

**City of Rainier
Regular City Council Meeting
December 5, 2022
6 p.m.
Rainier City Hall**

**OPEN PUBLIC HEARING ON ORDINANCE 1088 – APPROVING THE ANNEXATION
OF SUSAN AND LARRY KNAUB WHO OWN THE HEREIN DESCRIBED REAL
PROPERTY TO THE CITY OF RAINIER, COLUMBIA COUNTY, OREGON –
ACCEPT PUBLIC COMMENT – CLOSE PUBLIC HEARING**

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

City Planner Skip Urling gave the staff report. He described the property as being around one acre. The owners want to build a house on it and hook up to city utility services. The property is adjacent to city limits and the city and county processes and zoning are aligned. Water and sewer services are available to the property. An annexation would be budget neutral, with no expenses incurred for the city. There are seven criterion in the city code for annexations, and this meets all of them. Urling recommends that council adopt the ordinance after its second reading at the next meeting.

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

Council Present: Connie Budge, Scott Cooper, Robert duPlessis, Levi Richardson and Denise Watson

Council Absent: Mike Kreger and Jeremy Howell

City Attorney Present: No

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

Flag Salute

Additions/Deletions from the Agenda: Public Works Director Sue Lawrence said she would like to add approval of a proposal for engineering services. Councilor Scott Cooper moved to add that item to the agenda. That motion was seconded by Councilor Connie Budge and adopted unanimously.

Mayor’s Address: Mayor Jerry Cole wished everyone a happy holiday season.

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

Consider Approval of the Consent Agenda

Consider Approval of the November 7, 2022 Regular Council Meeting Minutes and Monthly Financial Statements—Budge moved to approve the consent agenda. That motion was seconded by Cooper and adopted unanimously.

New Business

- a. Audit Report Presentation—Tracy Jones from Paul Rogers & Co. said the city is adhering to and following standards. The firm is about to issue a clean opinion with no reservations, exceptions or issues. No management letter will be issued.
- b. Fox Creek Feasibility Study Presentation—Sandrine Ganry from West Yost said that parts of the culvert are owned by the city, the Oregon Department of Transportation (ODOT) and private entities. The area has local businesses adjacent to it. Heavy rains and flooding in 2015 caused a sinkhole. An emergency repair was done on the culvert in 2016-17. The Oregon Department of Fish and Wildlife (ODFW) gave authorization for it but also provided notice that it is a fish passage barrier. There was also flooding in 2019. An evaluation was conducted in 2020 and found that the culvert is undersized. West Yost has come up with three alternatives and five options. The first alternative is a hydraulic design approach. It may not need future fish passage requirements. The second alternative is preferred by state and federal agencies and the third alternative maximizes daylighting. Alternative 1a is a large arch culvert with an open channel, with an estimated cost of around \$6.5 million. Alternative 1b would cost \$7 million but may not meet future fish passage requirements. Alternative 2a would cost \$7.5 million and is likely to meet fish passage requirements. Alternative 2b would cost \$8.9 million and likely meet fish passage requirements. Alternative 3 is an open channel that would cost \$6.7 million. But it would impact Don Pedro's and the estimated cost does not include the acquisition of that property. The first alternatives have the lowest cost but are not the best for fish passage. The second alternatives are higher cost but better for permitting and maintenance and the third alternative would impact a local business. Alternatives 2a and 3 are recommended. The next steps will be to identify funding sources and grant applications, environmental and Geotech studies, coordinating with ODOT on Highway 30 and having discussions with local businesses about potential impacts to them. Alternative 2a has no impact to businesses and has an open channel in the middle. City Administrator W. Scott Jorgensen said that an alternative had previously been described to him as "high-risk, high-maintenance." Which alternative was that? Ganry said it was Alternatives 1a and 1b. Cole expressed his preference for Alternative 2a. He doesn't like Alternative 3 because he doesn't want to displace a business. Cooper and Budge both agreed. Councilor Robert duPlessis said he likes the idea of having a pocket park around the open channel. Councilor Levi Richardson said he also doesn't want to displace a business. Mark Barker asked what the lowest risk, lowest maintenance alternative would be. Ganry said that would be Alternatives 2 and 3. Cooper moved to have the city move forward with Alternative 2a. That motion was seconded by Councilor Denise Watson. duPlessis asked if the culverts under Alternative 2a would be large enough to handle flood flows. Ganry said they would. There was a discussion about the easements under the vacant lot that would be daylighted under Alternative 2a. Richardson asked how many there are. City Recorder Sarah Blodgett said there are four. Council voted unanimously to approve the motion.
- c. First Reading of Ordinance 1088—Approving the Annexation of Susan and Larry Knaub Who Own the Herein Described Real Property to the City of Rainier, Columbia County, Oregon
- d. Vehicle Purchase Approval—Cole said that most cities have a car for administrative staff, but Rainier does not. It would be used for tasks like getting the mail or going to the bank. Staff currently have to use their personal vehicles. Jorgensen said the issue came up during an insurance best practices assessment. It was suggested that the city adopt a vehicle policy that would require individual staff members to carry large amounts

of coverage for their personal vehicles. Staff doesn't feel comfortable with that. Cole said Lawrence has funds set aside for a purchase. She public works had a budgeted amount for a utility truck but will not be purchasing one. She received a quote for \$24,000 for a Ford Maverick. It's a small four-wheel drive pickup that gets good gas mileage. duPlessis and Cooper said they were supportive. duPlessis moved to approve the purchase of a Ford Maverick for \$24,325. That motion was seconded by Cooper and adopted unanimously.

- e. Water Treatment Plant SCADA and PLC Upgrade—Lawrence said that the SCADA system was recently replaced at the water treatment plant. The Programmable Logic Controller (PLC) that operates the system is currently outdated. Some components are breaking down at that facility and the wastewater treatment plant and are getting difficult to replace. She received a quote of \$38,000 for the PLC at the water treatment plant. It is in the budget. duPlessis moved to approve the upgrade. That motion was seconded by Watson and adopted unanimously. Lawrence said she received a quote for a new computer system for the wastewater treatment plant for \$70,000. That is also in the budget. duPlessis moved to approve \$70,340 for the upgrade. That motion was seconded by Watson and adopted unanimously.
- f. LOC City Day at the Capitol—Jorgensen said that the League of Oregon Cities is having city day at the Oregon State Capitol January 25. He has registered for the event and any councilors who are interested in attending can let him know.
- g. Engineering Services Proposal—Lawrence said she has an updated request for proposal from West Yost for \$21,000. It's in the budget. Cooper moved to approve the proposal. That motion was seconded by Watson and adopted unanimously.

Unfinished Business

- a. Downtown Beautification—Jorgensen presented the banners he's been putting together with Bell Imaging and the Rainier Oregon Historical Museum. He has locations picked out for them and plans to place the order if council agrees. Council agreed by consensus.

Staff Report—Lawrence said the city has been awarded a \$120,000 Small Cities Allotment grant for paving work on Fox Street. She plans to apply for the next round of funding in July. The roof replacement at the water treatment plant is almost finished. Ultraviolet lights had to be replaced at the wastewater treatment plant and the cost came in at \$10,422. Cooper moved to approve. That motion was seconded by Watson and adopted unanimously. Jorgensen met with representatives of the Department of Land Conservation and Development about a possible urban growth boundary land swap. He was the guest speaker at the November 2 Friends of Fox Creek meeting and performed election duties November 8. On November 10, he attended Col-Pac and Northwest Area Commission on Transportation meetings. He worked with the auditors and coordinated the release of a library service and met with Col-Pac's new grant coordinator about the city's needs.

Council Reports

City Calendar/Announcements—The next meeting is scheduled for January 9.

Cole adjourned the meeting at 7:50 p.m.

Mayor Jerry Cole

W. Scott Jorgensen, City Administrator