

REDCO Regular Meeting Minutes

September 21, 2011

6:00 PM Rainier City Hall

106 West "B" Street

Rainier, OR 97048

Meeting called to order by Mike Avent, Chair at 6PM.

Board present: Mike Avent, Phil Butcher, Russ Moon, William Vilardi, Scott Cooper.

Board Absent: Sloan Nelson and David Langford

Visitors: None

Old Business:

a) Discuss Atty. Dan Lindahl to analyze the insurance policy-cap of \$2,000.00.

Mike Avent asks Russ Moon to provide more information regarding this proposal. Russ Moon informs the Council that it should be less than \$2,000.00 cost and it is for Atty. Dan Lindahl to evaluate the insurance policy that we are part of with the City's policy, with the County's services and to see if the policy covers the Attorney fees. Avent and Vilardi clarify that this service by Atty. Dan Lindahl is to confirm whether we are covered. Vilardi asks if Chad Womack provides the same service offered by Atty. Dan Lindahl and Moon responds with "yes" just not to the same extent as Atty. Dan Lindahl. Cooper asks Chad Womack has denied us this service and Russ Moon responds with "no." Russ Moon explains that Chad Womack gets his insurance coverage through Salem, OR and Dan Lindahl is being denied the information he is asking for. Bill Vilardi and Phil Butcher explain it as Dan Lindahl is reviewing the legalities of the insurance policy.

Motion by Scott Cooper, 2nd by Bill Vilardi to approve the proposal for Atty. Dan Lindahl to analyze the insurance policy with a cap of \$2,000.00.

Passed Unanimously.

New Business:

a) Monthly Finance Staff Report – August

Mike Avent changed the subject to the Representative Letter from Pauley Rogers to complete our 2009 audit. Mike Avent had Stephen Petersen review the letter and he suggested not to sign it unless you can attest to all the questions that are being asked. Mike Avent asks for the board to approve having Stephen Petersen represent REDCO, for any reason of concern, as long as it does not have to do with the lawsuit. No motion was made. Amanda Younger suggests that we wait to discuss this further because this is a topic that directly relates to our executive session.

b) Approve August 15, 2011 meeting minutes.

Bill Vilardi declares he was not absent. Amanda Younger believes he was right and he did show up tardy. Mike Avent requests that the record show that Bill Vilardi was not absent but tardy.

Motion by Phil Butcher, 2nd by Scott Cooper to approve August 15, 2011 meeting minutes with correction to show Bill Vilardi as tardy not absent.

Passed Unanimously.

c) Approve checks – See handout.

- 1. Approve additional cost of \$9,400.00 for All Out Drain, Phase 2: A Street Project to video inspect the sewer storm water system. Total cost will be \$19,400.00 (Phil Butcher).**

The discussion took place during item “a)” of the agenda.

- 2. Approve reimbursement to Amanda Younger of REDCO office phone costs.**

Amanda Younger explains she had to use her personal cell phone for business related calls. The total overage of her cell phone bill was \$76.05, which \$54.45 of it can be directly related by phone numbers to business. Amanda Younger asks for full reimbursement for the total of \$76.05 because she would not have accrued the total overage if she did not use her personal cell phone for business initially.

Motion by Phil Butcher, 2nd by Scott Cooper to approve reimbursement of \$76.05 for the use of Amanda younger’s cell phone.

Passed Unanimously.

- 3. Columbia County Economic Team approval \$1,250.00 (Phil Butcher).**

because it should be part of the franchise agreement. Scott Cooper and Bill Vilardi suggest that REDCO set up to have garbage pick up to keep City and REDCO separate. Amanda Younger will check with Paul Rice, REDCO office landlord regarding trash pickup in the rear parking lot.

e) Set a date & time for Oregon Government Ethics Commission Training (Amanda Younger).

Amanda Younger provides two options. One option is to each member to go on the web and review the video and notes on their own. Or second option is to have a conference call along with a webinar so that we may ask questions to the professional running the webinar. Amanda Younger and Scott Cooper agree to do a test run with the projector and conference phone that next Monday at 12pm. Bill Vilardi volunteers to get the projector for the test run. Scott Cooper agreed to e-mail the Oregon Ethics Commission confirming the test run. Russ Moon suggests that we move this issue to old business so that REDCO may proceed to executive session.

f) Discuss whether to make all public documents accessible on the REDCO website for a cost? Alternative solution?

Russ Moon suggests that we move this issue to old business so that REDCO may proceed to executive session.

g) Discuss whether to renew membership with Association of Oregon Redevelopment Agencies.

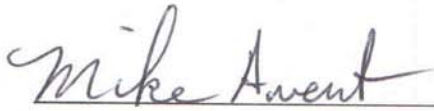
Russ Moon suggests that we move this issue to old business so that REDCO may proceed to executive session. Mike Avent asks to have a stipend for Council members to next meeting agenda.

h) Amendment 5 meeting update from September 14, 2011

Russ Moon explains that about 1990 something was the last Amendment 4 that was updated. The Amendment 5 Scope of work from Al Benkendorf was handed out to the Council. Mike Avent said that after October 3, 2011 hearing we may come back with 0.50 cents on the dollar which can dramatically impact the projects we plan to do. Mike Avent suggests having members take it home and use the scope as a template and see what their thoughts are. Scott Cooper requested an addition of \$50,000.00 for the boat ramp. Scott Cooper provided some quick history. Russ Moon wants to know if the requested addition by Scott Cooper is something that falls within the plan. Mike Avent

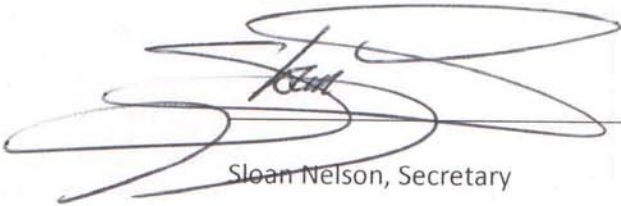
have John Kaempf that he has a three ring binder for the IGA between IGA and the County.
Scott Cooper requests Amanda Younger works tomorrow and Friday to complete some of the
litigation document gathering.

Meeting adjourned at 7:28 PM.



Mike Avent, Chairperson

Date: 11/08/11



Sloan Nelson, Secretary

Sec

Date: 11-8-11