

MINUTES

REGULAR COUNCIL MEETING
OF
NOVEMBER 22, 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, Brian Ahier, Tim McGlothlin

COUNCIL ABSENT: None

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, Senior Planner Dick Gassman

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; all Councilors present.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Canvas the Vote Proclamation was added to the agenda. It was moved by Wood and seconded by McGlothlin to approve the agenda as amended. The motion carried unanimously.

PRESENTATIONS/PROCLAMATIONS

Canvas the Vote Proclamation

Mayor Wilcox read the Proclamation, declaring the following elected to office: Mayor, Jim Wilcox; Councilor at Large, Carolyn Wood; Councilor Position #1, Tim McGlothlin; and Councilor Position #3, Bill Dick.

AUDIENCE PARTICIPATION

None.

CITY MANAGER REPORT

City Manager Young asked the Public Works Director to provide an update on projects.

Public Works Director Anderson said the reservoir project was nearing completion. He said the reservoir was being painted, pipe was in the ground, there were still over 260 private services to install and the pump station needed to be completed. Anderson said if weather allowed, the project should be completed in February.

Anderson said work on the Tenth Street Sewer Project was being discontinued for the winter months. He said the project had been moving very slowly, due to the amount of rock in the area. He said one block of Laughlin Street, between Seventh and Eighth Streets, would be paved by Public Works crews after they install a water line.

City Manager Young said the Marine Terminal and Festival Area Projects would be delayed because the City had not completed an agreement with the Confederated Tribes of Warm Springs. He said the contracts would be awarded in the Spring, allowing the contractor time to get the materials ordered, with in-water work beginning in November, 2011.

CITY ATTORNEY REPORT

City Attorney Parker said he was working on the Commodore Parking Lot agreement. Parker said he had been working to draft a new ordinance concerning second hand dealers. He said the current ordinance was 30 years old and very outdated, making it difficult for the Police Department to enforce.

CITY COUNCIL REPORTS

Councilor Wood said the Historic Landmarks Commission met last week and approved modifications for the Gayer Building. She said Sally Donovan had been hired to do work on the Pioneer Cemetery, including workshops, repairs to obelisks and headstones. She said the cemetery had been vastly improved, but work was not finished yet.

Councilor McGlothlin said Traffic Safety Commission had met last week but he was unable to attend the meeting.

Councilor Dick said the Urban Renewal Advisory Committee had met last week and received a report regarding design modifications for the Third Street Streetscape Project. He said the Advisory Committee made a recommendation to approve a grant/loan application for modifications at the Gayer Building and it would be coming to the Agency in the near future for approval.

Councilor Spatz reported that Mid Columbia Economic Development District Board would meet on December 15th. Spatz said he attended a Pub Talk meeting in Bingen last week and listened to an update on Airport activities by Chuck Covert. Spatz said there would be a GAIN competition in the early Spring and he encouraged entrepreneurs to bring new ideas for the competition.

Councilor Ahier reported the Mid Columbia Council of Governments and QLife Agency would both meet next week.

Mayor Wilcox said he had attended several meetings last week. He said Airport projects continued to make slow progress. Wilcox reported the Sister City Association would be hosting 30 delegates in December and plans were nearly complete for the visitation.

Mayor Wilcox expressed concern regarding public acrimony regarding the local schools. He said the schools were a vital piece of our local economic development and should be viewed positively. He urged the citizens not to publicly berate school board members.

CONSENT AGENDA

It was moved by Wood and seconded by Ahier to approve the Consent Agenda as presented. The motion carried unanimously. The item approved by Consent Agenda was approval of the November 8, 2010 regular City Council meeting minutes.

PUBLIC HEARINGS

Public Hearing to Receive Testimony regarding Lone Pine Village Re-Zone of Six Lots from Recreational Commercial (CR) to General Commercial (CG)

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

Senior Planner Gassman reviewed the staff report. He said the main reason for changing from Recreational Commercial (CR) to General Commercial (CG) was that a CG Zone would allow for more of the lots to be used. He said the developer wanted more intense development than CR would allow. Gassman said staff and the Planning Commission were recommending that 50 feet along the river remain in CR zoning. He said one comment had been received from Oregon Department of Transportation (ODOT), which had been included in the packet.

Councilor Spatz asked if it was legal to place a condition of approval on a re-zone application. Senior Planner Gassman said he was unsure, but the recommendation would leave 50 feet of CR zoning along the river, so it would not need to be added as a condition of approval.

Councilor Wood expressed concern that too much commercial development could be harmful to the downtown commercial area. Senior Planner Gassman said the developer was requesting to modify the master plan to allow for more residential development, not commercial. He said the applicant had also applied for an amendment to their master plan, which had already been approved by the Planning Commission.

Regarding the round about, staff noted it would be constructed when traffic warranted the need, as per an agreement between the developer and ODOT.

Mayor Wilcox asked if the 50 foot CR zone proposal would be from the high water mark. Senior Planner Gassman said that was correct. Wilcox said the current condominiums in the development were difficult to get flood insurance for because it had not been made clear that their setbacks were from the high water mark of the river.

Testimony

Mike Mutton, 206 Laughlin Street, The Dalles, said the lots may be too small to develop with the 50 foot CR zone proposal.

Senior Planner Gassman said the lot in question was a two acre lot and had ample space for development.

Applicant Robert Gilham, 1524 Sherman Avenue, Hood River, said he had submitted plans to have the lots delineated regarding the flood issue and said they had also been helping to delineate the condo properties that were already developed. Gilham said this request would allow for more residential density which was needed in the Planned Unit Development.

Hearing no further testimony, the public hearing was closed.

Council Deliberation

It was moved by Ahier and seconded by Spatz to direct staff to prepare an ordinance approving Comprehensive Plan Amendment 38-10 and Zoning Ordinance Amendment 76-10, as approved by the Planning Commission based upon appropriate findings of fact and conclusions of law, to be presented for adoption at a future Council meeting. The motion carried unanimously.

ACTION ITEMS

Public Input Regarding Proposed Rate Increase for The Dalles Disposal Service

City Attorney Parker reviewed the staff report.

The Dalles Disposal Manager Erwin Swetnam introduced Jim Winterbottom who was helping with management of The Dalles site. Swetnam provided some examples of increased costs and said the overall rate request for next year was 1.3%. He said The Dalles Disposal continued to support community events and provided two free yard debris events and worked with the City on Community Clean Up Day.

Councilor Spatz asked what the proposed increase would bring in revenue. Swetnam said he was not sure of the dollar figure, but it would not cover the actual cost increases. Spatz asked if employees shared in the cost of their insurance premiums. Swetnam said they did not currently pay a portion of the premiums.

Public Comments

Bob McNary, 1525 East Ninth Street, The Dalles, said he would like to see bi-weekly service for a 20 gallon sized can, not just for 32 gallon cans. He said when he was gone for six weeks last year, he discontinued his service for a short period, saving \$12.00, but when he returned, was charged \$15.00 to reinstate his service, so he didn't save any money.

Rodger Nichols, 1617 Oregon Street, The Dalles, asked how many customers The Dalles Disposal had in the city limits. Swetnam said he did not have that figure but would let Mr. Nichols know later.

Vincent Manzilla, 206 Laughlin Street, The Dalles, said he did not think the numbers presented by Mr. Swetnam added up to the requested increase.

City Manager Young said the numbers were just examples of increased costs, not inclusive.

Resolution No. 10-027 Approving a Rate Increase of 1.3% for Services Provided by The Dalles Disposal Service for Increased Operational Costs

Councilor Spatz said he was not in favor of any cost increases to the citizens in our current economy.

It was moved by McGlothlin and seconded by Wood to adopt Resolution No. 10-027 approving a rate increase of 1.3% for services provided by The Dalles Disposal Service for increased operational costs. The motion carried; Spatz voting no.

DISCUSSION ITEMS

Review Report and Financial Analysis Regarding Delayed Annexations

City Manager Young reviewed the staff report.

It was the consensus of the City Council to hire a police officer in March instead of July, 2011, if there was adequate funding to support the position.

Councilor Ahier said he did have concerns about having enough funding in the future to maintain the streets.

City Manager Young said how streets were maintained would be determined by City Council policy. He said the current policy was that the City would not take responsibility for County

roads until they were brought up to City standards. He said some of the streets were designated as "public" but were not maintained by the County or City. Young said streets were financed primarily with State fuel tax revenue while the franchise fees and property taxes were used for General Fund uses, such as police services.

Discussion Regarding Request by Northwest Music to Extend the Downtown Parking District on the East Side of Laughlin Street Between First and Second Streets

City Manager Young reviewed the staff report. He asked for Council direction on two separate issues. He said the first issue was whether the City Council wished to amend the current ordinance to allow for boundary changes to be made by resolution and the second issues was whether the Council wanted to approve two requests for boundary amendments, one on Laughlin Street from First Street to the alley and one on Washington Street from First Street to the alley.

It was the consensus of the City Council to direct staff to amend the Downtown Parking Ordinance to allow future boundary changes to be made by Resolution.

Vincent Manzilla and Mike Mutton, owners of North American Music, 206 Laughlin Street, The Dalles, asked the Council to approve their request to extend the parking district boundary in front of their business. They said employees parked in front of their business all day and there were no parking spaces for their customers.

Following discussion, it was the consensus of the City Council to direct staff to amend the ordinance to allow for both boundary extension requests.


Councilor Wood asked that the boundary changes be well publicized.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:10 p.m

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Mayor

ATTEST:


Julie Krueger, MMC, City Clerk