

## **MINUTES**

TOWN HALL MEETING  
OF  
NOVEMBER 16, 2009  
5:30 P.M.  
MID COLUMBIA SENIOR CENTER  
THE DALLES, OREGON

**PRESIDING:** Mayor Nikki Lesich

**COUNCIL PRESENT:** Bill Dick, Jim Wilcox, Carolyn Wood, Dan Spatz, Brian Ahier

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Public Works Director Dave Anderson, Police Chief Jay Waterbury, Finance Director Kate Mast, Senior Planner Dick Gassman, Development Inspector Jim Schwinoff, Engineer Dale McCabe, Administrative Intern Jared Cobb, Librarian Sheila Dooley

### **CALL TO ORDER**

The meeting was called to order by Mayor Lesich at 5:30 p.m. Lesich welcomed the audience and asked the City Attorney to clarify reasons why the Wal-Mart issue would not be discussed at the meeting.

City Attorney Parker explained that the Wal-Mart issue was scheduled for discussion at the November 23<sup>rd</sup> Council meeting and because it was a land use issue, was subject to land use rules. He said comments regarding the matter would be inappropriate and could be considered as ex-parte contact for the City Council.

### **STATE OF THE CITY UPDATE**

City Manager Young called on staff members to review each subject listed on the agenda.

#### Urban Growth Boundary Update

Senior Planner Dick Gassman explained the State required cities to have a 20 year supply of developable residential, commercial and industrial lands. He said the review had not occurred since the 1980's and that an additional land supply was needed to meet the requirement. Gassman said part of the expansion of the Urban Growth Boundary included working with the National Scenic Area because that boundary would also need to be amended to accommodate a new Urban Growth Boundary.

#### Residential Street and Sidewalk Improvement Standards Update

Senior Planner Gassman said staff had been directed to address street and sidewalk standards for the community. He said staff had developed several categories for improvements, including full improvement, partial improvement, deferred improvements and status quo. He said the proposal would be considered by the Planning Commission in December and be forwarded to the City Council for consideration in January or February.

#### East Gateway Project Update

Development Inspector Jim Schwinoff reported that Brewery Grade would re-open on November 20<sup>th</sup>, with some lane restrictions and would remain open through the holiday season. He said the project would resume in January, completing the roundabout, with project completion estimated to be May, 2010.

#### Marine Terminal and Festival Area Project Update

Administrative Intern Jared Cobb reported that both projects were estimated to be completed in Spring, 2011. He said the marine terminal would provide for economic, recreational, and commercial activities and re-establish an economic focal point in The Dalles. He said it would include pedestrian access. Cobb said the estimated cost of the project was \$4 million. He said the festival area would provide for green space, public restrooms, pedestrian paths, and an area that could be used for events such as a farmer's market, Cherry Festival and Historic The Dalles Days events. Cobb said the estimated cost for the project was \$2.5 million.

#### Airport Projects Update

Airport Manager Chuck Covert reported the newly constructed hangars were already nearly occupied. He said they were working on the Master Plan update, runway testing and engineering, development of an industrial park, upgrades to the watery system, and the golf course.

### City Website Information

City Clerk Krueger reported the City had recently updated its website. She said it was easy to find information and encouraged citizens to visit the site at [www.thedalles.org](http://www.thedalles.org) and asked people to let staff know their thoughts or to call if they had any questions. Krueger said a survey had been added to the website which had allowed citizens to voice their preferences for subjects to be discussed at the Town Hall meeting tonight.

### Chenoweth Interchange Plan Update

Senior Planner Gassman said the City Council had approved the Chenoweth Interchange Area Management Plan (IAMP) and it was now forwarded to Wasco County and Oregon Department of Transportation for approval. He said all entities were required to approve the Plan.

### **DISCUSSION REGARDING SURVEY RESULTS**

City Manager Young reported other items received through the City's website survey which had not been included in tonight's meeting were: Wal-Mart; regulating the size of big box stores; concerns about safety of roundabouts; water rates; marine terminal location; challenges with the proposed festival location; public transit - street cars; youth, parks and recreation, and Home at Last partnerships; adjacent property owner rights with neighboring development; and one thank you for allowing input.

### **PUBLIC COMMENTS AND QUESTIONS**

Linda Quackenbush, 1005 Richmond Street, The Dalles, expressed concern regarding the cost to property owners for construction of local improvement districts (LID's). She said if her property was included in an LID, it would cost approximately \$51,689, and if payments were made, there was a 10% interest charge, which would cost \$683 per month for 10 years. She said this was too much of a financial burden to property owners.

Councilor Wilcox said the City had been working on LID issues for at least three years and that policies had been created to help alleviate property owner burden. He said there were multi frontage and corner lot relief components included in the policy. Wilcox said upcoming street and sidewalk standards policies may also help because not all properties would be treated the same regarding the type of improvements that would be required.

City Manager Young said the City had also adopted a policy stating if the City required outside financing, such as bonds, to construct an LID project, the interest rate for property owners would be only one percent above the rate the City received to repay the loan. He said an example of that was the West First Street LID, in which the City had revenue bond financing at 4%, so the property owners could make payments to the City at only 5%.

Marie Clark said she was opposed to being annexed into the City. She expressed displeasure about increasing water rates in the Chenoweth Water District, and asked the City Council to do something to help create jobs for local citizens.

Jack Bartell, 2616 West 13<sup>th</sup> Street, The Dalles, asked for an update on the armory relocation.

City Manager Young said the current site of the armory was owned by Wasco County and there had been some public meetings to determine what may be the best use for the property. He said a conditional use permit had been approved for the Oregon Military Department to construct a new armory at the college site and it was expected that construction would begin in 2012.

Monte Malcolm, 5075 Cherry Heights Road, The Dalles, asked how he could obtain a copy of the proposed urban growth boundary map. Senior Planner Gassman said he could stop by the City Planning Department. City Manager Young said staff would also make sure the map was posted on the City's website.

John Nelson, 524 West Third Place, The Dalles, commended the City Council for conducting a Town Hall style meeting, saying the average citizen did not always feel heard at regular meetings. He said this was a good forum for audience participation. Nelson said he believed the flexibility discussed regarding street and sidewalk standards was reasonable and made sense.

Mr. Nelson said he favored making the downtown more attractive from the freeway and said it was important to beautify the area. Nelson said he had recently attended a gathering to hear about the history of Mill Creek. He said it was important to remember the creek had been the beginning of the development of our community and should be preserved and taken care of.

Mr. Nelson thanked the City for updating the website, saying transparency was important and that people should not feel shut out. He said it was good to be able to have forums to tell the City what was important to them. Mr. Nelson said he did not think it had been fair that the Council recently decided to close testimony regarding the IAMP before everyone had an opportunity to provide their comments. He said the consultant had previously stated it would be unsafe for traffic movement to signalize the one area that had been designated as a roundabout, yet the Council had included signalization as an option.

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Nelson said the public did not always understand legal advice provided to the City Council by the City Attorney and said it would be appreciated if there was an explanation at the meetings as to why particular advice was given.

Councilor Ahier thanked Mr. Nelson for his comments and said the City had been working hard to improve communications and increase citizen involvement. He encouraged citizens to apply for positions on various City committees and commissions and said he hoped more people would consider running for City Council positions.

Councilor Spatz thanked Mr. Nelson for his participation on the Traffic Safety Commission and agreed that legal advice provided at City Council meetings should be explained to the public.

Councilor Wilcox said he had been volunteering on City committees and then for City Council since the 1990's when he worked on the comprehensive plan development. He encouraged all citizens to be more involved by serving on committees.

Robert Perkins, 2845 East 10<sup>th</sup> Street, The Dalles, said he also had a large parcel which had frontage on two streets and expressed concern regarding the high cost of LID's to property owners.

Councilor Wilcox said the frontage relief policy would require that he only pay for one side of the development if it was a single lot.

Mrs. Quackenbush said she hoped the City Councilors would calculate what it would cost if they had to pay for LID construction on their own properties.

Councilor Wood said she would be subject to one herself. She said the City Council had implemented the fairest possible methods of assessment and had worked hard to make adjustments that would be favorable for property owners.

Michael Leash, 306 Court Street, The Dalles, said it appeared the City used the Comprehensive Plan only when it was to their advantage and disregarded it at other times.

City Manager Young said the City did always follow its own rules. City Attorney Parker said some land use applications were not subject to the Comprehensive Plan and others were, so it would depend on a particular application as to whether the Comprehensive Plan applied.

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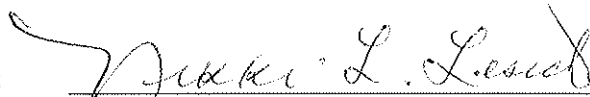
**ADJOURNMENT**

Hearing no further public input, Mayor Lesich thanked everyone for their attendance and adjourned the meeting at 7:20 p.m.

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Submitted by/  
Julie Krueger, MMC  
City Clerk

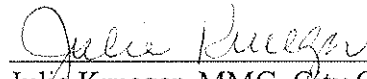
SIGNED:



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Nikki L. Lesich, Mayor

ATTEST:



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Julie Krueger, MMC, City Clerk