

City of Rainier
Regular Council Meeting Minutes
April 6, 2015
7:00 PM
Rainier City Hall

Mayor Cole called the meeting to order.

Council Present: Mayor Cole, Sloan Nelson, James Bradfield, Dan Smith, William Vilardi, Robert DuPlessis, Steve Massey, and Doug Aske.

Council Absent: None.

City Staff Present: Debra Dudley, City Administrator/Finance Director/Recorder; Jim Dahlquist, Public Works Supervisor; and Police Chief Griffith.

City Attorney Absent: Stephen Petersen.

Flag Salute.

Additions/Deletions to the Agenda: None.

Mayor's Address: Mayor Cole read the names of seven fallen military personnel since Council last met and a moment of silence was observed.

Mayor Cole read the H.O.P.E. Proclamation declaring April, 2015 the month of H.O.P.E.

Mayor Cole announced May 2, 2015, 9:00 AM to 1:00 PM is Rainier Clean-Up Day, volunteers are encouraged and monetary and non-perishable donations will be accepted for H.O.P.E.

Mayor Cole stated the City received a draft of the "A" Street plan that will be discussed during that portion of the agenda and copies are available.

Visitor Comments:

Jan Moon, 29874 Riverview Drive, Rainier, OR 97048 asked each Council member to identify their individual vision for "A" Street and ideas for the roadway behind the "A" Street businesses. Moon referenced questions she had sent in an email to Mayor Cole regarding property recently purchased by Teevin. Mayor Cole suggested she check with her brother since he was the property owner. Moon asked if the City had ever looked into the property, Massey said he mailed a letter to her brother but never received a reply. Moon said she has nothing against Teevin but is

sad to see the City not push to get the property for senior living. Mayor Cole added his preference would be the south side of the tracks; the location would be up to a potential developer. Moon said she understood that Gibbs & Olson had a drawing depicting a riverfront walk on the property behind the businesses on "A" Street. Mayor Cole and Dudley replied they were unaware of a drawing.

Moon mentioned she was told by a council member that it was her responsibility to talk to the owners on 1st Street to clean up their properties and told council that they have the ordinances and it is their responsibility, not hers, to talk to property owners to get their properties cleaned up. Mayor Cole stated he would encourage any citizen to report to the City via phone calls or in writing any abatements and the City will act on those. Chief Griffith added citizens can also notify the police department. Massey said he was the one who made the suggestion to Moon because at the time he misunderstood the purpose of the "A" Street group and stated what he told Moon was that the "A" Street group could do a lot by encouraging businesses owners to paint and maintain their businesses. Massey apologized to Moon if she was offended. Dudley explained the process of the nuisance ordinance. Mayor Cole suggested to Moon that if there was something she did not like about the condition of the properties on "A" Street to tell Mike Avent the owner who was sitting in the audience. Moon stated she did not say that.

Mike Avent, Columbia Phoenix, 29549 Old Rainier Road, Rainier, OR 97048, 1st Street property owner, stated REDCO used to help with painting and upgrades. Moon suggested that once someone receives REDCO money then it is up to the recipient to maintain the upgrade. Nelson encouraged citizen participation as far as nuisances.

Darrel Whipple, 76439 Alston-Mayger Road, Rainier, OR 97048 announced the annual Friends of Fox Creek Clean Up is Saturday, April 25, 9:00 a.m. to 1:00 p.m. and volunteers are needed. They are partnered with the City, SOLVE, and Boy Scout Troop 332, and Riverside Community Church with a BBQ for volunteers between 12:00 and 1:00 p.m.

Connie Budge, 29711 View St., Rainier, OR 97048 expressed concern the Council minutes on the City's website have not been updated. Dudley updated Budge on the effort the City is making to have a new website manager.

Budge stated seven months ago she spoke to Council about seniors and seven months ago she had inkling about what Moon was talking about and apologized for not getting Council to move sooner regarding the Teevin property.

Moon volunteered Skip Lahti, 29843 Riverview Drive, Rainier, OR 97048 to assist with the City website. Lahti stated he built the “A” Street Group website and it sounded like the plan Dudley explained would be costly and difficult. Mayor Cole encouraged Lahti to contact Councilmember Vilardi who is the City’s IT individual.

Approve Minutes of March 2, 2015 Work Session Minutes: Smith moved, Massey 2nd, to approve the minutes as presented – **motion passed unanimously.**

Approve Minutes of March 2, 2015 Regular Meeting Minutes: Massey moved, Vilardi 2nd, to approve the minutes as presented – **motion passed unanimously.**

Unfinished Business:

a. “A” Street Update: Mayor Cole discussed the draft of the “A” Street project that was presented to him, Dudley and Nelson at a recent meeting with ODOT. Mayor Cole asked at the meeting if there was any draw down on the grant funds and they were told no and the money used for the draft was from a different fund that did not have any connection to the grant. Mayor Cole stated they told ODOT the on-street parking plan on the draft is unacceptable. Mayor Cole added that storm water management significantly raised the cost of the project from what the Engineer’s originally thought so they are going to look at some different storm water management ideas. Nelson added the conceptual plan indicates a lot of on-site water treatment that takes up parking spaces and because parking is premium and we, as a Council, want to maintain as much parking as possible we want the storm water, potentially, diverted to some City owned property near the old marina. Mayor Cole added they questioned the sidewalk dimensions that could potentially allow for more parking. Mayor Cole stated that additionally ODOT has some reviews in process and there was a meeting with ODOT Rail, Foss Maritime, P&W Railroad and the City last week. Dudley added when the conceptual design was developed Foss had not been contacted so there will be revisions to the first conceptual plan. The ODOT project manager repeatedly stressed the plan is conceptual and is a starting point. Dudley said ODOT understands that the project can not impact Foss’s ability to do business. Dudley stated the City has been committed all along and Mayor Cole was adamant that the project has to work for Foss. Dudley stated there will be a second conceptual plan and it will be shared once the City receives it. Dudley stated once the City has a conceptual design and it accommodates the needs of the “A” Street business owners there will be public meetings. Dudley stated all the conceptual designs are being developed by ODOT and David Evans & Associates, City money is not being used for the conceptual plans. Lahti asked for clarification regarding the conceptual plans and the timing of public meetings. As far as pedestrian barriers, Mayor Cole stated he advised ODOT 6’ chain link fence is unacceptable. Mayor Cole stated after the 2nd conceptual plan was developed the City could meet with business owners for input. Budge shared her idea of turning the business

fronts around so they face the river. Councilor Nelson noted that this concept may be financially prohibitive for some of the businesses. Mayor stated Moon earlier asked Council about the road behind "A" Street and Mayor Cole stated the property owners need to have a huge stake in that concept. Moon said the property owners could possibly grant easements to the City for access on that property. Nelson clarified ownership of the properties and suggested property owners come up with a schematic of what they would like to see. Mayor Cole said he would make this a future work session item because it is definitely is an extension of "A" Street.

b. Highway 30/"B" Street Update: Dudley stated the project is going well, and that the City is trying to identify resolution regarding a situation between 2nd and 3rd Streets with what was thought to be a utility vault but is a basement.

c. View Street Update: Dahlquist discussed recent work to control water run off and to get water to flow better. Mayor Cole and Dudley confirmed with Budge there still are plans to hire a professional to look at the street prior to any chip seal. Mayor, Dudley and Dahlquist answered questions and reassured Budge that the project is still within the scope of being started this summer. Budge asked Mayor Cole what the plans were and what the time line was and Mayor Cole reiterated he wanted it fixed but he is not an engineer and a professional will be looking at it. Budge said Dudley told her it could not be chip sealed until the water lines were replaced and Dudley clarified the recommendation from the public works supervisor was to replace the galvanized pipe before or during the time the road is chip sealed to avoid having to dig up the new chip seal later to replace the galvanized line. Budge said she understood. Dahlquist added not all the pipe is galvanized. Dudley said she had asked the Columbia County Road Department if they could look at it and give us some suggestions. Budge said this has been a long term thing and two years ago the citizens of View Street were promised that View Street would stay on the agenda until it was solved and then there was a discussion in 2013 that View Street would come off the agenda but it would go on quarterly and there would be some planning done. Mayor Cole stated View Street would be left on the agenda. Nelson added in his opinion View Street is a high priority to be fixed this year. Dudley added if the county does not chip seal the City still has the ability to hire an individual company and View Street has never been taken off the street improvement list. Budge mentioned an issue with the new home on View Street meter box. Budge said she was here to try to get a better time line and Mayor Cole said Council direction has always been to get it done this summer. Nelson said the Council fully intends to budget this year what was budgeted last year for repairs. Mayor Cole stated there are some variances with View Street because there are some remonstrance agreements involved.

d. SDC Discussion: Dudley discussed current rates and reasons for water and sewer system development charges per ordinances. Dudley said that if SDCs were not paid previously and new

development occurs SDCs, per the ordinances, would apply. Nelson said if a property was previously connected to the City systems and is replaced with a new like development he feels SDCs should not have to be paid. Nelson said he would like to see the ordinance change that if a property has already served an existing like use and a new like structure is put in then SDCs should not apply. Dudley said the ordinances can be changed and clarified the consensus of Council is to change the ordinances to reflect like usage is no charge; additional usage is a charge from this date forward. Dudley will work on the ordinances and bring them back to Council.

New Business:

a. Library Presentation: Patricia Stanley, City Librarian, reported the library has 600 active library cards issued, equivalent to approximately 1800 active users. Circulation for this year is 1346, of which 289 are e-books with about 160 per month using the internet. E-books are being promoted with each new library card issued. Presenters and topics for the summer reading program were mentioned.

b. Affirm Resolution #15-03-01 OMB Grant: Nelson moved, Vilardi 2nd, to approve the grant – **motion passed unanimously.**

c. Consider Approval with First Read of ORS. 1066 Moratorium of Medical Marijuana: Mayor Cole stated this was for one year and is basically an extension of what the City already has in place because there are a lot of unknowns. Dudley said there have been numerous calls regarding opening marijuana dispensaries in Rainier. Dudley stated it is against Federal law and the City of Rainier has an ordinance stating that businesses operating in the City of Rainier can not operate unless they are operating within the State and Federal laws. Mayor Cole said the moratorium can always be rescinded. Mayor Cole read the title of the Ordinance. Vilardi moved, Massey 2nd, to approve Ordinance 1066 extending the moratorium on medical marijuana facilities that is in place now for another year with the ability to revisit the item at any time - **motion passed unanimously.**

d. Consider Approval of Budget Schedule: Dudley stated there is a council work shop scheduled for the first meeting in May, first budget committee meeting May 18; second meeting June 1, if necessary. Nelson moved, Aske 2nd, to approve the budget schedule -**motion passed unanimously.**

Staff Reports:

Chief Griffith – Emailed first quarter statistical reports and will provide link with marijuana information. Nelson suggested prior to the City wide cleanup the police department do some nuisance abatements.

Dahlquist – Everything working good at water treatment plant, prepping for water system survey, new auger installed at WWTP, high water alarm sensors installed, the older plant at WWTP has been pumped out and cleaned, maintenance on several streets, “B” Street project overall going well, marina was pressure washed and dewinterized, repairs made to ramp, non-harmful sea lion deterrence in process, public property and park restrooms coming along nicely, all lights updated to LEDs and on automatic sensors, will paint as temperature warms, getting prices for new stall walls, playgrounds were maintained, new swing seats, new flag, and public works staff will attend confined space training next week which will provide three certificates. Nelson asked about the bio solids location and Dahlquist said the Engineer said the site was ideal even though the entire site is not usable and there is a six month process for DEQ approval. Looking at the road, lines and cost at the reservoir and will have to replace the gate. Dudley stated she has a meeting with DSL on the 22nd and cleaning the reservoir will be discussed at that time. Dahlquist will be getting costs of 6” pipe. Mayor Cole said the reservoir is a high priority item.

Dudley – The City of Rainier was awarded a small grant of \$10,000 through the Oregon Marine Board. Dudley has submitted the grant for security cameras at the dock, along with the pump out station and porta potty station and should have a response within a couple of months. Dudley added there is no match requirement for the pump out and porta potty station. Dudley said she wanted to clarify the City’s position and economic development. The City does not have \$3 - \$5 million dollars to buy property to keep it from being developed by other business. Dudley said the City is definitely interested in getting quality businesses; she has talked with RDI and Jim Tierney of Community Action Team and is working on a technical assistance grant specific to senior housing. Dudley said the City has an opportunity to work with other agencies and will be talking with other cities to see what they have done to attract developers. Dudley reported she is working on budget; the City will need to utilize some of the fund balance reserves to take care of deferred maintenance. Dudley said the goal has been and continues to be, to not spend more than we make. Nelson asked if Dudley had a chance to research the Kelso police radios. Chief Griffith researched and said they have not been demoed yet and with the added costs of chargers, antennas, etc. they would cost more than the initial radios he was looking at. Nelson said he was hoping we could bundle with Kelso in cost of new radios if they would work for Rainier.

Council Reports:

Nelson – banners have been ordered and happy to hear CC Rider received their grant. Nelson would like the council information and packets available in the hall for any interested parties until the website is current.

Mayor Cole – The Wall That Heals was a well attended event and hopefully in five or ten years they can return. Mayor Cole added that he thought it was important that the City consider a small Viet Nam War memorial at the park and that could be the start of other memorials and envisioned them around the Blue Star memorial.

Executive Session: ORS 192.660(2)(h) to 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 deliberation with persons designated by the governing body to carry on labor negotiations.

Mayor Cole

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