

Rainier Economic Development Council
City Hall - Rainier, Oregon
January 15, 2009 - Annual Meeting

Meeting was called to order by Vice Chair, David Qualman, at 6 p.m.

Roll Call -

Present:

David Qualman, V. Chair Terry Grice, Treasurer Jennifer Dennis, Secretary
Dearl Taylor Paul Rice

Absent:

Mike Avent, Chair Tim Navarro

Others Present:

Ruth Howard, Clatskanie Chief Terry Deaton, Staff Administrator

Approval of Minutes -

October 23, 2008 Minutes - Dearl Taylor made a motion to approve the minutes, Paul Rice seconded the motion. Typo corrections were noted. Taylor struck his motion. Taylor made a motion to approve minutes with the typo corrections. Qualman seconded the motion. The motion was approved. Paul Rice abstained from voting as he did not attend the meeting.

November 19, 2008 Minutes - Dearl Taylor made a motion to approve. Jennifer Dennis seconded the motion. The minutes were approved.

Treasurer's Report -

Accounts Payable for December 2008 and January 2009 were noted and Jennifer Dennis asked to move the approval to the last item on the agenda for further discussion.

(1) Columbia County Tax Assessor	\$136.50
(2) Web Mission LLC website update	20.00
(3) Lane Powell Atty. Williams	8,014.98
(4) Lane Powell Atty. Williams	10,304.24
(5) Cardinal Services - staff	566.72
(6) Cardinal Services - staff	471.04
(7) Cardinal Services - staff	235.52
(8) Terry Deaton - 6 mos. reimburse phone	319.50
(9) Terry Deaton - reimburse printer/copier	98.06
(10) City of Rainier - Wastewater Treatment	200,000.00
Total Accounts Payable -	\$ 220,166.56

Jennifer Dennis made a motion to authorize the purchase of a cell phone for the REDCO staff with prepaid minutes not to exceed \$200. Dearl Taylor seconded the motion. The motion passed.

City Attorney Stephen Petersen's invoice for services to REDCO was discussed. REDCO was billed for a conference with Chad Olsen that was not requested by REDCO or REDCO's attorney, Karen Williams. A letter to the USG attorney, Ed Sullivan, and a letter to City Administrator Lars Gare were also billed to REDCO. These letters were not authorized by REDCO. The Council decided to have David Qualman discuss the matter with the City Administrator before the next REDCO meeting.

Unfinished Business -

Columbia River's Boater Guide maps for marina and boat launch were discussed. Paul Rice will present the advertising proposal to the Chamber of Commerce to see if they are interested in participating.

At 6:45 p.m. the meeting was convened to go into Executive Session ORS 192.660(2)(h) for a conference with Attorney Williams.

REDCO meeting was reconvened at 7:20 p.m.

Resolution No. 65 authorizing funds to assist with the City of Rainier's Wastewater Treatment Plant was presented. Discussion followed as to when it was authorized, if it was meant for the treatment plant or for sewer improvements in the West Rainier industrial area and if it was still an capital project for REDCO. They agreed the wastewater treatment plant is an established and approved REDCO projected. Terry Grice

made a motion to approve the payment of \$200,000 for the wastewater treatment project.

Dearl Taylor seconded the motion. The motion passed.

Chad Womack of Tri City Insurance emailed proof of liability coverage for the A Street Plaza property. It is covered under the City of Rainier's policy.

Improvements and repairs to the Marina restrooms and the Marina Square are an important topic for REDCO. They will be placed on our next agenda to look at the possibilities of grants from the marine board and Ford Family Foundation. They would like to making public restrooms available to travelers on Hwy. 30 as well as on the river. Sloan Nelson is talking to ODOT about signage for Historic Downtown and these restrooms. Terry Deaton will check with the Ford Foundation regarding grants. She will locate the existing plans for the Marina Square for review at next month's meeting.

New Business -

City Council requested their council members to resign from either REDCO or City Council. The Council believes it is a conflict of interest when City Council members sit on other other councils, which includes the Planning Commission. There was discussion on the matter. Mike Avent informed the City Council of his intention to resign from REDCO and remain on the City Council. David said there were several important issues with REDCO at this time and he would not be resigning from either council. Mike was absent. REDCO has not received a letter of resignation from him. Robert Piercy submitted his application for a REDCO Council position. Terry Grice explained that Mike Avent will have to submit a written resignation or resign in person at a REDCO meeting before REDCO can open his position to the public.

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Resolution No. 67 establishing the Clatskanie Chief as the official newspaper of notice was presented to the Council. Terry Grice made a motion for the Clatskanie Chief to be REDCO's official newspaper of notice. Jennifer Dennis seconded the motion. The motion passed.

Resolution No. 68 establishing the REDCO regular meeting on the fourth Thursday of every month at 6 p.m. in the Rainier City Hall was presented. Terry Grice made a motion for the meetings to be on the fourth Thursday at 6 p.m. in the City Hall. Paul Rice seconded the motion. There was further discussion about the fourth Thursday falling on holidays and meeting dates being changed. The motion was amended by Terry Grice to for the meetings to be held the seconded Thursday of every month at 6 p.m. at the Rainier City Hall. Paul Rice seconded the motion. The motion passed.

Election of Officers was held. Jennifer Dennis was nominated to be Treasurer by Dearl Taylor and seconded by Paul Rice. She was unanimously elected to the position. Terry Grice was nominated by Dearl Taylor for Chair. Paul Rice seconded the nomination. Terry Grice was unanimously elected Chair. David Qualman volunteered to remain on as Vice Chair. He was unanimously elected. Jennifer Dennis nominated Dearl Taylor as Secretary and Terry Grice seconded the motion. He was unanimously elected.

An Urban Renewal Workshop was set for the fourth Thursday in February 26th at 6 pm. The Council would like to become better informed on the procedures and policies for Urban Renewal. Public notice must be provided at least 24 hours prior to the workshop.

Paul Rice volunteered free office space for REDCO at his Riverside facility. The lack of working space and accessibility for the staff is a problem at City Hall. Dearl Taylor made a motion to move the REDCO office to the Riverside facility and pay \$50 for heating and pay for re-keying the lock on the door. Jennifer Dennis seconded the motion. Discussion followed. Qualman would like to see if there is any other office space available in town with a view and for a comparable cost. Paul Rice abstained from voting. The voted was tied and did not pass. Aye - Dennis and Taylor. Nay - Qualman and Grice. It was decided the Council members should inspect the office space at Riverside before the next meeting. There are desks and file cabinets available for REDCO's use. Office space will be placed on the next month's agenda for further discussion.

Resolution No. 66 establishing authorized persons to sign checks and transfers was presented. Bobby Jo Brusco, City Clerk, would like to have her name removed from the authorization. It was decided all the REDCO Council Officers would be signers on the account. Terry Grice - Chair, David Qualman - Vice Chair, Dearl Taylor - Secretary, Jennifer Dennis - Treasurer. Motion was made by Dearl Taylor and seconded by Paul Rice. The motion passed.

The records show REDCO Council Officers' Terms have contradicting dates. Staff, Terry Deaton, asked Terry Grice if he could help her determine the correct term dates. He will review the Budget Audit as it should show the correct terms.

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The Accounts Payable were approved in the amount of \$220,166.56 for January 2009. Motion by Terry Grice to approved the payables in the amount of \$220,166.56 was made and seconded by David Qualman. Motion carried. David Qualman abstained from voting.

A motion was made by Jennifer Dennis for a new resolution to change the order of business in order to have the Accounts Payable placed on the agenda after New Business. The motion was seconded by Paul Rice. Motion carried.

Terry Grice took a moment to thank the Council for their vote of confidence in electing him to Chair REDCO.

The meeting was adjourned at 9:20 p.m.

David Qualman, Vice Chair


Terry Deaton
REDCO Staff Administrator