

City of St. Helens
Consent Agenda for Approval

CITY COUNCIL MINUTES

Presented for approval on this 16th day of July, 2025 are the following Council minutes:

2025

- Work Session, Executive Session, Public Hearings, and Regular Session Minutes dated June 18, 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, June 18, 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
Matt Smith, Acting Police Chief
Shanna Duggan, Parks & Recreation Manager
Sharon Darroux, Engineering Manager

Gloria Butsch, Finance Director
Suzanne Bishop, Library Director
Dylan Gaston, Police Officer
Jose Castilleja, Police Sergeant
Ashley Wigod, Contracted City Attorney

OTHERS

Steve Topaz	Ron Trommlitz	Dominic
Chris Iverson	David Wasylenko	Howard Blumenthal
Brady Preheim	Adam	Mitzi Ponce
Kanale Tumlinson	Brandon Treadway	Brittany Hummel
Stacey Shields	Joel Blanton	Jeff Yarbor
Greg McGreevey	Justin Boyles	Eric Christensen
Nik Sernande		

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

CLEARING CONFUSION AND SETTING THE FACTS STRAIGHT

1. Response to June 4 Visitor Comments

No responses.

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

- ◆ Steve Topaz. Addressed the Council to make a correction to his previous statement. He clarified that the amount mentioned for investigating services was actually \$2 million, not the \$20 million that had been recorded. Topaz emphasized that there are several \$20 million items, but the specific figure related to investigative services is \$2 million. Additionally, he raised a concern regarding the recent lengthy instructions on how citizens should address the Council, highlighting the word "dialogue" used in the guidelines. According to Topaz, the use of the word "dialogue" implies a form of communication that should occur with the Council, yet the guidelines seem to prevent this type of interaction. He pointed out that state law has emphasized in some court cases that citizens should not report mistakes made by cities in public meetings, suggesting this conflicts with the intended spirit of open dialogue.

- ◆ Brady Preheim. Expressed significant concerns regarding alleged misinformation from the City's finance director. He noted that the director had previously stated that Treadway had contributed \$100,000, which was later corrected by the Council. However, he claimed that another misleading statement remained uncorrected, specifically that E2C had not provided any money. Preheim asserted that this was untrue, citing evidence that he had seen the checks himself. Further questioning the integrity of the City's financial dealings, Preheim asked who was responsible for auditing Treadway's expenses, particularly scrutinizing charges such as a \$10,000 bill for a photo booth, which he argued could have been purchased outright for \$3,000. He also challenged the City on its failure to adhere to RFP rules, questioning why requests for proposals were not issued for expenditures over \$5,000 from the City's accounts. Preheim voiced his dissatisfaction with the process of appointing the new police chief. He specifically took issue with the decision-making process, suggesting that it was biased and lacked transparency. Additionally, he called for an investigation into alleged misconduct within the department, pointing to the potential existence of felonies connected to dishonesty about physical fitness tests. Preheim suggested that this alleged misconduct might be linked to officers threatening to leave and criticized the lack of accountability for these serious allegations.

Mayor Massey responded that the City Council does not support or condone the comments made by the citizen and emphasized that defamatory or inappropriate remarks would not be tolerated.

- ◆ Ron Trommlitz. Spoke to the Council about the Walker Consultants report on the 2MG Water Reservoir rehabilitation. He thanked Contracted City Attorney Ashley Wigod and the City Council for releasing the report after three years of requests, highlighting its detailed timeline of project challenges sourced from City archives. Trommlitz was particularly interested in Councilor Hubbard's summary and surprised at the three-year delay due to client privilege. The March 2022 report detailed construction deficiencies, including ungrouted expansion joints leading to groundwater issues. Trommlitz noted the oversight of starting work during Oregon's difficult weather in October 2016, along with a consultant's critique of inadequate supervision of liner applications. He summarized that water intrusion was worsened by poor geotextile fabric application and fasteners, suggesting the reservoir might need to be abandoned. Trommlitz acknowledged the City's choice of mediation, hoping it results in a new contractor to repair the reservoir.

DISCUSSION TOPICS

2. Length of Service Recognition - Dylan Gaston for 10 Years

Acting Police Chief Matthew Smith presented Officer Dylan Gaston with a certificate and pin to commemorate his 10 years of service with the St. Helens Police Department. Smith praised Gaston as one of the finest police officers he has had the pleasure of serving with. The Council and attendees congratulated Gaston, and photographs were taken to mark the occasion.

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

Mayor Massey commented on the 30% increase in usage of the Makerspace compared to 2024. She expressed appreciation for the variety of projects offered for youth and the social media efforts by Communications Officer Crystal King. The mayor also noted the improved timeline and standardized format of the reports.

4. Presentation by Potential Waterfront Developer

Greg McGreevey, Vice President of Development for Romano Capital, introduced the team members present: Eric Christiansen (Chief Operating Officer), Nick Sernande (founder and partner of SLYworx Architecture), and Stacey Shields (Director of Entitlements).

McGreevey highlighted the unique potential of the waterfront site and emphasized their commitment to enhancing downtown, creating an active district, stewarding the environment, and embracing the community vision and heritage. He presented examples of Romano Capital's previous projects, including Palisades (a 15-acre master plan in East Vancouver) and Riverside townhomes.

Eric Christiansen emphasized Romano Capital's flexibility in adapting to different project sizes and scopes. Nick Sernande from SLYworx Architecture discussed their experience with master planning and place-making projects.

The team outlined their approach to the project, including:

1. Acting as a master developer to ensure consistency and efficiency
2. Conducting regional market demand analysis
3. Developing a flexible funding plan
4. Creating a detailed site plan and construction sequencing

Council members asked questions about the ratio of build-and-hold versus for-sale properties, parking considerations, and the importance of maintaining cohesiveness in the development. The Council expressed appreciation for Romano Capital's presentation and looked forward to seeing more detailed plans in the future.

5. Annual Report from City's Insurance Agent of Record - *Chris Iverson & David Wasylenko from Hagan Hamilton Insurance*

Chris Iverson and David Wasylenko from Hagan Hamilton Insurance presented the annual insurance report for the city. Key points included:

1. The City remains with City County Insurance Services (CIS), an insurance pool used by 98% of cities and counties in Oregon.
2. Overall premium increase of about 6% compared to the previous year, with property coverage seeing the largest increase.
3. Claims history review showed no repetitive issues over the past six years.
4. Workers' compensation experience rating improved, resulting in a premium decrease.
5. Cyber liability policy premium decreased slightly.

The presenters discussed options for increasing deductibles to potentially save on premiums and answered Council members' questions about various aspects of the coverage. Mayor Massey inquired about risk mitigation services and high-risk areas that may need attention.

6. Review Request from Hudson Garbage to Increase Garbage & Recycling Rates - *Hudson Site Manager Kanale Tumlinson*

Kanale Tumlinson, Site Manager for Hudson Garbage Service, presented a request for a 3.5% rate increase. He cited increased costs for containers, trucks, fuel, and wage pressures as reasons for the request. Tumlinson also mentioned the County's 2.2% disposal increase effective July 1.

Council members asked questions about the frequency of rate increases, potential cost reductions, and comparisons with other municipalities. Council President Chilton expressed hesitation about approving the rate increase without additional information or added services.

Mayor Massey requested clarification on the service differences between St. Helens and other municipalities, noting that St. Helens receives weekly garbage and recycling pickup, while some other areas only get bi-weekly recycling service.

The Council did not make a decision on the rate increase during this work session, with further discussion to be scheduled for a future meeting.

7. Report from Treadway on Tourism Events - *Brandon Treadway and Brittany Hummel*

Brandon Treadway and Brittany Hummel provided updates on various tourism events:

1. 13 Nights on the River: The event has moved back to the park, with good vendor and band participation. Alcohol revenue is promising.
2. St. Helens Community Day in the Park: Scheduled for June 28, 2025, with food donations secured for about 1,000 people. Various activities and entertainment are planned.
3. Independence Day Celebration: Scheduled for July 4, 2025, 4:00 – 10:00 p.m., featuring fireworks, tailgating, live music, and family entertainment.
4. Spirit of Halloweentown: Set to run from September 27 to October 31, 2025, on weekends. Plans include expanding and enhancing activities, renovating the haunted house and gift shop, and adding a hop-on, hop-off trolley to connect downtown and uptown areas.
5. Christmas in the Plaza: Scheduled for December 13, 2025, in partnership with the Christmas Ships event. Plans include free hot chocolate, photos with Santa, Christmas lights, and live entertainment.

The Council provided feedback and suggestions, including potentially expanding Christmas decorations to the Houlton District.

8. Review of New Pavement Cut Moratorium on Newly Constructed or Resurfaced Streets Code - *Engineering Manager Sharon Darroux*

Engineering Manager Sharon Darroux presented information on the new pavement cut moratorium for newly constructed or resurfaced streets. The moratorium aims to preserve new pavement by implementing more stringent repair requirements for any necessary cuts. Key points included:

1. The moratorium requires a waiver from the public works director for any cuts on newly paved streets.
2. Repairs will require wider patches and full-depth repair, especially on major arterials and collector streets.
3. The moratorium has a 5-year limit on affected streets.
4. The new requirements will result in higher costs for developers but will help maintain the quality of city streets for longer periods.

Council members asked questions about the impact on new construction and utility connections. Darroux explained that the process allows for necessary work while ensuring better long-term street conditions.

9. Discussion regarding Chronic Nuisances/Excessive Use Fee - *City Attorney Ashley Wigod*

Contracted City Attorney Ashley Wigod presented information on a potential chronic nuisance code to address properties with excessive calls for service. Key points included:

1. The code would define chronic nuisance activities, primarily focusing on criminal activities.
2. A property could be designated as a chronic nuisance if it has three or more nuisance activities within a 30-day period.
3. The code would require property owners to work with the police to develop a plan to reduce nuisance activities.
4. Enforcement would be progressive, starting with fines and potentially escalating to property closure in extreme cases.

Council members discussed the potential benefits of such a code and requested more data from the Police Department to determine if there is a need for this tool in St. Helens.

Mayor Massey asked about the availability of example ordinances from other municipalities. Wigod confirmed that she had researched multiple examples and could provide them to the Council.

10. Report from City Administrator John Walsh

City Administrator Walsh provided updates on various City matters:

1. Romano Investments: Discussed the potential for moving forward with Romano Investments on the waterfront development project.
2. Hudson Garbage Rate: Suggested reconsidering the Hudson Garbage rate increase request and exploring potential trade-offs.
3. Upcoming Events: Mentioned upcoming events, including the Kiwanis Community Prade and the Waterfront ribbon-cutting ceremony. Council discussed representation at the upcoming ribbon-cutting ceremony and how to handle the mayor's absence due to work obligations.
4. Sandcastle Festival: Noted that the sandcastle festival and water taxi were facing logistical challenges, with the need to address the potential cancellation at a future meeting.
5. Proclamation Discussion: Looked forward to the proclamation supporting local businesses and residents after the extended impact on their lives due to construction.
6. Senior Center discussion: Attended a meeting at the Senior Center to discuss their financial challenges and the potential for City liaison support.
7. Economic Development: Praised the economic development efforts of Paul Vogel's team at Columbia County Economic Team.
8. Server Issues: Mentioned ongoing server issues affecting city operations.

Mayor Massey inquired about the process and transparency of the recent police chief recruitment. Wigod provided an overview of the recruitment process, including the involvement of the Oregon Association of Chiefs of Police in developing interview questions and evaluation criteria. Wigod explained that certain aspects of the process, such as applications and scoring, are generally exempt from public disclosure to protect applicant privacy and encourage participation.

ADJOURN – 5:06 p.m.**EXECUTIVE SESSION**

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

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

ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor

City of St. Helens

CITY COUNCIL

Executive Session Summary

June 18, 2025

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

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

Others: Ashley Wigod, City Attorney with Jordan Ramis PC



At 5:11 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.

Mayor Massey declared a potential conflict of interest when talking about CBAs and negotiations that have to do with police because her husband is a St. Helens Police Officer.

- **Deliberations with persons appointed to carry out Labor Negotiations, under ORS 192.660(2)(d)**
 - Update on negotiations with AFSCME and the St. Helens Police Association.
- **Real Property Transactions, under ORS 192.660(2)(e)**
 - Update on purchase/lease of proposed location of new police station at 1771 Columbia Blvd.
 - Update on potential sale of City-owned property on Old Portland Road between S. 5th and S. 6th Street.
 - Update on status of Project Arcadia at the Industrial Business Park.
 - Update on negotiations with Portland General Electric for parcel on St. Helens Industrial Business Park property.
 - Update on potential sale of City-owned property off Kelly Street.
- **Exempt Records/Confidential Attorney-Client Privileged Memo, under ORS 192.660(2)(f)**
 - Nothing was discussed under this provision.
- **Consult with Legal Counsel & Potential/Pending Litigation, under ORS 192.660(2)(h)**
 - Update on the status of the litigation with Joe Hogue.

The Executive Session was adjourned at 5:41 p.m.



ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor

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



COUNCIL PUBLIC HEARING

Wednesday, June 18, 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
Gloria Butsch, Finance Director

OTHERS

Brady Preheim
Reed Hjort

OPEN PUBLIC HEARING – 6:00 p.m.

TOPIC

1. Fiscal Year 2024-25 Supplemental Budget

Mayor Massey declared an actual conflict of interest due to her husband being a City of St. Helens Police Officer and recused herself from the discussion and vote.

Finance Director Butsch explained that there were two resolutions relating to the Fiscal Year 2025 budget. One was for a supplemental budget requiring a public hearing, and the other was to adjust appropriations between categories.

Director Butsch clarified that the supplemental budget resolution was required because the original budget did not appropriate the Capital Outlay in the Street SDC fund for the downtown infrastructure project. She emphasized that this does not increase spending but properly categorizes the expenditure.

Council President Chilton asked if anyone had questions about the supplemental budget.

Councilor Sundeen inquired about a \$4,000 item related to a COLA (Cost of Living Adjustment) for the City Council. Director Butsch confirmed that this item was not part of the supplemental budget but would be discussed later when adopting the approved budget for Fiscal Year 2026.

Councilor Hubbard expressed curiosity about a \$10 and \$20 per month item. Council President Chilton acknowledged shared confusion on this matter and suggested discussing it later when addressing the budget for the upcoming fiscal year.

Contracted City Attorney Wigod sought clarification, confirming that the supplemental budget applies to the Fiscal Year 2024-25 budget, closing out that year before adopting the next year's budget. She

explained that this public hearing was to address loose ends for the final budget calculations of the 2024-25 Fiscal Year.

PUBLIC COMMENT – None

CLOSE PUBLIC HEARING – 6:04 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor



COUNCIL PUBLIC HEARING

Wednesday, June 18, 2025

DRAFT MINUTES

MEMBERS PRESENT

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

OTHERS PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Gloria Butsch, Finance Director

OTHERS

Brady Preheim
Reed Hjort

OPEN PUBLIC HEARING – 6:15 p.m.

TOPIC

1. Fiscal Year 2025-26 State Revenue Sharing & Budget

Mayor Massey declared an actual conflict of interest due to her husband being a City of St. Helens Police Officer and recused herself from the discussion and vote.

Finance Director Butsch stated that the Budget Committee had approved option number four, which reduced the originally proposed budget by \$3,093,250. The reductions included:

1. No cost-of-living adjustment (COLA) for fiscal year 2026 for all employee groups
2. No implementation of a general service fee
3. A General Fund reserve of 6.2% after adding back the full City Council pay

She also mentioned that the approved budget included an increase in the Business License fee for rentals and an impact fee of \$4.95 to be charged for all City-sanctioned event ticket sales. Director Butsch noted that staff was working on the Universal Fee Schedule and planned to have the resolution ready for the Council in July.

PUBLIC COMMENT

- ◆ Brady Preheim. Provided public comment on the proposed budget. He expressed concerns about the budget's assumptions, particularly regarding the lack of a COLA increase for employees. Preheim argued that the budget could not be approved because it assumed there would be no COLA, while the union had not yet agreed to this. He stated that this was potentially fraudulent and illegal, as the agreement with the union should be in place prior to budget approval. Preheim also referenced a previous year's budget issue involving \$3 million for the Project Arcadia property sale, which did not materialize and created a crisis. He urged the Council to learn from past

mistakes and ensure all agreements are in place before accepting a budget that relies on them. Additionally, Preheim commented on Mayor Massey's conflict of interest. He suggested that St. Helens should adopt policies similar to other cities in the area, such as Scappoose and Rainier, which prohibit City Council members from being employees of the City or having immediate family members employed by the City.

CLOSE PUBLIC HEARING – 6:19 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor



COUNCIL REGULAR SESSION

Wednesday, June 18, 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
Gloria Bishop, Finance Director

Crystal King, Communications Officer
Jose Castilleja, Police Sergeant
Sharon Darroux, Engineering Manager

OTHERS

Brady Preheim	Reed Hjort	L. Riggs	Kanale Tumlinson
Breezy Riggs	Carmel C.	Erin Salisbury	Adam
Randy Sanders	Marci Sanders	Steve LeSollen	T.M.
Antonia Doggett	Tammy Blakely	Jessica Anderson	Arthur Leskowich
Keith Anderson	Nick Hellmich	Justin Boyles	Joe
Willow Bill	Howard Blumenthal	Tammy Maygra	Brittany
Margaret Trenchard-Smith			

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

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. Appreciation of Local Businesses and Residents for their Patience and Support During the St. Helens Streets and Utilities Extension Project

Mayor Massey expressed gratitude to the business owners in the Riverfront District for their resilience and commitment during the recent infrastructure improvements. She acknowledged the disruptions they faced over the past few years, including detours, renovations, and rework. Mayor Massey emphasized that their support helped complete major infrastructure improvements and laid the foundation for a stronger, safer, and more vibrant waterfront for generations to come.

Mayor Massey also read an email from Jason Morris, a business owner who couldn't attend the meeting. In his email, Morris expressed appreciation for the community gathering space and looked forward to future events. He thanked the Council for addressing concerns throughout the project and hoped for continued communication in the future.

Councilor Sundeen thanked the business owners for their support and noted their contribution to making St. Helens a great place to live.

Council President Chilton expressed gratitude for everyone's patience and acknowledged the long duration of the project. She emphasized that the improvements were intended to benefit the businesses.

Councilor Gundersen echoed the sentiments of gratitude and stated that the development would make the area better off.

Councilor Hubbard recognized the challenges of dealing with hundred-year-old infrastructure and thanked the small businesses for their perseverance.

City Administrator Walsh highlighted the excitement of seeing the waterfront project come to fruition after 15-20 years of planning. He noted that St. Helens had successfully implemented the infrastructure improvements, unlike some communities that only plan without developing.

Mayor Massey then read a proclamation expressing appreciation for the local businesses and residents. The proclamation detailed the scope of the project, including modernizing critical infrastructure, expanding and upgrading water, sewer, and stormwater systems, and improving safety and accessibility. It acknowledged the significant impacts on downtown businesses and residents, including street closures, detours, and construction-related challenges. The proclamation commended the extraordinary patience, resilience, and flexibility shown by residents, visitors, and small businesses throughout the project.

After reading the proclamation, Mayor Massey invited everyone to take a group picture in front of the waterfront to commemorate the occasion.

Communications Officer King took a moment to thank the business owners for their kindness throughout the project, even when facing disruptions and challenges.

Break to take a photo.

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

- ◆ Howard Blumenthal. Requested the Council speak louder due to a hum in the back of the room.
- ◆ Nick Hellmich. Announced the third annual South 4th Street barbecue benefiting the Columbia Pacific Food Bank. He invited everyone to attend and bring donations of peanut butter, cereal, or canned meat. Hellmich also expressed concerns about the preamble to public comments, stating that he felt it violated the First Amendment by restricting speech.
- ◆ Erin Salisbury, president of St. Helens Main Street Alliance. Thanked the Council and staff for the proclamation recognizing small businesses downtown. She emphasized that about 25 separate business owners were present at the meeting to show their partnership with the City and their long-term commitment to making business better in St. Helens.
- ◆ Dr. Margaret Trenchard-Smith, President of the Kiwanis Club of St. Helens. Thanked the Council for their help with logistics for the upcoming parade. She mentioned the parade theme "Show us Your Wheels" and announced a partnership with the Columbia Pacific Food Bank to collect donations during the event. Trenchard-Smith also provided an update on the Kiwanis Club's recent activities, including giving thesauruses to third graders, books to kindergartners, helping with various community events, and awarding scholarships to high school seniors.
- ◆ Willow Bill. Congratulated the Council on completing the waterfront project. He shared a story about the Flying Eagle Canoe and its journey to Lake Tahoe. The Flying Eagle will be traveling to Minnesota and returning to St. Helens by the following July 4. He suggested creating a permanent place for the Flying Eagle in the park and designing a mural on the wall below the beer garden.

- ◆ Brady Preheim. He acknowledged the visionary role played by Rick Scholl in pushing for the Riverfront development but also highlighted his concerns regarding the project's financial burden. Preheim criticized the new tourism contractor, suggesting shortcomings in their engagement with community activities compared to their predecessor. He voiced his concerns about a nondisclosure agreement that was made concerning the hiring of a new police chief. He questioned its necessity and secrecy. He also emphasized that the city attorney represents the City and not individual members.
- ◆ Tammy Maygra. Expressed disappointment with the City's response time to public record requests. She also shared concerns about Treadway's involvement in community events. She agreed with Hellmich about restricting speech during public meetings.

ORDINANCES – First Reading

- 2. Ordinance No. 3311:** An Ordinance to Annex and Designate the Zone of Certain Property at 35262 Fir Street

Mayor Massey read Ordinance No. 3311 by title. The final reading will be held at the next meeting.

- 3. Ordinance No. 3312:** An Ordinance to Annex and Designate the Zone of Certain Property at 58909 Firlok Park Street

Mayor Massey read Ordinance No. 3312 by title. The final reading will be held at the next meeting.

- 4. Ordinance No. 3313:** An Ordinance Adding Chapter 12.36 to the St. Helens Municipal Code Establishing a Pavement Cut Moratorium on Newly Constructed or Resurfaced Streets

Mayor Massey read Ordinance No. 3313 by title. The final reading will be held at the next meeting.

RESOLUTIONS

- 5. Resolution No. 2040:** A Resolution of the Common Council of the City of St. Helens Authorizing a Transfer of Appropriations for Fiscal Year 2024-2025

Mayor Massey read Resolution No. 2040 by title.

Mayor Massey declared an actual conflict of interest since her husband is a St. Helens Police officer.

Motion: Motion made by Council President Chilton and seconded by Councilor Sundeen to adopt Resolution No. 2040. **Vote:** Yea: Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen; Abstained: Mayor Massey

- 6. Resolution No. 2041:** A Resolution of the Common Council of the City of St. Helens, Oregon, Adopting and Appropriating Funds for a Supplemental Budget for Fiscal Year 2024-2025

Mayor Massey read Resolution No. 2041 by title.

Mayor Massey declared an actual conflict of interest since her husband is a St. Helens Police officer.

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to adopt Resolution No. 2041.

During discussion, Council President Chilton raised a question about COLA increases for the City Council mentioned in the resolution. Finance Director Butsch explained that the supplemental budget was adjusting for the actual COLA increases for fiscal year 2025, which were different from the initial estimates when the budget was adopted.

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

7. Resolution No. 2042: A Resolution of the City of St. Helens Declaring the City's Election to Receive State Revenues for Fiscal Year 2025-2026

Mayor Massey read Resolution No. 2042 by title.

Mayor Massey declared an actual conflict of interest since her husband is a St. Helens Police officer.

Motion: Motion made by Council President Chilton and seconded by Councilor Gundersen to adopt Resolution No. 2042. **Vote:** Yea: Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen; Abstained: Mayor Massey

8. Resolution No. 2043: A Resolution of the Common Council of the City of St. Helens, Oregon, Adopting Budget, Making Appropriations, and Levying and Certifying Taxes for the Fiscal Year Beginning July 1, 2025

Mayor Massey read Resolution No. 2043 by title.

Mayor Massey declared an actual conflict of interest since her husband is a St. Helens Police officer.

Moton: Motion made by Council President Chilton and seconded by Councilor Sundeen to adopt Resolution No. 2043.

During discussion, Councilor Hubbard raised a question about the increase in business license fees. Finance Director Butsch explained that the fees were changing from a yearly charge to a monthly charge, as approved and recommended by the Budget Committee. Councilor Hubbard expressed concern about the significant increase, noting it appeared to be a 185% increase. Council President Chilton acknowledged the substantial increase but suggested it could be revisited if needed.

Vote: Yea: Council President Chilton, Councilor Gundersen, Councilor Sundeen; Voting Nay: Councilor Hubbard; Abstained: Mayor Massey

9. Resolution No. 2044: A Resolution of the St. Helens City Council, Establishing the City Employee Compensation Schedule for Fiscal Year 2025-2026

Mayor Massey read Resolution No. 2044 by title.

Mayor Massey declared an actual conflict of interest since her husband is a St. Helens Police officer.

Motion: Motion made by Council President Chilton and seconded by Councilor Sundeen to adopt Resolution No. 2044.

During discussion, Councilor Sundeen asked how this resolution related to the ongoing compensation study. City Administrator Walsh explained that regardless of the study's findings, the City had limited resources for the current year.

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

10. PUBLIC COMMENT - Increasing Utility Rates

- ◆ Howard Blumenthal. Expressed concern about the impact of rate increases on those living on Social Security and asked the Council to keep this in mind when making decisions.

Resolution No. 2045: A Resolution to Establish Water, Sewer, Storm Drainage Utility Rates and Charges, and Administrative Rules

Mayor Massey read Resolution No. 2045 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Sundeen to adopt Resolution No. 2045.

During discussion, Council President Chilton asked for a summary of the resolution. Finance Director Butsch explained that the proposed rates were part of the budget approved by the Budget Committee and based on a rate study conducted in 2021. She mentioned that an updated rate study would be presented in the fall.

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

11. PUBLIC COMMENT - Increasing Community Public Safety Fee

- ◆ Howard Blumenthal. Asked for clarification on the amount of the increase. It was confirmed that the increase would be 30 cents, bringing the total fee to \$10.30. Blumenthal expressed relief that the increase was not as high as rumored.
- ◆ Brady Preheim. Stated his opposition to the Public Safety Fee, arguing that it should have been voted on by the public. He expressed concern about the City's financial situation and the potential for future increases in the fee. They cannot afford to build a police station without industry. There are lots of other cost-effective ways to remodel.

Resolution No. 2046: A Resolution Adopting a Community Public Safety Fee

Mayor Massey read Resolution No. 2046 by title. **Motion:** Motion made by Council President Chilton and seconded by Councilor Gundersen to adopt Resolution No. 2046. **Vote:** Yea: Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen; Abstained: Mayor Massey

12. PUBLIC COMMENT - Increasing Garbage & Recycling Rates

- ◆ Brady Preheim. Expressed dissatisfaction with Hudson Garbage, questioning their recycling practices and suggesting that the recycling program might be a "scam." He stated that he had personally observed garbage and recycling being dumped into the same truck and questioned whether any actual recycling was taking place.
- ◆ Kanale Tumlinson, Hudson Garbage, responded to Preheim's concerns. He explained that their trucks have a split body, with 60% for recycling and 40% for garbage. Tumlinson detailed the process of how materials are collected, separated, and processed, emphasizing that all recycling collected in St. Helens and Columbia County goes to a sorting facility in Portland.

Resolution No. 2047: A Resolution Establishing Garbage & Recycling Rates and Superseding Resolution No. 2003

Mayor Massey read Resolution No. 2047 by title. **Motion:** Motion made by Councilor Sundeen and seconded by Councilor Gundersen to adopt Resolution No. 2047.

During discussion, Mayor Massey expressed concern about the 3.5% rate increase, suggesting it was steep for citizens. She proposed challenging Hudson Garbage to offer additional benefits or services to the City in exchange for the increase. Council President Chilton agreed, noting that the Council had never previously questioned or denied rate increases for the company.

City Administrator Walsh offered to meet with Hudson Garbage to discuss options for the City. It was noted that the City is currently in a franchise agreement with Hudson Garbage.

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

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

CONSENT AGENDA FOR ACCEPTANCE

13. Urban Renewal Agency Budget Committee Minutes dated May 16, 2024

14. Budget Committee Minutes dated May 15, 2025
15. Library Board Minutes dated May 12, 2025
16. Parks & Trails Commission Minutes dated May 12, 2025

Motion: Motion made by Councilor Gundersen and seconded by Council President Chilton to approve '13' through '16' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

CONSENT AGENDA FOR APPROVAL

17. City Council Minutes dated June 4, 2025
18. Accounts Payable Bill Lists

Motion: Motion made by Councilor Gundersen and seconded by Councilor Hubbard to approve '17' and '18' above. **Vote:** Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen

WORK SESSION ACTION ITEMS

None

COUNCIL MEMBER REPORTS

Councilor Sundeen reported...

- Expressed excitement about the reopening of the downtown park.
- Shared an interesting history lesson about St. Helens from 100 years ago. In June of 1925, Columbia Street, now known as S. 1st Street, was undergoing significant construction and work. At that time, it was primarily a residential area. Downtown St. Helens was centered around the Strand, with not much activity on Columbia Street.

He highlighted the transformation taking place during that era: old buildings were being torn down to make way for new developments. He specifically pointed out that the construction was making room for a new bank building, which is now known as Beyond the Forest. He mentioned that this building is approaching 100 years old.

He also shared an anecdote about an elderly man witnessing the construction, who remarked that he was present when those buildings were first erected. This man recounted the few structures that once lined Columbia Street, such as the old Masonic building and the Meeker residence. The Meeker residence, being the oldest home in St. Helens, used to be located directly across from the Plaza on S. 1st Street but has since been moved to S. 4th Street, now recognized as the Knighton House.

Councilor Sundeen reflected on how the changes 100 years ago were shaping the city's landscape, and he drew a parallel to the continuous evolution occurring in St. Helens today.

Council President Chilton reported...

- Expressed excitement for the upcoming parade, Community Day in the Park, and the ribbon cutting for the waterfront.
- Highlighted the importance of community events in bringing residents together.
- Gave a "shout out" to Willow Bill for his authentic personality and contribution to the community.

Councilor Gundersen reported...

- Thanked the small business owners for their perseverance through the recent construction and development downtown.
- Acknowledged the challenges faced by businesses during infrastructure projects.
- Praised the resilience and commitment of the business community in St. Helens.

Councilor Hubbard reported...

- Emphasized the importance of small businesses in making the City great and cautioned against overtaxing small businesses, recognizing their role in the local economy.
- Stressed the need for balanced economic growth that considers the challenges faced by small businesses.

MAYOR MASSEY REPORTS

- Thanked City staff for their hard work in preparing for the meetings.
- Reminded everyone about the youth programs available at the Recreation Center.
- Suggested implementing a more forward-looking calendar system for Council meetings to provide advance notice of upcoming agenda items.
- She has been working on a draft ordinance for side-by-sides in the City, which she had passed on to City Administrator Walsh for review.
- Expressed excitement about the upcoming Kiwanis Community Parade, despite the potential for rain.

PROACTIVE ITEMS

OTHER BUSINESS

ADJOURN – 8:13 p.m.

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

ATTEST:

Kathy Payne, City Recorder

Jennifer Massey, Mayor