

City of Rainier
Regular Council Meeting Minutes
March 18, 2013
7:00 PM
Rainier City Hall
106 West “B” Street

Mayor Cole called the meeting to order at 7:09 PM.

Council Present: Mayor Cole, James Bradfield, David Sills, Judith Taylor, Sloan Nelson, William Vilardi, Scott Cooper and Steve Massey.

Council Absent: None.

City Staff Present: Debra Dudley, City Administrator/Finance Director, Recorder; Kevin Patching, Public Works Foreman; and Police Chief Gregg Griffith.

City Attorney Absent: Stephen Petersen.

Flag Salute

Additions/Deletions to Agenda: Nelson moved, Cooper 2nd, to add the possibility of hiring an engineer for painting and refurbishing City Hall – **motion passed unanimously** and was added as item d. under New Business.

Mayor’s Address: Mayor Cole read the names of six service personnel who have lost their lives in the line of duty since the council last met and a moment of silence was observed.

Visitors Comments: Dearl Taylor, 520 East “E” Street, Rainier, OR 97048, Chairman of Friends of Dibblee Point updated the Council by reporting the Friends of Dibblee Point has given up their agreement with the Department of State Lands to manage the cleanup at Dibblee Point, the Columbia County Recs and Park Department is working out a lease agreement with the Department of State Lands, however the Friends of Dibblee Point will still be involved.

Unfinished Business:

a. Approve March 4, 2013 Work Session Minutes: Taylor moved, Vilardi 2nd, to approve the minutes as presented – **motion passed** with Nelson abstaining.

b. Approve March 4, 2013 Regular Meeting Minutes: Vilardi moved, Cooper 2nd, to approve the minutes as presented – **motion passed** with Nelson abstaining.

c. Dry RV Camp Update: Dudley advised a public hearing before the Planning Commission is scheduled for March 27th.

d. View Street Update: Patching reported there weren't any problems and they needed to clean the ditches. Dudley will speak with Connie Budge before this item is removed from the agenda.

e. Highway 30/"B" Street Update: Dudley stated there was nothing new since she reported at the last meeting and the project is still moving ahead and the target is to have it done this year, there is one property owner that has some concerns about the acquisitions and once that is resolved things will move along more quickly.

New Business:

a. Approve Resolution #13-03-01 Supporting the 911 Operating Levy: Taylor moved, Vilardi 2nd, to approve supporting the 911 operation levy 13-03-01 – **motion passed unanimously.**

b. Approve the Request by the Rainier Eagles to use the City Park from 8:00 AM to 11:00 AM for an Easter Egg Hunt: Cooper moved, Nelson 2nd, to approve the request by the Rainier Eagles to use the City Park from 8:00 AM to 11:00 AM for an Easter Egg Hunt on Saturday, March 30th. Discussion included the Eagles will do their own clean-up and overtime City Staff will not be required. Mayor Cole suggested that for requests such as this nature where there is a history and hasn't been any problems in the past the decision could be made administratively by the City Administrator discussing the request with the Council President prior to a decision and if there has been prior problems to bring the request to Council for a decision – **motion passed unanimously.**

c. Approve the Police Department Union Contract (discussed after Executive Session).

d. Hiring an Engineer regarding Refurbishing and Painting City Hall: Nelson stated he met with Dudley and Patching regarding the next steps to this project, and the project scope includes structural repair, environmental hazard issues, and windows and to be able to get the project completed in a timely manner an Engineer would be more qualified to put the proposal together rather than staff and council. Previously the City's current contracted Engineer firm submitted and the estimate was high and there is another Engineer firm that the City has been speaking with regarding this project and their offer is at a much lower price. Nelson said he was going to ask to have the latitude up to \$4,000 but was told they might do it for \$2,000 and the proposal would include the scope of the work along with cleanup and environmental issues. Nelson said there has to be a document that they as a public body can submit for proposals. Nelson said Council can wait until the next meeting and request the interested Engineer firm present a

proposal or act now to give Dudley, Patching and Nelson the approval to negotiate with the individual. Bradfield said that \$2,000 would be more than adequate and stated it might be advisable to have a qualified contractor vs. an Engineer do the scope. Dudley said a painter is going to look at the building and recommend the type of paint needed. Additionally a contractor will be looking at the building to recommend repairs. Dudley said if a contractor put together the scope and submitted a document for bid, that document would have to be specified as the proposal for others to bid on. Dudley said there has to be a public bid process and Vilardi added contractor ideas regarding the scope can differ and the Engineer will be consulting professionals because of the obvious issues and the important thing is when it is submitted for bid everyone will be bidding on the same thing and there will be a specific list of requirements. **Taylor moved, Vilardi 2nd, to approve up to \$4,000 towards the scope of work for City Hall.** Cooper asked what the hourly rate was for the City's current Engineer and Dudley said she did not recall the contract amount. Once an agreement is reached she will bring back the proposal for final approval and there will be an agreement. **The motion passed unanimously.**

Staff Reports:

Chief Griffith – nothing.

Patching – The water reservoir Fox Creek Dam was inspected by the state dam inspector, has not received the final report, the preliminary stated the dam structure is in good condition, have to do some work on the walkways and a few other things. Patching stated the lead inspector wanted to come back this summer and his recommendation is that the City continue to use the dam and his concern was to get the silt and mud off the dam's walls so they don't rot, that would require permits and there is a short window to be able to do that. Patching stated it will be a major undertaking to clean it out. Bradfield added and Patching confirmed it is not just the dam that needs to be excavated. Mayor Cole said the remainder of the park where the sand is would be a good place for the top soil. Patching said he contacted the railroad regarding parking across from the baseball field, they are still looking into that and someone from ODOT rail will be calling him. Taylor asked for the status of the park bathrooms and Patching said the restrooms will be ready for baseball system, the bathrooms are being reroofed, new siding applied and insulated. Taylor said she understood the restraints in time but the bathrooms are a priority. Vilardi asked for the status of the Fern Hill sewer main situation and Patching explained it as a line with multiple 90s, put in 22s, cleared the blockage, and would like to put in a cleanout, it is partially done with no backups. Cooper asked if Patching's notes could be in the council packets. Nelson asked about the malfunctioning meters and Patching replied they are being replaced if they are not reading correctly but there is not a meter change out program, Nelson said they would talk about it later. Cooper asked the status of the work orders and if they are caught up to date and Patching replied there are a few more on the list, Dudley stated she met with Patching regarding this and Patching asked the public works crew to check the work orders. Cooper asked if the City

could call the individual when the work order is completed, Patching replied he does contact the individuals and Dudley added that a lot of times the customer is aware at the time the work order is completed.

Dudley – working on the “B” Street project, the Diking District and will talk about the Senior Center in executive session but feels there is satisfactory resolution and is optimistic they will do well with their grant application.

Council Reports:

Cooper – wants to meet with Chief Griffith and Dudley regarding the City’s i.t. and going to check out the City of St. Helens’ council cameras.

Taylor – attending the Parks and Rec advisory board meetings.

Executive Session:

ORS 192.660(2)(h) Consult with counsel concerning legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

ORS 192.660(2)(d) To conduct deliberations with persons designated by the governing body to carry on labor negotiations.

ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Regular Meeting Reconvened at 8:41 PM:

Nelson moved, Cooper 2nd, to accept the police contract. Cooper stated he is happy with the progress made with the contract, doesn’t necessarily approve the contract but would ask there be a unanimous decision. Massey asked what Cooper’s concerns were and Cooper replied that if you look through all the holidays off with pay, the compensation and having to pay somebody to stay in shape to do their job it is too generous. Taylor agreed it is way too generous. **The motion passed with Cooper voting nay.**

Meeting Adjourned: 8:43 PM.

Mayor Cole

Attested: _____
Debra Dudley, City Admin/Finance Dir./Recorder