

Rainier Economic Development Council Minutes
April 7, 2025
Rainier City Hall
106 West B Street
Rainier, OR 97048

Call Meeting to Order

The meeting was called to order by REDCO President Mike Kreger at 5:15 p.m.

Roll Call

Board Present: Connie Budge, Scott Cooper, Robert duPlessis, Jeremy Howell, Paul Langner, Mike Kreger and Denise Watson

Agenda

- a. **Approve February 3, 2025 Meeting Minutes**—Scott Cooper moved to approve the minutes. That motion was seconded by Jeremy Howell. Connie Budge, Cooper, Robert duPlessis, Howell, Paul Langner, Kreger and Denise Watson all voted in favor.
- b. **Approve Financials**—Budge moved to approve the financials. That motion was seconded by Howell. Budge, Cooper, duPlessis, Howell, Langner, Kreger and Watson all voted in favor.
- c. **Approve Accounts Payable**—Cooper moved to approve the accounts payable. That motion was seconded by Watson. Budge, Cooper, duPlessis, Howell, Langner, Kreger and Watson all voted in favor.
- d. **Approve Budget Calendar**—Budge moved to approve the budget calendar. That motion was seconded by Cooper. Budge, Cooper, duPlessis, Howell, Langner, Kreger and Watson all voted in favor.
- e. **Levy Recertification Status**—City Administrator W. Scott Jorgensen said that Budge requested this item be added to the agenda and Kreger agreed. REDCO contributed \$75,000 to the recertification several years ago. But, as far as anyone knows, it still hasn't happened. duPlessis said that according to the U.S. Army Corps of Engineers, there was a timeline for the recertification. Jorgensen asked if the board wanted him to send a letter to the Rainier Drainage Improvement Corporation (RDIC). Board members agreed by consensus. duPlessis said the RDIC was also supposed to give an update on the status of its finances. Kreger said he wants to make sure the money REDCO gave to the RDIC is being spent correctly. Jorgensen said he can work with Budge on composing the letter to RDIC. Budge said that letter should also be sent to the Columbia County Board of Commissioners. Cooper moved to direct Jorgensen to write the letter to RDIC. That motion was seconded by duPlessis. Budge, Cooper, duPlessis, Howell, Langner, Kreger and Watson all voted in favor.
- f. **Audit Report Presentation**—Kathy Wilson from Singer Lewak gave the presentation. She said it was a clean opinion. REDCO's general fund is doing well above what is required. Budge moved to accept the report as presented. That motion was seconded by Langner. Budge, Cooper, duPlessis, Howell, Langner, Kreger and Watson all voted in favor.

g. Dissolution Timeline—Kreger said the debt service is on track to be paid off at the end of 2027.

Adjourn Meeting

Kreger adjourned the meeting at 5:45 p.m.

Mike Kreger, President

Date _____

Robert duPlessis, Secretary

Date _____

DRAFT

City of Rainier
REDCO Budget Committee Meeting Minutes
May 19, 2025
5 p.m.
Rainier Senior Center

REDCO President Mike Kreger called the meeting to order at 5:11 p.m.

REDCO Budget Committee Members Present: Connie Budge, Scott Cooper, Terry Deaton, Candis Forrest, Mike Kreger, Paul Langner, Jan Rich and Denise Watson

REDCO Budget Committee Members Absent: Robert duPlessis and Jeremy Howell

Staff Present: Sarah Blodgett, City Recorder; W. Scott Jorgensen, City Administrator; Russ Reigel, Public Works Director

- A. Introductions**
- B. Selection of Budget Committee Chair**—Scott Cooper nominated Paul Langner to serve as committee chair. That motion was seconded by Jan Rich. Committee members Connie Budge, Cooper, Terry Deaton, Candis Forrest, Mike Kreger, Langner, Rich and Denise Watson all voted in favor. None were opposed.
- C. Public Testimony**—There was no public testimony at this time.
- D. 2023/2025 Budget Message**—City Administrator W. Scott Jorgensen said that there are significant issues with the sewer fund in the City’s budget. The City Council did a two-year budget last time and made some adjustments just over a year ago to try and stabilize the sewer fund. The City stopped offering septage receiving services and that’s helped the wastewater plant be in compliance for over a year. But it has come with a significant revenue loss. The sewer fund is used to pay debt service and the septage revenue was used for that purpose. The Department of Environmental Quality (DEQ) wants the City to upgrade its wastewater plant and that will cost tens of millions of dollars. Some of those upgrades would enable the City to take septage again, but that would repeat the same cycle of using it to pay debt service. He and Public Works Director Russ Reigel are meeting with DEQ to discuss collection system improvements. Capacity at the plant is not the issue; it’s running at one-tenth of its capacity right now. The City needs to reduce the amount of water going into the sewer system. For the last few years, the goal of REDCO has been to pay off the debt early and close the urban renewal agency. But other cities have used urban renewal to fund infrastructure projects. Perhaps it’s time to start thinking about REDCO as a potential tool that could help with the infrastructure backlog. Reigel listed multiple water, sewer and street projects that need to be done. Jorgensen mentioned the Supplemental Environmental Project that the City is going to do to separate water and wastewater in the Fernhill area. He said an infrastructure project could be done as a one-time deal until the sewer fund is stabilized. City Recorder Sarah Blodgett said the REDCO website lists infrastructure projects that it helped fund in the past.

Jorgensen said he and Langner reviewed REDCO documents and that such projects would be consistent with the intended use of urban renewal funds. Langner said that a 1995 REDCO document lists stormwater projects as a priority. There's over \$500,000 in REDCO funds available after the debt service payment. Half of that could be used for infrastructure projects. Candis Forrest asked if Jorgensen spoke with an attorney about this. Jorgensen said he didn't, the state law is clear that it is an allowed use and it's included in foundational REDCO documents. There's a sound basis in reality for it. Budge asked if he spoke with anyone at Business Oregon. Jorgensen said that agency has nothing to do with any of this, the City is the governing body, under state statute.

E. Presentation of Proposed 2025/2026 Budget— Terry Deaton said that there are unallocated funds in the City budget and asked why those can't be used for infrastructure. Jorgensen said those funds are restricted in their use. Deaton said that paying the debt off sooner will save money on interest. There was a discussion about REDCO's assets, including its ownership of part of the A Street Plaza. Budge suggested selling that property at fair market value. Deaton asked about the administrative cost that the City charges REDCO. Jorgensen said that could probably be reduced. Deaton asked about the contingency and audit line items. She suggested that the City find another audit firm that will charge less. Budge said the audit firm did an excellent job with the City's audit. Jorgensen said the audit was done for both the City and REDCO at the same time by the same firm. The costs of both audits were combined.

Cooper moved to reconvene the committee June 2 at 5 p.m. at city hall. That motion was seconded by Watson. Budge, Cooper, Deaton, Forrest, Kreger, Langner, Rich and Watson all voted in favor, with none opposed.

The meeting was adjourned at 6:02 p.m.

Mike Kreger, President

Attested by: _____
W. Scott Jorgensen, City Administrator

City of Rainier
REDCO Budget Committee Meeting Minutes
June 2, 2025
5 p.m.
Rainier City Hall

REDCO Budget Committee Chair Paul Langner reconvened the meeting to order at 5:07 p.m.

REDCO Budget Committee Members Present: Connie Budge, Scott Cooper, Terry Deaton, Robert duPlessis, Candis Forrest, Mike Kreger, Paul Langner, Jan Rich and Denise Watson

REDCO Budget Committee Members Absent: Jeremy Howell

Staff Present: W. Scott Jorgensen, City Administrator

Langner said there were some questions that came up at the last meeting. Additional information was needed and has since been obtained.

There were two issues. One was the amount of administrative support that the City provides for REDCO and the cost of it, and the other was the REDCO's share of the city's audit. City Administrator W. Scott Jorgensen obtained that information and included it in the meeting packet. The amount of administrative support was set by REDCO Board Resolution 111 at \$2200 per year. REDCO's share of the city audit costs was \$6400. Those line items have been adjusted in the revised budget document. Those adjusted funds were moved to the ending fund balance and increased that from \$529,200 to \$540,600. Jorgensen said that the reduction in the administrative fee paid to the City will affect the City's general fund.

Connie Budge moved to approve the proposed budget. That motion was seconded by Mike Kreger. Budge, Scott Cooper, Terry Deaton, Robert duPlessis, Candis Forrest, Kreger, Paul Langner, Jan Rich and Denise Watson all voted in favor. None were opposed.

Cooper moved to certify to the County Assessor a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457. That motion was seconded by Kreger. Scott Cooper, Terry Deaton, Robert duPlessis, Candis Forrest, Kreger, Paul Langner, Jan Rich and Denise Watson all voted in favor. None were opposed. Budge abstained.

The meeting was adjourned at 5:27 p.m.

Mike Kreger, President

Attested by: _____
W. Scott Jorgensen, City Administrator

Rainier Economic Development Council

Adopting Biennial Budget FY 2025/26)
Making Appropriations)
Declaring Property Tax Levies)
Categorizing Taxes)

Resolution #112

Whereas, on May 19, 2025 and June 2, 2025, the Rainier Economic Development Council (REDCO) has had its budget committee review the proposed biennial budget for fiscal year 2025-26, and

Whereas, the biennial budget approved by the budget committee was presented for Public Hearing on June 16, 2025; and

Whereas, the public was allowed to make comment on REDCO’s programs and services; now therefore,

1. BE IT RESOLVED, that the Board for REDCO hereby adopts the biennial budget for fiscal year 2025-26 in the total of \$1,055,200 said budget now on file at the REDCO office in City Hall, Rainier, Oregon.

BE IT FURTHER RESOLVED that said budget be appropriated as follows:

General Fund:	
Operations	\$9,100
Not Allocated to a Program:	
Contingency	\$5,000
TOTAL General Fund Appropriations	\$14,100
Debt Service Fund:	
Interest	\$36,000
Principal	\$240,000
TOTAL Debt Fund Appropriations	\$276,000
TOTAL Appropriations-All Funds:	\$290,100
TOTAL Unappropriated Amounts-All Funds	\$765,100
TOTAL BIENNIAL BUDGET 2023-25	\$1,055,200

BE IT FURTHER RESOLVED, that the REDCO Board of Directors certifies to the County Assessor a request for the maximum amount that may be raised through the division of taxes under Section 1c. Article IX of the Oregon Constitution and ORS Chapter 457 for tax years 2025-26.

The above resolution statements are approved unanimously and declared adopted on this 16th day of June, 2025.

Mike Kreger, President

Robert duPlessis, Secretary/Treasurer