

Rainier Economic Development Council Agenda

August 15, 2011

6:00 PM Rainier City Hall

106 West "B" Street

Rainier, OR 97048

Meeting called to order at 6PM by Chairman Mike Avent.

Board Present: Mike Avent, Phil Butcher, Russ Moon, Sloan Nelson, David Langford and Scott Cooper.

Board Absent: William Villardi

Visitors: Debra Dudley and Darrel Lockard

New Business:

1. Attorney John Kaempf & Dan Lindahl presentation: USG v. REDCO- summary of status conference with the trial judge- **Postponed due to accident on HWY 30- traffic did not allow them to make it.**

Phil Butcher was asked by Chairman Mike Avent to provide background on Phase I: A Street Project. Butcher has a new proposal for scope of services in regards to the storm drains, electric, sewer and water. Phase I is to gather background data and utility research by Gibbs & Olson. The estimated cost is between 7,000.00- 10,000.00 for Phase I which falls within current budget.

Motion by Butcher, 2nd by Cooper to approve Phase I: A Street Project up to 10, 000.00.

Passed Unanimously.

Discussion: Avent clarifies that having Phase I completed will allow us to move into the second part. Butcher says that having Phase I completed will allow REDCO to present a better cost analysis to the City for cost of repairs. Avent suggests Butcher calls David Kim with ODOT to make sure we are securing additional funds to use along with our funds. Avent informs REDCO the reason for the delay in the past with the City was concerned with cost in the past and how

to explain it to the citizens or where the funds were going to be derived from. Dudley said that David Kim came by last Thursday and they have him scheduled for a meeting September 6th 2011, tentatively, to have him bring the City up to date and what exactly needs to be done to complete this project. Butcher explains that all the steps through Phase I to Phase 3 had been laid out January 25, 2010. Nelson asks whether we should have the Attorney's look at the project to be sure it is something we should move forward with. Butcher says we have a contract with Gibbs & Olson, the City and REDCO.

2. **July Financial Report-**

Russ suggests for old business because report was not completely ready for this meeting due to REDCO Staff absence. Avent suggests REDCO approve check for Dan Lindahl for \$8,710.00.

Motion by Langford, 2nd by Moon to approve check payment of \$8,710.00 to Dan Lindhal.

Passed Unanimously.

Russ made comment to have the City ask for statements for billing. Avent thanks Russ for his extra time dedicated to REDCO.

3. **Project Updates –**

Russ Moon- Riverfront Trail/Marina Square (Old Marina to the Eagles): Gibbs & Olson has been surveying. He will call them tomorrow for further update.

Scott Cooper-Boat Launch: No update.

Phil Butcher- A Street Reconstruction: Butcher says it is finally starting to move forward. Butcher hopes to have railroad back on board once he gets some cost developed. He attended Ford Family Foundation Leadership Cohort and they plan to do some visioning work with Wauna and the City of Rainier, because we had one of the first Cohorts in NW Oregon and they were impressed with the success of the City of Rainier in the years past.

Moon asks Deborah Hazen, Editor of Clatskanie Chief, to inform REDCO of any updated information for Westport for unit trains of corn and/or ethanol. Deborah Hazen says that they are expecting an A Train in October that will be more testing

then gradually escalating up a little in November & December and Jan that they will expect 2 to 3 unit trains per week. The ethanol will be hauled away by barge, not by unit trains to her knowledge.

Mike Avent- Riverfront Trail (New Marina to Fox Creek): Asked Amanda to gather all old information/plans from REDCO and the City and he will provide copies to everyone. There was another square down by the Old Marina. Amanda will be assisting with the engineering piece from trail at park up to Fox Creek.

Nelson- Riverfront Park Little League Facility Enhancement: The Rainier Little League Board is excited to work with REDCO on the new concession stand project. Research has been done with Debbie Dudley's assistance and there are many pre-fab buildings that you just set on concrete slabs, which meet criteria of project guidelines. The new Rainier Little League Board will have a sub-committee formed and will contact Nelson next week. The budget was set for the project in the past-how does REDCO council want him to work with the Little League Board? Is the money available, available? What Nelson envisions is that he works with the Little League and put together a building and design. Little league has some money left over from the last build plus some fundraising they can do. Debbie asked if this was in addition to or replacing the old. Nelson explains that they would have bathrooms and concessions and a storage unit for the little league lawn mower. Avent suggest s that anything that is communal such as the bathrooms will be supported by REDCO, anything that is solely for the use of the little league should be supported by their funds. Moon comments that this is an economic development because the advancement of the fields and concessions stands will allow them to have tournaments which bring revenue to Rainier. Nelson confirms this using his personal experience in Scappoose and the restaurants being full. Avent does not want to fully commit without checking if it is economically sound choice for REDCO. Nelson wants to make sure that REDCO is ready to fully back this project prior to him representing REDCO with the Little League- he wants a positive outcome and outlook on REDCO and as clean of a process as possible. Avent suggests that we cross-check due to the history of projects done in the past such as the Rainier park prior to investing more energy. Cooper will invite Jennifer Dennis and Terri Deaton to the next meeting to help make some of the clarification of what is acceptable and not acceptable for our upcoming projects.

Langford- City Hall Outside Enhancement : He is currently gathering bids for painting and dry rot around windows. Debbie Dudley from City Hall confirms that the City

Hall is not currently registered as a historical building. She has checked with Columba River PUD and there is not grant funding available for the windows. Nelson suggests that we should do this in more than one phase since the windows are high expense. Avent says makes no sense to paint the windows and then tear them out. Nelson brings to REDCO attention that the paint needs to be done to secure the concrete columns or the windows would be out least concern.

4. **Approve & sign July 5, 2011, July 18, 2011 and August 1, 2011 meeting minutes**

Motion by Langford, 2nd by Cooper to approve and sign 5, 2011& July 18, 2011.

Passed Unanimously.

5. **Any Additions:**

Avent asks for anything for next month's agenda, other than Terri Deaton and Jennifer Dennis being invited. Moon suggests adding Al Benkendorf & Associates regarding the Little League project. Nelson asks if Jennifer Dennis' believes that the little league project falls within criteria/charter would the council be comfortable with her research? Avent concurs with Nelson. Butcher refers to items that were adopted in 2008, Avent mentions that there was much criticism regarding projects in the past that were completed.

Avent asks if there are any reports from the Councilmen. Moon suggests that REDCO should have conference call with Attorney. Cooper informs Council that the conference phone is in and ready to be used. Avent asks if everyone agrees to have conference call with Attorney's to update Council. Nelson verbally agreed.

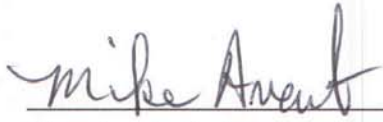
Nelson suggests that Amanda should have some direction in collecting the information that the Attorney's are requesting. Avent informs Nelson that Butcher is currently working on that list. Butcher listed the potential deponents and provided Council with a list of things that Council may want to do. Debbie Dudley made copies for the Council to take home with them.

Avent asks Langford if he had anything to add. Langford informs Council that his personal e-mail will not be received to please use his City e-mail address.

6. **Announcement**

- a) Next REDCO meeting – Not announced.

7. Meeting adjourned at 6:00 PM.



Mike Avent, Chairperson

Date: 11/08/11



Sloan Nelson, Secretary

Sec. Date: 11-8-11