



Meeting called to order at 5:35pm.

## **ROLL CALL**

### Council Present

Mike Avent  
David Qualman  
Terry Deaton

Terry Grice  
Tim Navarro

### Council Absent

Ralph Painter

Sloan Nelson

### Others Present

Chad Olsen, City of Rainier Administrator; Cindy Siekierka, City of Rainier Clerk; Carl Maier, John L Scott; Marvin and Barbara Wilburn, Doug and Linda Rumrill, John Hill, Craig Bergerson, Stave and Kathy McGee, Jess L. Hillsbery, Betsy Hillsbery, Mary Ganji, Micheal Brusco, Bobby Jo Brusco-Harding, Dennie Houle

### **Visitors Comments**

None

### Invited Reports

Olsen reminded the audience that in 1999 the City of Rainier received a grant through a federal agency to do an infrastructure analysis and what it would take to service West Rainier in terms of water, sewer, transportation and storm water. He then introduced Dennie Houle, Northwest Oregon Regional Development Officer, Oregon Economic and Community Development Department (OECDD).

Houle introduced himself and his state level services to the audience. He stated that all economic and business development happens locally and they support what the community wants. Houle stated that West Rainier is primarily in the Urban Growth Boundary, which means the City of Rainier has already stated that sometime in the future this is property that may come into the city limits and would be provided some City services. Houle went on to say the infrastructure constrains the property right now. The OECDD has quite a few millions of dollars to lend to municipalities through the Special Public Works Program. The hard part is "Who pays?" Also, what would sewer do for your property and is it worth it to you? Maybe we can form a group that's interested and wants to explore this and figure out a way to put together a map to get from here to there. The Regional Investment Board has lottery funds that come to the region and they want to invest in good projects that have a return and are meaningful as well increasing jobs, increasing private investment and an increasing the tax base.

Avent explained to the audience that some of REDCO's money is their tax dollars and stated that no one is here tonight to force anything, but would like to get some of the audiences' thoughts.

Houle commented that he had met with some of the interested business owners that are interested in property in West Rainier. They want to know they are welcome.

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Houle stated that the OECD is ready as an agency, to help you spend whatever money we can figure out where it's going to come from whenever you're ready.

Avent asked the audience to share some thoughts or ideas.

An unidentified audience member stated that he'd received 4 or 5 letters from people in the last year that have wanted to buy his property.

Harding questioned "Why now?"

Avent responded by stating that Redco has heard people that are interested and tonight Redco wants to find out if it's a handful of people or the majority of people. Avent stated that Redco has dollars we've been criticized for not putting into that area and can't until the infrastructure is improved.

Jess Hillsbery introduced himself and described the location of his property. He stated that his property increased in valuation 5-10 times.

Avent asked if it merits REDCO to continue these meetings.

Harding asked what a ball park amount is for Redco to spend on this project.

Avent responded stating that our first project would be to get an accurate cost of this project.

Olsen stated that Redco would need a Magnitude of Cost Report. Other projects in the City that a Magnitude of Cost report was done has cost about \$15-\$20 thousand dollars.

Houle stated that he wonders if the sewer line is really the issue. Maybe it's as simple as "Do you want to sell your property?"

Kathy McGee asked if the audience at this meeting is a good representation of West Rainier property owners.

Olsen stated that approximately forty notices of this meeting went out to property owners.

Olsen passed around a sign up sheet asking people if they would be interested in continuing discussion about this, not continuing or not sure. The list is in the minute book.

An unidentified audience member asked what about the property beyond Young Road.

Avent responded with maybe this project is too big to do in one phase.

Audience member, Carl Meier, introduced himself as a land consultant and stated to the group that Redco need to provide a conceptual plan and advised the group to hire a civil engineering firm.

An unidentified audience member asked why not residential growth.

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Olsen stated that in 1999 the City of Rainier and Columbia County got together to make sure that their comp plan lined up. Olsen also stated that if the community collectively said they had an interest in re-zoning to residential, they could pursue that.

### **Unfinished Business**

#### Approval of January 25, 2007 Regular Meeting Minutes

Motioned by Navarro, 2<sup>nd</sup> by Deaton.

Motioned passed unanimously.

#### Monthly approval report: January 2007

Motioned by Qualman, 2<sup>nd</sup> by Navarro.

Motioned passed unanimously.

#### Redco/USG Bond Issue: Status Report

Olsen stated he spoken with Rob Sullivan, Redco's Attorney, and stated that all the paperwork has been filed. Avent asked Olsen to send letters to all the agencies informing them of the situation and the schedules of payments.

#### Redco Website Status Report

Deaton asked for an hour special meeting work session to show the council the website. They will meet at the Rainier City Library. Time and date will be announced.

#### Project Log: January

Grice stated that most money is allocated to specific projects.

Avent stated that Redco needs to be responsive with the funds left until they know what's going to happen with the court decision concerning the IGA's.

### **Staff Reports**

Olsen stated the City Council has received feedback regarding the bathrooms in the park. There are two funding programs that are coming available through the Oregon State Parks and Recreation Department. One is a general agency and is not limited and another program for trails. Olsen asked the Council if they were interested in doing a project and the response was yes and the trail was high on the list.

#### Future Business Items

Strength, Weaknesses, Opportunities and Threats (SWOT) is a project that Redco wants to do for the businesses to share thoughts.

Deaton requested the Council to look at the procedures manual she put together. Copies could be made for everyone.

Grice announced that Connie Budge, local representative for C-Com/Columbia County 911 Board will not be running again and that creates an open position in this zone.

**The Meeting adjourned at 7:35pm.**

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Mike Avent, Chairperson



Attested:

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Cindy Siekierka, City of Rainier Clerk