

City of Rainier
Regular City Council Meeting
July 17, 2017
7:00 PM
Rainier City Hall

Mayor Cole called the meeting to order

Council Present: Mike Kreger, Robert duPlessis, Steve Massey, James Bradfield

Council Absent: Sloan Nelson, Jenna Weaver

City Staff Present: Debra (Debbie) Dudley, City Administrator/Finance Director/Recorder; Gregg Griffith, Police Chief

City Attorney Present: No

Flag Salute.

Additions/Deletions from the Agenda: Mayor Cole asked to add Columbia Water and Soil District invoice to the agenda- Kreger moved, Massey 2nd to approve adding the CWSD invoice to the agenda-**motion passed unanimously** to make it item d.

Mayor's Address: Mayor Cole asked for a moment of silence for military personnel that have fallen in Afghanistan and Iraq since Council last met, Mayor read the names and a moment of silence was taken.

Visitor Comments: none

Mayor Cole recommended moving the CWSD invoice item to the sink hole update under unfinished business and it was agreed by Council to do so.

Consider Approval of the June 19, 2017 Regular Meeting Minutes- duPlessis moved, Kreger 2nd to approve minutes as presented. **motion passed unanimously**

Unfinished Business:

a. **Affordable / Senior Housing** – Debbie stated they have postponed the committee meetings until the report from Michael DeShane, the developer is complete. He is doing a boundary survey

to determine what footprint would fit on the proposed property and that hopefully that information is available next month.

b. **“A” Street Update-** Mayor Cole noted there is an ‘A’ street meeting on July 20th concerning the funding of the shortfall.

c. **Sinkhole Update- New Business:** Debbie stated the IGA, detailed project description and the invoice was included in the packet for Council to reference. Kari Hollander of Columbia SWCD, stated she had the grant agreement from NRCS and that there was a third modification getting more money so they could complete the sink hole and a few other projects and that is was for \$800,000 more for work around the County. Kari stated the City’s portion that was agreed to, did not go up however, the cost of the project did go up significantly as there was a lot of discovering that took place and the project was delayed from all the wet weather. Kari stated the project got going again the first week of May and five weeks later it was completed. Kari noted that there is one small piece they want to come back and do in the fall and it is to get some appropriate plants in place where the grounds were disturbed and that they did do some hydro-seeding. Kari stated the plants will help with erosion and there will always be sediments going in there. Kari stated this is upstream of the culvert and mostly on the sides, not the front of the culvert. Kari noted this is not additional cost. Dudley asked that isn’t there already vegetation growing there and Kari stated there is canary grass and it actually adds to the erosion problem. Kari handed out a packet of the Phase 1 pictures of the project and stated she would give Dudley a thumb drive of all construction photos. Kari noted that since the area used to be an Indian village they had to have archeologist on site while they dug. Kari explained Phase 1 work. Dudley asked where the manhole is and Kari stated there was at least two and maybe three manholes one might be way out at the very end, one was right next to the culvert and one is in Don Pedro’s parking lot. Kari handed out another packed that showed the work done in May and explained the photos, one of them being the condition of the culvert under ‘C’ street and explained that it was leaking at the outlet and that it was patched by taking one third of a culvert that was cutout and drilled into it and now it is a solid unit and the engineer stated the road there is structurally sound. Mayor Cole asked if the contractor gave Kari a cost breakdown, Kari stated she did not bring an actual cost breakdown but the contractor did bring just the overall, giant picture project. Kari provided a spreadsheet of all the projects Columbia SWCD has worked on showing contracted amounts and “In Kind” and “Cash Contributions” without any other documentation of actual expenses. Kari stated they had Henderson Construction for Phase 1 and Tapani for Phase 2.

Kari stated that she could definitely provide a breakdown of the contractors and that it would be easy to get to the City. Dudley asked where the disposal that was stated was actually dumped. Kari stated she would have to ask but it was a local land owner. Council members questioned Kari's cost spreadsheet concerning contractor's labor breakdown and Kari stated she did not bring that but she has documentation of everything. Dudley asked Kari what the \$45,000 for site prep and cleanup was for. Kari could not answer the question. Bradfield requested to hold off on paying the invoice until all the documentation was given to Council. Mayor Cole requested to table the invoice approval until Kari gets Council the documentation. Dudley questioned on the ODOT- storm water pipe cost, if pipe was actually purchased from ODOT. Kari stated that was ODOT coming out to make repairs when Don Pedro's sewer line and that three storms water lines actually came in from Highway 30 into that general area and appeared to go to nowhere and did some sort of work there. Kari stated she would have to ask her project manager. Mayor Cole asked Kari to bring the project manager next time and Kari stated she would.

a. Consider Approval of CWCOG Amendment- Dudley explained that for Planning we use consultant Don Mathison from CWCOG and the original budgeted amount of \$5,000 had been exceeded and this amended amount is for \$15,000. Dudley reminded Council that this is a pass through cost that is repaid from the developers. Kreger moved, Massey 2nd to approve the CWCOG Agreement as presented-**motion passed unanimously**

b. Consider Approval of Ordinance 1072 Zoning Text Amendments- Dudley explained this clarifies and adds the language for allowing townhouses and condominiums in the R-2 and R-3 zone. Massey moved, Kreger 2nd to approve Ordinance 1072 as presented -**motion passed unanimously**

c. Consider Approval of New Planning Commission Members- Dudley explained the recommended terms by length of residency in Rainier and that these appointments fill the existing terms and they will apply for re-appointment- Massey moved, Kreger 2nd to approve New Planning Commission Members as presented. Mayor Cole read the names for the record; Kathleen Stevens, Richard Sanders and Jeannine Ritter. Kreger asked if the requirements were the same for planning commission members as it is for council members as far as living in the city limits and Dudley stated no. -**motion passed unanimously**

Staff Reports: Dudley reported the OSHA report came back and noted that there were comments relating to Safety Committee meetings, but no fines. The required training has taken place. Regular City Council Meeting
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There were violations relating to confined space and pathogens training, the the City is working with City County Insurance Services, they have done inspections and given recommendations and are helping with training. Dudley stated we have implanted mandatory safety committee training and once a month the safety committee meeting agenda will be given to Dudley and Mayor Cole. Dudley noted two more members have been added to the safety committee for a total of five. Bradfield asked who does the training and Dudley stated we have used CIS, Columbia River Fire & Rescue and other agencies and organizations available and that CIS website states the specific mandatory training that is required. Dudley noted that the CIS senior risk management manager has been onsite at least four times to help with training and getting us up to date and current. Dudley stated it wasn't that we were not doing everything required; it was that we did not have the appropriate documentation.

Mayor Cole announced to Council that the City's Wastewater Plant Operator resigned effective today.

Council Reports: Kreger reported on the CCET meeting he attended

City Calendar/Announcements: Next Regular City Council Meeting is Monday August 21, 2017 at 7pm

Staff went into executive session at 7:35pm

Executive Session: ORS 192.660 (2) (h) to consult with council concerning legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Cole adjourned Regular meeting City Council Meeting at 8:10pm

Mayor Cole

Debra Dudley, City Administrator /Finance
Director/Recorder