

**City of Rainier**  
**Work Session Council Minutes**  
**October 7, 2013**  
**Rainier City Hall**  
**106 West "B" Street**  
**6:00 PM**

Mayor Cole called the meeting to order at 6:10 PM.

**Council Present:** Mayor Jerry Cole, William Vilaridi, Sloan Nelson, Judith Taylor, Scott Cooper and Steve Massey.

**Council Absent:** James Bradfield and David Sills.

**Staff Present:** Debra Dudley, City Administrator/Finance Director/Recorder.

**City Attorney Absent:** Stephen Petersen.

**Budget Review:** Dudley presented a financial report that included a comparison of the City's moorage rates with other moorage facilities, discussed upcoming capital expenditures at the marina, and recommended eliminating the discount for those who pay a year in advance. Mayor Cole suggested adding this topic to the agenda. Discussion included visiting other marinas, charging by the foot and increasing the allowed vessel length to 32', Rainier city residents given a priority to lease the slips, increasing the fee to \$80 per slip, and no discount.

Dudley reported the sewer and water funds are looking good and requested council to consider a small cost of living increase for this year since there was not a cost of living increase last year. Dudley stated that does not include any capital outlay, just repairs and maintenance. Dudley clarified approximately one third of the sludge revenue is used for maintenance. Nelson mentioned the negative impact regarding the sludge increase they were concerned about never happened. Dudley stated council might want to consider increasing the sludge fee and added another building will have to be built or pay someone to haul it in the winter. Massey asked why the building had not been erected and Dudley stated the sludge deliveries needed to be determined after the sludge increase went into effect and Massey stated the building was needed also to shelter equipment in a lean-to connected to the new sludge building. Council advised Dudley to get a bid on the building with a lean-to. Dudley suggested installing an equipment shelter near the back fence for easy accessibility.

Dudley referenced the SDC (system development charge) information in the packet stating other cities have SDCs for streets, parks and other categories whereby Rainier has SDCs for water and

sewer only. Dudley asked the council to consider raising the current SDC fees and/or consider adding other SDCs for new construction.

Nelson returned to the sludge matter and expressed concern regarding the amount of sludge the City is taking and suggested increasing the rate. Vilaridi stated raising the rate during the winter season to slow down the intake. Mayor Cole suggested looking at the cost for removal and categorizing it as a removal fee and if the fees decrease a savings could be passed on to those who bring in the sludge and maybe a sludge handling fee could be implemented. Dudley said she would research and bring the information to the council at the next meeting. Massey is going to research other facilities and contact Hillsboro to possibly set up an appointment to visit their sludge facility and obtain information on selling sludge.

Cooper stated previously council had talked about charging for RV dumps and Dudley stated now that the RV camp is available the subject had not been approached again. Taylor stated the RV dump should remain free.

Nelson asked Dudley if John Dewey, public works utility worker, could get the new building procured since he was on light duty and Dudley said she would give the project to Dewey. Nelson suggested a pole building with concrete barricades on the outside and a concrete floor. Massey added that an equipment shed should also be included.

Nelson asked if the RV Park had signage and Dudley said the signs will be ordered and located in a kiosk surrounded by landscape at the entrance to the RV Park. Nelson suggested getting a sign for Highway 30 and Dudley said she would contact the highway department regarding a sign. Nelson suggested this could be a project Dewey could implement.

**Grant Planning:** Dudley stated she wanted to get the Council's input because there are some LCDC strategic planning grants coming up and one was due last week that she was hoping would assist with the Diking District recertification but that project did not apply to the grant criteria. Dudley said there is a cost she would obtain and an organization would come in and assist the City with a vision for Rainier. Dudley added the grant would provide the money to contract with a consultant. Nelson said he is not in favor of doing any other special projects until the projects we now have going are taken care of. Mayor Cole agreed with Nelson and council did not advise Dudley to proceed with applying for grants.

Dudley asked Council if they had any input or ideas regarding implementing additional SDC charges for new construction and now would be a good time if Council wanted to add any SDCs since there is not any current development happening. Nelson said the theory behind SDCs is

that any new home puts a burden on the systems and most of the other cities in the county have multiple SDCs while Rainier has an SDC for water and an SDC for sewer. Nelson is not in favor of adding any additional SDCs because of the G.O. bond. Dudley suggested the council review the SDC information in the packet and possibly discuss it at a later date or at the next work session or, if advised, not discuss the topic further. Dudley said typically SDCs are part of new construction. Mayor Cole stated Rainier's sewer and water SDCs are comparatively fair and Council declined pursuing the topic further as a possible revenue resource.

Dudley said the railroad is taking the lead on the Connect Oregon grant which will give the City an opportunity for possible "A" Street improvements in addition to rail improvements. Dudley said she would provide information to the Council as she receives it and the consensus is if the City and the rail work together to apply for the grant both will be more likely to receive funding because of the partnering.

Mayor Cole adjourned the work session at 6:40 PM.

\_\_\_\_\_  
Mayor Cole

Attested: \_\_\_\_\_  
Debra Dudley, City Admin./Fin. Director/Recorder