

MINUTES

REGULAR COUNCIL MEETING
OF
NOVEMBER 8, 2010
5:30 P.M.
CITY HALL COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Jim Wilcox

COUNCIL PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Tim McGlothlin

COUNCIL ABSENT: Brian Ahier

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Public Works Director Dave Anderson, Finance Director Kate Mast, Community Development Director Dan Durow, RARE Planner Thomas Gilbertson, Police Chief Jay Waterbury

CALL TO ORDER

Mayor Wilcox called the meeting to order at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; Councilor Ahier absent.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Mayor Wilcox said the Executive Session would be removed from the agenda.

It was moved by Wood and seconded by McGlothlin to approve the agenda as amended. The motion carried unanimously, Ahier absent.

AUDIENCE PARTICIPATION

None.

CITY MANAGER REPORT

ODOT Flexible Fund Project Report

City Manager Young asked the City Council to authorize staff to apply for a \$2 million grant for the Washington Street Undercrossing Project, noting the application had to be submitted by November 12th.

It was moved by Wood and seconded by Spatz to authorize the City Manger to submit an ODOT Flexible Fund Project grant application in the amount of \$2 million for the Washington Street Undercrossing Project. The motion carried unanimously, Ahier absent.

City Manager Young reported that an aerator at the Wastewater Treatment Plant had failed, causing some odor issues. He said it would need to be repaired or replaced and would keep the Council informed regarding the status of the equipment.

Young said he had provided a quarterly report regarding worker's compensation statistics and asked that Council call him if they had any questions about the report.

Young said the grant staff had applied for to fund the Lewis and Clark fountain had been denied. He said staff would continue to work on grant applications to fund the project.

Young noted staff had been working on getting historic pictures placed in the halls of City Hall. He said more would be framed and displayed in the near future. Councilor Spatz suggested that any pictures be scanned by the Discovery Center staff prior to framing.

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CITY ATTORNEY REPORT

City Attorney Parker said Legal Secretary Nancy Ayres was scheduled for surgery on Tuesday. He said the temporary Secretary was doing a great job in Nancy's absence.

Parker said he had been working on contract and bid documents with staff.

Mayor Wilcox said some people in the community were questioning why events were being held at the Granada Theater. City Manager Young said two events were scheduled and that the person who coordinated the events had done some infrastructure work and clean up work in lieu of rent for the events. He said staff was working on a policy regarding use of the Granada for events and would bring it to Council in the near future.

CITY COUNCIL REPORTS

Councilor Spatz said the next Mid Columbia Economic Development District Board would be on December 15th.

Councilor McGlothlin reported that the speed limit reduction on West 10th Street from Cherry Heights Road to Webber Street had been implemented.

Councilor Wood said the Historic Landmarks Commission had approved a roof and awning restoration at the Canon Packer building.

Mayor Wilcox said he would be participating in a ground breaking ceremony on November 18th for the Veteran's Home multi-purpose facility. He reminded the City Council of the Veteran's Day Parade on November 11th at 11:00 a.m.

Wilcox noted the City's next Town Hall meeting was scheduled for November 15th, 5:30 p.m. at the Senior Center, with the two primary topics being a possible burn ban and discussion regarding a business license program.

Wilcox said progress on Airport projects was slow, noting the Environmental Impact Study for the golf course was scheduled to be released this week. He said engineering and bids were being worked on for the runway project and work was moving forward on the industrial park.

In response to a question from Councilor Wood, Mayor Wilcox said Klickitat County had paid some money on an appeal process, but the money for projects was primarily paid for through federal and state grants.

CONSENT AGENDA

It was moved by Wood and seconded by McGlothlin to approve the Consent Agenda as presented. The motion carried unanimously, Ahier absent. The item approved by Consent Agenda was approval of the October 25, 2010 regular City Council meeting minutes.

DISCUSSION ITEMS

Discussion Regarding Vision Action Plan Work Scope

RARE Planner Thomas Gilbertson reviewed the staff report, using a slide presentation to review the details of the information contained in the staff report. The presentation included a review of first and second tier strategies and their status and report cards for each strategy.

It was mentioned that some of the strategies were not well defined and some may not have been directly related to the City. Councilor Wood said the historic site organization was something that was evolving outside the public sector.

Gilbertson provided an overview of progress comparisons from the 2002 report card with the 2010 report card and reviewed the proposed schedule for completion of the update.

Councilor Spatz asked how the committee meetings would be facilitated and asked if this work would be coordinated with the Main Street program process.

Gilbertson said meeting facilitation had not been decided yet. He said the group would coordinate strategies using other plans and programs.

Community Development Director Durow said the Plan would be for the entire community and that the people appointed to the committee would include broad representation of citizens and agencies and entities.

Public Input Regarding Lease of the Transportation Center Building

City Manager Young reviewed the staff report, recommending that the Council approve a lease with Wasco County for use of the Transportation Center as a veteran's service office. He reviewed the proposed terms of the lease, which included provisions to provide public restrooms and to allow for evening and weekend social activities, such as the Starlight Parade.

Public Comments

Barbara Pashek, 1332 West 10th Street, The Dalles, said she supported the proposal, saying it was a good use for the building.

Dana Schmidling, Chamber of Commerce Executive Director, spoke in support of the proposal and requested that the County work with the Chamber of Commerce to use the facility for events. She asked that the City consider the need for additional retail space in the long term and suggested the building could be shared between the Veteran's Service office and retail use.

Les Cochenour, 319 West 20th Street, The Dalles, said the location would be great for the veterans of the community and was much needed. He said veterans would volunteer to help keep the office open and make sure the restrooms were available for public use.

Pat Lucas, 904 West Ninth Street, The Dalles, said the location was good for veterans, providing easy access.

Jean Davis, Hood River, said she was a member of the Veteran's Advisory Committee. She said the space was needed and would help enhance services for veterans. Davis said it was a good partnership.

Jim Burris, 117 East Eighth Street, The Dalles, provided a handout to the Council, detailing financial information regarding compensation and pension revenues for veterans. He said having a more functional office would help local veterans increase their compensation.

Bob McNary, 1525 East Ninth Street, The Dalles, said he believed the City should sell the building and return it to the tax roll.

Kathy Martin, The Dalles, said the existing space for the Veteran's Service Office was not easily accessible and allowed for no privacy for the veterans. She said the Transportation Center would be a vast improvement over the current office.

Wasco County Commissioner Dan Ericksen said the current facility was inadequate, citing lack of privacy and poor heating. He said use of the Transportation Center was a great opportunity to improve services and the County did not have money to upgrade the current offices. Ericksen said the proposal by the Veterans Committee was endorsed by Wasco County.

It was noted that two lines had been omitted from the Lease at the end of page 5. Staff was asked to correct the lease.

Councilor Spatz said he agreed the current space was inadequate, but said he believed the office should be located with other agencies that would be used for Veterans. He said he would support locating the Veteran's Service Office in the Mid Columbia Council of Governments (MCCOG) building or State Office Building.

City Manager Young said there was no space available at the State Office Building. He said he was not sure if there was any space available at MCCOG since they had moved their transportation services back to that facility.

Spatz said if they located at MCCOG, they would have access to staff support at no cost to the County.

County Commissioner Ericksen said he had spoken with MCCOG staff and that there was no room for the Veteran's Office at that location.

Councilor Wood said the building had been constructed with volunteer labor and mostly donated supplies, with the intention of serving transportation needs of the community and to provide public restrooms in the downtown area. Wood said she did not support selling the building and putting it in private use.

Councilor McGlothlin asked if the Veteran's Service Officer position was full-time. County Commissioner Ericksen said it was a full time position, divided between Hood River and Wasco County. Ericksen said he hoped to hire additional staff which would help keep the office in The Dalles open every day.

Les Cochenour said a full time secretary would help keep the office open and that the Committee also had been looking into using work/study programs with college students.

McGlothlin said he supported keeping the building occupied and that the proposed use met the intent of the building being a public use facility. He said the City Council had a responsibility to make decisions that would be best for the entire community.

Mayor Wilcox said he supported the veterans, but believed it was important to be a good steward of City assets. He said he did not believe it was wise to approve a lease that would give up \$6,000 in rent and not have funds to do maintenance, such as replacing the roof in the future. Wilcox said the County did not appear to make the veterans office a high priority and that the City continued to pick up costs associated with the County dropping programs that were needed in the community.

Wilcox said the State Office Building tenants paid rent to support the improvements needed for the building and that other city buildings needed to have paying tenants so the City could continue to afford maintenance of those properties. Wilcox said he was opposed to newspaper negotiations, saying others may not have made proposals because they thought it was a given that the Veterans would get the lease. He urged the Council to decline the proposal and go through a new Request for Proposals process to be fair to everyone.

Councilor Dick said he supported the proposal and it was a good example of a community partnership. He said with diminishing resources, creative solutions were needed. Dick suggested adding language to the motion to allow for the building to be used during off hours for special events and use of public restrooms.

It was moved by Wood and seconded by Dick to authorize the City Manager to sign the proposed lease for the Transportation Center with Wasco County for use as the Veteran's Affairs Office, with the County working with the Chamber of Commerce to use the building's foyer and restrooms for special events.

Councilor Spatz said he agreed with the Mayor that this proposal may not be the best solution for the Veteran's Office. He said other public space may be available and should be researched. Spatz said he would support conducting a new RFP process.

McGlothlin asked the length of the proposed lease. City Manager Young said it was proposed as a two year lease. McGlothlin said he believed it would be a good partnership. He asked if the County had funding to pay any rent.

County Commissioner Ericksen said funding for the program came from various sources and the County hoped to use that funding to hire additional staff.

The motion to authorize the City Manager to sign the proposed lease for the Transportation Center with Wasco County for use of the Veteran's Affairs Office, with the County working with the Chamber of Commerce to use the building's foyer and restrooms for special events was voted on and carried: voting yes, Wood, Dick, McGlothlin; voting no, Spatz; absent, Ahier.

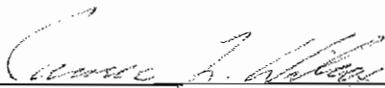
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ADJOURNMENT

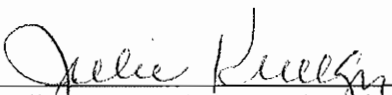
Being no further business, the meeting adjourned at 7:24 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Mayor

ATTEST:


Julie Krueger, MMC, City Clerk