

City of Rainier
Regular Council Meeting Minutes
April 1, 2013
7:00 PM
Rainier City Hall
106 West “B” Street

Mayor Cole called the meeting to order.

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

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 Present: Stephen Petersen.

Flag Salute

Additions/Deletions from the Agenda:

Cooper moved, Vilardi 2nd, to add Volleyball Court to agenda, no discussion – **motion passed unanimously.** (New Business, item e.)

Massey moved, Taylor 2nd, to add Port Westward to agenda, no discussion – **motion passed unanimously.** (New Business, item f.)

Mayor’s Address: Mayor Cole read the names of four service personnel who have lost their lives in the line of duty since the council last met and a moment of silence was observed. Mayor Cole thanked the Council for participating in the spontaneous field trip during the work session.

Visitors Comments:

Al Guist, 109 West “D” Street, Rainier, OR 97048 commented other cities are in better shape than Rainier and suggested a committee be formed to go through the City, record potential nuisance violations, turn the violations in and stated the City has the avenue for citizens to report the violations, however he feels they are not being turned in. Guist also requested an update on the project near his residence. Patching said he is waiting for the third bid, supposed to meet with the third bidder this week and then the project will go forward. Guist asked if a geo tech and engineering would be required if there is going to be excavation and Patching and he would discuss this later.

Unfinished Business:

a. Approve March 18, 2013 Work Session Minutes: Cooper moved, Vilardi 2nd, to approve the minutes as presented – **motion passed unanimously.**

b. Approve March 18, 2013 Regular Meeting Minutes: Vilardi moved, Taylor 2nd, to approve the minutes as presented – **motion passed unanimously.**

c. Dry RV Camp Update: Dudley stated the Planning Commission's Notice of Decision for approval with conditions is in the council packets and the RV Parking Area terminology will be researched. The two conditions involve additional signage and City Council developing rules. Dudley said the RV camp will be a future work session item and the park rules will be adopted by ordinance. Nelson asked if the dry RV Park was ever upgraded would it have to go back before the Planning Commission. Dudley stated she would check with Don Mathison, City Planner, regarding this matter and the next step would be to develop policies and procedures. Bradfield stated and Mayor Cole agreed that the ultimate goal was to offer full services. Mayor Cole stated that if after 18 months it wasn't working they could scrap the idea prior to putting anymore money towards the project. Dudley added that with very little investment the City will have the opportunity to if it is a viable revenue source.

d. View Street Update: Dudley met with Connie Budge who brought various nuisance violations to Dudley's attention and View Street coming back to the Council quarterly. Dudley added there are some issues the neighborhood is concerned about, they didn't have the past problems because of decreased rainfall. Some concerns that were expressed included dust control, potholes and gravel for road. Dudley indicated the City would continue to work with the neighborhood group to develop a plan and provide answers. View Street will be on the agenda quarterly and will add an update on all the city streets. Dudley added and Mayor Cole agreed that a strategic plan was needed for all the city streets. Mayor Cole added West "E" and West 4th Streets are dilapidated.

e. Highway 30/"B" Street Update: Dudley said she received an email from ODOT on "B" Street with questions about the two hour parking restriction on "B" Street. Dudley requested more information and will present that to Council when received, stated the engineer is redeveloping a portion of the plan to accommodate one of the property owners to add additional parking and to allow easier access to his business, not at a significant cost. Dudley said it will not have to go back for review and they are still looking at a fall construction.

New Business:

a. Consider Request by Columbia County Women's Resource Center for the Use of "A" Street for a Classic Car Show: Rachael Barry, Women's Resource Center Director, thanked the Council for the past support and requested the use of "A" Street from the Ol' Pastime Tavern to the Rainier recreational

boat dock on Sunday, July 28, 2013 from 8:00 am to 5:00 pm to hold the second annual classic car show, they will provide insurance, business traffic will not be impeded and emergency services will have access. Cooper moved, Vilardi 2nd, to allow the Women's Resource Center to use "A" Street for a Classic Car Show. There will be 15 minute parking in front of the hardware store – **motion passed with Nelson abstaining.**

b. Reappoint Charlene Andrews and Bill Wagner to the Budget Committee: Dudley stated these both were renewals for three year terms and both Andrews and Wagner indicated to Dudley they would like to continue to serve. Nelson moved, Cooper 2nd, to reappoint Charlene Andrews to the budget committee – **motion passed unanimously.** Cooper moved, Nelson 2nd, to reappoint Bill Wagner to the budget committee – **motion passed unanimously.**

c. Appoint New Budget Committee Member to Replace Vacant Position: Dudley stated City Hall received applications to serve on the budget committee from Connie Budge, Phillip Mild and Angela Wood. Taylor clarified there was one vacancy and Dudley said that was correct. Nelson moved, Taylor 2nd, to appoint Connie Budge – **motion passed unanimously.**

d. Day of Service Proposal Presented by Al Guist: Guist stated the LDS church would like to do a day of service in the City of Rainier and the President of the church in this area asked Guist to spearhead this 250 to 300 volunteer project, and Guist spoke with Dudley and Patching regarding projects in the City. Guist said they would like to coordinate projects like curb painting, cleaning Fox Creek, helping with the trail, Dibblee Point clean-up, Seniors who need assistance with keeping up their places on Saturday, September 14th. Guist said Dudley suggested the volunteers could man the stations on clean-up day and have a day of clean-up that day as well, go to homes that the residents need assistance getting rid of unwanted items on clean-up day, and service at the high school as well. Guist said he would like a motion from Council in support of their project, it will require some backgrounds, prep work, and some staff on hand to help. Cooper moved, Taylor 2nd, to approve the day of service proposal by Al Guist for September 14th. Council thanked Guist and he said they will be asking for volunteers from other churches and Massey asked if they would be getting the word out to other people who need help and Guist said they would. Taylor clarified whether Guist would need help from City staff and Guist said they would if they do streets signs, stop signs or those types of things. Cooper and Taylor suggested coordinating those types of things with Patching and Dudley. Dudley said the information could be included in the utility billing. Council decided to keep the city-wide cleanup day in May and then the volunteer cleanup in September. Dudley said she will coordinate the May cleanup and Mayor Cole asked Dudley if she would bring the information back to Council and see if the sanitation company could provide dumpsters at the very least in September. Guist said they will work with the City on needed projects. **Motion passed unanimously.**

e. Volleyball Court: Cooper stated the \$20,000 cost for the sand for the two proposed beach volleyball courts to be located in between the river and the baseball field are probably cost prohibitive. Cooper stated Tina Edwards has found a local vendor who will supply the sand for around \$1,000, Edwards' husband will be able to get some dryer felt from where he works to place under the sand and for two regulation size tournament sand volleyball courts the cost would be under \$10,000. Cooper said Edwards stated she could organize a tournament if the courts were in place by Days In the Park. Cooper moved Sills 2nd, to go forward with the volleyball courts. Nelson asked what was involved in the cost and Cooper said the sand would be around \$1,000, the hardware, padding and nets \$7,000. Cooper was asking for the City to approve up to \$10,000 if Redco doesn't approve \$10,000 and \$0 if Redco pays for it all. Nelson stated the City insurance should be contacted prior to installing the courts. Mayor Cole stated when Edwards approached Council with the volleyball court idea she was going to get a fund raiser going and he was under the impression that the City would not be on the hook for \$10,000 for a volleyball court when streets and other things need fixing even though he supports improvements to the park. Mayor Cole stated he was always under the impression that Council supported the idea, maybe there would be some in kind costs and fund raisers on Edwards' side and volleyball enthusiasts. Cooper said not at this time and he sees it as one more very positive way to improve the park and by doing both courts tournaments could be held. Per Nelson's clarification, Cooper said staff would have to set the posts and the assembly would be done by the Edwards'. Taylor stated phase III improvements adopted in 2008 indicate one court. Mayor Cole said he supports the courts but has to question where the money comes from. Mayor Cole asked Dudley if there was \$10,000 in the park fund and Dudley quoted Mayor Cole by stating if you take it from here it pays for it over there. Nelson said he was also under the impression Edwards was going to rally support and he believes the Redco group would support the project. Bradfield said he is supportive of the volleyball courts and Redco paying for this project but on the other hand he sees \$10,000 that could be spent on the bathrooms, would like to be cautious where the \$10,000 is spent and use the money where it does the highest amount of good. Mayor Cole suggested a motion encouraging Redco for support. Cooper was asked to clarify the motion on the table and Cooper stated the motion is to proceed with the volleyball court project for the amount of \$10,000 in the Rainier Park. Taylor said she is apprehensive committing \$10,000 of City money for a volleyball court and wants to look at the options from Redco. Bradfield said he has a problem with funneling money there and not funneling money on something just as important or more important. Sills suggested changing the motion.

Aye: Nelson, Cooper and Sills.

Nay: Vilardi, Massey, Bradfield and Taylor.

Motion failed.

Cooper moved, Vilardi 2nd, pending to proceed with the volleyball courts pending Redco's agreement to fund said such volleyball courts – **motion passed unanimously**. Cooper added he will make sure the

volleyball supporters attend the next Redco meeting. Dudley asked Cooper if he would ask someone what the ongoing maintenance would be so there is an idea on labor.

f. Port Westward Discussion: Massey stated the expansion of 957 acres would double the size of Port Westward, the Port's application would include coal as a potential customer and also the Port has been approached by shippers of grain, wood chips, cement, automobiles, petroleum based products and other commodities and it was said they are not seeking an expansion specifically for coal export because there are so many ways to use the property. Massey stated the ethanol plant was purchased and since then hundred car trains have been going through town, one train had 106 cars and it took 13 minutes and that is at Port Westward now and if it doubles in size all the before mentioned products could theoretically be shipped and they would get to Port Westward via the railroad going through Rainier. Massey proposed Council sending a letter to the County Commissioners opposing the expansion of Port Westward, that the City of Rainier urges the County to reject or go on record against the expansion of Port Westward. Massey said he has heard and feels the current train traffic is enough. Nelson said it would be nice to say the City is not excited about expansion, don't want to see extra expansion until significant investment to the rail to accommodate businesses and residents in Rainier have been met. Massey added that rail improvement to accommodate faster trains was mentioned in an article he referred to so the trains would not be blocking the crossings longer and he feels it would be horrifying for a train to be going through Rainier at 35 mph and there would be more train whistles. Massey said he retired in Rainier for the livability eight years ago and he sees the livability sleeping away. Guist added the main trunk of water and sewer is on "A" Street and if train traffic was increased it definitely would affect those lines. Cooper said he moved to Rainier for the same purpose as Massey and feels Columbia County is notorious for bending over backwards to support industry in lieu of people and with more trains coming through town all the newer housing developments will be cut off, the seniors will be cut off from medical services, and the trains will be blocking accesses. Massey added they will be losing a lot more than the 50 job incomes if the trains are increased for the project. Bradfield added that he doesn't have a problem with Port Westward increasing capacity for industry but the train track was not built for the demand the expansion would cause. Bradfield added the only reasons the different companies are trying to force the tracks because it is less expensive and the solution is major water freight. Nelson said the key point is whether or not the expansion occurs and Mayor Cole added the City does not support the annexation under the current transportation plan. Taylor moved, Nelson 2nd, that the City executes a letter supporting Council's views on the rezoning of Port Westward and concerns on the transportation issues of rail versus barge. Nelson suggested the letter should also include the economic hardships Rainier suffers currently because of the existing transportation plan. **Motion passed unanimously.** Mayor Cole said he would work on the letter with Dudley which she will email to the councilmembers prior to sending the letter. Cooper suggested including Betsy Johnson and the Governor on the letter. Nelson suggested that sometime in the near future the Council discuss whether or not they are in favor of the coal trains.

Staff Reports:

Chief Griffith – Neighborhood Watch meeting is scheduled for April 4th at 6:00 PM and National Drug Take Back Day is April 27th at the Senior Center.

Patching – Waiting for last bid on variable frequency drives, researching disposal costs regarding the bio solids at the sewer plant and talking with land owners regarding disposal, park restroom roof is complete and the next phase will include replacing support timbers and poles and when it is completed it will be insulated and the last phase will be to replace the interior fixtures, and motion lights were mentioned during the council walk-around. Finger dock was replaced on the marina, and the county work crew will be in the City every Tuesday. Nelson asked if the signs were ordered for the middle section of town and Patching said they were ordered. Nelson said at the last meeting additional signage was discussed and Patching and Chief Griffith were going to get together on that and wanted to know if the signs were ordered. Patching said he and Chief Griffith had not talked about it but would get together. Vilaridi asked how the Fern Hill project was doing and Patching stated that the cones are gone and they will have to get to it again and have problems with the backhoe and for the last month the manpower was tied up working on the bathrooms and sludge. Patching said it will take another full day to finish up the Fern Hill project.

Dudley – Dudley discussed capital outlay and she would like the Council to think about:

- 1) General Fund - working with Patching and Nelson on getting City Hall painted, it is a multi-step process, she and Patching will be meeting with the Engineer on Wednesday, another project are the heating/cooling units that are currently not functioning at economic capacity.
- 2) Sewer Fund – talked about property acquisition for the bio solids and because of the amount of bio solid deliveries the City is receiving a storage building is needed.
- 3) Water Fund – Fox Creek water source repair and improvement could potentially be a phased in process because the silt needs to be removed from the dam, new pipe needed and road repair and Patching has identified some potential water plant improvements.
- 4) Street Fund – Next year will be the final phase of the street sign replacement, will be working on a strategic plan for the street improvements where the streets will be identified that need to be repaired, prioritized and come up with cost estimates. Dudley said she asked Patching to work on that and it will be brought back to Council and there needs to be some type of methodology regarding street repair.
- 5) Equipment Replacement or New Equipment – one such item being a police vehicle.

Dudley summarized the information she provided in the packet regarding 2012/2013 Budget Year Estimated Year End Projections and stated that there will be a potential increase to the sewer fund expenditures because of the amount of sludge involved. Dudley said staff is working on identifying the costs involved with sludge deliveries and disposal and added that possibly 50% or higher is revenue but

have to consider the plant is being used at maximum capacity so the City needs to be putting money aside for capital improvements since there is much more wear and tear on the facility than what was anticipated.

Council Reports:

Cooper - asked Dudley to make sure Vilardi is invited to the meeting with Keith from Utilize I.T. and Chief Griffith.

Vilardi – would like park transformers for the park on the agenda for the next meeting which he is working on and Nelson suggested bringing that up at the next Redco meeting also.

Bradfield – asked Patching if task phases for the reservoir has been put together and Patching said no there have been a lot of other things but made some contacts with the fish and wildlife individual to do a walk through, but it will be a significant cost even if we do all the work and it will probably be done in stages, the first part being the road repair for accessibility.

City Calendar/Announcements:

Redco Regular Meeting Monday, April 15th at 6:00 PM.

City Council Work Session Meeting Monday, April 15th 6:30 PM.

City Council Regular Meeting Monday, April 15th at 7:00 PM.

Healthy Kids Dinner Wednesday, April 3rd at 5:00 PM.

Days In The Park Meeting, Tuesday, April 2nd at 7:00 PM.

Bradfield stated he will be absent from both May meetings.

Executive Session:

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

The meeting adjourned at 9:10 a.m.

Mayor Jerry Cole

Attested: _____
Debra Dudley, City Administrator/Finance Director/Recorder

