

**City of Rainier  
Regular City Council Meeting  
December 6, 2021  
6 p.m.  
Rainier City Hall**

Mayor Jerry Cole called the Regular Council Meeting to order at 6:04 p.m.

**Council Present:** Connie Budge, Scott Cooper, Robert duPlessis, and Mike Kreger

**Council Absent:** Jeremy Howell, Levi Richardson and Jenna Weaver

**City Attorney Present:** No

**City Staff Present:** Sarah Blodgett, City Recorder; Gregg Griffith, Police Chief; W. Scott Jorgensen, City Administrator; Sue Lawrence, Public Works Director

**Flag Salute**

**Additions/Deletions from the Agenda:** Public Works Director Sue Lawrence said she wanted to add the payment for paving project at city hall and the new C Street speed humps to the agenda as one item and a bid for improvements to the public works shop as another. Council President Mike Kreger moved to add those items to the agenda. That motion was seconded by Councilor Scott Cooper and adopted unanimously. Lawrence said she had a bid for work to address the First Street land slippage. Kreger moved to add that item to the agenda. That motion was seconded by Cooper and adopted unanimously.

**Mayor's Address:** Cole said the Christmas tree lighting event went well and the turnout was good. He thanked the event's sponsors, including the Masonic Lodge, and praised the Kregers for their efforts in putting it together.

**Visitor Comments:** Shawn Clark introduced himself in his new role as executive director for the Port of Columbia County and new staff member Amy Bynum. Clark said the port would eventually like to have a presence in Rainier.

**Consider Approval of the Consent Agenda:**

Consider Approval of the November 1, 2021 Regular Council Meeting Minutes-Kreger moved to approve the consent agenda. That motion was seconded by Councilor Connie Budge and adopted unanimously.

## **New Business**

- a. Col-Pac Presentation—Ayreann Colombo described the organization as a federal economic development district that covers Clatsop, Columbia, Tillamook and western Washington counties. It was established in 1994 and works with federal agencies to bring funds to the region for infrastructure. Col-Pac facilitates collaboration and its board has representatives from counties and cities, including Rainier City Administrator W. Scott Jorgensen. Current efforts include establishing regional broadband services, a business startup loan program and a housing study. Jorgensen said the city may be working with the Department of Land Conservation and Development (DLCD) to adjust its Urban Growth Boundary (UGB) and that the housing study would help. He asked what the timeline was for its completion. Colombo said she expected it to be done by the middle of 2022.
- b. Timber Sale Update—City Forester Patrick McCoy said the sale is almost completed, with cleanup taking place this week. Rain caused challenges and the city may want to do its logging in the summer next time. The timber was sold to Interfor in Molalla. He can have more information for council at its next meeting about the amount of revenue generated by the sale.
- c. RFP for Certified Public Accountant Professional Services—Jorgensen said he put the RFP together and ran it by Office Manager Sarah Blodgett, Finance Clerk Elisha Shulda and a CPA firm in Longview that used to do work for the city. Budge moved to approve the RFP. That motion was seconded by Councilor Scott Cooper and adopted unanimously.
- d. Update on 313 W 7<sup>th</sup> Street—Jorgensen referred the council to the correspondence he had with City Attorney Steve Petersen that was included in the meeting packet. The mortgage company received a General Judgement of Foreclosure on the property in September. They filed a Writ of Execution on the Foreclosure that was signed October 22. The property is in the hands of the Columbia County Sheriff's Office to hold a sale. Petersen had corresponded with the attorney representing the mortgage company and gave them until November 29 to abate the nuisance. No action was taken. Petersen subsequently advised Jorgensen that the city can move forward with the process of declaring the property a nuisance. Public works has indicated that they can do the work in-house instead of contracting it out. The City will incur costs for equipment rental, but those can be recovered by placing a lien on the property. Cooper moved to direct the city administrator to schedule a public hearing to declare the property a nuisance. That motion was seconded by Kreger and adopted unanimously.
- e. Process for Vacating City Rights-of-Way—Jorgensen said he spoke with Petersen about the process and obtained the memo that was included in the council packet. This issue has come up a few times and he would like to clean it up early next year. Council had gone through this same process a few years back. There were some streets it decided not to

vacate that may be worth taking another look at. Blodgett said she had that information. Staff can come up with a preliminary list of rights-of-way to vacate and bring that back to council at the next meeting. Council agreed by consensus.

- f. Paving Projects—Lawrence requested council approval to pay for the recent paving projects at city hall, the D Street Loop and the speed humps on C Street. Kreger moved to approve the request. That motion was seconded by Councilor Robert duPlessis. Cole said he wants to monitor the feedback the city receives on the speed bumps to see if they need to be adjusted. He feels they may be too steep. Lawrence said she could look into widening them and putting up signage. The motion was adopted unanimously.
- g. Public Works Shop—Cole said the council has been talking about this issue for a long time. The proposed improvements would help the City secure its assets. Lawrence said the bid she received would include enclosing the structure and adding a concrete floor for half of it. The current shop is in poor condition. She wants to move assets out of the old shop and secure them. The bid is for around \$40,000. Those costs could be covered between the water, sewer and street funds. Budge move to approve the funding request That motion was seconded by Kreger and adopted unanimously.
- h. First Street Land Slippage Repairs—Lawrence said the area where the old culvert was located has been excavated. She spoke with the city engineer about how to deal with the erosion and prevent future slippage and a plan was put together. It will cost \$241,000 but will take care of the issue. Around \$81,000 of the cost can be covered through the sewer fund and the rest could come from the street fund. The original bid was for \$123,000 for a temporary fix. Cole asked about the street fund. Lawrence said there were resources available in that fund. Cooper moved to table the matter to the next meeting. That motion was seconded by Kreger. Cole said the bid is only good for 30 days and may go up after then. Lawrence said the area is a big, open ditch right now. Cooper withdrew his motion. Cole said he was fine with using street funds to cover a portion of the cost. The area will have to be stabilized before it's ever used as a street again. It can be restored as a street in the future once the City has the money to do so. Budge moved to approve the expenditure, with \$81,000 coming out of the sewer fund and the remainder from the street fund. That motion was seconded by Kreger and adopted unanimously.

### **Unfinished Business**

- a. D Street Loop Update—Lawrence said the project has been completed and came in at \$22,000 under bid.
- b. Riverfront Trail Update
- c. Fox Creek Update—Jorgensen said he signed the grant agreement with the Department of Administrative Services (DAS) for the feasibility study. DAS has also signed it and the City should be receiving those funds soon.

- d. Senior and Multigenerational Housing
- e. Moorage Agreement Update—Jorgensen said he made the changes that were suggested at the last meeting and added stronger language prohibiting camping on boats. Cooper moved to approve the agreement. That motion was seconded by Kreger and adopted unanimously.

**Staff Report**—Police Chief Gregg Griffith said his department will be selling donuts as a fundraiser for HOPE December 18. Lawrence said she received information from the insurance company about the water plant fire. The total repairs should come to around \$358,000. Around six totes of the records that were stored at the plant were recovered. The water meter replacement is complete and should pay for itself in two years. It also takes much less staff time to read the meters now. Jorgensen said he and Blodgett attended a Columbia County Board of Commissioners meeting to update that body about planning issues and to discuss having an IGA in place for building and planning code enforcement. The city’s planning commission is going to be working on some issues that could affect the county, including annexation policies and a possible adjustment to the UGB. He met with the union representative about upcoming negotiations, McCoy about the timber sale and Petersen about the right-of-way issue. Along with Cooper, he met with a representative of the Department of State Lands about an IGA that would allow the city to enforce code on land owned by that agency along the riverfront trail. He met with Cooper to develop the code enforcement survey that went out in the utility bills and plans to present the results at the January council meeting. Jorgensen worked with the county assessor’s office to create a map of the city’s UGB with a topographical overlay and presented it to an official with the DLC. He and Lawrence met with representatives of the Rainier Drainage Improvement Company on an agreement they’re working on with the city. Jorgensen put together the RFP for the CPA services and submitted the grant agreement to DAS for the Fox Creek feasibility study.

**Council Reports**—duPlessis said the local scout troop raised 1200 pounds of food for HOPE in city limits during a recent canned food drive.

**City Calendar/Announcements**—Cole said the next council meeting will be January 10.

Cole adjourned the regular council meeting at 7:39 p.m.

**Executive Session**—*The Rainier City Council will hold an executive session under ORS 192.660 (2)(i) to review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.*

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Mayor Jerry Cole

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W. Scott Jorgensen, City Administrator