zaher assured the Council that all comments and concerns have been documented, and any failures to meet City standards will be corrected before final project sign-off. He also mentioned working on a punch list, a standard practice in construction, to ensure the project meets all specifications.

Zaher discussed anticipated road closures, explaining that the closures were necessary due to issues with incorrectly installed paver bands in the intersection, which require correction. While these closures were not pleasant news for the City or its residents, Zaher informed the Council that solutions were being explored to maintain traffic flow, including opening a temporary road through Plymouth Street and providing delineations to accommodate traffic and ensure access to businesses and essential services.

Regarding callout alarms, Zaher explained that high and low-level alarms in the water systems are common due to the sensitivity of the SCADA system and are often triggered by basic changes in water levels. He reassured the Council that the team is working to adjust sensitivity levels to minimize false alarms. Additionally, a VPN access is being implemented to provide remote system monitoring, allowing adjustments to be made without having to drive to sites.

In response to concerns raised by Council members, Zaher noted that the department is working on addressing tight parking spots at certain intersections and is considering changes such as designating the first few parking spots for compact cars to alleviate traffic flow issues. Mayor Massey and Council members expressed appreciation for Zaher's comprehensive report and the department's prompt responses to business owners' concerns, acknowledging the challenges faced and the efforts made to minimize disruptions to local businesses during ongoing City projects.

Zaher and other City officials, including City Administrator John Walsh, were commended for their timely responses to business owners and for the efforts made in streamlining City operations and communications, highlighting a significant improvement in addressing business and resident concerns promptly and effectively.

3. Main Street Alliance Annual Report to Council - *Board President Erin Salisbury*

Erin Salisbury, Board President of St. Helens Main Street Alliance, presented the annual report to the Council. She explained that the Main Street Alliance is a 501(c)(3) nonprofit organization, entirely volunteer-run, focused on supporting the economic vitality of St. Helens' historic commercial districts, which include both the downtown riverfront area and the uptown Houlton Business District along Columbia Boulevard. The organization's mission encompasses economic development, promotion, organization, and design, aiming to engage the entire community.

Salisbury highlighted several successful grant applications for local projects that the organization has facilitated. These projects included significant work on the Columbia Theater, the Klondike, Houlton Hollow, and Crooked Creek, collectively generating over a million dollars in grant funding since 2022, with additional matching funds contributed by local property owners. Notably, the Houlton Hollow project, managed by Russell and Mary Hubbard, involved new construction supported by an Oregon Main Street grant, which focused on enhancing the building's aesthetic elements to create a sense of place.

Furthermore, Salisbury emphasized the organization's ability to apply for grants that the City itself cannot directly apply for, showcasing their unique role in bridging gaps, gathering volunteers, and solving local issues. One creative solution she mentioned was the surplus property declaration and subsequent donation of the flying eagle canoe to Willow Bill, who plans a cross-country journey using the canoe.

Salisbury also discussed the organization's plans to elevate their status from an affiliated Main Street to a designated Main Street level, a goal that requires demonstrating comprehensive datasets and best practices, along with employing a full-time program director. Upcoming events, such as the second iteration of the North of West music festival and a collaboration with the Columbia Arts Guild for an event, were mentioned as part of their ongoing community engagement efforts.

Council showed appreciation for Salisbury's presentation, asking questions about the grant selection process, financial impacts, and future plans. Mayor Massey commended Salisbury and the organization for their professionalism and dedication to the City's economic vitality, particularly lauding their transparency and fair process in selecting local projects for grant applications. The presentation underscored the importance of the Main Street Alliance in driving economic growth and community development in St. Helens.

4. Review Proposed Seasonal Library Intern Job Description - *Library Director Suzanne Bishop*

Library Director Suzanne Bishop presented information about a proposed seasonal library intern position. She explained that the position would be fully funded by a grant from the State Library of Oregon. The intern, aged 15-17, would work approximately 130 hours and focus on three main areas: a connected learning project, teen advisory council, and summer library challenge work.

The Council expressed enthusiasm for the opportunity and commended Bishop for securing the grant.

5. Review Proposed Updated Governing Policy and City Code Revisions - *City Attorney Ashley Wigod*

Contracted City Attorney Ashley Wigod presented proposed revisions to the Governing Policy and City Code. She outlined several changes related to City Council responsibilities, performance evaluations, and the City Administrator's duties. Specifically, sections to be removed were identified, such as those that were either too narrow or duplicative, and did not align with the shift away from City Council involvement in day-to-day operational decisions.

The Council delved into the details of these changes, notably discussing the necessity for the City to develop hiring policies. Mayor Massey highlighted that while the Governing Policy referenced hiring

policies, such policies were not currently in place, leading to a consensus that the City should move towards formalizing them. In doing so, they aim to ensure consistency and transparency in the hiring process.

Further, they debated the access to performance evaluations, particularly regarding department heads. Wigod advised that sharing copies of performance evaluations with the City Council is not recommended, as access is typically restricted to direct supervisors to maintain confidentiality. Instead, performance outcomes and departmental operations that do not compromise personal evaluations should be communicated to the Council.

Additionally, the Council reviewed the delegation of authority and how the City Recorder might manage the process of evaluations, suggesting the involvement of either an internal or external HR professional. Following this exhaustive discussion, the Council agreed to adopt the Governing Policy with the expectation that specific hiring policies are to be developed and implemented in the near future, without delaying the policy adoption. They recognized the importance of continuing to improve administrative procedures while maintaining the momentum of current governance enhancements.

6. Police Station Site Deliberations - *City Administrator John Walsh*

Mayor Massey declared a potential conflict of interest due to her husband being a police officer for the City of St. Helens. She elaborated that although legal consultations have not necessitated such a declaration, she decided to proceed in a manner ensuring full transparency and caution.

City Administrator Walsh gave a detailed update regarding the police station project. He confirmed that the 1771 Columbia Boulevard location continues to be the preferred site after exploring numerous alternatives and performing comprehensive cost analyses. Walsh shared insights from the latest talks with the project team, which indicated that the station might be constructed with the funds already available, although certain aspects would need adjustment. These adjustments could mean scaling down or deferring minor features of the project.

The Council reviewed specific potential adjustments, which include possibly omitting the installation of a backup generator. Despite the proposed cuts, there was a strong inclination among the council to proceed with the project; however, they remain intent on acquiring more specific information on project expenses and timelines.

Following the update and discussion, the Council agreed to make a motion at tonight's meeting to move forward with the purchase and sale agreement for the 1771 Columbia Boulevard site, approving a 90-day due diligence period to finalize details.

7. Report from City Administrator John Walsh

- It's National Public Works week.
- Acknowledged the Council for allowing staff to attend Dave Elders' memorial service.
- Announced the renewal of the jail levy, benefiting police operations.
- Upcoming events:
 - 13 Nights on the River
 - Kiwanis Community Parade
 - Ribbon Cutting Ceremony
 - Community Day in the Park
 - 4th of July celebrations
- Project updates:
 - PGE substation project
 - Project Arcadia
 - Waterfront development
- Senior Center and Columbia Learning Center lease renewals are under negotiation.

- Upcoming bargaining dates with labor units were discussed amid a challenging budget year.
- Dock construction is set to begin the following week.
- The City is hosting the next City-County Quarterly Dinner. There was a discussion to host the event at the Elks Lodge in June.
- Council President Chilton noted the contract between Treadway and Wauna is being reviewed by attorneys and will be finalized soon. Discussion of authorizing Walsh to sign the contract and bring it back to the next meeting for ratification.
- Councilor Gundersen inquired about the use of a boat for the Sand Island Sandcastle Festival. The arrangements are still under work, with options including the boat being licensed or renting boats like in past events.

ADJOURN – 4:40 p.m.**EXECUTIVE SESSION**

- 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

May 21, 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 (arriving at 5:49PM)
Kathy Payne, City Recorder (arriving at 5:49PM)

Others: Ashley Wigod, City Attorney with Jordan Ramis PC
Amanda Gamblin, Attorney (left at 5:48PM)



At 4:46 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.

- **Exempt Records/Confidential Attorney-Client Privileged Memo, under ORS 192.660(2)(f)**
 - Legal opinion related to professional services and human resources.

5:49 p.m.

- **Consult with Legal Counsel & Potential/Pending Litigation, under ORS 192.660(2)(h)**
 - Update on litigation with St. Helens Assets.
- **Real Property Transactions, under ORS 192.660(2)(e)**
 - Update on sale of portion of St. Helens Industrial Business Park to Arcadia Paper Mills, LLC.

The Executive Session was adjourned at 6:01 p.m.



ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor

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



COUNCIL PUBLIC FORUM

Wednesday, May 21, 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
Mouhamad Zaher, Public Works Director
Sharon Darroux, Engineering Manager
Jenny Dimsho, Associate Planner/Community Development Project Manager
Ashley Wigod, Contracted City Attorney

OTHERS

Brady Preheim	Mrs. Harrison
Howard Blumenthal	Brad Mercure, Consor
Lydia Ivanovic, ColPac	Bill Evonuk, Consor

OPEN PUBLIC FORUM – 6:06 p.m.

WASTEWATER CAPACITY IMPROVEMENT PROJECT

1. Project Introduction

Public Works Director Mouhamad Zaher introduced the Wastewater Capacity Improvement Project. He explained that about five years ago, when he joined the City, he discovered that the last comprehensive infrastructure evaluation was done in 1989. At that time, the population was about 7,500, compared to the current population of nearly 15,000. Zaher emphasized the importance of understanding the City's infrastructure to make informed decisions and avoid potential problems such as urban growth boundaries issues, sewer overflows, and economic development challenges.

2. Project Update

Bill Evonuk from Consor provided an overview of the project, which involves improvements in three basins: 4, 6, and 5. He explained that the project aims to increase capacity in the City's sewer system, reduce the risk of sanitary sewer overflows, enhance reliability, and support future development. Evonuk mentioned that the project would be split into two separate construction projects, with basins 4 and 6 improvements coming first, followed by basin 5 improvements a few years later.

Brad Mercure then detailed the specific improvements for each basin:

1. Basin 4: Involves about a mile of piping, starting near the Wastewater Treatment Plant and running along various streets. The project will upsize existing pipes and add new diversion piping.

2. Basin 6: Includes about two miles of piping, starting near the intersection of Port Avenue and Old Portland Road. The project will upsize existing pipes and add new diversion pipes.
3. Basin 5: Located primarily along S. 4th Street and the undeveloped S. 5th Street right-of-way, this project will upsize existing pipes and realign sewer lines.

Mercure also discussed the potential impacts on residents, including traffic disruptions, noise from rock excavation, and temporary service interruptions. He assured that the contractor would be required to minimize interruptions, maintain access, and restore disturbed areas.

3. Project Funding Update

Associate Planner/Community Development Project Manager Jenny Dimsho provided an update on the project's funding sources. She mentioned that the City had received a Community Development Block Grant (CDBG) of about \$2.5 million, which funded the design, environmental review, and permitting for all three basins.

Engineering Manager Sharon Darroux discussed the Clean Water State Revolving Loan Fund, which will fund the actual construction of the sewer project. She explained that it's a low-interest loan, generally between 1% to 3%, with the possibility of an even lower interest rate if they qualify for the equivalency component. The loan is also eligible for principal forgiveness of up to \$3 million, which essentially operates like a grant.

4. Questions and Discussion

Councilor Hubbard asked about the impact on sewer fees. It was clarified that the loan repayment is already incorporated into the City budget through user rates, with a 7% increase each year until 2027.

Council President Chilton expressed concerns about the impact on the community, particularly for seniors living in the affected area of Avamere. She acknowledged the need for the project but worried about the disruption it would cause.

Councilor Hubbard inquired about the integrity of the existing pipes. Brad Mercure confirmed that many of the pipes are older and have issues, but this project specifically addresses size and capacity improvements.

5. Public Comment

- ◆ Howard Blumenthal. Raised several questions and concerns:
 - He hoped the project wouldn't significantly increase sewer rates for existing ratepayers to accommodate growth.
 - He inquired about the impact on a trail in the S. 5th Street right-of-way and requested more information about the timeline and extent of work in that area.
 - He asked about the effectiveness of previous sewer lining work in reducing inflow.

Dimsho and Evonuk addressed his concerns, explaining that the work in the S. 5th Street area would be trenchless through the wetland to minimize impact, and that the previous sewer lining helped with inflow but not capacity.

6. Closing Remarks

Zaher emphasized the thoroughness of the design process and the effort to minimize environmental impact. He acknowledged that while this is the largest project in the City's history, it's not as visibly exciting as other projects but is crucial for the City's infrastructure.

Mayor Massey stressed the importance of exceptional communication with the community about the project's impact and timelines. Zaher agreed, stating that lessons learned from previous projects would be applied to ensure effective public relations throughout this project.

CLOSE PUBLIC FORUM – 6:42 p.m.

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

ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor



COUNCIL REGULAR SESSION

Wednesday, May 21, 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
Jenny Dimsho, Associate Planner/Community Development Project Manager
Ashley Wigod, Contracted City Attorney

OTHERS

Brady Preheim	Mrs. Harrison
Howard Blumenthal	Roger
Jenni Gilbert	Judy Iseman
Shauna Harrison	

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

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. National Public Works Week - May 18-24, 2025

Mayor Massey read a proclamation declaring May 18-24, 2025, as National Public Works Week. The proclamation highlighted the importance of public works infrastructure, facilities, and services to the sustainable communities and the well-being of St. Helens residents. It recognized the dedicated efforts of public works professionals, engineers, managers, and employees in providing essential services. Mayor Massey called upon citizens to be thankful for public works services and to recognize the substantial contributions of public works personnel to health, safety, comfort, and quality of life.

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

- ◆ Judy Iseman, a new member of the St. Helens Senior Center Board of Directors, introduced herself to the Council. She explained that she was recently appointed to the Board about three weeks ago and wanted to ensure the Council knew who she was. She shared her diverse background, which spans industries such as tech, automotive, healthcare, academics, and government, with a particular emphasis on her extensive experience in human resources, including roles in retention, negotiations, and employee relations. Additionally, she highlighted her previous position as the recording secretary for the California division of a professional association, where she gained familiarity with parliamentary procedures. Iseman elaborated on

her involvement with the Senior Center, noting that she began as a driver for the meal home delivery program in February. She also took on the responsibility of grant writing after noticing a need and has become a volunteer at Top Notch, assisting with fabric measurements and pricing due to her sewing skills. She is also active in the Scappoose Economic Development Committee. The Senior Center Board will have three open positions in June, which she encouraged anyone interested in contributing to the Senior Center to apply and help continue the active work being done.

- ◆ Brady Preheim. Expressed concerns about the financing structure for the police station, stating that the water bill increase would be higher than reported and criticized that the figure quoted was merely to cover interest, not addressing the \$2 million shortfall for the station's construction. He also pointed out a conflict for Mayor Massey, noting that in other cities, a council member would not be allowed in the position due to having a family member as an employee. Preheim questioned the handling of an executive session, implying there are unresolved issues, specifically mentioning a supposed directive to fire the chief. He further criticized the operations of Main Street for its non-public nature, lack of minutes, and financial accountability, stating it does not align with the memorandum of understanding. He challenged the information about the profitability of Treadway's tourism initiatives and disapproved of the City contemplating renting a boat when one is already available, insinuating inefficient spending. Finally, he questioned the apparent decrease in tourism revenue compared to previous years, contrary to what he believed was presented by the finance director.
- ◆ Howard Blumenthal. Addressed the Council with concerns about new graffiti appearing in the City. He specifically mentioned that tags signed as "18th Street" have been spotted on several structures, including the new stairs and a park bench. He noted the issue as problematic, given the effort and resources invested in maintaining public infrastructures. Blumenthal also pointed out the return of graffiti signed as "Skinny," indicating a persistent issue with vandalism in the area. He expressed disappointment that a small number of individuals could cause significant damage to public property. In addition to the graffiti concerns, Blumenthal raised issues regarding the maintenance of the newly landscaped areas in the city. He highlighted that while the planting company is responsible for maintaining these areas for the first two years, there is a need for a long-term plan to ensure their upkeep after this period. Blumenthal cautioned against placing an additional burden on the already understaffed Parks Division, which is crucial in maintaining the City's parks and public spaces. Furthermore, Blumenthal shared his apprehensions about potential water bill increases as a funding mechanism for the new police station. He argued that such a decision should not be made without public input, suggesting that it be put to a vote. As a senior citizen living on a limited income, he emphasized the financial strain that significant increases in utility bills would pose for residents like him, stressing the importance of public involvement in such critical decisions.
- ◆ Shauna Harrison, who initiated a Change.org petition concerning the water bill, addressed the Council to express the community's apprehensions about escalating costs. She underscored the significant financial burden these increases would place on seniors and residents with low income, noting that many in the community are already struggling. Harrison highlighted the disconnect between the information available and the ability of some community members, particularly senior citizens, to access this information due to the absence of a local newspaper and limited internet usage among this demographic. She emphasized the need for more equitable solutions and urged for better dissemination of factual information, which would allow residents to stay informed and engaged. Harrison acknowledged the complexity of the City's budget challenges and conveyed

her desire to be a proactive and respectful participant in finding solutions, rather than engaging in the divisive and vindictive behavior she had observed. She also mentioned the petition's impact, with 599 signatures so far, reflecting widespread community concern. Additionally, she called for increased involvement in community services, such as volunteering for Meals on Wheels at the Senior Center.

ORDINANCES – Final Reading

2. **Ordinance No. 3308:** An Ordinance Adopting the Economic Opportunities Analysis, Stormwater Master Plan, Wastewater Master Plan, and the Water Master Plan as Addendums to the St. Helens Comprehensive Plan and Amending the St. Helens Municipal Code Chapters 19.08 and 19.24, and Adding Chapters 19.38, 19.40, and 19.42

Mayor Massey read Ordinance No. 3308 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Sundeen to adopt Ordinance No. 3308. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

ORDINANCES – First Reading

3. **Ordinance No. 3309:** An Ordinance to Amend the City of St. Helens Zoning District Map for Certain Property at 1771 Columbia Boulevard from the General Commercial, GC Zone to the Houlton Business District, HBD Zone

Mayor Massey read Ordinance No. 3309 by title. The final reading will be held at the next meeting.

RESOLUTIONS

4. **Resolution No. 2038:** A Resolution Adopting the City of St. Helens Governing Policy and Superseding Resolution No. 1838

Mayor Massey read Resolution No. 2038 by title. **Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to adopt Resolution No. 2038. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

5. Mutual Release and Settlement Agreement with St. Helens Assets, LLC

Motion: Motion made by Council President Chilton and seconded by Councilor Sundeen to approve '5' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

CONSENT AGENDA FOR ACCEPTANCE

6. Budget Committee Meeting Minutes dated May 2, 2024
7. Library Board Special Meeting Minutes dated April 14, 2025
8. Library Board Minutes dated April 14, 2025
9. Planning Commission Minutes dated April 8, 2025
10. Parks & Trails Commission Minutes dated April 14, 2025

Motion: Motion made by Councilor Gundersen and seconded by Councilor Hubbard to approve '6' through '10' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

CONSENT AGENDA FOR APPROVAL

11. City Council Minutes dated May 7, 2025
12. Seasonal Library Intern Job Description
13. Declare Surplus Property - Public Works Vehicles
14. Accounts Payable Bill Lists

Motion: Motion made by Councilor Sundeen and seconded by Council President Chilton to approve '11' through '14' above.

Before voting, Mayor Massey inquired about the Public Works vehicles being declared as surplus property. It was clarified that these were older vehicles with little value, and declaring them as surplus would save on insurance costs.

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

WORK SESSION ACTION ITEMS

Police Station Site

Motion: Motion made by Councilor Sundeen and seconded by Council President Chilton to direct the City Administrator to prepare the purchase and sale agreement and lease agreement for 1771 Columbia Blvd. for the police station. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

Sponsorship Agreement with Wauna

Motion: Motion made by Councilor Sundeen and seconded by Councilor Gundersen to direct the City Administrator to enter into a sponsorship agreement with Wauna for events under Treadway's management and present it to the City Council at the next meeting for ratification. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

COUNCIL MEMBER REPORTS

Councilor Sundeen reported...

- Expressed gratitude to the Public Works crew for their visible and behind-the-scenes efforts.

Council President Chilton reported...

- Acknowledged the challenges of the budget cycle and expressed hope for finding good solutions as a team.

Councilor Gundersen reported...

- Gave a shout-out to Public Works.

Councilor Hubbard reported...

- Inquired about a Planning Commission decision regarding a remodel on the old Gracie's Antique's building. It was explained that the Commission was divided, but ultimately decided to be business-friendly in a unique circumstance.

MAYOR MASSEY REPORTS

- Thanked the staff, particularly City Recorder Payne and Deputy City Recorder Scholl, for their work in preparing meeting materials.
- Praised Public Works for their efforts.
 - Expressed impressment with the master plan and hoped for similar strategic planning in other departments.

PROACTIVE ITEMS

OTHER BUSINESS

ADJOURN – 7:26 p.m.

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

ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor