

**City of Rainier
Regular City Council Meeting
October 5, 2020
6 p.m.
Rainier City Hall**

Mayor Jerry Cole called the Regular Council Meeting to order at 6:10 p.m.

Council Present: Robert duPlessis, Mike Kreger, Richard Sanders

Council Absent: James Bradfield, Steve Massey, Jenna Weaver

City Attorney Present: No

City Staff Present: W. Scott Jorgensen, City Administrator; Sarah Blodgett, City Recorder

Flag Salute

Additions/Deletions from the Agenda: There were no additions or deletions from the agenda.

Mayor's Address: Cole said he hopes councilors will be able to attend the ribbon-cutting ceremony for the completion of the "A Street" Rail Safety Project the following Saturday. City Administrator W. Scott Jorgensen said he advertised the event on the city's website as a public meeting in case there is a quorum of councilors present. Councilor Robert duPlessis confirmed that Boy Scout Troop 332 will be present to conduct the flag salute. Jorgensen said that Congresswoman Suzanne Bonamici will attend and deliver remarks. Cole said Oregon Senator Betsy Johnson will be the keynote speaker. The city received a letter from Governor Kate Brown that will be read during the ceremony.

Visitor Comments: There were no visitor comments at this time.

Consider Approval of the Consent Agenda:

Consider Approval of the September 8, 2020 Regular Council Meeting Minutes—Councilor Mike Kreger moved to approve the consent agenda. That motion was seconded by Councilor Richard Sanders and adopted unanimously.

6. Unfinished Business:

- a. Riverfront Trail Update—Cole said the bid for the project has been awarded. The contractor was notified and easements are being obtained. Jorgensen said he sent the contract to City Attorney Stephen Petersen for review and spoke with him about it. Petersen has been reaching out to the owners of the post office property to try and obtain an easement.
- b. Fox Creek Update—Jorgensen said he will be taking a tour of the area the following day with Ian Bledsoe from Friends of Fox Creek and representatives of the Estuary Partnership Wednesday, October 7. He's reached out to Oregon Department of Fish and Wildlife Director Curt Melcher, they have a good relationship from when Jorgensen worked in the Legislature. Johnson and Columbia County Commissioner Margaret Magruder will be meeting with him and Public Works Superintendent Sue Lawrence prior to the ribbon-cutting Ceremony. Kreger asked if he could also attend.
- c. Fourth Street Loop—Cole said that Lawrence came up with a schedule of the work to be done. Jorgensen said it has probably already been mailed out to residents of the area.
- d. Senior Housing—Cole said this item used to always be on the agenda. He wanted to put it back on there because he feels it's important.

7. New Business

- a. Selection of New Council President—Cole said that former Council President Sloan Nelson resigned because he moved out of the city. Kreger has agreed to serve as the new council president and has experience running meetings.

duPlessis moved to nominate Kreger as the new council president. That motion was seconded by Sanders and adopted unanimously.
- b. Planning Commissioner Terms—Cole said the council changed the commission from seven to five members and now has to figure out the terms of service. He asked Jorgensen for his recommendation. Jorgensen said the chair could be position 1, vice chair position 2, position 4 could be changed to position 3, position 7 can be position 4 and the seat currently vacant can be position 5. Sanders suggested extending the terms of some positions one year so they all match.

Councilors agreed to these changes by consensus.
- c. Second Reading of Ordinance 1075—Planning Commission

Kreger moved to adopt the ordinance. That motion was seconded by Sanders and adopted unanimously.
- d. First Reading of Ordinance 1076—Parks Rules and Regulations

e. Discussion on Ordinance 1077—Marijuana Facilities

Jorgensen said he spoke with Petersen and provided him with the minutes of the council's September meeting to put together an ordinance. Petersen sent a memo that was included in the meeting packet seeking clarification on some points.

f. Direction to Planning Commission on Food Cart Ordinance

Cole said that the council isn't opposed to allowing food carts in the city; they just want to do it right. Roberta Boursaw said Petersen spoke with her attorney. She can work within the city's transient merchant ordinance unless an ordinance for food carts is established. Cole said the next Planning Commission meeting is coming up. The previous discussion at council was to get the commission's input on any potential ordinance. He asked councilors if the matter should be given to the commission open-ended or with direction. Kreger said any food cart ordinance should start with the commission to make sure there are standards in place for operation to prevent any non-compliant person from operating and to allow for enforcement. The commission can look at health department regulations as a basic guideline of what should be required to operate. There are questions about hook ups, electricity and what should be required at the location. Safety issues should be addressed and food carts should only be allowed within approved areas. Boursaw said they should have the property owner's permission. Cole said he would like to see dedicated sewer and water, not just potable water from a garden hose from someone's home. St. Helens has several food carts and they are semi-permanent. They're at dedicated business locations and tied in with existing businesses. There has to be a way to do it to make everyone happy. Kreger said if it's done right, it becomes a draw for the community. Cole asked Jorgensen what he thought. Jorgensen said he saw many food carts in Astoria. They're all over the place in Portland. Some are in clusters with shared restrooms and other amenities. The ordinance in Aurora allowed for food carts if they were done in cooperation with an existing business. Boursaw said she could provide rules and regulations from other cities. duPlessis said council wanted to send the matter to Planning Commission before COVID hit and the commission hasn't been meeting. Jorgensen said he made it a priority to reach out to the commissioners to get meetings going again.

g. Street Vacancies-Cole said that a section of E. B Street is never going to be a street. Blodgett said a neighbor wants to buy an adjacent property owned by the Oregon Department of Transportation, but they won't sell it until that section of street is vacated. There is an application for street vacancies that must be filled out and submitted to the city. Cole said he was seeking consensus from council that it has no problem with vacating the street if the proper paperwork is filled out. Council agreed by consensus. Cole said there was a similar issue with another property in town by View Street. An adjacent property

- owner has taken care of the property for decades. He has no issue with that section of street being vacated. Council agreed by consensus.
- h. RFP for IT Services-Cole said the RFP was the result of a request from staff.

Kreger moved to accept the RFP. That motion was seconded by duPlessis and adopted unanimously.

Cole said he wanted the RFP to run until October 23 so staff can have time to review it, then bring any proposals received by the city back to council for its November meeting.

- i. Approval of Expenditure for Distribution Valve Maintenance-Cole described it as an urgent matter. Expenditures of over \$10,000 typically go to council beforehand, but this had to be moved forward. Sanders said councilors were notified in advance.

Sanders moved to approve the expenditure. That motion was seconded by Kreger and adopted unanimously.

8. Staff Report-Jorgensen said he facilitated a meeting with the Washington Way resident who appeared at the last council meeting and outgoing city planner Skip Urling. The resident had originally intended to file an appeal of a planning decision but will be holding off on that. Jorgensen also did a ridealong with the police department and has spoken with Rep. Brad Witt, Superintendent Joseph Hattrick and school board chair Kari Hollander, met with and spoken to outgoing City Forester Byron Rickert, City Attorney Stephen Petersen, Sen. Betsy Johnson, Clatskanie City Manager Greg Hinkleman, Columbia County Commissioner Margaret Magruder and all the members of the planning commission. He and Cole met with Cowlitz-Wahkikim Council of Governments Director Bill Fashing and new City Planner Keshia Owens. The vacant commission and council positions are being advertised, along with a public works position. Jorgensen has also spoken with Ali Mayeda from Congresswoman Bonamici's office and St. Helens City Manager John Walsh. He attended the September 23 meeting of the Columbia County Board of Commissioners and submitted the letter of intent for the scope of work study for the Fox Creek project.

9. Council Reports

10. City Calendar/Announcements

Cole adjourned the meeting at 7:06 p.m.

Mayor Jerry Cole

W. Scott Jorgensen, City Administrator