

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

Mayor Cole called the meeting to order at 7:01 PM.

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

Council Absent: Sloan Nelson and David Sills.

City Staff Present: Debra Dudley and Police Chief Griffith.

City Attorney Present: Stephen D. Petersen.

Flag Salute

Additions/Deletions from the Agenda:

Vilardi moved, Cooper 2nd, to add item j. approve resolution for an enterprise zone manager; item k. planning commission application; item l. approve and amend the IGA for the HSEMC to the agenda as New Business items – **motion passed unanimously.**

Mayor’s Address: Mayor Cole read the names of two (2) fallen service personnel since the last time Council met and a moment of silence was observed.

Mayor Cole moved New Business, item a., Proclamation for Fallen Officer, to Mayor’s Address regarding the fallen Officer Robert Libke from Oregon City. Mayor Cole read the proclamation and stated he would sign it and send a copy to Oregon City.

Visitors Comments: None.

Unfinished Business:

a. Approve October 21, 2013 Regular Meeting Minutes: Vilardi moved, Massey 2nd, to approve the minutes as presented – **motion passed unanimously.**

b. “A” Street, Rail Safety Corridor Update: Mayor Cole stated the Port approved the increase of rail trains to 24, and 34 after the improvements are made.

c. Highway 30/"B" Street Update: Dudley reported there is one outstanding file remaining and it will be discussed during executive session.

d. Street Improvement Update: Dudley stated streets have been identified that need to have shoulder, culvert and ditch work and as soon as staffing is available they will be worked on.

e. Senior Center Update: Mayor Cole stated, per Council's request, he scheduled a building inspection for Thursday morning and will be attending the third party inspection. Mayor Cole said the inspector will provide a written report. Taylor suggested the inspector review the original plans.

New Business:

a. (moved to Mayor's Address).

b. Approve Planning Commission Recommendation of Foss Rezone: Don Mathison, City Planner, explained the application submitted by Foss Maritime, applicant, and planning recommendation for a rezone of property located at 608 East "A" Street and 105 East 6th Street from medium density residential (R2) to Waterfront Commercial (WC). Mathison added the Comprehensive Plan Map change is from residential to commercial. Mathison explained the land use decision process involved with the application, along with a Conditional Use Application, by explaining the October 1, 2013 hearing was continued to October 29, 2013 to allow the applicant time to prepare a Traffic Impact Analysis (TIA). This action was in response to comment letters received from ODOT and LCDC. The results of the TIA indicate the proposed rezone will not result in significant traffic impacts on the surrounding transportation system and that no traffic impact mitigations are recommended. Mathison reviewed the staff reports, staff report addendums, comments, letters of support and attachments to the reports. Mathison stated the Planning Commission recommends the Rainier City Council vote approval for the Comprehensive Plan Map from residential to commercial and a zone change for 608 East "A" Street and 105 East 6th Street, tax lots 7216-DA-02400 and 7216-DA-02300, from Medium Density Residential (R-2) to Waterfront Commercial (WC). Cooper moved, Massey 2nd, to approve the Planning Commission's recommendation for the Foss rezone. Bradfield asked who was going to perform the geo study and Mathison stated it was undetermined but it will be done by a certified geotechnical engineer. Bradfield asked what was going to be done on the project and Mayor Cole stated the property that will be involved in the demo is practically at grade and it would be used for a storage and equipment building. Mayor Cole added the approval could also take care of some of the parking issues.

c. First Read of ORD #1061 Foss Rezone Amendment: Mathison gave the first reading of Ordinance 1061, An Ordinance to Amend the Rainier Comprehensive Plan Map and Zoning Map

from: Medium Density Residential (R-2) to Waterfront Commercial (WC). Mayor Cole reminded, Council Cooper moved and Massey 2nd to technically approve Ordinance 1061. Bradfield questioned neighbor support and Mathison stated the City received approximately 13 letters of support and 0 letters against the application. **Motion passed unanimously.**

d. Approve Connect Oregon 5 Grant: Dudley reported the 20% match is \$895,000 and that match will be shared by the partners. Dudley said potential water and sewer lines will need to be replaced prior to paving, the City's portion would go to that, and the partners would pick that up. Dudley explained if the match is not met the total amount of the grant will be reduced and it is in everyone's best interest to contribute. Cooper moved, Taylor 2nd, to approve the Connect Oregon 5 Grant. Dudley said it is due November 25th and Patrick Kerr from the railroad will hand deliver it. **Motion passed unanimously.**

e. Approve Letter of Support for Teevin Brothers: Mayor Cole stated Teevin Bros. has brought a lot of jobs and property value to the community. Vilardi moved, Cooper 2nd, to approve the letter of support for Teevin Brothers – **motion passed unanimously.**

f. Approve Letter of Support for Columbia Rider: Mayor Cole explained Columbia County Rider is applying for the redevelopment of the former Estby station located at 207 West "B" Street for use as a public transit station. Vilardi moved, Massey 2nd, to approve the letter of support for Columbia County Rider – **motion passed unanimously.**

g. First Read of ORD #1062 Business License Amendment for Adult Entertainment: Mayor Cole stated he developed the ordinance and that it amends ordinance 943 an ordinance concerning business license regulations adding adult entertainment regulations. Mayor Cole explained the City is not stating they are forbidden but where they can be located. Mayor Cole said the next read would be at the next meeting and possibly vote at that meeting.

h. Approve COG Contract Amendment: Dudley explained this was to increase the original contract since there has been significantly more work than anticipated. The increase is \$2,500 for Don Mathison's time and it is a pass through because the City is reimbursed by the applicant. Mayor Cole stated he and Dudley were going to visit COG and research their services. Vilardi moved, Cooper 2nd, to approve the COG Contract Amendment – **motion passed unanimously.**

i. Approve Gibbs & Olson's Scope of Work: Dudley introduced Carol Ruiz. Cooper asked where the current scope of work takes off from the previous scope of work on "A" Street and is all of it being redone. Mayor Cole said that was true and Ruiz added not all of it will have to be redone. Gibbs and Olsen had recommended previously that they be contacted before it was TV'd and they

were not contacted. Ruiz stated Gibbs & Olson was contacted while the storm water and sewer lines were in the process of being televised and much of the video work that was done was not readable and appropriate steps were not taken regarding identifying locations, segments and directions. Ruiz stated they hope to be able to identify what needs to be done and prioritize what needs to be replaced and what will have longevity to sustain another twenty (20) years or more. Ruiz stated the scope of work also includes costs for assisting the City with ODOT Rail, Portland & Western and to answer questions as they arise. Cooper moved, Taylor 2nd, to approve Gibbs & Olson's Scope of Work – **motion passed unanimously**. Mayor Cole added that a quiet zone, safety and an overpass were brought up during a walking field trip recently with railroad and ODOT personnel. Mayor Cole also added that there are going to be some trade-offs which will include some intersections on "A" Street that will not be able to be crossed.

j. Approve Resolution #13-11-01 to Appoint a New Enterprise Manager for the Lower Columbia Maritime Enterprise Zone: Chuck Daughtry, Columbia County Economic Team (CCET) Executive Director, summarized his experience. He has been in his current position since July, and stated the CCET organization is financed by the County and six (6) cities in Columbia County as well as the large businesses within the County. Daughtry spoke of the "A" Street project and economic growth opportunities within Columbia County and said they manage two enterprise zones in Columbia County. Cooper asked what was being done regarding the Dike Certification and Daughtry said it is a big issue. Cooper stated Daughtry's predecessor spoke of the same topics that Daughtry is and Cooper was wondering what had been done. Daughtry said they recently completed an enterprise agreement with Cascade Tissues, are working with the City of Vernonia on photo-solutions, with Portland Community College to develop an airport training facility, and with Rightline on an enterprise zone. Taylor moved, Vilardi 2nd, to approve Resolution 13-11-01 to appoint a new enterprise manager for the Lower Columbia Maritime Enterprise Zone. Bradfield asked what the cost was to the City and Mayor Cole stated it was an annual \$2,500 membership. Bradfield stated Rainier needs to be more viable and if they are willing to help Rainier he will support them as obviously there are Dike issues and other issues along the corridor. Bradfield spoke of the impact of not having an overpass. Bradfield said another issue to look at with regard to trains and attendees is Rainier Days In The Park. Mayor Cole said the CCET, from past dealings, have been willing to work with the City but the City needs to prioritize for them. Mayor Cole added that the first thing necessary is to approve the Resolution and then have Daughtry attend a work session and have Council prioritize what is needed in Rainier. **Motion passed** with Cooper and Massey voting nay and Taylor, Bradfield and Vilardi voting aye.

k. Planning Commission Appointment: Dudley stated one application was received after advertising in the Clatskanie Chief and posting the vacancy on the City Hall sign. The individual

who applied was Daniel Smith, former Public Works employee. Cooper moved, Vilardi 2nd, to approve Dan Smith's application for the Planning Commission – **motion passed unanimously.**

I. Approve Amended and Restated Intergovernmental Agreement (IGA) for the Homeland Security and Emergency Management Services: Cooper moved, Vilardi 2nd, to approve the IGA. Dudley advised the amendment included extending the term and updating the original agreement. **Motion passed unanimously.**

Staff Reports:

Chief Griffith – There will be a donut sale for H.O.P.E. December 14, 2013 and the new police vehicle should be done this week.

Dudley – The City received a small planning grant that will be used for educational purposes, the Diking District met to share all of the information with the Diking representatives and Dudley will notify Council of the next Diking District meeting date.

Mayor Cole – Dudley, Massey, Nelson and Mayor Cole toured the Hillsboro waste treatment plant to gather information on their fertilizer process and noted that they still have to get rid of 75% of the waste. Mayor Cole said feasibility is a factor because of the cost factor, however Rainier could use a smaller system and, if implemented, the hauling would be reduced. Mayor Cole said the person who gave them the tour will take a look at Rainier's plant to see if this type of process is feasible and, if it is feasible, that person will contact the company in Vancouver, Canada.

Council Reports:

Mayor Cole announced the next regular council meeting will be Monday, December 16th at 7:00 PM.

Taylor reported, December 8th at 5:00 PM is the annual tree lighting and will include Santa Claus and hot chocolate. The public has been invited to decorate the tree on December 3rd at 1:00 PM with lunch for anyone who shows up. Taylor will put a flyer in the Council boxes and requested they bring one or two dozen cookies for the event.

Executive Session: ORS 192.610 (2)(H) and ORS 192.610(2)(E).

The meeting adjourned at 8:38 PM.

Mayor Cole

Attested by: _____
Debra Dudley, City Admin./Fin. Director/Recorder