

City of Rainier
Regular City Council Meeting
November 2, 2020
6 p.m.
Rainier City Hall

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

Council Present: Robert duPlessis, Mike Kreger, Steve Massey, Richard Sanders, Jenna Weaver

Council Absent: James Bradfield

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: Lawrence said some changes orders came through from the Oregon Department of Transportation (ODOT) for the closeout of the “A Street” project. Mayor Cole said it could be added as item “e” under Unfinished Business.

Councilor Mike Kreger moved to add that item to the agenda. That motion was seconded by Councilor Steve Massey and adopted unanimously.

Mayor’s Address: Cole said that he’s been meeting with staff weekly. They’re doing a good job and he’s happy with them. He urged everyone to turn in their ballots for the election the following day.

Visitor Comments: Steve Tschida said he and his wife Brenda moved here from Oklahoma 13 months ago and they really like the community.

Consider Approval of the Consent Agenda:

Consider Approval of the October 5, 2020 Regular Council Meeting Minutes—Kreger moved to approve the consent agenda. That motion was seconded by Massey and adopted unanimously.

6. Unfinished Business:

a. Riverfront Trail Update—City Administrator W. Scott Jorgensen said that the easement was obtained for the post office property. The city attorney is working on getting the easement for El Tapatio. He and Lawrence met with the Eagles about moving forward with the easement for that organization's property. Lawrence said the contract for the work is ready to be signed. She is hoping the contractor can be on site this week to do grading and surveying, with the wall design done before Thanksgiving and construction to begin in December. Cole described the three project phases. Jorgensen said he and Lawrence spoke with Cowlitz-Wahkiakum Council of Governments Director Don Fasching about funding for Phase II of the project. Jorgensen also submitted a letter of intent to ODOT for some potential grant funding for its third phase.

b. Fox Creek Update—Jorgensen said that officials with the Oregon Department of Fish and Wildlife will be in town to tour the creek November 24. He's spoken with ODOT's regional manager about the issue. ODOT and ODFW are on the same page. Cole asked Lawrence to do a test of the flood warning system. Councilor Richard Sanders suggested that it be done the following Monday afternoon. Lawrence agreed.

c. Senior Housing

d. RFP for IT Services—Cole said two good bids were received. He met with city staff to discuss them. Office Manager Sarah Blodgett said that staff recommends awarding the bid to More Power Technology. Lawrence analyzed both bids and they were close in price. The city will be able to buy its own firewalls and WiFi.

Kreger moved to award the bid for IT services to More Power Technologies. That motion was seconded by Massey and adopted unanimously.

e. Change Orders for the "A Street" Project Closeout—Lawrence said change order number 16 was for the installation of mailbox supports. It was adjusted for a reduced number of signs that were not installed, resulting in a credit to the city of \$8,588.82. Change order 17 was for storm and sewer installation. The price was adjusted to reflect a \$75,000 credit and a \$10,000 purchase. The net for both adjustments is a \$2,664 credit to the city.

Massey moved to accept the change orders. That motion was seconded by Councilor Jenna Weaver and adopted unanimously.

7. New Business

a. Appointment of New Councilor-Cole said there were two applicants. Councilor James Bradfield sold his house and resigned, so the council can make two appointments. He's reviewed both applications and feels both individuals are qualified and would make excellent additions to the council. Jorgensen said a council vacancy was advertised and he's spoken with both applicants. Massey asked if the council could appoint both. Cole said it can. Kreger said he has spoken with applicant Connie Budge. Sanders said he recommends both applicants be appointed.

Sanders moved to appoint Brenda Tschida to the Council Position 3 that was vacated by Bradfield and Budge to the Council Position 4 that was vacated by Sloan Nelson. That motion was seconded by Massey and adopted unanimously.

Tschida and Budge were both sworn in by Cole and took their places at the council dais.

b. Prescott Sewer Services-Prescott Mayor Laurie Blair said a committee is trying to find solutions and there is a sense of urgency. Five homes have been red-tagged. It would be easy to set up with Rainier's system. Prescott has been applying for grants to pay for the process. That includes a grant through the U.S. Department of Agriculture. Prescott has a contact for grant applications through Business Oregon. Weaver asked if the issues are with wastewater and drinking water. Blair said Prescott has to update its drinking water system due to arsenic. The community brings in bottled water. Weaver asked if Prescott has a shared system. Blair said it does. There are six homes that have good septic systems that would like to opt out. Prescott is trying to determine the cost of the system. Partnering with Rainier is their first choice. She spoke with Lawrence about using special holding tanks for the five homes that have been red-tagged. Cole said he's discussed it with staff. Matches are usually required for grants. It's also possible to obtain funding through bonds and levys. Blair said Prescott's current levy expires in one and a half years. Cole said he could support a partnership with Prescott but doesn't want it to cost anything for Rainier's taxpayers. Blair agreed. Cole said System Development Charges may be required as buy-in into Rainier's infrastructure. He would support developing a special rate for the five homes that have been red-tagged to help out. Any agreement would have to work out for both parties. Blair said Prescott's population is 75. There are 36 homes and two more that

have applied for building permits. Councilor Connie Budge asked if sewer services can be extended unless there was an eventual annexation agreement and how many miles the city's lines would have to be extended. It would have to be four miles. Blair said there is not enough available property for a drain field for sewer. Prescott is trying to get an easement from PGE and will need holding tanks to pump from. Cole suggested that some council members form a work group to meet to discuss the matter. Sanders asked if adding Prescott will have a big impact on the city's system. Lawrence said it would not. Sanders and Kreger volunteered to serve on the work group. Blair said weekly meetings are being held. She asked how far the city's systems reach. Lawrence said they go to the edge of Rainier. Blair asked if any other communities have approached Rainier about similar issues. Lawrence said none have, but there could still be a need. Columbia County Environmental Services Specialist Erin O'Connell said there are businesses and an RV park in Lindbergh that may want to connect to Rainier's system. That area has properties on bedrock. Agreements have been developed between Columbia City and St. Helens and Regional Solutions set up a similar deal with the City of Warrenton and one of its neighboring communities. Cole said the work group can report back to council.

c. Franchise Agreement Renewal for Crown Castle's AT&T Tower Site at 73281 Neer City Road, Site #855947-Tamara Erickson said that the current lease expired the previous Saturday. Under it, the company pays the city \$1,199.81 per month. Adding 50 years to the lease would make it easier for the company to market the site to customers and make it more secure for them. The company would like to increase the size of the lease area for equipment installation. It is willing to provide 50 percent of that revenue to the city if the area is expanded, and 25 percent of new customer revenue. The city will also receive a one-time payment of \$5,000. There's also a pre-payment option that the city can receive for the next ten years. It would receive an initial \$100,000 payment, then monthly payments afterwards. Another option would be for a perpetual easement. The company would pay the city \$100,000 now, then \$2,000 per month for the next ten years. Blodgett asked what would happen after those ten years. Erickson said there would be no rent payments made to the city, but the revenue sharing would still take place. Cole said he didn't like that option. Erickson described the first option as being status quo. Weaver and Cole expressed their preferences for that option. Councilor Robert duPlessis asked if the rental rate was locked in for the first option. Blodgett said it includes a 12

percent increase every five years. Erickson verified. Blodgett asked if the property tax reimbursement that's in the existing agreement will remain in place. Erickson said it would.

Weaver moved to approve the first option presented by Crown Castle for the franchise agreement for its AT&T Tower Site at 73281 Neer City Road, Site #855947. That motion was seconded by Massey and adopted unanimously.

d. RFP for City Engineering Services-Cole said the city has been asking its current engineering firm to do work on the wastewater plant for months. The firm has ignored the city. He instructed staff to fire the firm and wants to put those services out for an RFP.

Kreger moved to direct staff to put the city's engineering services out for an RFP. That motion was seconded by Sanders and adopted unanimously.

e. Fire Code Adoption-Cole said the intergovernmental agreement between the City of Scappoose and Columbia River Fire and Rescue (CRFR) was terminated. CRFR is now performing fire marshal services as a result and needs the city to adopt the fire code that was included in the council packet.

Massey moved to adopt the proposed fire code. That motion was seconded by Kreger and approved unanimously.

f. First Reading of Ordinance 1077-Marijuana Facilities

g. Second Reading of Ordinance 1076-Park Rules and Regulations

Kreger moved to approve Ordinance 1076. That motion was seconded by duPlessis and adopted unanimously.

h. Resolution 20-11-01-Bank Account Signers

Kreger moved to approve Resolution 20-11-01 with corrections. That motion was seconded by Massey and adopted unanimously.

i. Resolution 20-11-02-Budget Appropriation Change

Police Chief Greg Griffin said that a line item to the city's budget was created after it was adopted. Around \$12,000 was taken out of the police department's budget for its contributions to the city's insurance premium payment.

duPlessis moved to approve Resolution 20-11-02. That motion was seconded by Kreger and adopted unanimously.

j. Water Master Plan-Lawrence said she received a bid from West Yost for \$99,000. The current master plan is outdated. Cole asked if the plan update was budgeted for. Lawrence said it is. Cole said the city needs to show state regulatory agencies that it is making progress. Kreger said he supports moving forward with the master plan update.

Kreger moved to approve a direct appropriation of \$99,000 to West Yost for the master plan. That motion was seconded by Massey and adopted unanimously.

k. Inflow and Infiltration Engineering Study-Lawrence said this is needed for compliance with Department of Environmental Quality mandates. She received a bid for \$16,000.

Kreger moved to approve the \$16,000 bid. That motion was seconded by Massey and adopted unanimously.

l. Water Plant Repair Project Award-Lawrence said the facility is 20 years old. She recommends refurbishing to ensure continued regulatory compliance and received two bids. She recommends awarding the bid to WesTech for \$121,000.

Kreger moved to approve the bid for WesTech. That motion was seconded by Massey and adopted unanimously.

m. Lewis Road Improvements Project Award-Cole said that the road's residents want improvements. Lawrence said public works spends a lot of time maintaining the area through the use of gravel and an icer. She recommends having an asphalt grinding rolled and compressed. It will leave the road in a much better condition. She recommends awarding the bid to Thompson Brothers for \$19,000.

Kreger moved to award the bid to Thompson Brothers. That motion was seconded by Massey and adopted unanimously.

n. 4th Street Loop Sewer Line Project Award-Lawrence said the city has received a Small Cities Allotment grant to pave the area, but wants to do

some infrastructure work beforehand. She received a bid for \$61,523 and recommends approval.

Kreger moved to award the \$61,523 to Michels Corporation. That motion was seconded by duPlessis and adopted unanimously.

8. Staff Report-Jorgensen said and the Friends of Fox Creek board president toured that area. He and Lawrence did the same, along with Nice Creek, with representatives of the Estuary Partnership. The employee handbook is being updated in consultation with CIS. He's spoken with the state director for the USDA's Rural Development Office about possible funding streams for infrastructure upgrades, the ODOT Regional Manager about Fox Creek and a representative of Hudson Garbage Service. Along with the city planner, he had a meeting with a property owner about expanding the city's urban growth boundary. He toured the city's watershed and conducted panel interviews for the city's wastewater/water plant operator position, along with Lawrence and John Dewey. His father passed away Sunday night, so he will be out of the office most of the week to go to Southern Oregon to handle those matters.

9. Council Reports-Kreger said that Hope Chest will be doing its grand opening the following Monday at noon.

10. City Calendar/Announcements

Cole adjourned the meeting at 8:08 p.m.

Mayor Jerry Cole

W. Scott Jorgensen, City Administrator