

## REDCO

### **Rainier Economic Development Council Rainier City Hall**

#### **Regular Board Meeting and Budget Hearing ~ June 26, 2008**

##### Call to Order

Mike Avent, Chair, called the REDCO meeting to order at 6:14 p.m.

##### Council Members

Present Mike Avent, David Qualman, Terry Grice, Tim Navarro, Dearl Taylor

Absent Paul Rice - arrived late at 6:25 p.m.

Staff Terry Deaton

##### Visitors

Sheryl Teuscher of Country Insurance

##### Budget Hearing – Adopting the Budget

**Motion** by Grice, Budget Officer, to adopt **Resolution #64 REDCO Budget FY 08/09**. Discussion was opened. Qualman asked if there were sufficient funds for the USG loan payment without using capital projects funds. Grice stated REDCO has sufficient funds in reserves and did not use funds from capital projects. Grice said in the future REDCO may be required to use a special Levy. Qualman asked if REDCO needed to raise a Special Levy this year. As a taxpayer, he would think it better not to raise taxes. Grice said REDCO is locked into this existing budget without a Special Levy. It would require bringing the budget committee back in and asking for approval to increase taxes.

Grice stated REDCO has approximately \$300,000 carryover for one more year without requiring a Special Levy for the USG loan payment. With no further discussion, Navarro seconded the motion to approve the resolution which was approved and adopted by a unanimous vote of the board.

##### Business Grant Application

Sheryl Teuschner of Country Insurance asked the board they would extend the time on her business grant. The grant application did not state a limited period of time in which the improvements needed to be completed. She re-submitted her grant application and invoices today with the new REDCO staff person. Mike Avent asked her which phase of the improvements Sheryl was presenting for payment approval. Sheryl did not require phase one, as she completed this herself. She is requesting authorization of payment for phase two for painting at this time. Her cost was \$3,253.15 as indicated on the 5-27-08 statement from Dennis Knittle.

Sheryl asked for an extension at the last meeting and it was tabled. Grice made a motion to approve phase two with REDCO's 50% share in the amount of \$1,626.58 for the painting. The motion included a six month extension for phase three. Taylor seconded the motion, approved and passed unanimously.

Sheryl suggested REDCO update their minutes and agendas on their website. She was unable to locate the minutes from REDCO's May 2008 meeting on the website.

### **Council Members**

Paul Rice arrived for the meeting at 6:25 p.m.

### **Executive Session (ORS 192.660(2)(h) – Attorney Karen Williams**

The meeting was adjourned into Executive Session (ORS.192.660(2)(h) at 6:26 p.m. to discuss the letter from REDCO's attorney, Karen Williams.

Meeting was reconvened at 6:35 p.m.

### **Approval of Outstanding Bills**

REDCO checking account 5/31/08 ending balance \$4,481.34.

June expenses approved to be paid:

Luigi's Pizza 5/22/08	\$ 82.25	
Luigi's Pizza 5/29/08	67.25	
Clatskanie Chief/meeting	9.00	
Stephen Petersen - legal	17.00	
City of Rainier -		
1st St Sq- repairs	212.37	Avent asked to check on cost of materials.
Clatskanie Chief/budget	202.50	
Lane Powell Attorney	7,734.84	

Total Expenses - \$ 8,325.21

Bank statement reconciled 6/26/08 – balance (\$4,102.99)

Funds required to transfer from the LGIP to checking account to cover outstanding checks.

### **Council Members**

Avent, Navarro and Taylor left the meeting at 6:36 p.m. to attend other meetings. Qualman, Vice Chair, presided over the remainder of the meeting.

### **Approval of Minutes**

October 18, 2007 Regular meeting minutes have not been approved. Qualman was asked at a previous meeting to research the necessary information to complete the 10/8/07 minutes. Qualman asked the Deaton

2 of 3  
REDCO Regular and Budget Meeting  
June 26, 2008

to locate the tape from that meeting and he would review them to find the necessary information in order to complete the minutes. Deaton agreed to locate the tapes.

Regular and Budget meeting minutes for May 22, 2008 were corrected. Rice stated they should be changed to read: "Executive Session ORS 192.660(2)(h) Consultation with legal counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed." Ruth Howard of the Clatskanie Chief noted the business name should be corrected to read "Country Insurance & Financial Services" rather than "County". Grice made a motion to approve the minutes with the changes as stated. Paul Rice seconded the motion. Vote passed unanimously.

Grice motioned to approve the Regular and Budget meeting minutes for May 29, 2008 as written. Rice seconded the motion. Minutes were approved and passed unanimously.

Rice motioned to approve the Special meeting minutes for June 16, 2008 as written. Qualman seconded the motion. Minutes were approved and passed unanimously.

### **Unfinished Business**

Qualman asked if the other taxing districts had been sent an invoice for their share of the IGA for the USG loan payment. Deaton said Avent asked the same question at the last REDCO meeting. Discussion followed and Avent suggested REDCO not send invoices until they meet with the attorney to decide upon their options. The council members agreed to wait until they discuss it with the attorney.

Grant application guidelines were discussed. Rice asked if the guidelines are decided by the board's "opinion or legal guidelines". Grice stated the City has developmental codes for businesses to follow. Rice commented he would like to see new development and changes aligned with a "theme" for Rainier. He noted the current Rainier downtown "A" and "B" Streets have a "historic theme". Qualman added many towns develop themes – western with wood siding, etc.

Deaton mentioned the to set up a REDCO office a location and equipment are needed. The possibility of placing a REDCO office upstairs in a portion of the unfinished community room was discussed. More Power Computers offered to reduce the price \$100 on any laptop computer for REDCO. Qualman thought it would be too much money to spend on a short term staff position. Deaton pointed out the position will be required in some capacity as long as REDCO is an agency serving the City of Rainier. The City Council and City Administrator have each voiced their concerns about the city providing staff services as being a definite conflict of interest. The City has provided a list of services they are willing to provide. The City also suggested REDCO provide a cell phone for Deaton to handle calls for REDCO. Rice suggested having an additional City phone line with voice mail for REDCO. Grice said REDCO had voice mail at one time so it probably could be reactivated.

Page 4 of 4  
REDCO Regular & Budget Meeting  
June 26, 2008

REDCO received one application from Jennifer Dennis for the vacant council position. Rice asked how many applications have been received and if we could leave it open for two more weeks. It is not known if any other applications have been received. The Council agreed they wait longer to encourage more community involvement.

The meeting was adjourned at 7:35 p.m.

\_\_\_\_\_  
Mike Avent, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Terry Deaton  
REDCO Staff Administrator

\_\_\_\_\_  
Date