

City of Rainier
Regular City Council Meeting
November 7, 2022
6 p.m.
Rainier City Hall

Mayor Jerry Cole called the council meeting to order at 6 p.m.

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

Council Absent: Levi Richardson and Denise Watson

City Attorney Present: No

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

Flag Salute

Additions/Deletions from the Agenda: There were no additions or deletions from the agenda.

Mayor's Address: Mayor Jerry Cole read a proclamation declaring November National Domestic Violence Awareness Month.

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

Consider Approval of the Consent Agenda

Consider Approval of the October 3, 2022 Regular Council Meeting Minutes and Monthly Financial Statements—Council President Mike Kreger moved to approve the consent agenda. That motion was seconded by Councilor Scott Cooper and adopted unanimously.

New Business

a. River's Edge Mobile Home Park Emergency City Utility Connection—Public Works Director Sue Lawrence said she has received a request for the mobile home park to connect to the city's sewer system at the end of Young Road. It's an emergency situation because the septage field used by the park has failed, and there are no alternatives. The park owner will build the line and do the work. There are 13 units at the park now and space for 20. That means there would be 13 connection fees but one major connection. But the question is, there is nothing in the city's municipal code that spells out what the fees should be, and she has to assess a connection fee. It can be done per individual unit or based on an estimate of flow load in the plant. She's also received requests from residents along Dyke Road to connect, but that may have to go under the rail line. Cole said it would probably be cheaper to do a line to Dyke Road than deal with the railroad. He supports doing a local improvement district or a latecomer's agreement to cover the costs of extending the line out that way. Councilor Connie Budge said the city should approach this with potential future development in mind. Lawrence said it would probably be a 16-to-20-inch line. Cooper said anyone in that area who wants to hook up to city services will have to annex into the city. Lawrence said she could see it being a gravity line from Young Road down.

City systems should be built with a 20-to-50-year expectation of growth. City Administrator W. Scott Jorgensen said that the city will have to stick with whatever it comes up with because there's another trailer park on the south side of town that's looking to hook into its systems. There are also many septic systems on the west side of town that are failing or pretty close to it. Cole said the charges should be based on individual units. Jorgensen said the city should also be mindful of timelines. A city ordinance states that properties have to annex in order to receive services, so those processes should be followed. Lawrence said she felt comfortable moving forward with the direction provided by council.

b. Columbia River PUD Franchise Agreement Renewal—Brandon Staehely from Columbia PUD went over the changes in the proposed franchise agreement renewal. Budge moved to approve the agreement. That motion was seconded by Kreger and adopted unanimously.

a. River's Edge Mobile Home Park Emergency City Utility Connection—Owner Earl Scott addressed the council. He said the city was approached about the utility connection years ago. It was approved back then but did not happen. He obtained ownership of the park six or seven years ago and wants to hook up to the city sewer system. That's because state regulations prohibit him from repairing its septic system. Hooking up to the city's sewer system would enable him to bring seven more low-income housing units into the market. He only charges \$400 per month in rent and has the money saved up to move forward. Cole Informed Scott that he would have to annex into the city in order to hook up to services.

c. Light Pole Insurance—Lawrence said the light poles are not currently covered under the city's insurance policy. She received an estimate. The city had to replace one of the poles because the driver who hit it was uninsured. That cost around \$9600. The insurance quote she received for the city's 96 poles is \$1700 per year for \$10,000 in coverage. Cole suggested that the city set aside \$2,000 annually into a light pole replacement fund. Cooper agreed. Lawrence said it could be created as a line item under the city's street fund. Council agreed by consensus.

d. Mutual Agreement and Order with the Oregon Department of Environmental Quality—Cole explained that outflows due to too much surface water get into the city's plant. The city spent \$50,000 on smoke testing to determine the inflow and infiltration sources. The main issue is the storm water, and this has caused the city to be fined over the last three to four years. Those fines have totaled around \$29,000. Of that, \$23,400 can be used on projects that can help solve the problem. Lawrence said that the smoke testing is done and she's waiting on the report. Cooper moved to approve the MAO with DEQ. That motion was seconded by Councilor Robert duPlessis and adopted unanimously.

Unfinished Business

a. Fox Creek Update—Lawrence said the feasibility study should be finished soon. It may be ready in time for a council workshop in January.

b. Appointment to Planning Commission Position #5—Jorgensen confirmed that Nina Pogue is a registered voter in Oregon. She never changed her registration while temporarily living in Longview. He also confirmed with her that her legal last name is still Halk-Phillips. Budge moved to approve her appointment. That motion was seconded by Cooper and adopted unanimously, with Kreger abstaining.

c. Updated City Administrator Job Description—Council agreed by consensus to table the matter until its next meeting.

d. Senior Center Agreement—Jorgensen explained that due to abstentions, there wasn't a full quorum when the previous vote was taken to approve the agreement. Council will have to take another vote. Budge suggested that a provision be added that the council appoint a liaison to the senior center. Kreger moved to approve the agreement as amended by Budge.

That motion was seconded by Councilor Jeremy Howell and adopted unanimously, with Cooper abstaining.

e. Downtown Beautification—Jorgensen presented the mockups he had put together for the banners. Cooper suggested having one depicting the Trojan nuclear facility. Other suggestions included having the Rainier Days logo and old pictures of the Sea Bees waterskiing and the River Rats. Council wanted to see the pictures enlarged, with a green background and white letters.

Staff Report—Lawrence said the SCADA system computer at the water treatment plant was replaced, and there is a new valve at the water plant. Work has started on replacing the roof at the old water plant. She is working with the city’s IT provider to move the server downstairs and is getting an estimate for improvements to city hall. The report on the smoke testing should be ready for the council’s December or January meeting. The First Street water line replacement has been completed, along with the fix to the apron on West 2nd and C streets. OSHA has been testing the air quality at city hall and the boat launch dock was rebuilt. Jorgensen said he’s been working with the county assessor’s office on mapping for the potential urban growth boundary land swap and fixing incorrect addresses in town. He toured Mountain Ministries and Riverside Community Church and met with representatives of the Red Cross about doing future blood drives at city hall. Updates have been made to the city’s website.

Council Reports—duPlessis said the new gazebo looks great and he enjoyed attending the recent League of Oregon Cities conference in Bend. Kreger said the Trunk or Treat event was a success.

City Calendar/Announcements—Cole said the tree lighting event will take place at city hall December 4 at 5 p.m.

Cole adjourned the regular council session at 7:25 p.m. so the council could go into executive session.

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 and ORS 192.660 (2)(f) to consider information or records that are exempt by law from public inspection.*

The executive session was called to order at 7:36 p.m. and adjourned at 8:30 p.m.

Mayor Jerry Cole

W. Scott Jorgensen, City Administrator