

**City of Rainier
Regular City Council Meeting
May 2, 2022
6 p.m.
Rainier City Hall**

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

Council Present: Connie Budge, Scott Cooper, Robert duPlessis, Jeremy Howell Mike Kreger, Levi Richardson and Denise Watson

Council Absent:

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

**OPEN PUBLIC HEARING REGARDING ORDINANCE 1082-ACCEPT
PUBLIC COMMENT-CLOSE PUBLIC HEARING**

Mayor Jerry Cole opened the public hearing at 6:01 p.m. No comments were received. The hearing was closed at 6:02 p.m.

**OPEN PUBLIC HEARING REGARDING ORDINANCE 1083-ACCEPT
PUBLIC COMMENT-CLOSE PUBLIC HEARING**

Cole opened the public hearing at 6:02 p.m. No comments were received. The hearing was closed at 6:02 p.m.

**OPEN PUBLIC HEARING REGARDING ORDINANCE 1084-ACCEPT
PUBLIC COMMENT-CLOSE PUBLIC HEARING**

Cole opened the public hearing at 6:03 p.m. No comments were received. The hearing was closed at 6:04 p.m.

**OPEN PUBLIC HEARING REGARDING WATERFRONT MIXED USE TEXT
AMENDMENT-CLOSE PUBLIC HEARING**

Cole opened the public hearing at 6:04 p.m. No comments were received. The hearing was closed at 6:04 p.m.

Additions/Deletions from the Agenda: None

Mayor's Address:

Visitor Comments: There were no visitor comments at this time.

Consider Approval of the Consent Agenda

Consider Approval of the April 4, 2022 Regular Council Meeting Minutes— Council President Mike Kreger moved to approve the consent agenda. That motion was seconded by Councilor Scott Cooper and adopted unanimously.

New Business

- a. Presentation by Paige Diaz, Teen Specialist Supervisor for CASA for Children—Diaz said that CASA volunteers advocate for children in foster care cases. The organization has three staff members and 53 advocates in the county for the 120 children who are in such care. The program’s volunteers are vetted. CASA is almost able to meet all of the needs in the county but is always seeking more volunteers.
- b. IGA with Rainier School District #13 Providing the Contracted Service to Manage the City Library—Superintendent Joseph Hattrick said it’s been a great partnership, and the library and its services have been improved. The IGA is set to expire June 30. Librarian Colette Nordstrom is scheduled to retire at the end of May, and he thanked her for her efforts. The district is willing to continue to work with City Administrator W. Scott Jorgensen to keep the costs of library services in line with where they currently are. The district will be posting, recruiting, hiring and training for Nordstrom’s replacement. Jorgensen said he and Hattrick have been talking about the IGA. They wanted to get direction from council on some of its provisions. Would council like to include language about evening hours? Cole said he wants to see some evening hours, maybe twice a week, like Mondays when council meetings are held. He likes having Saturday hours, but it doesn’t have to be every Saturday. Council President Mike Kreger agreed. Cooper said the library needs to be open outside of normal business hours. Councilor Connie Budge said Nordstrom has done a good job and made the library a delightful place to go. She asked if the librarian position was under a union contract, which personnel policies and procedures are followed for it and what the grievance procedures are. The issue of supervision should be addressed in the IGA. If there’s a complaint, who does that go to? What is the role of the library board? She appreciates the IGA and feels it’s a valuable asset to the community. Hattrick said the IGA can clarify those issues. He is currently the librarian’s direct supervisor but that is going to be changed. The librarian position is currently under the union contract. Jorgensen said the library board will meet the following Saturday and one of the agenda items is selecting a member to represent that body on the interview panel for the new librarian. He and City Recorder Sarah Blodgett will represent the city on that panel. Hattrick said he will be posting the librarian position on the district’s website this week.
- c. Day Wireless Communication Site Land Lease—Kimberly Boswell said the company has had its lease with the city for over 30 years. It’s for a radio tower located on one acre on Rainier Hill. The company pays annual rent for it and is seeking a reduction. The rent was \$1,000 per year in 1992 and has gone to up to \$11,000 per year. That is more than the revenue that the company has received from the tower’s use. The

ask is for the profit sharing to be increased from 27 and a half to 35 percent. It would amount to around \$565 per month. Cole said the tower business has changed and there aren't as many customers now. Profit sharing is the best option. If the company gets more customers, the city receives more revenue. Cooper agreed. Boswell said the lease amounts are subject to four percent annual increases and the city would receive 35 percent of that. There was discussion about a termination clause. Budge moved to approve the proposed changes, with a \$500 per month minimum of rent to be received by the city. That motion was seconded by Kreger and adopted unanimously.

- d. Consider Approval of Budget Calendar—Kreger moved to approve the budget calendar. That motion was seconded by Cooper and adopted unanimously.
- e. Resolution 22-05-01—Adopting City Procurement Policy and Repealing Resolution No. 19-12-09—Jorgensen explained that the city's current procurement policy has a lower limit than that set by the state. Under the city's standard, three bids must be received for projects \$5,000 or over. The state standard is \$10,000. This resolution would bring the city in line with state standard. The lower limit means that much administrative staff time is spent seeking multiple bids and also causes projects to be delayed. Cooper moved to approve the resolution. That motion was seconded by Kreger and adopted unanimously.
- f. First Reading of Ordinance 1087—Establishing Rules and Regulations for Recreational Vehicles

Unfinished Business

- a. Riverfront Trail Update—Lawrence said it was the wettest April on record, which delayed work on the project. But the contractors should be on site the following day pouring concrete for the footing. Paving work on the pathway is scheduled for the week of May 23.
- b. Fox Creek Update
- c. Senior and Multigenerational Housing—It was agreed by consensus that a committee would be formed after the budget process is completed.
- d. Parks Committee Master Plan Recommendation—Lawrence said the \$35,000 for the master plan could be funded through the park improvements and plan line item. Cole asked if it would be enough to cover the total amount. Lawrence said part of it would come out of the current fiscal year budget and the remainder would be in the next one. Budge moved to approve the committee's recommendation that the plan be conducted. That motion was seconded by Kreger and adopted unanimously.
- e. Second Reading of Ordinance 1086—Adopting the Codification of the Rainier Municipal Code Enforcement Procedures—Kreger moved to adopt the ordinance. That motion was seconded by Cooper and adopted unanimously.
- f. Emergency Operations Plan Signature Page—Kreger moved to approve the updated signature page. That motion was seconded by Cooper and adopted unanimously.

Staff Report—Police Chief Gregg Griffith said the background investigation and testing into the new officer recruit should be done in about six weeks. Lawrence said the April 22 DEQ inspection went well. She should have a bid for the water treatment plant roof replacement soon, along with estimates to retrofit the pumps. The door project for the public works shop should be starting this month. Blodgett said that Dana Potter had her first day as the new utility billing clerk and is being trained by current clerk Darlene Lavelle. Jorgensen said he and Lawrence attended the Fox Creek culvert passage pre-consultation meeting March 29. He’s been meeting with Hattrick about the library IGA and spoke with a representative of the Oregon Water Resources Department about possible state funding to shore up the wooden dam in the city’s watershed. Staff conducted panel interviews for the utility billing clerk position April 12 and 13 and he began advertising for the vacant planning commission position. Jorgensen also met with Rep. Suzanne Webber, city forester Patrick McCoy and Paul Vogel from Columbia Economic Team. Staff has been working on the budget and union negotiations have started. He’s finalizing arrangements for the May 29 bridge dedication event.

Council Reports—Cooper announced that an ice cream social was planned at the senior center the following Wednesday afternoon. The center had a bit of recent vandalism, with a couple of signs being destroyed. Jorgensen said staff has discussed having more security cameras up around city facilities. Perhaps that can be brought up during the budget committee meetings. Councilor Denise Watson mentioned that some inoperable vehicles had been placed on a vacant lot in town. Griffith said he contacted the property owner and most have been removed. Budge said public works staff did a good job of responding to the recent weather events. She met with McCoy at the city watershed and looks forward to the budget committee meetings. Kreger said he reached out to the VFW about sponsoring banners on Veterans Way. He plans to attend the League of Oregon Cities meeting at Bay City the following Friday. Cole said he attended the KLTV board meeting. Now that the council meetings are broadcast on cable, he would like to change the city’s agreement with KLTV to a franchise model. It will provide an opportunity for more locally generated content and won’t cost anymore. Barry Verrill from KLTV will be at the next council meeting to discuss.

City Calendar/Announcements—Cole said the first budget committee meeting is scheduled for May 16. The next council meeting will be June 6. Jorgensen said the bridge dedication will be May 29 from 2 to 4 p.m.

Cole adjourned the regular council meeting at 7:18 p.m.

Mayor Jerry Cole

W. Scott Jorgensen, City Administrator