

**City of Rainier  
Regular City Council Meeting  
August 2, 2021  
6 p.m.  
Rainier City Hall**

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

**Council Present:** Connie Budge, Scott Cooper, Robert duPlessis, Mike Kreger and Levi Richardson

**Council Absent:** Brenda Tschida and Jenna Weaver

**City Attorney Present:** No

**City Staff Present:** Sarah Blodgett, City Recorder; Gregg Griffith, Police Chief; W. Scott Jorgensen, City Administrator; Sue Lawrence, Public Works Director

**Flag Salute**

**Additions/Deletions from the Agenda:** Public Works Director Sue Lawrence said she would like to add the expenditures related to the boat that recently sunk at the marina to the agenda. Council President Mike Kreger moved to add it to the agenda. That motion was seconded by Councilor Scott Cooper and adopted unanimously.

**Mayor's Address:** Mayor Jerry Cole said the museum is trying to raise money for its building by the senior center. The property has already been purchased. A \$100,000 match has been pledged for the project. It will be received once that amount has been raised. The Rainier Oregon Historical Society (ROHS) board of directors feels that \$200,000 would be enough to get the project going. Cole went to the recent ROHS fundraising event and has made a donation, if people want to match it. Monthly pledges are possible. The ROHS needs around \$28,000 to hit the \$100,000 mark. Its board members contributed \$1,000 each.

**Visitor Comments:** Al Guist said there's a two-inch galvanized steel water line near his home that isn't tied into other adjacent lines. He would like to see it replaced. There's a gravel road on D Street between west 2<sup>nd</sup> and 3<sup>rd</sup> Streets where people sometimes go the wrong way, kicking up dust and rocks. He would like to see it improved. Ronald Roche spoke on the behalf of Ronda Haworth, who owns a home on 4<sup>th</sup> Street. A complaint was made about the property in late June and handled by Sgt. Peter Manning. Roche distributed

photographs of the work that has been done to improve the property. Junk has been removed, and so has a fence that was within the roadway on E Street. A six-foot wooden fence has been put in its place and she applied for a permit. She wants to comply and make the neighbors happy. The one item of contention is that one area of the property near the street was fully vegetated with trees and shrubs when she bought it. Removing that would be a major construction project and could be an environmental issue, with rocks and soil moving down 4<sup>th</sup> Street if it isn't done properly. Cole said Sgt. Manning and the city's public works department can look into it. He thinks Haworth has done everything she can. He grew up by there and remembers the street having that vegetation back then. HOPE Executive Director Kelly Miller gave a presentation to council about what that organization does. Cole asked how many times a month needy residents can access their services. Miller said food boxes can be obtained once a month. But there's currently an abundance of food, so it can be twice. Needy residents can get produce, bread and dairy products once a week if they're available. That isn't counted against their monthly food box. Lisa Soule from HOPE said the food boxes contain around a grocery cart of food. They include frozen meat and fresh fruits and vegetables. Miller said they also have toiletries, dog and cat food and snacks. There's around \$120 worth of product in the food boxes. Nobody is turned away and HOPE will take groceries to people who need them delivered. Councilor Robert duPlessis asked where HOPE receives its donations from. Miller said the Oregon Food Bank, the local Grocery Outlet and community members. HOPE will be doing a fundraiser at the park August 28.

### **Consider Approval of the Consent Agenda**

Consider Approval of the July 12, 2021 Regular Council Meeting Minutes-Cooper moved to approve the consent agenda. That motion was seconded by Kreger and adopted unanimously.

### **Unfinished Business**

- a. Riverfront Trail Update-Lawrence said the stairs are under construction. Design work and an estimate are being done for the bridge and she'll be following up on putting a gate off of the trail for the condo and duplex. Cooper asked about signage and Lawrence said the city has it and public works can have those installed.
- b. Fox Creek Update-Lawrence said working on an RFP for the study.
- c. Senior and Multigenerational Housing-Cole said the committee can be formed in the fall.
- d. D Street Loop Project Update-Lawrence said there was a slight delay because public works was waiting on some parts. The water line should be done in three weeks and an engineer is working on putting together information on the stormwater and street for an RFP, which will go out in the next two to three weeks.
- e. Second Reading of Ordinance 1080—Establishing Rules and

Regulations for Vacation Rental Dwellings-Kreger moved to pass Ordinance 1080. That motion was seconded by Cooper and adopted unanimously.

- f. Library Board Discussion-Cole said the city has rules for the board. There's been discussion about moving forward with re-forming it. That would be an opportunity to adjust to current needs. Rainier School District Superintendent Joseph Hattrick said he's been in his role for about a year and the board hasn't met in that time. Huge progress has been made at the library with its remodel. A board can clarify governance issues. Jorgensen said there are policy questions that have come up. He and Hattrick have been dealing with them, but it's better if that direction comes from a board comprised of community members instead of administrators. Jorgensen said he can start advertising for board members. There's been discussion about having different groups represented on the board. Cole suggested that there could be representatives from the council and the school board as members. Hattrick said other stakeholders could include the senior center. Cole said staff could find out who the most recent board members were. Jorgensen said he could research, then reach out and encourage them to apply. Cole asked who would want to represent the council on the board. Budge said she had done it before. Cole said that the board could have a councilor and school board member as ex officio members. Council agreed by consensus.
- g. Annexation Policies-Jorgensen said he had asked council for direction at a previous meeting, on the policy question of whether to allow structures outside of city limits but within the urban growth boundary to hook up to city services. He has another policy question. The model ordinance that Planning Commission has looked at comes from the City of St. Helens. It enables citizens to petition the city for annexation. But some cities include language in their ordinances that also allow for the council to initiate the process. Some cities require a public vote on every annexation. What direction would the council like the city to take on this? Cole said that if the city initiates an annexation, that process would involve public hearings and notifications. There are also costs involved in putting those matters on the ballot. Jorgensen said he's been talking with the League of Oregon Cities about model ordinances for comparably sized cities. He will take the direction he's gotten from council and use that to put something before the Planning Commission, which will then make a recommendation to council.

### **New Business**

- a. Resolution 21-08-01—To Abate a Nuisance Property at 516 East E Street-Kreger moved to approve the resolution. That motion was seconded by Cooper and adopted unanimously.

- b. Ordinance 1081—Repealing Ordinance No. 974—Jorgensen explained that he’s been working with the Department of Land Conservation and Development (DLCD) to update the city’s flood plain ordinance. DLCDC advised that the city has two flood plain ordinances that contradict each other. The first is outdated and was not repealed when the most recent one was passed. DLCDC recommended repealing the older one and updating the current one. Kreger moved to approve the ordinance. That motion was seconded by Cooper and adopted unanimously.
- c. Water Filter Bids—Lawrence said she received two quotes and she recommends the \$169,625 bid from Westech. It includes additional work, including the disposal of debris. Cooper moved to accept the bid from Westech. That motion was seconded by Kreger and adopted unanimously.
- d. Pump Station at JT Marine—Cole said that during the A Street project, the wastewater line to the site was inadvertently removed. Lawrence said she received a quote for \$8850 to replace that line with a pump station. She feels it’s a reasonable option. duPlessis asked if JT Marine would be responsible for the maintenance. Lawrence said they would. Cole asked if a memorandum of understanding could be put in place to get that in writing. Lawrence said yes. Kreger moved to approve the \$8850 quote for the pump station. That motion was seconded by duPlessis and adopted unanimously.
- e. Committee Liaisons—Jorgensen said this came up during the council’s March goal setting session. Now that the Planning Commission and Parks Committees are up and running, and the Library Board will be re-forming, perhaps council wants to have members serve as liaisons to them. Cole said he’s avoided involvement with the Planning Commission because if any decisions made there are appealed to the council, he doesn’t want to have had ex-parte contact. He mentioned maybe having a liaison to the senior center.
- f. American Rescue Plan Act Update—Jorgensen said that the city is set to receive approximately \$446,1999.98 from the passage of the federal legislation. It will come in two installments of \$223,099.99. The first will arrive shortly after he submits the required paperwork and the second will arrive one year later. This was budgeted for and the \$223,099.99 was split evenly between the water, sewer and street funds. However, the funds can’t be spent on streets, so the amount in that fund will have to be split evenly between the other two. Cole said this is an opportunity to bring the city’s wastewater plant into regulatory compliance.
- g. Capital Plan—Lawrence said the plan she put together will help the city with planning and restoration over the next five years instead of doing repairs as things break down. The plan will help the city with DEQ compliance. Cole said that’s very necessary and several of the projects included in the plan will help with it.

- h. Street Priorities-Jorgensen said this was another matter the council discussed at its goal setting session. Cole said he would like to see the portion of East E Street between 3<sup>rd</sup> and 4<sup>th</sup> streets prioritized for improvement. Lawrence said that was one area she wanted to recommend. Cole urged councilors to pass their street priorities on to Lawrence. She said that would enable she and her staff to rate them.
- i. Sunk Boat Expenditures-Lawrence said that an abandoned boat at the city marina sunk. It was an emergency situation over a weekend, so Cole approved having it removed to avoid damaging the docks. The total cost of removing the boat was \$13,800 and that includes having it destroyed. Kreger moved to approve the expenditure. That motion was seconded by Cooper and adopted unanimously.

**8. Staff Report-**Lawrence said the new ticket machine for the boat launch has been ordered. The cameras at the marina are out and public works has been fixing water line breaks. The dock has some damage and she believes it was related to the sunken boat. The water master plan update is almost finished. That will also take care of the issues that Guist mentioned. The inflow and infiltration study is wrapping up and she's getting information on the smoke test that will help with the DEQ compliance issues. The Geotech study for First Street is underway. Police Chief Gregg Griffith said National Night Out is scheduled for August 3. The fire department will be there offering vaccines. Blodgett said staff is preparing for the upcoming audit. Jorgensen said the city received at least 10 applications for the vacant police officer position. Griffith will be scheduling the first round of tests for all of the applicants. The top applicants will then go before an interview panel that will include he and Cole. The city will be hosting a League of Oregon Cities (LOC) meeting August 6. He asked if any councilors would like to participate so he can register them. The LOC conference is coming up in Bend October 21 through 23 and he asked if any councilors would like to attend. He's been working on updating the city's flood plain ordinance and annexation policies and spoke with a representative of Comcast about having council meetings broadcast on local cable television. That representative is scheduled to be at the September council meeting.

**9. Council Reports-**Councilor Levi Richardson said the parks committee's tour of city-owned properties went well. The committee will discuss a proposal to add pickleball courts to the city park at its next meeting and that recommendation will come back to council. He asked about the status of the speed humps on C Street. Lawrence said she's putting together the paperwork for the RFP for that and other paving projects so they can be put out to bid.

**10. City Calendar/Announcements-**Cole said the next council meeting will be September 13 due to the Labor Day holiday.

Cole adjourned the meeting at 8:03 p.m.

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Mayor Jerry Cole

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W. Scott Jorgensen, City Administrator