

CITY OF RAINIER
RAINIER ECONOMIC DEVELOPMENT COUNCIL (**REDCO**)
MINUTES of the REGULAR MEETING
May 24th, 2007
Meeting called to order at 5:37pm.

ROLL CALL

Council Present

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| Terry Grice | Sloan Nelson |
| David Qualman | Terry Deaton |
| Tim Navarro | |

Council Absent

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| Mike Avent | Ralph Painter |
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Others Present

Cindy Siekierka, City of Rainier, Clerk

Visitors Comments

None

Invited Reports

None

Unfinished Business

Approval of April 5th, 2007 Regular Meeting Minutes

Motioned by Grice, 2nd by Qualman.
Motioned passed unanimously.

Approval of Monthly Reports for February, March and April

Motioned by Deaton, 2nd by Qualman.
Motioned passed unanimously.

Approval of Community Grant Application: Rainier Chamber of Commerce

Discussion: Qualman stated the Chamber does a lot for the community and Saturday Market is a great program for the City and a chance to bring fresh produce to the community.

Motioned by Qualman, 2nd by Grice in the amount of \$2000.00.
Motioned passed unanimously.

Check will be available Tuesday, June 1, 2007.

Columbia County IGA Discussion

Grice stated his understanding is the judge that was going to hear the case in Columbia County, has been assigned a murder trial. Sullivan has motioned to move the trial to Lane County.

Siekierka stated that she had spoken with Linda, RedcoAttorney, Rob Sullivan's assistant, a couple of days prior telling her that she had polled the Council and they had all given their okay on the move. Linda did

not know if Sullivan would need a letter from the Council approving the transfer of the case to Lane County or if a verbal approval was enough. Linda stated if she needed the letter, she would let Siekierka know.

Nelson asked Siekierka if there was any idea on what a move does to the length of this whole process.

Siekierka responded stating Linda did not give any indication regarding that issue.

Qualman stated if Redco wanted to pursue it in Columbia County it would take at least a year, but if it was moved to Lane County it can be heard by September.

Deaton questioned if the IGA outcome was in Redco's favor, would Redco need to do the levy.

Grice stated that is correct, which puts Redco in a bad spot. Redco will need the levy to make payments without the IGA. Redco needs to levy the tax and the following year it could be dropped.

Deaton stated that Redco should invite Tony Hyde back to get a clearer understanding between Redco and Columbia County.

Qualman stated Redco didn't need to have Hyde back, stating he was just here and was clear about what he was looking for. Qualman continued stating the only things needed to work out are how Redco meets the little things: whether they are allowed to keep a website and whether they are allowed to continue to pay the City for services.

Nelson stated Redco needs to hammer out what they want, not necessarily what the County wants. But how Redco can do what they want, within some kind of guideline. Redco can state what they are able to do financially and this is how we are going to proceed. The way the IGA is designed, every year we are at the mercy of the Special Districts Boards.

Deaton stated that maybe Redco should involve the City Council as well.

Nelson responded stating that Redco should come up with a plan and then present it to the City Council.

Nelson stated it would be nice to get something from Sullivan that gives Redco a new outline and also something Redco could give to the other taxing districts so Redco is in communication with them.

Approval of services for Sullivan to draft a letter giving Redco an update and a letter to give Special District's to remind them to renew their IGA's and a copy of a good IGA to use as a template.

Motioned by Deaton, 2nd by Navarro

Motioned passed unanimously.

Restrooms at the Park

Deaton asked what is the biggest problem with the bathrooms.

Qualman stated you can't winterize them.

Nelson stated he thought the bathrooms were updateable.

Grice stated the Little League will be building bathrooms in the announcer's booth.

Qualman stated that Redco should team with Little League.

Navarro asked if the City would maintain those bathrooms.

Qualman responded by stating that could be arranged.

Nelson stated that Redco is probably not ready to make a decision.

Special Levy

Grice stated the County is nervous they have misled other Special District's in the amount of money Redco would have to do projects once Redco started paying the bonds. The County would personally have a hard time renewing their IGA knowing Redco was still funding major projects and taking on new projects.

Navarro stated Redco will have to draw the line on new capitol projects and try to use the funding they have. Redco has to show good faith.

Nelson agreed.

Grice stated the alternative is; if finances get so tight that Redco can't provide insurance and can't afford our attorney, then Redco will be forced to disband and turn over our assets back over to the City. He stated again, the main focus was NEW capitol projects.

Navarro stated Redco put the money away for the City sewer plant awhile back.

Grice responded stating it was \$200,000.00 and Redco told the City it's there, whenever they want it and decide how to best use it. After the GO Bond was approved, the City has had some discussion on the best way to use this money. The City could use the money to buy down the bond which basically pays a fee back, whereas, if they used it for a sewer project related expense the taxpayers benefit as well as USG.

Nelson stated USG pays 80%, so by paying down the bond \$200,000.00 basically writes a check to USG for \$160,000.00.

Grice stated Redco has to have a public hearing on the budget at the June 28th, 2007 meeting and there is no room for error. The meeting has be advertised between 5 and 25 days prior to the meeting. Before June 29th Redco has to pass a resolution adopting the budget, allocating the money and levying the Special Levy. July 15th, 2007 is the deadline to file everything with the County.

West Rainier Acres

Tabled for a later date.

Redco/USG Bond Issue Status Report

Grice stated that he just signed the check for \$303, 997.46 to make the June bond payment. This is the second round.

Redco Website Status Report

Deaton stated we need to put a disclaimer on the website.

Qualman stated it needs to be researched.

Deaton stated Redco needs to pay for the monthly updates.

The Council moved to Siekeirka's desk so Deaton could do a tutorial of the website.

Nelson stated he wasn't comfortable listing properties that are not for sale.

Qualman and Navarro agreed.

Nelson suggested contacting the papers about doing a news release to promote the Redco website.

Qualman stated Redco needed to make sure the zoning map is current.

Deaton summarized the discussion stating Redco should only list properties that are for sale and asked the Council to tell her of properties they see for sale.

Approval of monthly maintenance services for the Redco Website in the amount of \$75.00

Motioned by Qualman, 2nd by Grice.

Motioned passed unanimously.

Distribution of Redco Brochures

Qualman wanted to put together a list of places Redco brochures would be distributed:

- Development Agencies
- Real Estate Offices
- Real Estate Groups-NAI for example
- County Commissioners Office
- Col-Pac
- Dennie Houle
- Rainier City Hall

Deaton will e-mail a list to the Council and keep a log of distribution.

Review Procedures Manual

Deaton presented the procedure manual she has been putting together with the help of Mary McAuthor. (No copies were presented for review) It contains information on resolutions, ORS meeting laws, list of officers, by laws, regular meeting location and time, people contact numbers, Redco attorney, newspaper of record, Col-Pac, law compliance, information on Redco membership, powers and duties of Redco council, information on the City of Rainier and Oregon Standard and Practices for Public Officials. Deaton stated it's really important and she'd like to see the City Planning Commission have one and maybe the City Council. Deaton stated she would like to see Redco adopt it and then go through it section by section and make sure it's the verbiage that Redco wants.

Qualman stated he's not prepared to sign off on something like that and suggested sending it to the Redco attorney for approval.

Deaton suggested Redco hire a paralegal.

Nelson asked what would we be asking them to do?

Navarro stated I think Redco should have this procedures manual available, but he's not sure what is meant by adopting it.

Grice stated that the intent is a great idea, but also was not comfortable signing off on it.

Qualman suggested just making copies of it.

Navarro stated as long as Redco was not infringing on copy right laws.

Siekierka stated that Deaton could e-mail the information to her and she could copy it for the Council.

Project Log

Tabled for later date.

New Business

Review Redco Mission Statement

Deaton will type one up and send it to Council.

Staff Reports

Siekierka stated she gave Council copies of the approved budget with the current changes.

Future Agenda Items

SWOT-tabled for a later date.

The Meeting adjourned at 7:10pm.



Mike Avent, Chairperson

Attested:

Cindy Siekierka, City of Rainier Clerk