

**City of Rainier
Regular City Council Meeting
October 15, 2018
7:00 PM
Rainier City Hall**

Mayor Cole called the meeting to order 7:04pm

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

Council Absent: James Bradfield, Steve Massey

City Staff Present: Debra (Debbie) Dudley, City Administrator/Finance Director/Recorder

City Attorney Present: No

Flag Salute

Additions/Deletions from the Agenda: none

Mayor's Address: Mayor Cole read the names of two fallen servicemen and followed with a moment of silence. Mayor also noted the loss of Paul Allen.

Visitor Comments: Mr. Demco of Rainier High School thanked Mr. Jim Owen for all his service to the History Club and for his service to our Country as well. Demco noted he has been a big supporter of history programs in the Rainier area and that he is appreciated very much. Mayor Cole read a letter from the Department of Defense thanking him (Mr. Owen) for his efforts to thank and honor our Vietnam War veterans and their families and for helping bring the wall that heals to Rainier.

Consider Approval of the Consent Agenda:

Consider Approval the September 10, 2018 Regular Meeting Minutes & Financials- Kreger moved, Weaver 2nd to approve September 10, 2018 Regular Meeting Minutes as presented-**motion passed with duPlessis abstaining**

Unfinished Business:

a. Affordable/Senior Housing- none

b. 'A' Street Update- Dudley stated we have received the final and she would like volunteers to compare the final to what we have to make sure our final design is as agreed and noted that we have until the end of the month to respond. Mayor Cole, Nelson and duPlessis stated they would do the comparison.

c. 'A' Street Plaza Update- Nelson noted it is nearing the end and they were installing fencing today, the bollards have been installed, City staff has installed the garbage cans and a bench and that there are four more benches to be installed. Nelson stated still ongoing, is the struggle with the getting the plants replaced. Dudley stated she received a pay request from AES that she needed to respond to. Nelson stated that Chase told him the sprinklers were working, but then he came by to drop off a ladder; he also looked to see why the sprinklers were not working. Nelson noted someone did come by to look at the plants and whether or not they would meet the standards and noted she had several concerns and he also showed her concerns he had. Nelson stated the curtain drain on the street had been installed and that Comcast was down there today and they cut out the sidewalk near the bank, they need to repair it to the same standard that it was.

New Business:

a. Consider Rainier Diking District Request- Mayor Cole noted that the Rainier Diking District is about \$175,000 short of funds for re-certification; Robin Clarke stated it's almost \$173,000. Mayor Cole read his proposal: *"In our commitment to partnering with the Diking District to preserve the City's urban growth boundary, we have asked the Diking District in previous meetings for Current budget, Balance Sheet, Operating Statement (profit and loss) Maintenance Plan (specific to the deficiencies in their inspection) and have asked how often does the certification need to be done? When we commit funding, we must be able to show our citizens the City has demonstrated financial responsibility by ensuring the diking district has the fiscal sustainability to complete the maintenance and ongoing operational needs."*

Based on this information, Mayor Cole stated that in his opinion \$50,000 is a fair share of the \$173,000 and that he would urge the County and the other parties they mentioned to assist with funding including the Port and other large businesses owners down there that it really effects, as their flood insurance rates could go through the roof and this could be a cheaper way for them. Mayor Cole reiterated that the \$50,000 is a generous number for the City to preserve the Urban Growth Boundary. Most of the Dike is not

currently in City limits, it is roughly five miles in which about one mile is within the City limits. Matt Peterson replied that it may be only one mile of the City, but if they don't recertify, there won't be any industry that can go there or they will leave. Mayor Cole noted that they are getting \$50,000 and they need to look for other assistance for the \$125,000 and that he doesn't think the City should be responsible for all of it and noted that \$50,000 is very generous. Nelson questioned that he thought their proposal is twenty five percent from four different parties, which would be about \$43,000 they are asking from the City. Robin Clarke stated their proposal is just to put something on the table and it's really not up to us (Rainier Diking District) to come up with what the land use agencies decide to offer or to say how you should divvy up the monies or whatever. Robin stated but if you are offering \$50,000 from the City, then what about REDCO, what about some additional funding from them and is that not a possibility? Mayor Cole stated he did not know what their current budget allowed. Robin Clarke stated that the tax revenue to the City and REDCO is a little over \$45,200 a year that comes from tax payers behind the levy and Robin noted that in a little over three years if those specific funds were ear marked for something like that, you would be getting over \$135,000 of that back. Mayor Cole stated the \$50,000 is because I want you to go to the County and try to get them to step on board too and if we pay the whole thing, then there is absolutely no reason for them to think about stepping on board and they have a huge tax payer behind the levy that we have no part of. Nelson stated he thinks it has a tremendous value, a tremendous value for the future of the City and he thinks Council needs to collaboratively figure out how to work with the Diking District and the County. Nelson also noted that he does not feel that the City or REDCO should come up with the money to fix the problem but stated both parties are players within that organization and if the City wants to grow, we have to protect that asset. Nelson noted that there is a lot of industry that want to locate down there but they do not have the opportunity because there is not sewer down there and Nelson disclosed that he also has a business down there and will declare an actual conflict of interest when voting. Mayor Cole re-iterated that he feels \$50,000 is a good starting point and stated he could not tell them that he could support or not support it going up from there until they come back to him and say they have met with Rightline and the County and told them that the City has committed \$50,000 and noted that the City cannot support \$173,000 right out of the gate. Peterson noted that the City at least put a marker on the table is a very good thing and that they will beat the bushes to see what other funds are available. Mayor Cole noted that if Rightline annexed into the City, he would advocate all those tax dollars going to re-certification of the levy. duPlessis stated he agrees that there is a lot of opportunity out there for future development and this could be a small investment on the City for future development. duPlessis stated he was concerned going forward, with all this money being put up, he asked if this re-certification good forever or does it

have to be done again in so many years, and does the district have the ability and funds to keep it within certification?

Mayor Cole asked the district how long the certification is good for and they replied they weren't sure, they thought ten year and he stated they can do the maintenance without issues, it is just the funding for the certification they cannot. Nelson stated REDCO met earlier and it wasn't on the agenda, and he also stated that doesn't mean it can't go back on the agenda and mentioned they could meet with the Port and County or whoever they are looking to for assistance and that is doesn't preclude them from talking to REDCO. Nelson asked Chuck from CCET if the City was to put sewer in down on Dike Rd, does he envision new businesses coming in? Chuck replied that the next step would be to inventory available property to see if there is any develop obstacles or wetlands. Chuck noted it could be very probable based on what the rest of the County is doing. Mayor Cole noted the City most likely would not just go put a sewer line out there unless a company was for sure going in and then we would work with them on extending our sewer line. Dudley noted that it is a significant cost and we would have to have development to pay the debt service needed to do the improvements and we have to have the ability to repay the loan. Mayor Cole noted before the motion that the \$50,000 is contingent on the Rainier Diking District providing him with the information he requested in the proposal he read at the beginning of new business. Kreger moved under provisions stipulated, duPlessis 2nd to approve the motion to contribute \$50,000 to Rainier Diking District under provisions stipulated- **motion passed with Nelson abstaining with an actual conflict of interest**

b. Consider Approval of Agreement with Althof Contracting as Recommended by City's Consultant-Weaver moved, Kreger 2nd to approve Agreement with Althof Contracting as presented and recommended by City's Consultant-**motion passed unanimously**

c. Consider Approval of ODOT Agreement #32538- Dudley noted this is an amendment to the existing because they ran out of time and it has been reviewed and signed by the City attorney. Debbie stated this is allowing us to work with ODOT on the project, but we cannot have direct contact with ODOT's contractors. Motion is to approve Agreement #32538 with language change of "direct" contact with ODOT's contractors (pg. 2 item #5), duPlessis moved, Kreger 2nd to approve agreement #32538 with said changes-**motion passed unanimously**

d. Review DEA Plans and Bid Documents for 'A' Street Rail Safety Project, Provide Comments as Necessary- Nelson, Mayor Cole and Weaver will review before end of the month

e. Consider Approval for Requests by Evergreen Tavern- Mayor Cole asked staff to have this type of request approved by staff from now on. Dudley noted she could create a resolution allowing the City Administrator to permit this type of request so it does not have to come to council every time and speeds it up for the patron. Nelson motioned, Kreger 2nd to approve Evergreen Taverns Karaoke Request as presented- **motion passed unanimously**

f. Consider Water DRC Agreement- Dudley stated this will provide consulting services for the water plant. He has reviewed the plant and will be able to assist the City. He currently works for South Fork water systems and bring technical expertise. Kreger moved, duPlessis 2nd to approve Water DRC Agreement as presented-**motion passed unanimously**

Staff Reports: Chief Griffith stated it is Breast Cancer Awareness month and the officers are all wearing pink badges. Chief also stated his department will be doing Trunk or Treat on the 28th and will be at the Riverside Church on the 31st.

Dudley stated we will be doing a revision of who we are going through for the City Administrator job opening as Indeed was not screening very well.

Council Reports: Kreger noted he went to some really good seminars at the League of Oregon Cities Conference in Eugene. Kreger mentioned he made contact with a lady from Comcast and stated she would like to come in and talk about a new low income and disabled/nondisabled veterans program they are launching where they can get internet and television packages.

City Calendar/Announcements: Mayor Cole stated since Thanksgiving is the third week in November and Veterans Day is the 12th, he proposed the regular council meeting be on November 13th, 2018. Nelson stated he won't be there and Dudley reminded everyone the City/County Dinner is November 27th. John Marth asked if the City would allow people to park in the boat launch for their Senior Class Fundraiser Casino Bus Trip on February 9th, 2019. The Council decided after exploring all options, it was fine to park in the boat launch

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parking lot as long as they put a print out in the dash that states they are there for the fundraiser.

Regular City Council Meeting November 13, 2018 at 7pm
City/County Dinner Hosted by Rainier November 27, 2018 at the Senior Center

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

Mayor Cole

Debra Dudley, City Administrator /Finance
Director/Recorder