

MINUTES

REGULAR COUNCIL MEETING
OF
JUNE 14, 2010
5:30 P.M.
CITY HALL COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Jim Wilcox

COUNCIL PRESENT: Carolyn Wood, Dan Spatz, Brian Ahier, Tim McGlothlin

COUNCIL ABSENT: Bill Dick

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, Police Chief Jay Waterbury, Engineer Dale McCabe, Administrative Intern Cooper Whitman, Librarian Sheila Dooley, RARE Planner Nora Donovan

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 Dick absent.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Mayor Wilcox asked the City Council to add an item to the Consent Agenda; Resolution No. 10-013 appointing a tree ordinance committee; and said Action Item 12, D, Airport Management agreement needed to be removed for additional work before being adopted.

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

PRESENTATIONS/PROCLAMATIONS

Presentation by the Transportation Systems Development Charge Fee Committee Regarding a Recommended Plan

Mayor Wilcox noted for the record that Councilor Dick was not in attendance at this meeting but that he had informed the City Council that he was in favor of the recommendations of the Committee and appreciated their work.

Committee members Kristi McCavic and John Nelson presented the findings of the Committee and recommended the City Council approve the recommendations included in the staff report immediately.

The recommendations were as follows:

1. Re-use or re-development of existing vacant buildings including expansions; expansion limits are 50% of original building size with 5,000 square feet maximum, in Central Business Zone receive full waiver of Traffic SDC.

Mrs. McCavic clarified recommendation #1 included new construction or relocation of a business for the full waiver.

2. Re-use or re-development of existing vacant building including expansions; expansion limits are 50% of original building size with 5,000 square feet maximum, city wide except the central business zone, receive 75% waiver of net traffic SDC, after credits.
3. Expansion of existing businesses through new construction on same site, city-wide, receive 50% waiver of net traffic SDC after credits.
4. Relocation of existing businesses in the City to a new site with construction of new facilities, city-wide, receive 50% waiver of net traffic SDC after credits.

5. Construction of new small scale developments 10 or less employees in The Dalles and 5,000 square feet or less in size, city wide, receive 75% waiver of net traffic SDC after credits.
6. Construction of new small scale developments 20 or less employees in The Dalles and 10,000 square feet or less in size, city wide, received 50% waiver of net traffic SDC after credits.

Councilor Spatz questioned how the City would account for the number of required employees in recommendations # 5 and #6. He asked if these would be full-time or part-time employees.

Councilor Ahier said it may be too difficult to track the number of employees and suggested the specific number of employees could possibly be removed.

City Manager Young said staff did have the ability to track employee information and had done so through the Enterprise Zone procedures. He said the City Attorney could include language in the implementing ordinance to describe the procedure for tracking number of employees.

Young said the number of employees had intentionally been kept low because the impact to traffic would be low.

Mayor Wilcox said he was supportive of the recommendations and appreciated the suggestion for an annual review. He asked if the Committee members would be willing to reconvene in one year to review the impacts of the recommendations. The Committee members agreed they would be willing to meet again to review the data.

Councilor Ahier said he believed the incentives would boost business and the City would actually realize more revenue in traffic SDC's compared to a scenario where there was no business development because the SDC's were too expensive.

Councilor Spatz asked for more information regarding the Committee's discussions regarding implementation of a business license.

Mrs. McCavic said the Committee had discussed but did not pursue that option. She said it could be considered by the City Council in the future. Mayor Wilcox said he was considering establishing a committee to study the possibility of a business license. He said with the concurrence of the City Council, he would work to establish the committee in the Fall.

Councilor Wood asked if the traffic SDC trigger would continue to be applications for building permits. McCavic said the Committee had looked at other methods, but determined the building permit was the most commonly used trigger in other cities and seemed to work best.

It was the consensus of the City Council to approve the recommendations of the Committee and direct staff to draft an ordinance for adoption at the July 12, 2010 City Council meeting.

Mayor Wilcox thanked the Committee members and staff who worked so hard to accomplish this task and for accomplishing it in a short period of time.

AUDIENCE PARTICIPATION

Dean Cameron, 1410 Meek Street, The Dalles, thanked the City Council for their consideration of the reduction of traffic SDC's, saying he hoped to move his business proposal forward and would be better able to afford it with the reductions.

Mike Zing, Design Structures, The Dalles, commended the work of the Committee and said he supported their recommendations. Zing said it was important that someone create an inventory of shovel ready land available for development in the community, and to also develop an inventory of vacant commercial and industrial buildings. He said it was an important tool in comparing our own potential for development against other communities competing for business.

City Manager Young said the Community Outreach Team included members who could work on that particular issue. He suggested Mr. Zing speak with the Port of The Dalles as a possible leader in developing the inventories.

Dave Griffith, Griffith Motors, The Dalles, applauded the work of the committee. He said it addressed concerns for small business development and said it would also be wise to consider waivers and reductions for large businesses. Griffith said the community should have an open door for everyone.

It was noted by staff that through the Enterprise Zone policies, there were waivers for water and sewer SDC's, and it would be possible to make amendments to include traffic SDC's.

Doug Hattenhauer, 3205 Doane Road, The Dalles, reminded the City Council that it would be detrimental to allow for traffic SDC waivers in the area that would be included in the Chenoweth Interchange Area Management Plan (IAMP). He said the Plan had been designed to make the improvements needed by funds collected through traffic SDC's.

City Manager Young clarified that SDC's included in the Chenoweth IAMP were in addition to base SDC's charged by the City. He said that would be clarified in the ordinance prepared by the City Attorney.

CITY MANAGER REPORT

City Manager Young reported he had attended meetings last week for the Connect Oregon III grant applications. Young said two City projects had been moved forward to the next level for consideration, the Airport Runway rehabilitation project and the Marine Terminal project.

Young said the City had received an approximate \$3,300 grant from the Northern Wasco County PUD toward the purchase of electric shuttles for The Dalles Dam Tour program. He said Administrative Intern Cooper Whitman and the Chamber of Commerce staff would be making a presentation to the Oregon Investment Board later in the week, applying for an additional \$10,000 in grant funding for the shuttles.

Young said staff had re-submitted a COPS grant request for their second round of funding. He said if the City was awarded a grant, it would pay for an officer for a three year period.

Young said staff was working to prepare a ceremony to dedicate the new East Gateway, but it would be delayed until sometime in August to ensure we could have federal representatives in attendance.

CITY ATTORNEY REPORT

City Attorney Parker said he was currently working with Klickitat County to finalize concerns regarding the Airport Management Agreement, saying it would be back for approval at the June 28th Council meeting.

CITY COUNCIL REPORTS

Councilor Wood said she had attended a ceremony at Pioneer Cemetery, where a monument was dedicated to the City. She said the monument contained over 200 names of the people who had been buried at the cemetery and noted it's importance because when a fire had burned through the cemetery in the 1800's, the crosses had burned. She said the monument would serve as a history for the City.

Wood said she had conducted a historic tour of the downtown area for a group, and thanked Bob McNary for his work to clean up the Lewis and Clark site.

Councilor Spatz said he had attended his first Mid Columbia Economic Development District meeting as the City representative. He reported the Marine Terminal project was listed as their number one project. Spatz also noted the Oregon Investment Board was searching for a representative from Wasco County to serve.

Councilor Ahier reported he was involved in the group working on the walkability assessment. He said the group was looking to expand to a new focus area near Dry Hollow school.

Mayor Wilcox reported he had spoken at a Boy Scout dinner last week. He said it was appreciated not to see the yard sale signs at intersections and many citizens had mentioned to him how much better it looked.

Mayor Wilcox acknowledged the passing of former City Councilor Mary Ann Davis. He said she had served on the City Council from 1993 through 2004, served as the City's representative to the Sister Cities Association and on the QLife Board. He said she had contributed countless hours of service to the City.

CONSENT AGENDA

Mayor Wilcox noted for the record that the May 17, 2010 minutes discussed salary information for the City Manager and City Attorney. He said it was important to state that the City Manager and City Attorney did not ask for any pay increases, that the City Council chose to do that.

It was moved by Wood and seconded by McGlothlin to approve the Consent Agenda as presented. The motion carried unanimously, Dick absent.

Items approved by Consent Agenda were: 1) approval of May 24, 2010 regular City Council meeting minutes; 2) approval of May 19, 2010 special airport tour meeting minutes; 3) approval of May 17, 2010 special City Council meeting minutes; 4) Resolution No. 10-013 appointing a Tree Ordinance Committee .

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding Proposed Uses of State Shared Revenue

Mayor Wilcox reviewed the procedures to be followed for the public hearing.

Finance Director Mast reviewed the staff report.

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Testimony

Doug Hattenhauer, 3205 Doane Road, The Dalles, testified that additional funds should be dedicated to the Street Fund for operations.

Hearing no further testimony, the public hearing was closed.

Resolution No. 10-008 Declaring the City's Election to Receive State Shared Revenue for Fiscal Year 2010-11

It was moved by Wood and seconded by Ahier to adopt Resolution No. 10-008 declaring the City's election to receive State shared revenue for fiscal year 2010-11. The motion carried unanimously, Dick absent.

Public Hearing to Receive Testimony Regarding the Proposed 2010-11 Fiscal Year Budget

Mayor Wilcox asked the record to reflect that Councilor Dick was in support of adoption of the budget and in particular the financial partnership with the County to support the Discovery Center to pay debt for infrastructure.

Mayor Wilcox reviewed the procedure to be followed for the public hearing.

Finance Director Mast reviewed the staff report.

Councilor Ahier said the Budget Committee had recommended that the street sweeping function be removed from the Street Fund and placed in the Storm Water Fund. He questioned if that had been accomplished.

City Manager Young said the transfer of the sweeping function had been done and saved approximately \$66,000 to the Street Fund operations budget.

Testimony

Doug Hattenhauer, 3205 Doane Road, The Dalles, requested State Revenue be added to Street Fund operations. He said additional funding was needed for maintenance and to address streets in recently annexed areas. Hattenhauer said the budgets appeared to increase for wages and benefits, but not for maintenance of the streets. He said most other cities were cutting back, but The Dalles was not and questioned why.

Hearing no further testimony, the public hearing was closed.

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Resolution No. 10-009 Adopting the Fiscal Year 2010-11 Budget for the City of The Dalles, Making Appropriations, Authorizing Expenditures, Levying Taxes, and Authorizing the City Manager to Take Such Action as Necessary to Carry Out the Adopted Budget

Mayor Wilcox said the water and sewer funds were healthy due to previous City Councils taking action to increase rates to support the infrastructure, but acknowledged the Street Fund was not in good financial condition. He said it was a priority of the City Council to continue addressing revenue issues for that Fund.

Councilor Ahier agreed, saying staff and Council had been considering options to add revenue to the Street Fund. He said the City was fortunate to have an excellent staff managing the budgets and commended them for their work in the past which allowed the City to not have to make cuts in staff.

It was moved by Spatz and seconded by Wood to adopt Resolution No. 10-009 adopting the fiscal year 2010-11 budget for the City of The Dalles, making appropriations, authorizing expenditures, levying taxes and authorizing the City Manager to take such action as necessary to carry out the adopted budget. The motion carried unanimously, Dick absent.

ACTION ITEMS

Resolution No. 10-010 Adopting the Final Report of the City Engineer, Proposing an Assessment and Providing for Notices and a Hearing for the West First Street, Terminal Way and Bargeway Road Reconstruction Project

The staff report was reviewed by City Clerk Krueger.

It was moved by Ahier and seconded by McGlothlin to adopt Resolution No. 10-010 adopting the Final Report of the City Engineer, proposing an assessment and providing for notices and a hearing for the West First Street, Terminal Way and Bargeway Road reconstruction project. The motion carried unanimously, Dick absent.

Approval of Annual Insurance Renewals for Property, Liability and Worker's Compensation

Jerry Frazier, Agent of Record, recommended the City continue the property and liability insurance with City County Insurance (CIS) and the worker's compensation with SAIF Corporation. He reviewed the City's history of claims and explained concerns regarding the City's worker's compensation rates. Frazier said the City had put several policies into place for a safe workplace and hoped the rates would decrease in the future.

Following discussion, the Council asked staff to provide quarterly reports regarding worker's compensation claims.

It was moved by Ahier and seconded by Spatz to continue the property and liability insurance with City County Insurance (CIS) and the worker's compensation with SAIF Corporation. The motion carried unanimously, Dick absent.

General Ordinance No. 10-1304 Amending Section 11 of General Ordinance No. 92-1149 Prohibiting Skateboard Use on Center Island of Roundabout Located at East Second Street and Brewery Grade

City Attorney Parker reviewed the staff report. He noted the Ordinance had been posted according to Charter requirements and could be adopted by title if the Council desired.

City Clerk Krueger read General Ordinance No. 10-1304 by title.

It was moved by Wood and seconded by Spatz to adopt General Ordinance No. 10-1304 amending Section 11 of General Ordinance No. 92-1149 prohibiting skateboard use on the center island of the roundabout located at East Second Street and Brewery Grade, by title. The motion carried unanimously, Dick absent.

Other Business

Mayor Wilcox thanked The Dalles Chronicle Reporter Rodger Nichols for his attendance and reporting of City Council meetings. Wilcox said his reporting had been accurate and was appreciated and said Nichols would be missed when he moves to a different career in the near future.

EXECUTIVE SESSION

Mayor Wilcox recessed the meeting to Executive Session at 7:35 p.m., in accordance with ORS 192.660 (2) (e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Reconvene to Open Session

The meeting reconvened to open session at 7:45 p.m.

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DECISIONS FROM EXECUTIVE SESSION

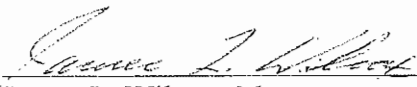
It was moved by Ahier and seconded by Wood to direct staff to schedule a public hearing for June 28th City Council meeting, to hear testimony to declare real property known as Mesplie Reservoir as surplus property. The motion carried unanimously, Dick absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:48 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Mayor

ATTEST:


Julie Krueger, MMC, City Clerk