

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

Roll Call

Present

Jerry Cole, Mayor
John Slape
Russ Moon
David Qualman

Mike Avent, President
Randy Hamlin
Rob Piercy
David Langford

Others Present

Chad Olsen, City Administrator
Steve Petersen, City Attorney
Michelle Archibald, City Recorder

Dwayne Barnes, Public Works Director
Ralph Painter, Chief of Police

Public Hearing: Information To Consider A Reimbursement Agreement With Larry Larson, Owner Of Bridgeview Deli (Tax Lot 7217-024-02100)

Olsen gave an overview of the information that was presented for the reimbursement agreement from property owner Larson. He stated that in about 2000 Larson made a sewer mainline extension from the Minute Mart to the Bridgeview Deli on Washington Way. This extension went across the frontage of three other tax lots. There has been some property movement in this area and that is what triggered the discussion of the reimbursement ordinance and agreement.

Avent asked if Larson would receive a percentage of reimbursement for any extension from the Tobacco Shop east. Olsen stated no that Larson's reimbursement would end at the end of his property. Avent clarified that Larson would be paying for his portion of the extension

Hamlin asked the City Attorney to comment on Mr. Teschner's situation. Teschner is one of the property owners that this project fronts. Teschner annexed into the City in December of 2000 and was not made aware of this reimbursement at the time. City Attorney Petersen stated that typically this type of reimbursement would be worked out before the work is done however, in this situation it is being done backwards. Avent asked if the amount of reimbursement for property owners would change if Mr. Teschner was taken out of the figure. Barnes stated that the amount would not change by leaving Mr. Teschner out. Avent also inquired about the vacant property on Washington Way that may be developed. He questioned if they would be included in this reimbursement to Mr. Larson. Barnes stated that if the property on Washington Way was developed they would have to extend a mainline up into the development.

Hamlin asked how many years are left before Mr. Larson's agreement expires. Avent stated that an agreement has not been adopted yet so it would not be effective until it has been adopted. Olsen stated that in Larson's case it is already seven years old and the time period for an agreement is ten years with a five year extension. Olsen added that Larson should have three years left of his ten years and then come back for an extension of five years after the three years are up

Public Hearing opened at 7:00 pm

Comments:

Robert Teschner stated that he feels he should not have to pay his portion of the main line extension as presented because when he annexed into the City and hooked onto the sewer he was not informed of this cost. Teschner added that now that he is aware of this cost he would be willing to include this cost if houses were to be built on the other two of his lots that front this sewer extension project.

Mayor Cole agreed that Teschner should not have to pay for the sewer extension for his existing residence because he was not aware of this cost at the time of annexation. He stated that Larson should have come forward with his reimbursement at the time that Teschner was annexing into the City.

Steve McGee, Rainier resident, stated that he is in favor of this agreement but feels that there should be a waiver for Teschner for the sewer hook-up that was already done for his existing residence.

Public Hearing closed at 7:25 pm.

Mayor Address

Mayor Cole read the names of thirty-six fallen soldiers since the last meeting and took a moment of silence to remember them.

Visitors Comments

Kathy McGee asked if the City Hall remodel was complete. Olsen stated that the remodel was not complete, the elevator has to pass inspection and then the project itself will be completed. Olsen added that there are still a few items to complete which include the bathroom and community room upstairs.

K. McGee asked if the Council had any comments on the letter she previously submitted regarding an artist display in the City Hall. She would like to create a display area in the Community Room and asked if there was a projected completion date. Olsen stated that the Community Room doesn't have a finish date at this time. K. McGee asked if the Council had any other suggestions for

an art display area. Cole asked K. McGee to work with Olsen to put together a proposal and bring it back to the Council.

K. McGee asked if the ticket machine at the old boat launch could be changed from saying launch fee to moorage fee so the boaters would know where to pay when they are moored for the day. Cole asked Barnes if he could take care of this issue.

Bob Menzia, director of the HOPE food warehouse, submitted a letter to the Council stating concerns regarding the increased employment at Foss Maritime creating parking issues for HOPE clients. He asked the City to consider two hour parking during their business hours. Avent stated that he would like to hear from all the people affected by this anticipated problem. Avent would like the Police Chief to work with Foss to come up with a solution to this issue before it becomes a problem.

Invited Reports: Rainier Library Board

Alison Dale-Moore, President of the Library Board, stated that the library has many volunteers and she feels that this is what keeps the library going. Dale-Moore stated that the library grant proposal that the Board and Librarian have been working on is on hold due to the illness of the Librarian. She also commented that Olsen would like the library to complete the community room as well as the bathrooms upstairs. Olsen stated that this is under discussion.

The board is looking into the outreach program for the library to try to get the seniors involved. They are also trying to get the high school students who need community service hours to volunteer in the library. Del-Moore commented that the library needs more technical knowledge available. The board would also like to promote the library to make it more inviting for the public and make it a place people want to come to. She added that the elevator not working has made it hard on the disabled citizens who cannot walk up the stairs. Olsen stated that the inspection for the elevator is scheduled for March 20th.

Unfinished Business

Approval of February 20, 2007 Regular Meeting Minutes

Motion by Hamlin, 2nd by Qualman, to approve the minutes as presented with a correction on page three to change in the first paragraph the word "twenty" to "nineteen".

Moon, Langford, and Avent abstained because they were absent at this meeting.

Motion passed.

Council Approval Report: January

Motion by Avent, 2nd by Piercy to approve the bills as paid. Motion passed.

Monthly Financial Report: January

Council did not have any comments on the financial report for January.

Larry Larson Reimbursement Agreement

Piercy stated that Larry Larson should have presented this information for reimbursement on the sewer mainline extension when Mr. Teschner was doing his sewer hook-up.

Barnes recommends waiving Teschner's fee for the sewer mainline extension fronting his property for Teshcner's existing residence only because it has already been hooked into the sewer. Teschner would be kept on the reimbursement list for future development of the other two lots he owns that front the completed sewer extension project.

Motion by Avent, 2nd by Hamlin to approve the reimbursement agreement for Mr. Larson and waive Teschner's fee for the mainline extension for his current residence only.

Olsen suggested that since the agreements are good for ten years with a requested five year extension Larson's agreement should be good for three more years (because it was installed in 2000). Larson could come back to the Council and request a five year extension on his agreement after the end of three years. Olsen added that there would be no interest calculated on the life of this agreement because this project was done seven years ago.

Motion passed with one no vote.

Grays Harbor Seaport Authority: Docking Agreement

Motion by Avent, 2nd Langford to approve and authorize the Mayor to sign the docking agreement for the Grays Harbor Seaport Authority. Motion passed unanimously.

NPDES Permits Application & Bio Solids Management Plan

Barnes stated that Kennedy/Jenks would be completing and submitting this permit application for the new wastewater treatment plant design. Council asked Barnes to go out to bid to obtain some quotes from some other agencies to complete this application for submittal. Council directed Barnes to bring this information back to Council at the first meeting in April for a decision.

This item was tabled until the first meeting in April.

WWTP Terry Freeman

Moon commented that Freeman will be submitting another billing for \$3500 or \$3600 for consulting work that he has done on the WWTP. Moon would like to have a discussion on making a decision to hire Freeman or someone like him to do the consulting to oversee the building of the WWTP project.

Avent would like Terry Freeman to come to the work session in April to discuss his work on the WWTP.

Cole recommends that an interview be opened up for a project manager for the WWTP before making a decision on Terry Freeman.

Barnes stated that he would call DEQ and DMS to see if they have any recommendations of people to interview for this type of work.

Cole asked Langford to contact Freeman to schedule him to come in for the next Council meeting in March so they won't lose any days on the project by waiting until the April Work Session.

Rainier Eagle's Easter Egg Hunt Saturday, April 7th at 10:00 am., Riverfront Park

Cole referred to a letter submitted by the Rainier Eagles requesting to use the Riverfront Park for their Easter Egg Hunt Saturday, April 7th. The Eagles would like to use the Park from 8:00 am to 10:30 am. and will be responsible for all the clean-up.

It was the consensus of the Council for the Eagle's to use the Park for the Easter Egg Hunt.

Staff Reports

Barnes reported that the grass is starting to grow in the park so his crew will be very busy keeping up with the park.

Chief Painter reported that the log truck that was parking on West "D" Street ran into the Riverfront Church. The person responsible for the truck had started it and ran back into the house and the truck got away from him. Painter stated that there is a concerned citizen in this area regarding this log truck parking issue. He has let the citizen know that the log truck driver needs a permit approved by the Council to park on the street for more than two hours. Painter stated that the Council would need to consider that this log truck would be parking on a hill and it would be unsafe.

Painter would like to propose increasing the fee for finger printing and impounds to catch up with the surrounding Cities. He would like to raise finger prints to twenty dollars and impounds to seventy-five. Cole stated that he would like to add a budget line to donate two hundred-fifty dollars every year to the Clatskanie K-9 Unit.

Administrator's Report

Olsen reported that the Little League Field is getting underway. There has been a work party put together by the Little League to build bleachers and get the fields ready.

Olsen reported that the elevator inspection has been called in. He also reported that the Council Chamber chairs have been ordered and he is working on the replacement of the carpet in the front office.

Moon stated that he would like more information on the Hwy 30 project and under-grounding the utilities. Avent commented that this should be added to the next work session to update the new Council members on this project.

Council Reports

Moon - reported that he would like to see the Court get the court software as soon as possible.

Hamlin – reported that the new Microsoft Vista operating system is out for computers.

Langford – reported on the WWTP stating that Kennedy/Jenks eighty-five percent completion of the design is due at the end of March and the complete design should be done the third week of April then it can go out to bid.

Avent – stated that there needs to be a system put in place to safeguard for time restraints on projects. Such that when projects don't get done in a timely manner someone needs to start looking at other options, someone needs to be responsible to get the project done. He would like someone to work on a system to improve this area.

Piercy – is concerned with conflicting uses at the park. Piercy commented on the two members up for recall on the PUD Board stating that one is his wife and adding that if it is successful it will set a bad precedence. Piercy referred to the City putting the former Chief of Police on administrative leave not too long ago and under the standards being used in Clatskanie, Piercy stated that the whole Rainier City Council could all be subject to recall. He asked everyone to vote no on the recall.

Future Business

- ◆ Review Consultant Agreements
- ◆ Street Names
- ◆ Oregon Contracting Law
- ◆ Surplus of Real Property

City Calendar/Announcements

- * Chamber of Commerce, March 14th, 12:00 pm, Methodist Church
- * Library Board Meeting, March 14, 2:30 pm, City Hall
- * City Council Regular Meeting, March 19th, 7:00 pm, City Hall
- * REDCO, March 22nd, 5:30 pm, City Hall
- * Planning Commission, March 27th, 6:00 pm, City Hall (Cancelled)

Mayor Cole announced that there is an opening on the 911 Board if anyone is interested in participating.

Meeting adjourned to **Executive Session: 192.660 Personnel** at 8:53 pm.

Regular meeting reconvened at 9:29 pm.

Extend Meeting Time

Motion by Avent, 2nd by Langford to extend the meeting time to 10:00 pm.
Motion passed unanimously.

Meeting adjourned back to executive session at 9:30 pm.

Regular meeting reconvened from executive session at 9:35 pm.

No decisions were made.

Meeting adjourned at 9:36 pm.

Jerry Cole, Mayor

Attested:



Michelle Archibald, City Recorder