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Regular City Council Meeting  
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MINUTES

CITY COUNCIL MEETING

March 8, 2021

5:30 p.m.

VIA ZOOM

LIVESTREAM VIA City website

**PRESIDING:** Mayor Richard Mays

**COUNCIL PRESENT:** Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Julie Krueger, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Alice Cannon, Public Works Director Dave Anderson, Human Resources Director Daniel Hunter

**CALL TO ORDER**

The meeting was called to order by Mayor Mays at 5:31 p.m.

**ROLL CALL OF COUNCIL**

Roll Call was conducted by City Clerk Grossman; Long-Curtiss absent

**PLEDGE OF ALLEGIANCE**

Mayor Mays asked Councilor McGlothlin to lead the Pledge of Allegiance.

Councilor McGlothlin invited the audience to join in the Pledge of Allegiance.

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### **APPROVAL OF AGENDA**

It was moved by Randall and seconded by McGlothlin to approve the agenda as submitted. The motion carried 4 to 0; Randall, McGlothlin, Runyon, Richardson voting in favor; Long-Curtiss absent; none opposed.

### **PRESENTATIONS PROCLAMATIONS**

#### **Ft. Dalles Museum Certificate of Recognition – Cal McDermid**

Mayor Mays read the certificate of recognition, and thanked Mr. McDermid and the Ft. Dalles Museum Board for their work at the museum.

Mr. McDermid thanked the City for the recognition. He said it was an honor to be associated with Ft. Dalles Museum. He said it was a vision started in 1905 to preserve the history of Ft. Dalles.

#### **Employee Recognition**

Human Resources Director Daniel Hunter reviewed the staff report.

Mayor Mays announced the nominations for Excellent Customer Service Award:

Every Police Officer (anonymous nomination)  
Library Technical Assistant Maggie Pando  
Water Distribution Operator Richard Prentice

Winner, Maggie Pando

The Nominations for Team Player Award:

Transportation Division Manager David Mills  
Every Police Officer (anonymous nomination)  
IT Specialist Peter Bradley  
Equipment Operator Nathan Munsen  
Safety Officer Bailey Volk  
Library Technical Assistant Maggie Pando  
Finance Director Angie Wilson  
Water Distribution Operator Richard Prentice

Winner, Bailey Volk

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Mayor Mays congratulated everyone.

Red Cross Month Proclamation - Nadine McCrindle | Executive Director Central & Eastern Oregon Chapter

Mayor Mays read the Proclamation and thanked the Red Cross for all their help during the fires across Oregon.

Ms. McCrindle thanked the City for the Proclamation honoring 200 years of service.

**Long-Curtiss joined the meeting at 5:45 pm**

### **AUDIENCE PARTICIPATION**

Jim Wilcox, 416 West 7<sup>th</sup> said the City had a policy of having landlords/property managers sign an agreement that if their tenants didn't pay their utility bills the landlord would be responsible for the bill.

He said landlords could end up a large bill they didn't know was coming. He asked that the City alert landlords of non-payment sooner than when a tenant moves out.

Kathleen McFarland, 8320 Walton Reed Road said she had a number of rentals. She said she was going to have to raise the security deposit to cover the costs.

Finance Director Wilson said the ordinance had been in effect for a number of years. She said a letter had just gone out to landlords reminding them of the ordinance. Wilson said the City could send a "copy landlord" bill to landlords monthly.

She said the City has a phone tree that alerts customers if they are overdue; if they don't catch up or make payment arrangements, door hangers are placed on the door alerting them of turn off timeline. She said customers have lots of opportunities to pay before cutoff.

Wilcox said he was willing to work with the City on a solution.

### **CITY COUNCIL REPORTS**

Councilor Runyon reported:

- League of Oregon Cities weekly call

Councilor Long-Curtiss reported:

- Winter warming shelter closing March 31; successful season; helped a number of

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- people with medical need and find housing
- Housing vouchers are available- hard to find places available

Councilor Randall reported:

- Goldendale Energy Storage Project:
  - At former aluminum plant
  - 3000 jobs
  - Hoped there would be a presentation

Councilor McGlothlin reported:

- Water rights at the Airport – document received from FAA

Councilor Richardson reported:

- Conversations regarding Google
- Thursday at 7pm speaking at Governmental Affairs
- Community Outreach Team
- Walking tour with Mayor potential Urban Renewal projects

Mayor Mays reported:

- Beautification Committee Meeting
- Wasco County Commission Meeting

Mayor Mays asked if there were others in the audience who wished to speak under Audience Participation.

Steve Murray, 2645 East 11<sup>th</sup> asked what the City's response would be to the LUBA appeal being granted due to unclear codes. He asked if updates to the Code would be done.

Mayor Mays said the City just received notice of the LUBA appeal and hadn't had a chance for Council to discuss, so they were unable to answer those questions.

Community Development Director Alice Cannon said the City was moving forward as directed by the State. She said a perimeter fence permit had been issued and erected. She said some dirt had been moved. She the amount of earth being moved didn't require permitting. Cannon ask planning staff had gone to the site and talked with the developer.

Cannon encouraged anyone with questions to reach out to the Planning Department.

Murray asked if the City was looking at bringing roads up to safer standards along 10<sup>th</sup>, 12<sup>th</sup>, and Richmond.

Mayor Mays said more information would be coming before Council soon.

Karen Murray asked what the deadline for an appeal was.

Cannon said the deadline was 21 days from the date of decision.

### **CONSENT AGENDA**

It was moved by Long-Curtiss and seconded by Runyon to approve the Consent Agenda as presented. The motion carried 5 to 0, Long-Curtiss; Runyon; McGlothlin; Richardson; Randall voting in favor; none opposed.

Items approved on the consent agenda were: 1) The minutes of the February 22, 2021 Regular City Council Meeting.

### **DISCUSSION ITEMS**

#### **Google Strategic Investment Program - Discussion**

Mayor Mays said the tentative agreement that was brought before Wasco County Commission and City Council was still being worked on by the attorneys.

He said Wasco County Commission had given the public another opportunity to ask questions at their last meeting, and the City Council was doing the same.

Richardson asked Enterprise Zone Manager Matthew Klebes for some additional information regarding how the proposed offer stacked up against other projects in Oregon. (Council received the information via email-attached).

He said the information showed that across the board in Oregon for a 15-year agreement was 30% of value. He said the proposed deal with Google is 50-60%. Richardson said he felt it was a good deal.

Rodger Nichols, 1617 Oregon asked for more information on the aquafer project.

Mayor Mays said that was still being negotiated and would not be discussed at this meeting.

Nichols asked if the City would have enough water during a drought.

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City Manager Julie Krueger said that topic was not the discussion tonight.

Long-Curtiss said there were steps; first the agreement being discussed tonight, after that agreement is approved then Council would move on to the next steps.

Runyon asked Klebes if he had followed up with Mr. Jacobs from Mid-Columbia Fire and Rescue regarding his questions from the last meeting.

Klebes said he had not, he was waiting for the final agreement. He said he would follow up with Mr. Jacobs after the final agreement complete.

Klebes said Mr. Jacobs had asked about the process and the GAP payment.

### **EXECUTIVE SESSION**

In accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Mays recessed Open Session at 6:35 p.m.

Mayor Mays reconvene Open Session at 8:09 p.m.

### **ADJOURNMENT**

Being no further business, the meeting adjourned at 8:13 p.m.

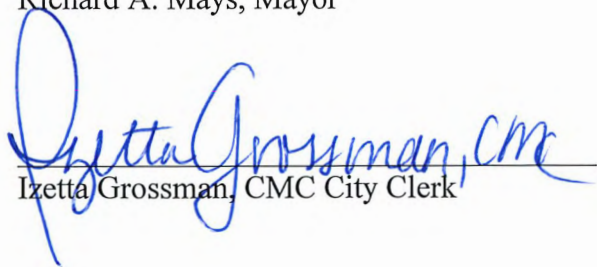
Submitted by/  
Izetta Grossman, CMC  
City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:

  
Izetta Grossman, CMC City Clerk

**Oregon Strategic Investment Program (SIP) Projects based on 2020 Annual Employment and Payroll Reports\***

Business firm – Project name (In order of determination by the Oregon Business Development Commission, following county process)	County	2018–19 Taxes paid on project property <sup>†</sup>	Taxes saved on exempt property <sup>†</sup>	Special SIP fees paid in 2019 <sup>†</sup>	Net revenue foregone locally <sup>†</sup>	Year out of 15-year exemption period <sup>†</sup>	Total investment by end of 2018 <sup>†</sup>	Net investment made since 2018	Newly created jobs <sup>‡</sup>	Retained jobs <sup>‡</sup>	Average wages/ salary (all jobs) <sup>‡</sup>	Average wages and benefits (all jobs) <sup>‡</sup>	State personal income tax revenue <sup>‡</sup>
Intel Corporation – SIP2005	Washington	\$2,231,000	\$131,902,000	\$39,923,000	\$70,083,000	9th	\$24,984,000,000	\$13,640,000	2,482	7,246	\$135,725	\$155,712	\$85,493,000
Georgia-Pacific Consumer Ops. LLC – Wauna Paper Mill–#7	Clatsop	\$327,000	\$2,451,000	\$500,000	\$1,544,000	11th	\$465,000,000	\$31,940,000	54	0	\$91,056	\$102,174	\$278,000
Genentech USA, Inc. – Hillsboro Fill Finish Facility	Washington	\$3,435,000	\$2,261,000	\$2,109,000	-\$223,000	9th	\$739,000,000	\$43,110,000	530	0	\$129,135	\$140,861	\$4,429,000
EDP Renewables NA/Telocaset., LLCs – Elkhorn Valley	Union	\$278,000	\$770,000	\$193,000	\$449,000	11th	\$206,000,000	-\$530,000	9	0	\$67,347	\$80,076	\$33,000
Avangrid Renewables – Klondike Wind Power III	Sherman	\$529,000	\$3,682,000	\$2,731,000	\$340,000	11th	\$459,000,000	-\$2,790,000	17	0	\$81,193	\$691,233	\$77,000
Portland General Electric Company – Biglow Canyon Windfarm	Sherman	\$513,000	\$9,865,000	\$6,374,000	\$1,853,000	11th	\$970,000,000	\$16,110,000	26	0	\$67,435	\$97,299	\$94,000
Invenergy, LLC – Willow Creek Energy	Gilliam–Morrow	\$320,000	\$489,000	\$146,000	\$262,000	10th	\$130,000,000	\$1,130,000	6	0	\$57,212	\$67,874	\$18,000
Avangrid Renewables – Hay Canyon & Star Point Wind Farms	Sherman	\$513,000	\$1,915,000	\$1,209,000	\$388,000	10th	\$329,000,000	-\$1,660,000	11	0	\$70,110	\$94,649	\$43,000
Avangrid Renewables – Pebble Spgs. & L. Juniper II A-B Wind	Gilliam	\$346,000	\$2,728,000	\$2,129,000	\$146,000	10th	\$537,000,000	-\$2,860,000	19	0	\$74,975	\$101,217	\$77,000
Exelon Corporation – Echo Windfarms	Morrow–Umatilla	\$448,000	\$419,000	\$195,000	\$154,000	10th	\$108,000,000	–	8	0	\$69,291	\$91,304	\$31,000
Eurus Energy America Corporation – Combine Hills II	Umatilla	\$321,000	\$425,000	\$194,000	\$160,000	9th	\$137,000,000	\$40,000	6	1	\$52,559	\$58,455	\$18,000
NEXtera Energy Resources, LLC – Stateline 3 Wind	Umatilla	\$473,000	\$328,000	\$341,000	-\$67,000	9th	\$188,000,000	–	4	0	\$77,469	\$127,135	\$18,000
Caithness Corporation – Shepherds Flats–Gilliam County	Gilliam	\$308,000	\$8,267,000	\$3,845,000	\$3,050,000	7th	\$965,000,000	\$1,080,000	43	0	\$75,585	\$107,330	\$176,000
Caithness Corporation – Shepherds Flats–Morrow County	Morrow	\$422,000	\$3,390,000	\$1,695,000	\$1,132,000	7th	\$278,000,000	\$370,000	14	0	\$75,585	\$107,330	\$57,000
Portland General Electric Company – Carty Generating Station	Morrow	\$340,000	\$6,999,000	\$2,224,000	\$3,613,000	2nd	\$630,000,000	-\$117,820,000	26	0	\$132,011	\$173,616	\$225,000
Portland General Electric Company – Port Westward II	Columbia	\$322,000	\$2,742,000	\$1,350,000	\$937,000	4th	\$303,000,000	\$2,810,000	32	0	\$129,524	\$167,799	\$272,000
Intel Corporation – SIP2014–1	Washington	\$1,810,000	\$33,361,000	\$4,650,000	\$23,173,000	2nd	\$1,686,000,000	\$1,268,820,000	1,885	0	\$135,725	\$155,712	\$16,569,000
<b>TOTAL   AVERAGE</b>		<b>\$13,000,000</b>	<b>\$212,000,000</b>	<b>\$70,000,000</b>	<b>\$107,000,000</b>		<b>\$33.1 billion</b>	<b>\$1.3 billion</b>	<b>5,174</b>	<b>7,247</b>	<b>\$134,378</b>	<b>\$154,967</b>	<b>\$108,000,000</b>

\* For purposes of "gain-share" distributions to local governments under 2007 law, rather than verification of a statutory hiring requirement, of which there is none.

† For latest property tax year ending on prior June 30; 15-year exemption is on project property in excess of taxable portion, which begins at \$25, \$50 or \$100 million and rises 3% per year; taxes paid are on taxable portion and possibly other associated property.

Foregone revenue adjusted using standard factor for the approximately one-sixth that is shifted to other taxpayers under local levies, as well as subtracting special payments that consist of the statutory community service fee and locally negotiated amounts.

‡ Newly created and retained jobs (full-time equivalent–2,080 hours/year) associated directly with project, as of previous calendar year, excluding (indirect) jobs with or for construction, vendors, suppliers, tangential company operations, or even on-site contractors, other than a general project operator. State tax revenues based on wage data and latest average tax rates by income level from Department of Revenue statistics; does not include revenue associated with indirect jobs or any induced/multiplier effect of employee spending.

Source: Business Oregon (Oregon Business Development Department).

April 24, 2020