

MINUTES
REGULAR CITY COUNCIL MEETING
OF
November 27, 2017
5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Stephen Lawrence

COUNCIL PRESENT: Russ Brown, Taner Elliott, Linda Miller, Darcy Long-Curtiss, Tim McGlothlin

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Julie Krueger, City Attorney Gene Parker, City Clerk Izetta Grossman, Finance Director Angie Wilson, Planning Director Steve Harris, Public Works Director Dave Anderson, Police Chief Patrick Ashmore, Human Resources Director Daniel Hunter, Assistant to the City Manager Matthew Klebes

CALL TO ORDER

The meeting was called to order by Mayor Lawrence at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Grossman, all Councilors present.

PLEDGE OF ALLEGIANCE

Mayor Lawrence invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Lawrence amended the agenda by removing Action Item #12-A. It was moved by Brown and seconded by Elliott to approve the agenda as presented. The motion carried unanimously.

AUDIENCE PARTICIPATION

Victor Johnson, 313 West 4th, said he watched the last council meeting on Facebook. He said he thought it was a great thing.

He reported performing on a River Cruise and said the view was beautiful from the river. He said the passengers noticed a horrible smell. He said he wanted to bring it up so Council was aware of the issue and the lasting impression it had on visitors.

Joshua Ferris, 220 West 13th, said there was rising inequality in the United States. He said the CEO's make lots of money, and are fined a small amount if caught doing something wrong.

He said Salt Lake City, Utah had an ordinance that dropped the homeless population by 90%. He encouraged The Dalles to look into this type of solution.

Mark Linebarger, 324 East 14th, said he was curious about where the Council was going with tourism. He said he didn't see why Council was reinventing the wheel. He said the Chamber was doing a great job.

Mayor Lawrence explained Council had asked staff to work on structure for a Tourism Advisory Committee. He said the Tourism Committee had been brought up at the Town Hall meeting.

Mr. Linebarger said he had experience with tourism and wondered why no one had contacted him. He said his contact number was 541-993-6755. He said the committee was a waste of time, professionals should be handling tourism for The Dalles.

Councilor McGlothlin said he would contact Mr. Linebarger.

CITY MANAGER REPORT

City Manager Julie Krueger reported that the City had received a letter from Northern Wasco County Parks & Recreation District (NWCPR) requesting the City provide financial services, much like what had been done for QLife. She said Finance Director Wilson felt the City could provide the services requested.

It was the consensus of the Council to have staff work on an Memorandum of Understanding

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with NWCPR for financial services.

CITY ATTORNEY REPORT

City Attorney Parker reported that he, Planning Director Harris and Assistant to the City Manager Klebes had been working on the Tokola project. He said appraisal and preliminary title were ordered. He said they should have a disposition and development agreement to Council and Urban Renewal Board in January.

He said the Fixed Base Operator Lease would be coming before Council at the January 8 meeting.

CITY COUNCIL REPORTS

Councilor Brown said streets had been his focus during his term as Councilor. He said he thought it was time to consider other funding sources in order to do more than maintenance. He asked the City Manager to research a way to fund streets. He said 70% of the streets in the City were in fair to poor condition.

Councilor Long-Curtiss reported on attending a fundraising event for Home Fires Burning, a support group for widows and caregivers of veterans. She said the raffle basket winner was Jeannie Foster.

She reported that Urban Renewal was working on the Tokola deal. She said she was not in support of the project as it didn't provide affordable housing. She said she hoped the City could find affordable housing solutions.

Councilor McGlothlin read a written report- attached. He also reported on various programs related to the homeless. He said there was a Youth Empowerment Shelter that helped homeless youth short term; a backpack program that sent food home to those children who may not have food on weekends; and Hope Warming Place was a vital link, connecting homeless to services.

Councilor Elliott reported that Urban Renewal was working on the Tokola deal. He said he didn't agree with Councilor Long-Curtiss. He said the development addressed walkability, revitalizing downtown, and that any housing helps all housing across the board.

Councilor Miller reported on attending the Sister City Meeting. She said they need to work on fundraising to be able to entertain our Japanese guests in the same manner they do for us.

Miller said she agreed with Councilor Elliott regarding the Tokola development.

She said Urban Renewal staff had been asked to market the Blue Building and the Recreation for sale.

Mayor Lawrence said he attending the Starlight Parade and Annual Tree Lighting.

CONSENT AGENDA

It was moved by Miller and seconded by Elliott to approve the Consent Agenda as presented. The motion carried unanimously.

Items approved by Consent Agenda were: 1) Approval of November 13, 2017 Regular City Council Meeting Minutes.

PUBLIC HEARING

Community Development Block Grant (CDBG) with Columbia Cascade Housing Corporation to Fund Mid-Columbia Regional Home Repair Program for Wasco and Hood River Counties

Mayor Lawrence opened the public hearing.

Planning Director Steve Harris reviewed the staff report.

David Peters, Columbia Cascade Housing Corporation read the Public Notice into the record, attached.

In response to a question Peters said the income requirements for the program were:

Hood River – income limit of \$52,000 or less for a family of four.

The Dalles – income limit of \$44,000 for a family of four.

Councilor Brown was concerned about the City being responsible for the funds, with no controls. He didn't want to repeat the issue with the RiverFront Trail grant where the City had to payback funds.

Peters said there were many checks and balances along the way that assured that wouldn't happen with this grant.

Hearing no testimony, Mayor Lawrence closed the Public Hearing.

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It was moved by Long- Curtiss and seconded by Miller to authorize application of a CDBG grant and execution of agreements between the City of The Dalles and Oregon Housing and Community Services and between the City of The Dalles and Columbia Cascade Housing Corporation for the implementation of a regional home repair program. The motion carried unanimously.

General Ordinance No. 17-1357 Amending Article V, VII, IX and X of General Ordinance No. 97-1213 Regulating Sewage Disposal

Mayor Lawrence opened the Public Hearing for both Ordinances.

City Attorney Parker reviewed the staff report covering both Ordinance No. 17-1357 and 13-1358.

Mayor Lawrence asked about documentation on the phone tree.

Finance Director Angie Wilson said the system shows if the call was answered, message left, or disconnect. She said an actual door hanger would be placed if the phone tree was unable to make phone contact. Wilson said the phone call would go to the property owner and the renter.

Elliott asked about the disconnect process. Wilson said written notice would go to landlord and tenant, then later the disconnect phone call would take place.

Mayor Lawrence closed the Public Hearing.

Mayor Lawrence asked if anyone on Council would like the ordinance read in full. It was the consensus of the Council to have the ordinances read by title only.

City Clerk Grossman read both ordinances by title only.

It was moved by Miller and seconded by Long-Curtiss to approve General Ordinance No. 17-1357 Amending Article V, VII, IX and X of General Ordinance No. 97-1213 Regulating Sewage Disposal by title only. The motion carried unanimously.

General Ordinance No. 17-1358 Providing for the Establishment of Rules and Regulations Governing Water Service, and Repealing General Ordinance No. 91-1133

Long-Curtiss asked if it would be cleaner to start switching over sewer only bills right away as this was where the City was recognizing lost revenues.

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Parker said the ordinance was written to be consistent with the water ordinance. He said small changes could be approved and staff could redraft the ordinance with those changes for the Mayor's signature.

Josh Ferris said he rented for nine years in another City and the water bill went directly to the landlord who then charged him. He said the process worked well.

It was moved by Miller and seconded by Brown to approve General Ordinance No. 17-1358 Providing for the Establishment of Rules and Regulations Governing Water Service, and Repealing General Ordinance No. 91-1133 by title only. The motion carried unanimously.

Elliott asked when the ordinances would go into effect. City Manager Krueger said both would go into effect in 30 days.

CONTRACT REVIEW BOARD ACTION

Authorize Contract Amendment for Design and Construction of a New Secondary Clarifier at the Wastewater Treatment Plant Under a Negotiated Guaranteed Maximum Price

Public Works Director Anderson reviewed the staff report.

Councilor Elliott abstained from the discussion and voting. He said he was a subcontractor on the project.

Miller asked if the issue would come back to Council if they didn't pass it now.

Public Works Director Anderson said it was a matter of time before the issue would have to be addresses. He said there was a cost savings by doing the work now.

It was moved by Long-Curtiss and seconded by Brown to authorize the Fourth Amendment to the Progressive Design-Build Agreement for The Dalles Wastewater Treatment Plant Upgrade, Contract No. 2015-004, including design and construction of a new secondary clarifier and a second primary filter, for a total Guaranteed Maximum Price of \$3,746,000. The motion, Elliott abstained.

ACTION ITEMS

Approval of Resolution No. 17-029 Approving a Rate Increase of 2.11% for The Dalles Disposal Service

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City Attorney Parker reviewed the staff report.

Councilor Miller abstained from the discussion and voting stating that she worked for the same parent company as The Dalles Disposal.

Jim Winterbottom from The Dalles Disposal said there was still some recycling happening. He said glass picked up curbside and glass taken to the transfer station were both being recycled.

Winterbottom said they were working with Tri County Solid Waste on an education and outreach program.

It was moved by McGlothlin and seconded by Brown to adopt Resolution No. 17-029 Approving a Rate Increase of 2.11% for The Dalles Disposal Service resulting from increased operational and disposal fee costs, effective January 1, 2018. The Motion carried, Miller abstaining.

City/County Planning and Building Codes Co-location

City Manager Krueger reviewed the staff report.

Krueger asked County Administrator Tyler Stone, and County Commissioners Steve Kramer and Scott Hege if they had any testimony.

Kramer said he was available to answer questions.

Hege said he would like to see the City continue to work with the County on colocation. He said it would be good for developers to have a one stop shop.

Mayor Lawrence said it was his understanding the County wouldn't proceed with purchasing the Mid Columbia Council of Governments (MCCOG) building if the City didn't partner with them.

Hege said that decision hadn't been made yet. He said the State preferred for Building Codes to be a local function.

City Manager Krueger said she didn't mean to imply purchasing the building would be money down the drain. She said having more buildings on the tax roles is always part of her thought process.

Miller asked what other Counties were part of MCCOG.

Stone said Sherman, Hood River (who did their own Building Codes), Gilliam, Wasco and

Wheeler Counties all used the current Building Codes service.

Mayor Lawrence asked what would happen to the over \$3 million surplus currently in the Building Codes fund. Stone said that wasn't determined. He said some Counties feel the funds should be returned to the Counties from which the revenue was generated.

Stone said the reserves were used to subsidized the program in lean construction years.

Krueger said giving Building Codes back to the State and applying to regain the program in two years gave everyone more time to work on a solution, with all the information available instead of rushing into a decision.

Long-Curtiss asked why the County needed the City to participate. She asked if the County didn't have space for the employees.

Hege said space would be found, if the colocation partnership didn't work out.

McGlothlin asked how much money was needed.

Stone said that the price had not been determined.

McGlothlin said he liked the idea of partnering. He said he felt more information was needed. He said a two year moratorium could be the best option.

It was moved by Elliott and seconded by Miller to continue to house City Planning at City Hall and participate with Wasco County in the Building Codes program; and to continue to investigate colocation opportunities. The motion carried unanimously.

Wayne Lease, 41 Private Lake, White Salmon, WA said he would like to see Building Codes go back to the State. He said the program funds had been mishandled for years. He said a town hall would be a good way to get community input on the issue.

EXECUTIVE SESSION

Mayor Lawrence recessed to Executive Session at 7:52 pm.

Executive Session in Accordance with ORS192.660(2)(d) to Conduct Deliberations with Persons Designated by the Governing Body to Negotiate Real Property Transactions

Reconvene to Open Session

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Mayor Lawrence reconvened to open session at 8:08 pm.

Decision

It was moved by Elliott and seconded by Miller to proceed with the sales process of 600 12th Street with the Despain's in an amount of \$30,500. The motion carried unanimously.

It was moved by Long-Curtiss and seconded by McGlothlin to proceed with sales process of Wright Street lot #3100 with John Hutchinson in the amount of \$20,002. The motion carried, Elliott abstained.

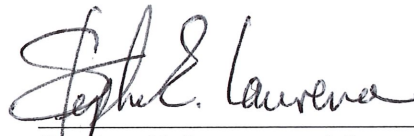
It was moved by Long-Curtiss and seconded by Brown to proceed with the sales process of Wright Street Lot #3300 to Jeffery Sacre in the amount of \$20,000. The motion carried unanimously.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:10 p.m.

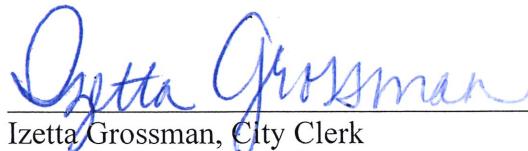
Submitted by/
Izetta Grossman
City Clerk

SIGNED:



Stephen E. Lawrence, Mayor

ATTEST:



Izetta Grossman, City Clerk

Today, I met with law enforcement representatives from Wasco, Hood River, Klickitat and Sherman Counties to discuss the issue of homelessness. Chief Ashmore and I presented information related to housing, mental health interventions, and other important topics related to the subject. For little over an hour, officers heard about the growing issue. There was opportunity at the end of the presentation to discuss possible interventions that could prove helpful in improving the lives of our homeless population. The discussion was lively and authentic. Much insight was gained by all who participated.

Last Friday, I helped prepare a float for the annual Starlight Parade. The Dalles Lions Club then provided safe passage across 2nd street for the annual Christmas Tree Lighting at the Chamber of Commerce. The tree was particularly beautiful this year and the placement of the lights were just right. Kudos go out to the Chamber for another event well done.

Last night, I took my family for a short drive around our city. It seems like more and more businesses and homes are decorated this year. Maybe it's just me and that I am getting older? What if...every home and business in The Dalles were decorated in some fashion for the holiday. Ask a neighbor to put up a string. Better yet, go over to your neighbor and ask if you can help. Perhaps that is a person that just lost someone to an illness or someone that is just depressed. Let's see if we can brighten someone's holiday with an act of kindness. Sometimes, it's the little things that really count.

This ends my report.

Timothy J. McGlothlin, President
The Dalles City Council

Public Notice and Notice of Public Hearing

The City of The Dalles is eligible to apply for a 2017 Community Development Block Grant from the Oregon Business Development Department. Community Development Block Grant funds come from the U.S. Department of Housing and Urban Development. The grants can be used for public facilities and housing improvements, primarily for persons with low and moderate incomes.

Approximately \$12 million will be awarded to Oregon non-metropolitan cities and counties in 2017. The maximum grant that a city or county can receive is \$2,500,000.

The City of The Dalles is preparing an application for a 2017 Community Development Block Grant from the Oregon Business Development Department for the Mid-Columbia Home Repair Grant Program Phase 2 for the purpose of providing eligible homeowners the opportunity to apply for grant to make eligible repairs on their homes. The proposed project area may include properties in Wasco and Hood River Counties and the incorporated cities of The Dalles, Cascade Locks, Hood River, Dufur, Maupin and Mosier. It is estimated that project will benefit at least 40 persons, of whom 100% will be low or moderate income.

A public hearing will be held by the City of The Dalles at 5:30 on Monday, November 27th at The Dalles City Hall at 313 Court St, The Dalles, OR 97058. The purpose of this hearing is for the city council of The Dalles to obtain citizen views and to respond to questions and comments about: community development and housing needs, especially the needs of low- and moderate-income persons, as well as other needs in the community that might be assisted with a Community Development Block Grant project; and the proposed project.

Written comments are also welcome and must be received by Wednesday, November 22nd, 2017 at The Dalles City Hall at 313 Court St, The Dalles, OR 97058. Both oral and written comments will be considered by the City of The Dalles in deciding whether to apply.

The location of the hearing is accessible to persons with disabilities. Please contact City Clerk at 541.296.5481 extension 1119 if you will need any special accommodations to attend or participate in the meeting.

More information about Oregon Community Development Block Grants, the proposed project, and records about the City of The Dalles' past use of Community Development Block Grant funds is available for public review at 313 Court St, The Dalles, OR 97058 during regular office hours. Advance notice is requested. If special accommodations are needed, please notify City Clerk at 541.296.5481 extension 1119 so that appropriate assistance can be provided.

Permanent involuntary displacement of persons or businesses is not anticipated as a result from the proposed project. If displacement becomes necessary, alternatives will be examined to minimize the displacement and provide required/reasonable benefits to those displaced. Any low- and moderate-income housing which is demolished or converted to another use will be replaced.