

**City of Rainier
Regular Meeting
August 17, 2015
7:00 PM
Rainier City Hall**

Mayor Cole called the meeting to order.

Council Present: Mayor Cole, Daniel Smith, Sloan Nelson, Robert DuPlessis, Steve Massey and Doug Aske.

Council Absent: Jim Bradfield and William Vilardi.

City Staff Present: Debra Dudley, City Administrator, Finance Director and Recorder; and Police Chief Griffith.

City Attorney Absent: Stephen Petersen.

Flag Salute.

Additions/Deletions from Agenda: None.

Mayor's Address:

Mayor Cole read the name of one fallen service personnel since Council last met and a moment of silence was observed.

Mayor Cole formally announced the retirement of Officer Russ George due to his injury. Dudley added Officer George learned he would not be able to return to active duty, was a great addition to staff and will be greatly missed.

Visitor Comments:

Skip Lahti, 29843 Riverview Drive, Rainier, OR 97048 stated he was tired of hearing from ODOT and everybody else the changes that keep being made in regard to "A" Street. Mayor Cole added that some of the previous changes were not ready to be presented to the public.

Unfinished Business:

a. **"A" Street Update:** Previously discussed.

b. **Highway 30/"B" Street Update:** Dudley stated the retainage is being held and waiting for the railing on 1st Street, the plants and trees are doing well, one of the business owners expressed

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concern regarding property corner markers that were removed and that is being resolved. Dudley said as soon as everything is done the project will be closed. Mayor Cole and Dudley added that phase II of the project will be addressed.

Consent Agenda Items:

Consider Approval of the June 15, 2015 Regular Meeting Minutes: Massey moved, Smith 2nd, to approve the minutes as presented – **motion passed unanimously.**

Consider Approval of the July 20, 2015 Regular Meeting Minutes: Massey moved, Smith 2nd, to approve the minutes as presented – **motion passed unanimously.**

Financials: Dudley presented the monthly and year end financials. Beginning and ending fund balances were compared to budget estimates, with larger balances in the general, sewer, water, timber and street funds, mostly due to outstanding capital projects which will be carried over to the next year. General fund revenue was close to target at 101%; with expenditures at almost 79%. The sewer fund revenue was at 95% with a reduction seen in sludge revenue and expenditures were at 92%. The water fund revenue was almost 108%, with expenditures at almost 84%. The timber fund revenue was 141%, with expenditures at almost 82%, the City did additional harvesting due to the higher timber prices, expenditures were less than projected at 82%;. The street fund revenue was at 107% and expenditures were at 82%. Dudley summarized the general ledger reconciliation process and balances. Dudley said the City is in a good financial position to start the new year. Dudley added the annual audit and financial report is complete and the auditors will be here within the next few months for a presentation. Aske moved, DuPlessis 2nd, to approve the presented financials – **motion passed unanimously.**

Unfinished Business Continued:

c. View Street Update: Mayor Cole reported he and Nelson are working on some options and moving forward.

New Business:

f. Rainier Diking District (Mayor Cole moved to first item in New Business): John Slape, Drainage Diking District Representative, explained that 8 or 9 years ago they were contacted by FEMA because all the dikes in the United States have to be recertified. Slape stated to have that done by a private entity would cost millions so Columbia County and others started working on this and one way they found was by partnering with a federal agency they were able to continue using the engineers who have certified the dike every year. Slape said the federal agency has to put up a 5% match and then the district matches the funds and at this time it is around \$10,500 to get started with Phase I. The number that the Corps of Engineers uses for the cost of the whole

project is approximately \$200,000. Slape said there are several bills being worked on that are expected to pass regarding funding and he was attending the Council meeting to get contact information, Todd Dugdale is the coordinator for Columbia County's three dike districts participating in the levee certification. Slape explained those that are not participating their dikes will be decertified which would entail flood insurance and building above the 500 year flood plain. Slape said there hasn't been any money spent yet other than what the Diking District has done that meets the requirements of the Corps of Engineers to prepare for Phase I. Slape said they just received word that the NRCS received word from Washington D.C. to go ahead and put their funds out. Slape said the Diking District has voted and approved the funds and they are looking for a partnership with the City to do a 50% match on the entire project. Dudley clarified with Slape that the cost is unknown. Dudley clarified the bills through the house and the senate is for funding and he said that was correct. Slape stated the Diking District starts at the entryway into Teevins, the railroad sits on top of the dike for approximately 4 miles and that is the northern boundary and the Diking District is everything between the railroad tracks and Highway 30 to the hillside starting at the bridge which is approximately 11,000 or 12,000 acres in West Rainier. Slape added the Diking District is also looking at accessing property owners for a fair share. Nelson said it is in the City's best interest to make sure the dike never gets decertified. Dudley added that the legislative action under consideration regarding Dike Recertification will be helpful. Dudley said she would email Council the map Slape emailed her. Nelson clarified with Slape that NRCS helped with \$5,000 of the \$10,000 and moving forward with Phase I.

a. Consider Approval of Resolution #15-08-01 Authorizing Extended Enterprise Zone Benefits For a Fourth & Fifth Year to Rightline Equipment Inc.: Mayor Cole stated this does not take away any of the City's ability to negotiate whether or not they come into the City in the future but states that the City supports an expansion for them and the City supports Rightline having approximately 170 jobs. Mayor Cole stated he would definitely say the City should support the resolution and support Rightline. Nelson moved, Massey 2nd to approve Resolution #15-08-01 – **motion passed unanimously.**

b. Discuss Draft Resolution for Amendment to Business License Ordinance Language to Allow Marijuana Dispensaries Within the City Limits: Mayor Cole said the discussion should include whether this should be an all around change or an additional ordinance. Mayor Cole added that at the next meeting a final draft will be presented to Council and encouraged Council to contact him with any questions or feedback. Mayor Cole stated the draft addresses all the community concerns and the League of Oregon Cities was helpful with the draft.

c. Consider Approval of Agreement with RDI for Senior Livability Consulting Services: Mayor Cole explained the City received a grant for this and this helps move forward with

another phase of the senior housing. Mayor Cole said the City is missing the segment of assisted living. Massey moved, DuPlessis 2nd, to approve the agreement with RDI for Senior Livability Consulting Services. Dudley said the agreement is for an investigator to review like areas similar to Rainier to see what type of assisted living the like areas have, how they attracted the developer, what a developer might need or want and this basically gives us a tool to market Rainier. Mayor Cole said this is the same process used for the existing senior housing. Nelson asked if there was a sunset clause when the current senior housing could start charging higher numbers because they are currently higher than the apartments. Smith added the cost is solely income based. **Motion passed unanimously.**

d. Discuss Adding Language to Ordinance Requiring Business Owners to Enclose Dumpsters and Residents to Remove Trash/Recycling Cans Within 48 Hours of Pickup: Dudley said this has stemmed from citizens expressing concern about the unsightly appearance, Clatskanie does not have any such ordinance but St. Helens and Scappoose does. Dudley said their planning codes include language requiring dumpsters to be enclose by a solid wood fence, mason wall or evergreen hedge between five and eight feet in height if they are visible from a public street. Mayor Cole said he thinks the ordinance should be retroactive to current. Council and Chief Griffith discussed adding language to the nuisance ordinance. Council discussed sending a letter to businesses indicating the City is considering a nuisance abatement ordinance and would like to avoid doing the ordinance and would the business owner consider taking care of the situation. Smith suggested addressing the City dumpsters, then send the letters out to the business owners and if there is not a good response from the business owners then go forward with the ordinance. The Mayor suggested holding a public hearing to get public feedback.

e. Consider Agreement for Professional Service With Curran-McLeod, Inc., for the Removal/Disposition of Sediment From Fox Creek Reservoir: Nelson moved, Smith 2nd, to approve the agreement. Dudley stated the sediment could be taken to two identified sites: the tree farm and the water treatment plant. Dudley said eventually it would be used to expand the park. Dudley stated the project requires a formal bid packet, advertised for bid, and then the apparent low bidder will be selected. Dudley said the City should be receiving the permit shortly. Dudley added a 5 year maintenance plan will be developed to avoid future sediment situations. Mayor Cole asked Dudley if loads could go to the park area, possibly gradually. Nelson suggested hiring a landscaper to move it out and seed it. **The motion passed unanimously.**

Council Reports: None.

City Calendar/Announcements: Mayor Cole stated the next City Council Work Session Meeting will be Monday, September 21, 2015 at 6:00 PM followed by the Regular City Council

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Meeting at 7:00 PM. Mayor Cole added if anything pressing comes up prior to that date a meeting will be scheduled.

Staff Reports:

Chief Griffith – Body cameras implemented.

Dudley – Police negotiations scheduled for August 19th.

Mayor Cole adjourned the meeting.

Mayor Cole

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