

City of Rainier
Regular City Council Meeting
March 19, 2018
7:00 PM
Rainier City Hall

Mayor Cole called the meeting to order at 7:04pm

Council Present: Mike Kreger, Steve Massey, Robert duPlessis, James Bradfield, Sloan Nelson

Council Absent: Jenna Weaver

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: Addition of Request for Sidewalk Variance by Dollar General, Addition of Amendment to Ordinance 1073 Correcting the Legal Description for Annexation of Property owned by Elk Mountain Property Solutions. Kreger moved, Massey 2nd to approve additions to the agenda-**motion passed unanimously**

Mayor's Address: Mayor Cole took a moment to reflect on fallen service personnel in Iraq and Afghanistan and a moment of silence was observed. Mayor Cole gave the floor to Andrew Demko from Rainier High School to introduce and honor the National Social Studies Honor Society students, the History Club Student of the Year, the History Club Officer of the Year, and two adults that have supported the History Club; Mayor Cole and Judi Brackin

Consider Approval of the Consent Agenda:

Consider Approval of the February 5th, Regular Meeting Minutes. Kreger moved, Massey 2nd to approve the February 5th Regular Meeting Minutes and Financials as presented- **motion passed unanimously with Nelson abstaining**

Unfinished Business:

a. Affordable / Senior Housing- Debbie stated she has been in contact with the architect and developer, the project is moving forward and they are looking at some time next spring potentially to start construction if everything go according to plan.

b. 'A' Street Update- Debbie noted that we ran into a small problem with regard to CenturyLink undergrounding their utilities; it appears that the requirements from the railroad was more than they could accomplish and a meeting with the partners is being setup, as this was to be included in the scope of the project.

c. 'A' Street Plaza Update- Mayor Cole noted the bids were going to be opened tomorrow at 2pm.

New Business:

a. Lewis Road Discussion: Mayor Cole noted Paul Rice called him stating that some of the folks from Lewis Rd. wanted to come in and talk about their road and it is one of the last gravel roads in the City. Mayor Cole noted this is a road that is definitely on our list, it is just budgeting it in and that in the past we have always tried to piggy back with the County as one year they pave and one year they chip seal and the proposal for Lewis Rd. has always been to chip seal it. Diane Bowmen-Abbott voiced her concerns that her property taxes were high and she shouldn't be driving on a pot hole filled gravel road, she has a lot of car maintenance expenses because of the condition of Lewis Rd. and that in the fourteen years she has lived there, they may have graded the whole road one time and they stopped at the foot of her driveway, in which she stated she was told that is where the City boundary ends and the County starts. John Lewis noted that there is no gravel on the road and that the pot holes are not getting filled. Lewis stated he pays high taxes also. Nelson noted that Lewis Rd. is one of the struggles for the City as it was just punched in without a real design and more and more residents have moved onto that road and it is not going to be a small task to upgrade the road. Nelson stated the City will at least get up there and grade and rock it soon. Paul Rice noted they did a survey on it and it was deemed and confirmed by Bobbi Jo that it belongs to the City. Rice voiced his concerns regarding the deteriorated road and the maintenance problem of the ditches and how it is damaging the road. Debbie questioned the fact that they had not found a base and Rice agreed; they have not found large base rock. Nelson agreed it will be a big project. Rice noted it had been graded flat instead of creating a crown which has led to the creation of more potholes. Nelson

asked how many houses are on that road and Rice replied ten. Nelson stated we would have the road looked, figure out the ownership and we will get public works up there to fill the holes and put some gravel down. Rice noted that digging out the ditches, grading it and putting down bigger rock is probably what needs to be done. Diane mentioned that Comcast made a mess at the end of her driveway Debbie stated she would have Comcast take care of it.

b. Request for Sidewalk Variance by Dollar General- Mayor Cole introduced Jose Limon the Superintendent for Corstone Contractors who is the contractor of the Dollar General and Grocery Outlet and explained that they need a sidewalk variance for the Dollar General project and that he met with Jose today and invited him to our meeting and that what he is requesting a zero curb from the entrance on 2nd street down to the power transformer to allow delivery trucks to be able to pull in to the loading dock area. Jose explained they are proposing a zero curb so the trucks can pull in and maneuver easily and with no safety hazard. Jose noted the power transformer is in the way and this would help the trucks pull in. Nelson stated his concern that is with this new construction and the construction of the transit center, we will be encouraging foot traffic to that location and if we do not provide a safe sidewalk and we allow trucks drive in and out of there, it is like a loading dock and the two potentially busiest foot traffic areas are the post office and potentially the transit mall and we need to have a safe passage. Mayor Cole noted you still have a sidewalk, it just not as steep and that Dollar General is going to use that as their loading area regardless and the trucks are going to pop that curb anyway so what this does it reduces damages and makes it safer. Mayor Cole also noted that there was a previous loading dock there for J&R Sales and he believes people will figure it out and it should not be a problem. Mayor Cole noted they haven't asked for anything and they have been easy to work with regarding moving the tree and the street light near the Hwy. 30 entrance. Nelson asked what City Planner Don Mathison said about it, Debbie noted that Don stated it was a public works decision and Mayor stated that Thomas Merrell had denied it because it did not meet code and asked that Mayor Cole look at it as he technically is not working for the City until April and didn't want to put any more time into it and they need to know ASAP. Kreger stated the problems with a curb would be damage to the curb; another is the safety issue regarding the truck hitting the curb and also when you are popping a curb you are not watching out for pedestrians or traffic and that a zero curb is so much easier and safer. Jose answered questions and noted the sidewalk will be put back behind the stores. Kreger moved to allow a variance for the zero curb for the Dollar General, Massey 2nd to approve the Dollar General variance for the Zero Curb up to the vault- Mayor Cole asked them that they consider not

doing any more than needed and use the less is more theory when doing the work-**motion passed unanimously**

c. Amendment to Ordinance 1073 Correcting Legal Description for Annexation of Property Owned by Elk Mountain Property Solutions, Inc.

Debbie stated that this is correcting the Ordinance that we did last September and that the City has been waiting for the applicant to provide the completed legal description (owner previously provided a legal description that contained an already annexed portion) Nelson moved, Kreger 2nd to approve to amend Ordinance 1073 as presented-**motion passed unanimously**

d. Consider Approval of COG Agreement- Debbie stated this is the agreement for Don Mathisons services and that we bumped it from \$5,000 to \$10,000 due to all the building that is occurring in the City. Nelson asked for a report on what really is happening regarding how many houses have been built. Kreger moved, Massey 2nd to approve COG Agreement as presented-**motion passed unanimously.**

e. Consider Approval of Plaza Bond Resolution #18-03-02. Massey moved, Kreger 2nd to approve Resolution #18-03-02 as presented. **motion passed unanimously with Nelson abstaining due to direct conflict of interest**

f. Consider Approval of Plaza Promissory Note. Massey moved, Kreger 2nd to approve Plaza Promissory Note as presented- **motion passed unanimously with Nelson abstaining due to direct conflict of interest**

g. Consider Approval of IFA Loan Agreement. Massey moved, Kreger 2nd to approve IFA Loan Agreement as presented. duPlessis asked how the amount was figured and Debbie stated from the engineers estimate-.-**motion passed unanimously with Nelson abstaining due to direct conflict of interest**

Staff Reports: Chief Griffith stated he received a letter from ODOT about the City's flashing radar speed sign and they do not want the sign to flash. Debbie asked if they cannot flash unless you are going too fast and Chief Griffith stated they do not want them flashing at all. Chief stated they will reprogram it.

Council Reports: Nelson stated he talked to the CPUD about bringing in power to the obelisk and they provided a cost for the unmetered service. Nelson talked

City of Rainier
Regular City Council Meeting
March 19, 2018
Pg. 5 of 5

to Bill Vilardi about getting lights to shine onto the Welcome to Rainier sign and obelisk. Nelson noted the PUD cost is about \$1700. plus Vilardi's costs.

City Calendar/Announcements:

2018 Legislative Session Town Hall Meetings with Senator Betsy Johnson and Representative Brad Witt is March 24, 2018 at City Hall at 10:30am

City Wide Cleanup Day is April 14, 2018 9am-noon

Regular City Council Meeting is April 2nd, 2018 at 7pm

Mayor Cole adjourned Regular meeting City Council Meeting at 8:16pm

Mayor Cole

Debra Dudley, City Administrator /Finance
Director/Recorder

I certify this is a true and accurate draft copy of the minutes. The minutes will be approved at the April 2, 2018 meeting.

Debra Dudley, City Administrator /Finance Director/Recorder