

**City of Rainier  
Regular City Council Meeting  
November 13, 2018  
7:00 PM  
Rainier City Hall**

Mayor Cole called the meeting to order 7:00pm

**Council Present:** Jenna Weaver, Steve Massey, Robert duPlessis,

**Council Absent:** James Bradfield, Sloan Nelson, Mike Kreger

**City Staff Present:** Debra (Debbie) Dudley, City Administrator/Finance Director/Recorder; Sue Lawrence, Public Works Director

**City Attorney Present:** No

**Flag Salute**

**Additions/Deletions from the Agenda:** Mayor Cole asked to add Pat Lockhart from Columbia Crossing to the agenda and also adding Robert duPlessis as a check signer to the agenda. duPlessis moved and Weaver 2<sup>nd</sup> to the agenda additions

**Mayor's Address:**

**Visitor Comments:** Rainier citizen Michael Lynch complimented the City for the installation of the crosswalk by Chevron.

**Consider Approval of the Consent Agenda:**

**Consider Approval the September 10, 2018 Regular Meeting Minutes & Financials-** Massey moved, Weaver 2<sup>nd</sup> to approve October 15, 2018 Regular Meeting Minutes as presented-**motion passed unanimously**

**Unfinished Business:**

a. **Affordable/Senior Housing-** none

**b. 'A' Street Update-** none

**c. 'A' Street Plaza Update-** Lawrence stated they did the final work through about a week ago and there was few little things they were finishing up and that we are getting ready to issue a letter of completion. Lawrence noted there is still some work being done on the landscaping and that will be entail them replacing some of the grasses that have died and that they will be back on March 15, 2019 to come back and revisit and review all the vegetation and make sure it is thriving. duPlessis asked if the irrigation problems were resolved and Lawrence stated yes, it is working.

**New Business:**

**a. Consider Approval of Columbia Crossing Memorandum of Understanding**

Mayor Cole noted he would like to move Columbia Crossing item first as Pat Lockhart came down tonight and that he has been working with Pat to get this project moving and that he has some possible new investors that are really excited to get in there and start doing something. Mayor Cole noted that one of the problems that came up with the new investors and Lockart is Rockcrest Rd. Mayor Cole stated he wanted to share his feeling on the road development and that he has a hard time making the developer improve the roads and feels that is more of a public thing than a developer thing and recommended creating a local improvement district or maybe look at what we are taking in in taxes and possibly use like a third of that to improve the area. Mayor Cole noted that they are not asking for any tax abatements and there is no enterprise zone, he noted they just want to build, have people working and start paying taxes. Mayor Cole stated that Lockhart brought him a Memorandum of Understanding asking the City for assistance as they rather put the money into the project and not into the road improvements. Mayor Cole noted there is a lot of other business' down there that use that road and we are asking one project to pay for the whole thing and the he (Mayor) has a problem with that. Mayor Cole read the memorandum: "Purpose: This memorandum is for a mutal understanding of the development of Rockcrest Road as it relates to the Columbia Crossing development. The City of Rainier agrees to perform all road improvements from Rockcrest Road down to the end of the Columbia Crossing property line. Mayor Cole stated the rest of it is basically says when the City has to start and it does give him the rights to sell the project with this agreement and that it becomes part of the title. Mayor Cole noted that he would like to amend it to read "the City of Rainier agrees to exclude all road improvements from Rockcrest Rd. down to the end of the Columbia Crossing property as part of the planning process" Mayor Cole explained that they would move on with their planning and not include the road improvements as part of

it. Mayor Cole noted that this is how it was for Grocery Outlet, Dollar General and CC Rider; they were only responsible for the sidewalk back. Mayor Cole noted that he is not saying the road doesn't get developed, just that everyone needs to help with it. Mayor Cole explained that the roadways on the development would need to be completed but that Rockcrest is used by several others and it is a public road. Dudley noted that at some point the City may be able to partner with the County as it is a County road. Mayor Cole stated that his idea is to get a developer in there to do the project and that we will do the road when the time is right for the City.

Lockhart stated he feels what Mayor Cole is saying satisfies a large part but wanted to comment that the money is in escrow and that they have the money reserved for infrastructure and to complete phase 1. Lockhart stated that there is \$190,000 just in permit fees for phase 1 that you will get and stated that the whole project has over \$450,000 in permit fees. Dudley stated the fees all go to the County. Lockhart continued to state they were going to ask for abatement for some of those fees because they usually do get that but they are not going to ask this time. Lockhart stated he knows the road is an issue and that money is an issue and that he came up with an Economic Impact Study (passed it out) and it showed the possible tax revenues for the City.

Weaver moved to approve a memorandum of understanding having Dudley amend it to read that the City of Rainier agrees to exclude road improvements of Rockcrest Rd. as part of the planning process for the Columbia Crossing LLC Project, duPlessis 2<sup>nd</sup> to approve – **motion passed unanimously** Mayor Cole asked Lockhart for a copy of the road bid and Lockhart stated he would get it to him.

**b. Consider Reappointment of Planning Commission Members**

**motion passed unanimously-** Dudley explained Paul Langner and Erin O'Connell's terms had expired and they both would like to be re-appointed. Massey motioned to approve the Reappointment of Erin O'Connell and Paul Langner to the Planning Commission, Weaver 2<sup>nd</sup> the motion as presented- **motion passed unanimously**

**c. Consider Ratification of Election Results - CANCELLED**

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**d. Consider Approval of CBR Forestry Annual Contract-** Massey moved to Approve CBR Forestry Annual Contract, Weaver 2<sup>nd</sup> to approve motion as presented-**motion passed unanimously**

**e. Consider Approval of Check Signer-** Dudley stated currently we have Steve Massey, Gregg Griffith, Jerry Cole and Sloan Nelson as check signers and in addition to those four, Dudley recommended adding one additional signer being Robert duPlessis and asked a motion for those five signers to be check signers for the City of Rainier. Massey moved to approve the five check signers Dudley requested, Weaver 2<sup>nd</sup> to approve motion as presented-**motion passed unanimously**

**f. Consider Rainier Diking District Request-** CANCELLED

**Staff Reports:** Lawrence noted she appreciated Council hiring her and she wanted to let them know that Public Works is starting to get caught up on some things that have been on the back burner and feel free to contact her if they need anything done. Lawrence noted the two new hires have passed their probationary periods. Lawrence stated she has been in contact and looking at some short term and long term plans. Mayor Cole noted he met the new DRC and Lawrence mentioned the City has an inspection Friday from the Health Department for the three year inspection.

**Council Reports:** none

**City Calendar/Announcements:**

December 8<sup>th</sup> is Donut Sales at City Hall as a Fundraiser for HOPE

City/County Dinner Hosted by City of Rainier is November 27<sup>th</sup> at 6pm at the Senior Center

December 2<sup>nd</sup> Tree Lighting at City Hall 5pm

December 31<sup>st</sup> is the Columbia City's Mayor Retirement event  
At Columbia City Community Hall at 2:00PM

Next Regular City Council Meeting will be December 3, 2018

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**Executive Session: ORS 192.610-192.690 (2) (a) To consider employment of a public officer, employee, staff member or individual agent, (2) (d) To conduct deliberations with persons designated by the governing body to carry on labor negotiations.**

Weaver motioned to ratify the employment agreement for the Public Works Director Sue Lawrence, Massey 2<sup>nd</sup> to approve to ratify the Public Works Employment Agreement-**motion passed unanimously**

Mayor Cole adjourned Regular meeting City Council Meeting at 8:23pm

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Mayor Cole

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Debra Dudley, City Administrator /Finance  
Director/Recorder