

**City of Rainier
Regular City Council Meeting
December 4, 2017
7:00 PM
Rainier City Hall**

Mayor Cole called the meeting to order at 7:00pm

Council Present: Mike Kreger, Sloan Nelson, Jenna Weaver, Steve Massey, Robert duPlessis,

Council Absent: James Bradfield

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: Addition: Payne Reforestation Agreement for tree planting and herbicide spraying. Kreger moved, Massey 2nd to approve to add Payne Reforestation Agreement to Agenda as New Business; Item b.

Mayor's Address: Mayor Cole thanked all of those who were involved in the Christmas tree decorating and lighting.

Visitor Comments: none

Consider Approval of the Consent Agenda:

Consider Approval of the November 6, 2017 Regular Meeting Minutes – Kreger moved, Massey 2nd to approve minutes as presented. - **motion passed unanimously**

Unfinished Business:

A. Affordable / Senior Housing – Debbie said they were still waiting to find out if the second site is a viable possibility. Debbie stated the County wide housing study is complete and we should have the report back within the next couple of weeks.

b. 'A' Street Update- Mayor Cole noted a lot of things are happening with this project such as easements and continued work with ODOT.

c. 'A' Street Plaza Update- . Debbie noted she is working on the IGA with ODOT and that Geotechnical work is needed down along the bank of the proposed plaza. duPlessis asked where we are at with the Bank of America property with the Port. Dudley noted that she just sent the legal descriptions to the attorney and also that she had sent the document back (to Cameron at DEA) because the language of the construction easement had significant language changes. Debbie noted the City did not have a problem with the easement as long as ODOT did not.

New Business:

a. Lighting Proposal- Nelson stated he has been working with Dynamic Energy Solutions on a lighting replacement project. Nelson noted they have reviewed all the lighting at the City Hall building, City Park, Marina, Senior Center, the street lights, City Transient Docks, Sewer Plant and the Water Plant. Barry from Dynamic Energy Solutions explained that they performed detailed audits at the aforementioned facilities. Barry reviewed the visual handout that explained the breakdown of costs at each facility, the incentive figure from Clatskanie PUD, monthly savings, and net project cost to the City. Barry noted that the incentives are expected to decline in 2018. Barry explained the project would pay for itself in 4.2 years due to the energy and maintenance savings. Barry stated that the LED lighting offers a much longer lifespan and that it offers about a 72% savings on the monthly lighting energy consumed. Barry noted the cost breakdown shows estimated labor costs and that they work with local contractors. Greg Wright of Dynamic Energy Solutions stated they have actually talked to Bill Vilardi about the project and if this agreement goes through Vilardi could possibly start the project in early January 2018. Weaver questioned that this would replace all the lights at these locations. Nelson stated that this project would upgrade all of the lighting at every City facility that is powered from Clatskanie PUD and they would be upgraded to LED lighting (fixtures and bulbs) and that some of the facilities will have occupancy sensors that turn the lights off when not occupied and this increased the cost a bit. Council had questions and answers and discussion with Barry and Greg concerning LED lighting- Kreger moved, Massey 2nd to move forward with the lighting project with a cap of \$43,280- Mayor noted that if the project come in lower than \$43,280, then Nelson has the okay to sign the agreement. Weaver asked if the City had to pay the total project cost and then get \$31,946 back after a certain amount of time or if it was an immediate deducted incentive. Brian Fawcett from Clatskanie PUD stated it could be done either way and it is up to the City and Dynamic and that a form can be filled out designating the recipient of the incentive in which Dynamic would pay the contractor and the

only out of pocket costs for the City would be the \$43,280. **motion passed unanimously**

b. Consider Approval of Payne Reforestation Agreement- Nelson 2nd, Kreger 2nd to approve Payne Reforestation Agreement as presented. Weaver stated she is not familiar with the project. Mayor Cole explained that in the City's watershed is the City's tree farm and that there is some forest tracks up there that need replanted and this company plants and sprays vegetation. Mayor Cole noted that we have worked with this company for many years and that Byron has managed the tree farm for at least ten years- **motion passed unanimously**

Staff Reports: Chief Griffith noted that Donut Day is Saturday December 9th and benefits Hope. Mayor Cole asked if Griffith had a security recommendation. Griffith noted he listed all the options and prices, that Council can choose whatever options they want and that anything is better than what the City currently has. Debbie asked Griffith if any of the other vendors could come and make a presentation at the next council meeting. Mayor Cole noted the Council would get back to him and let him know how to proceed.

Council Reports: duPlessis noted that he attended the City County Meeting on November 27th. duPlessis stated that he learned that there was a pool of money available for cities to use towards things like tourism and that he would find out more about that. Nelson stated that a couple years ago the City talked about somehow partnering with the Rainier School District to make park furniture and that the school has since bought a plasma cutter. Nelson noted the Agriculture teacher is looking at creating a class that will be able to create some of those park furniture items. Nelson stated he has a meeting next week with the school. Nelson noted that him and about 16 other neighbors got together last week and decorated the "Pocket Park" and stated it was nice to have hot cider and visit with the neighbors. Nelson stated the community up there all thanked the City for allowing them to do that again. Nelson noted he was meeting with the Port of St. Helens on Thursday to look at the dike lands and see if there are any opportunities where they can partner with the City or maybe just invest in Rainier. Council and Brian Fawcett discussed changing the street lights over to LED and Fawcett explained that was being staged over a couple of years as they have not developed rates for LED lighting. Nelson noted the obelisk coming into Rainier does not have lighting or power and would like to work on that. Kreger stated that the Christmas lighting is getting to big to be at City Hall and it's pushing the occupancy limit. Kreger stated they would like to have a tree in the park and move the celebration down to the park and possibly have a parade and then continue with the festivities at the senior center.

City Calendar/Announcements:

City Council Work Session Tuesday January 2, 2017 at 6pm

Regular City Council Meeting is Tuesday January 2, 2017 at 7pm

Mayor Cole adjourned Regular meeting City Council Meeting at 7:50pm

Mayor Cole

Debra Dudley, City Administrator /Finance
Director/Recorder