

**City of Rainier
Regular City Council Meeting
December 3, 2018
7:00 PM
Rainier City Hall**

Mayor Cole called the meeting to order 7:00pm

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

Council Absent: Robert duPlessis

City Staff Present: Sue Lawrence, Public Works Director; Gregg Griffith, Police Chief; Sarah Blodgett, Planning Clerk

City Attorney Present: No

Flag Salute

Additions/Deletions from the Agenda

Mayor's Address: Mayor Cole swore in new Councilman Richard Sanders. Mayor Cole took a moment to reflect on fallen a soldier while serving in Afghanistan. Mayor noted Lenardo Jaco was from Lewis McCord Military Base. Mayor also noted the passing of former President George Bush, and a moment of silence was observed. Mayor Cole presented a proclamation for the month of December to the Rainier Football team for winning the state championship title.

Visitor Comments: none

Consider Approval of the Consent Agenda:

Consider Approval the November 13, 2018 Regular Meeting Minutes & Financials- Weaver moved, Massey 2nd to approve November 13, 2018 Regular Meeting Minutes as presented-**motion passed with Sanders abstaining**

Unfinished Business:

a. Affordable/Senior Housing- none

b. 'A' Street Update- Mayor Cole explained that there has been an amendment to the rail crossing order originally approved by Council. The changes were identified as:

- East 3rd Street- include STOP signs
- West 2nd Street- add one more Bollard around each automatic gates, a STOP HERE sign mounted at the STOP bar for the East Bound traffic, Side Warning Sign W10-3 and One additional DO NOT ENTER sign
- East 5th-, East 4th and East 2nd streets- Yield signs and posts installed by Roadway contractor not the Railroad. Railroad contract mount the CROSSBUCKS to the posts

Mayor noted there are no additional costs for these additional items. Nelson moved, Massey 2nd to approve Rail Crossing Revision RNPA RX1841 as presented. Mayor Cole recommended removing 'A' Street Update from Old Business and replacing it with Riverfront Trail, council was in agreement of the recommendation. **-motion passed unanimously**

c. 'A' Street Plaza Update- Lawrence stated that a review of all the plantings will be done on March 15, 2019 and at that point in time anything that has not survived will be replaced and the one year warranty will restart for the replaced plants. Lawrence stated she is still working with them to come up with a planting plan to replace the grasses in the front and a cost. Mayor Cole asked if 'A' Street Plaza could come off unfinished business. It was agreed to take 'A' Street Plaza off and replace it with Riverfront Trail. Weaver asked if the plant species was being changed and Sue stated they were going to be replaced with a more native species. Nelson recommended adding some boulders to the landscaping.

New Business:

a. Consider Ratification of Election Results- Kreger moved, Massey 2nd to approve Ratification of Election Results as presented-**motion passed unanimously**

b. Consider Approval of Revised Crossing Order- See item b. New Business

c. Consider Approval of DEQ Mutual Agreement and Final Order- Mayor Cole explained that the DEQ has approved our request to sponsor Columbia County Soil and Water Conservation in the amount of \$18,960 for the

restoration of Fox Creek area starting at Highway 30 and proceeding to the river and the civil penalty to DEQ will be \$4,740. Kreger moved, Massey 2nd to approve DEQ Mutual Agreement and Final Order as presented- **motion passed unanimously**. Nelson noted that he feels it is an awesome idea but would like Staff to reach out to Friends of Fox Creek to get their approval on what we plan on doing in Fox Creek. Nelson noted that we will also try to get the opening of Nice Creek included in the project for an additional amount.

d. Planning Discussion- Mayor Cole noted Paul Langner, of the Rainier Planning Commission could not be present and asked if Mayor Cole would read his letter of concern to the City Council. Mayor Cole read the letter (note: letter is an exhibit in the planning packet). Mayor Cole noted these things are not a problem until they are a problem. Sanders stated that Langner was very passionate about it and that they all felt the home owner's passion about the obstruction of the view. Sanders noted that he agreed with Mayor Cole that these things are not a problem until they are a problem and stated how often does this type of thing come up, how much time and effort do we want to invest in it and how much construction is going to go on that's going to affect it and noted it is a livability issue for everybody and stated he personally feels the standard of 35' needs addressed but not much beyond that. Sanders stated the Planning Commission was frustrated in that there was a gentleman there with a very passionate argument and that there was really nothing the commission could do about because the way the statute reads. Blodgett stated that as far as updating the ordinance, she does believe it does need to be looked by a planner or professional to see what really does need addressed and possibly have some workshops to see what we want to work on. Blodgett noted that it had been brought up at a couple of meetings but had been tabled to make it a goal for our next comprehensive plan update. Blodgett mentioned that she has not previously had any issues with the ordinances and this view issue was the first. Sanders recommended looking at other similar size cities and see what they have on the books and see if we can glean by what they did and stated maybe we could hire a professional planner to do that and maybe look at a city with similar Geographic's and population and maybe get some information from them. Blodgett noted the new planner for the City, Skip did recommend that the City do a land inventory to see what was actually out there to get a basis for what really needs addressed. Nelson stated he rarely hears people say that the City allowed this growth to happen and it negatively impacted the community and stated that what he does hear a lot is that the City has so many rules that things can't happen. Nelson stated that he does not want the City to swing so far to protect thing so much that we don't allow things to happen. Sanders agreed and stated we do not want that reputation that Rainier has too many rules, too many standards. Nelson stated that if the City has a Planner that is not from a community like ours that he has concerns that we could end up with changes we do not like and noted that the Council needs

to be very cautious as we move forward with this process. Kreger noted his past experiences with other communities that have had a view protection ordinance and noted that they all also had an extra tax that went along with it and Kreger cautioned Council of possible issues involving view protection. Mayor Cole stated he knows that Dudley has budgeted money for planning and Blodgett noted there is a budgeted amount to at least get started and work on it in phases. Weaver asked about the cost and Mayor Cole stated it could be as much as a couple hundred thousand dollars at least. Mayor Cole noted that is why he agreed that we should do a land inventory to see what we have before we do a complete overhaul. Mayor Cole noted that Dudley's last day is January 30th and it is not a good idea to have her be the one to get started on this project and stated he rather bring the new person on and have them start on it as it is a big undertaking if we decide to take it on. Sanders noted that he feels Langner's main concern is that he has raised the issue on several other occasions and he would just like to see an affirmative response that Council wants to take it on and Sanders stated that anytime you go with that dramatic of a change, you set yourself up for legal challenges. Sanders noted we have an old standard but it has not been challenged and has not cost us anything to keep it on the books. Mayor Cole noted that having money budgeted for this (Comp/Zone Plan Update), shows that the Council is in support of it. Nelson stated that they should reach out to Langner and let him know that there is money budgeted for this project and that when we get a new City Administrator we will task them with it. Mayor and Council stated they were all in agreement with this. A person in the audience spoke and noted that on his tax statement there is a note that he has small view of the river and that it raised his taxes and stated that he would want his taxes reduced if someone blocked his view. Mayor Cole noted that he would reach out to Langner and tell him that there is a consensus that we do want to move forward and Mayor suggested that we possibly have a third party look at it to see if it is worth it and get their opinion. Mayor Cole suggested tasking the Planning Commission to review the ordinances and make recommendations on what needs to be addressed and noted that maybe the whole things doesn't need to be addresses, maybe just certain items and noted that if there is any way we can save money, I am all for that. Mayor Cole stated that he would talk to Dudley next week and get some costs from her so we can move forward.

Staff Reports: Lawrence noted that public works put de-icer down this morning and asked that if anyone sees anything or needs anything, just let them know. Lawrence stated she has the scope of work plans for 'D' street for water line replacement and will be moving forward on that. Lawrence mentioned there are two other water leaks they are working on. Lawrence stated the City was given a Ford F-150 and a Kodiak 5 yard dump truck that was donated by the City of Hillsboro. Mayor Cole noted that things look really good in town and appreciates the direction and supervision she has provided. Nelson complimented Lawrence on all that she has done since she was brought on as Public Works Director that have needed to be done for a really long time.

Chief Griffith noted this Saturday is the Donut Fundraiser for HOPE
Nelson stated he talked to Bill Vilardi last week and stated that he was finishing up the lighting at the obelisk.

Council Reports: Sanders thanked everyone and stated he was looking forward to serving on City Council

City Calendar/Announcements:

December 8th is Donut Sales at City Hall as a Fundraiser for HOPE

Next Regular City Council Meeting will be December 13, 2018 at 6:30PM
Mayor Cole noted that it will be a meet and greet of the City Administrator Candidates

December 31st is the Columbia City's Mayor Retirement event
At Columbia City Community Hall at 2:00PM

Meeting adjourned at 7:48PM

Mayor Cole

Debra Dudley, City Administrator /Finance
Director/Recorder