

City of Rainier
Regular City Council Meeting
August 21, 2017
7:00 PM
Rainier City Hall

Mayor Cole called the meeting to order

Council Present: Mike Kreger, Steve Massey, James Bradfield, Sloan Nelson, Jenna Weaver

Council Absent: Robert duPlessis,

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: none

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 observed.

Visitor Comments: Paul Langner commented that the sewer plant smells like crap and noted that it is not supposed to do that and asked the City to look into it. Langner stated that he has asked several times why the air conditioner and heat was running in the Little League snack shack and the City is paying for it. Mayor Cole stated he agreed it was his frustration also and asked Debbie to share how that was being resolved. Debbie stated she talked to Little League about the usage. The City monitors the usage and noted minimal activity with that meter, but recently discovered the snack shack is tied into the street light meter. We are installing a meter at the snack shack and will bill the Little League for their usage. Debbie noted that we were told by Clatskanie PUD previously that the meter we were monitoring was the snack shack meter.

Consider Approval of the Consent Agenda:

Consider Approval of the July 17, 2017 Regular Meeting Minutes- Massey moved, Kreger 2nd to approve minutes as presented- **motion passed unanimously**

Financial Reports- Kreger moved, Massey 2nd to approve Financial Reports as presented; discussion- Debbie stated the auditors were recently here and they recommended specific financial questions be asked during the council meetings. Debbie explained currently Mayor Cole reviews all the monthly financials. Included in the packets are the list of payables, the reconciliation report and the fund balance reports. The questions recommended by the auditors; Are the books balanced and reconciled? Is the cash and investments account reconciled to the general ledger? Does the adopted budget reflect expenditures, with the answers being yes to all these questions. Additionally are there any cases of fraud that we need to be aware of? Debbie stated no, and that there is no significant changes to internal control and duties are segregated as much as possible, she is not a signer on any accounts but reviews AP< AR PR & GL. Debbie stated there has been no changes to our accounting system or accounting policies and that there is no related matters that Council should be aware of and no pronouncements that require additional staff time. The last question to be asked, Is there anything being done that makes you uncomfortable and Debbie stated no- **motion passed unanimously**

Unfinished Business:

a. Affordable / Senior Housing – Debbie stated that the meetings have been postponed until we hear back from Michael DeShane of Community Concepts. Debbie noted they have ordered a boundary survey and that will go to their engineers and see what would fit at the proposed site.

b. ‘A’ Street Update- Debbie stated this will be covered under new business

c. Sinkhole Update- Debbie noted Kari could not be at the meeting however, the IFA Grant the City applied for to cover the City’s cost was approved.

a. the City hired a consultant to evaluate the operations at the waste water treatment plant and this is the individual that will be providing the direct responsible charge signature on our monthly report. Mayor Cole asked how many hours per week are in the contract and Debbie stated it is open as there are significant issues that need resolved and after that it will taper down. Debbie noted she will be onsite at the plant for at least four hours a week until she is confident that we are where we need to be. Nelson asked that she come to the next Council meeting and give a report of her plans and goals – Bradfield

moved, Kreger 2nd to approve agreement as presented **-motion passed unanimously**

b. Consider Approval of the DEA Amendment- Debbie noted this is for the 'A' Street Plaza to get the project ready to go to bid- Massey moved, Kreger 2nd, **motion passed with Nelson abstaining stating he had an actual conflict of interest as a property owner in that area.**

c. Consider Approval of the IGA for Right of Way Services; Mayor Cole noted that the City attorney Steve Petersen has reviewed this IGA. Debbie noted this allows ODOT to work on our behalf to secure the necessary properties-Massey moved, Kreger 2nd to approve the IGA as presented **-motion passed with Nelson abstaining stating he had an actual conflict of interest as a property owner in that area.**

d. Consider Approval of Resolution #17-08-01; Debbie noted this gives the City the power to exercise eminent domain for ODOT right of way services for the 'A' Street Project. Debbie noted she included in the Council packets, the properties identified for construction services and the properties that they still need the additional right of way on. Debbie explained the various reasons eminent domain may need to be used. Mayor Cole stated he is concerned with the resolution because of what they may want to do down by Foss and this resolution does not included that, regarding the houses down there. Debbie noted those properties are not identified as being affected in this resolution. Discussion continued as to what eminent domain is and how it can or may be used for this project -Kreger moved, Massey 2nd to approve Resolution #17-08-01 as presented- **motion passed with Nelson abstaining stating he had an actual conflict of interest as a property owner in that area.**

e. Motion by Kreger 2nd by Bradfield to approve the letter to the property owners notifying them about the A Street Rail Safety Project and potential improvements requiring easements **-motion passed unanimously**

Staff Reports:

Debbie noted that we should be done this week with the water line at the Fox Creek Dam. Debbie noted several culverts had to be removed to put the line in and that new ones will be put back as part of the change order instead of putting the old ones back in. Debbie also noted that the City has went out for bid on a new heating and cooling system and that project will happen soon and is in the budget. Debbie stated postings for the wastewater treatment plant operator have been posted. Nelson asked about the bio solids being spread and what safety precautions we take and what training has been done using the machinery to do it. Debbie stated she would confer with the Publics Works Supervisor on this.

Council Reports: Kreger asked about attending the Oregon League of Cities Conference and Mayor told him the City would register him.

Nelson asked Council to take note when they are around town and see something that is not as it should be, to call the City office and let them know. Nelson said the public comments to him often about various issues. Debbie explained the complaint process and the form the City uses.

Nelson told of an incident he witnessed at the Marina of a lady falling off the dock along with a will burrow full of items and it made him think of the life rings down there and if they were being maintained. Debbie noted they were broke off by the sea lions and they need to be replaced. Nelson voiced his concerns of having these life rings available.

City Calendar/Announcements: Next Regular City Council Meeting is Monday September 25, 2017 at 7pm

Staff went into executive session at 8:00pm

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 8:15pm

Director/Recorder