

City of Rainier
Regular City Council Meeting
July 16, 2018
7:00 PM
Rainier City Hall

Mayor Cole called the meeting to order at 7:01pm

Council Present: Jenna Weaver, Robert duPlessis, Steve Massey, James Bradfield Sloan Nelson,

Council Absent: Mike Kreger

City Staff Present: Debra (Debbie) Dudley, City Administrator/Finance Director/Recorder; Gregg Griffith, Police Chief

City Attorney Present: No

Flag Salute

Additions/Deletions from the Agenda:

Mayor's Address: Mayor Cole reported that the Rainier Days was a complete success and it had a great turn out.

Visitor Comments: Earl Scott, 76658 Heath Rd. Rainier, Oregon and owner of River's Edge Mobile Home Park located at 76467 Barton Rd. Rainier, Oregon. Earl explained that before he owned it, someone approached the City about hooking up to the City sewer and that there is supposedly a letter floating around giving permission to hookup, but the City has not been able to find it and neither has the DEQ and that there is probably an engineer out there that will pop up with it at the last minute. Earl went on to explain if the City did give them permission to connect, then he cannot build a septic system down there as the DEQ said if he can connect to City sewer then that is the first option that they want him to go with. Earl stated the trailer park is meant for twenty trailers and that there are thirteen active spaces in it currently as the others are non-functioning. Earl stated it is a low income park and most of his renters are on a fixed income and he doesn't want to raise their rates, but he needs to do something about the septic and that there is a one-time expansion rule of forty percent that he may be able to fall upon. Earl stated the DEQ told him to approach the City explaining that it would just only be influent going to the City sewer, no solids or sludge. Debbie asked where the solids would be going and Earl stated into septic tanks and that he would be responsible for the system. Earl stated that before he moves forward, he needs a yes or no and

a cost. Debbie asked how many sites and if they are single or multi-family and Earl stated all are single family and up to between twenty and twenty eight. Earl stated he would put in a pump station and all the septic tanks would drain into it and then the liquids would be pumped to the City sewer line. Nelson mentioned he thought the existing line that Earl would be pumping into was a forced line with three businesses going into it, Earl stated he did not think so but said he would look into it. Mayor Cole said he is not opposed to it, just that there is some more questions that need addressed. Mayor Cole mentioned annexation as a possibility. Nelson explained that because of the costs the Rainier City residents incur, it is not fair to let land owners outside of the city limits to connect as they do not pay taxes on the GO Bond like the City residents pay. Nelson asked for a proposal and Earl stated he couldn't provide one if he doesn't know what the City would require of him or what the costs would be. Mayor Cole asked duPlessis if he could meet with Earl at his property to see what he is talking about, duPlessis stated he would.

Consider Approval of the Consent Agenda:

Consider Approval the, 2018 Budget Meeting Minutes-Massey moved, Nelson 2nd to approve June 18, 2018 Budget Meeting Minutes and Financials as presented-**motion passed unanimously**

Unfinished Business:

a. Affordable/Senior Housing- none

b. 'A' Street Update- none

c. 'A' Street Plaza Update- it is moving along and looking great Mayor Cole noted. Nelson complimented the contractors that they spent extra time to get the parking lot open for Rainier Days and they did not have to do that and they have been really good to work with. duPlessis asked if there was going to be any landscaping between the marina covered area and where you walk down to the docks, Debbie stated that area was to be cleaned up nicer but no landscaping was planned.

New Business:

a. Consider Approval of the ODOT IGA – Debbie stated this is the Cooperative Agreement and that she has concerns that the State has oversight and that they administer the City's project but it doesn't identify how much input the

City has and that they also talk about Connect Oregon and that Connect Oregon was assigned to the Railroad and that the City has no responsibility with that grant and that language needs to be corrected. Debbie also mentioned they reference a cooperative agreement that the City has not signed yet and also an IGA that has not been signed and it is still being worked on. Debbie stated they still have concern with the houses down there and how they access the street and that Jay has asked for resolutions going back a hundred years and the City has provided them. Debbie stated the other issue is that it identifies the project as \$9 million dollars and it identifies the City has Federal Funding of \$672,000 but it fails to identify any other sources of funding and states the agency, which is the City, is responsible for the costs and that the City needs to know exactly what our financial responsibility is. Mayor Cole noted he feels the City's costs is the Plaza, as they kept telling us in order to make it work, we needed to address the parking down there. Debbie explained they state in the agreement that if something comes in that is not consistent with the Federal Highway Administration Funding then it won't get paid for by them and the City will have to pay for it. Debbie suggests the City gets some type of assurance that if they are the ones administering the contract, then they are responsible if they allow something to happen that is not covered and then they are on the hook for it. Debbie noted they need to identify the guaranteed agency funding dollar amount that the agency is required to guarantee is available as funding for the agencies share of the project and that the term is for ten years and questions why that long as we are only providing the sewer part of this project. Debbie stated she is not asking approval but that if the Council by consensus, will give her direction to go back to ODOT and say these are the things we would like added or changed in the agreement. Mayor Cole said go ahead as you know what Councils wants.

b. Consider Approval of the Police Bargaining Agreement- Debbie stated negotiations went very well and the police were very cooperative and easy to work with. Debbie noted that based on what the attorney has seen out in the industry that this agreement is very fair to the bargaining unit and the City. Nelson moved, Weaver 2nd to approve Police Bargaining Agreement as presented. Discussion: Bradfield asked Debbie if there were any significant changes plus or minus, Debbie stated no. Mayor Cole asked how many years the agreement is for and Debbie stated three years. Bradfield asked for the cost overlay, Debbie stated the CPI is 2.5, 2.75, and 3 percent and that it is consistent with industry standards. Debbie noted a small percentage was added for longevity as it costs a lot of money to train people and we want to keep the officers that we have. Debbie stated it is the same longevity our public

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works has. Nelson asked if they still had the physical fitness pay and Debbie stated yes-**motion passed unanimously**

Staff Reports: Chief Griffith stated the Rainier Days in the Park and the STP went very well without any major incidents. Chief noted they are still working on getting ready for National Night Out.

Council Reports: Nelson stated he reached out to the landscaping company that is doing the Plaza, to see about putting two trees in the front of Grocery Outlet and Dollar General along with a couple others that died in the sewer treatment plant and is waiting to hear back.

City Calendar/Announcements:

Regular City Council Meeting August 6th, 2018 at 7pm
League of Oregon City's Conference at the end of September

Executive Session ORS 192.660(2)(h) to consult with counsel concerning legal rights and duties of a public body with regard to current litigation or litigation likely to be filed

Mayor Cole adjourned Regular meeting City Council Meeting at 8:15pm

Mayor Cole

Debra Dudley, City Administrator /Finance
Director/Recorder