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Regular City Council Meeting
October 25, 2021
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MINUTES

CITY COUNCIL MEETING
OCTOBER 25, 2021
5:30 p.m.

VIA ZOOM

PRESIDING: Mayor Richard Mays

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

COUNCIL ABSENT: None

STAFF PRESENT: Legal Counsel Jonathan Kara, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Alice Cannon, Public Works Director Dave Anderson, Human Resources Director/Interim City Manager Daniel Hunter, Police Chief Tom Worthy

CALL TO ORDER

The meeting was called to order by Mayor Mays at 5:30 p.m.

ROLL CALL OF COUNCIL

Roll Call was conducted by City Clerk Grossman. All Councilors present.

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA

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

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AUDIENCE PARTICIPATION

The following citizens asked Council to reconsider demolition of the Gitchell/Waldron Drug
Sheila Dooley, 3300 Benson Road
Sam Woolsey, 751 East 18th Street
Eric Gleason, 704 E Street

CITY MANAGER REPORT

Mayor Mays said the City Manager would be out of the office for several weeks, due to a serious family issue.

CITY COUNCIL REPORTS

Councilor Runyon reported:

- Daniel Hunter was in attendance and he had been appointed City Manager Pro-Tem.
- Urban Renewal Meeting
- Veteran's Day Parade – November 11, 11 am; Contact Chamber for parade entry form

Councilor Richardson reported:

- Spoke with residents on agenda items
- Urban Renewal Meeting – 10 years and \$10,000,000 left; working on priorities for remainder of program
- Community Outreach Team

Richardson said he thought Council should consider revisiting the Gitchell building demolition.

Mayor Mays said the City Manager had put off the demolition at the time. He said it could be looked at in 2022.

Councilor Long said she supported revisiting the Gitchell building.

Councilor Randall said the City Manager had indicated the demolition was on hold.

Councilor Long reported:

- Conversations with citizens regarding Google Strategic Investment Plan and Utility Agreement
- Urban Renewal Meeting – looking at adding to the plan; projects have to be in the plan to spend funds
- Traffic Safety Commission
- League of Oregon Cities Conference; represented Council at Business Meeting – voted on new slate of officers and for all five constitutional amendments

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Councilor McGlothlin reported:

- Many inquiries regarding Google agreements
- In favor of Gitchell building revisited

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the October 11, 2021 Regular City Council Meeting.

PUBLIC HEARING

Mayor Mays reviewed the process for the Public Hearing.

Supplemental Budget

Finance Director Angie Wilson reviewed the staff report.

Runyon asked if the 9th Street house was the right of way issue. Public Works Director Dave Anderson said it was.

Runyon asked what land was purchased. Anderson right of way on 15th Street.

Richardson asked if the additional funding for Dog River Pipeline would move the project forward. Anderson said the project was more expensive than anticipated. He said he would be asking the State of Oregon for additional funding.

Long asked where the additional funds came from.

Wilson said the additional beginning fund balances were from projects budgeted, but not completed by the end of the fiscal year.

Mayor Mays asked for testimony from audience. Hearing none he closed the hearing.

It was moved by McGlothlin and seconded by Long to adopt Resolution No. 21-022 Adopting a Supplemental Budget for Fiscal Year 2021-22, Making Appropriations and Authorizing Expenditures from and Within Various Funds of The City of The Dalles Adopted Budget. The motion carried 5 to 0; McGlothlin, Long, Runyon, Richardson, Randall voting in favor; none opposed.

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ACTION ITEMS

Resolution No. 21-023 Adjusting Minimum Employment Level Requirement Pursuant to Section 2 or 3 of HB 2343 (2021) for Powderpure

Enterprise Zone Manager Matthew Klebes reviewed the staff report.

Powderpure Manager William Parkki shared a PowerPoint reviewing the operation. (attached)

Long asked if the City was at risk of the company moving to another location.

Parkki said it was possible, however, they were doing all they could to keep the company in The Dalles.

It was moved by Runyon and seconded by Long to adopt Resolution No. 21-023 Adjusting Minimum Employment Level Requirement Pursuant to Section 2 or 3 of HB 2343 (2021) for Powderpure. The motion carried 5 to 0; Runyon, Long, McGlothlin, Randall, Richardson voting in favor; none opposed.

Strategic Investment Plan (SIP) Agreement Between Google, Wasco County, and City of The Dalles

Mayor Mays said the Infrastructure Agreement would be on the November 8, 2021 Council Agenda.

Mayor Mays said Council would consider the SIP at this meeting. He reviewed the order of comments, noting that Tyler Stone, Wasco County Administrator; Kristen Campbell, Wasco County Attorney; Jonathan Kara, City Attorney; Scott Hege, Wasco County Commissioner; and Kathy Schwartz, Wasco County Commissioner were in attendance.

Enterprise Zone Manager Matthew Klebes reviewed the staff report.

Wasco County Tax Assessor Jill Amery reviewed property taxes each year. She said Measure 50 raises the maximum assessed value 3% each year automatically if no other changes have been made to the property there would only be the 3% increase. She said if something like a shop or garage were added, or a new kitchen remodel, MAV (maximum assessed value) would increase more.

Amery said the MAV is compared to the RMV (real market value) and the lower of those 2 are the assessed value (the value that taxes are calculated on).

Amery said there were 2794 exempt or partially exempt taxable properties in Wasco County. She said it was important to consider that the SIP brings revenue to the sponsors every year.

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Amery said the Enterprise Zone and SIP Programs were designed to attract large companies.

She said she and Klebes looked at other SIP agreements across the State and found the average was 40%, where the SIP before Council was 60%. Amery said Google was the seventh highest paying tax payer in Wasco County.

McGlothlin said he personally knows of a number of programs that Google provided to The Dalles over the years:

- IStar program – autistic program in the schools
- Donated computers – and helped with installation \$500,000
- \$150,000 in Wi Fi
- Donated to the new children's wing at the Library
- Mobile Wi Fi hotspots that can be checked out at the Library
- STEM Program sponsor
- Makers Movement

He said he was thankful Google was in The Dalles.

Richardson asked if the part of the Community Service Fee would go to School District 21. Klebes said School District is not one of the districts that contribute to the 75% of the taxing district levy needed to reach agreement on the Community Service Fee distribution, along with the City and County. They could receive funds and provide input, but under the ORS are not officially involved in deciding the CSF distribution.

Richardson asked if the distribution would be approved by resolution. Klebes said it could be done through an agreement with each district.

Mayor Mays asked if Enterprise Zone funds were included in the taxes paid by Google would that make them the #1 tax payer in Wasco County. Amery said it would.

Runyon said he was not in favor of another Enterprise Zone Abatement with Google. He said the SIP program is different and he was in favor of this agreement.

Public Comment

Kurt Conger, 2559 East 12th Street asked how much the Aluminum Plant paid in taxes.

Amery said she couldn't say, because retention of those records was such that they now longer existed. Amery said Google was taxed on land, not development.

Rodger Nichols, 1617 Oregon Street asked if there was a connection between the SIP and the upcoming Infrastructure Agreement.

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Mayor Mays said they were closely related. He said the Infrastructure Agreement would be on the November 8, 2021 Council Agenda.

Randall said Council had close to a year to analyze and discuss the SIP. He said he was confident it was in the best interest of the community.

Richardson said he had been skeptical about the City working with a big corporation to negotiate an \$100,000,000 decision. He said the cost to the City was small and the gains were large. He said it would be foolish for the City not to take the opportunity.

It was moved by Runyon and seconded by Randall to adopt Resolution No. 21-024 Approving the Strategic Investment Program Agreement Between The City of The Dalles and Wasco County (Co-sponsors) and Design, LLC. . The motion carried 5 to 0; Runyon, Randall, Richardson, McGlothlin, Long voting in favor; none opposed.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:59 p.m.

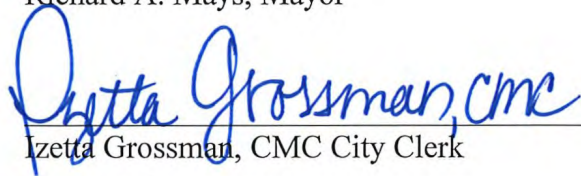
Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:


Izetta Grossman, CMC City Clerk

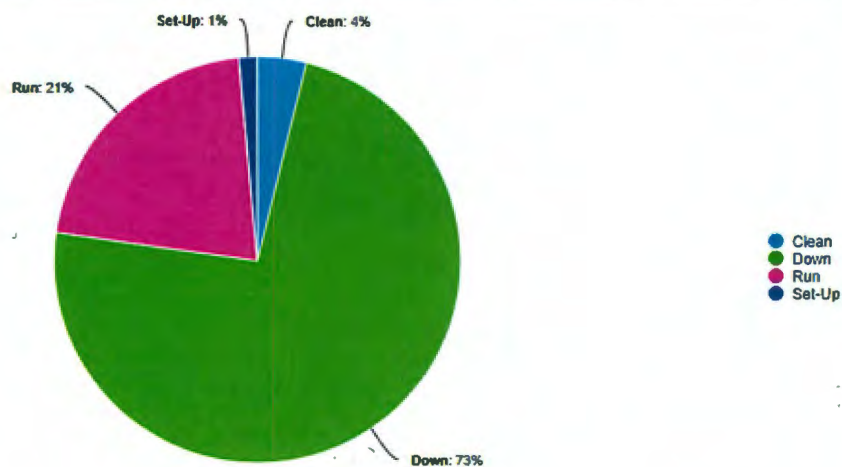
2020 – 2021 Pandemic Effects



POWDER **PURE**[™]
by IFF

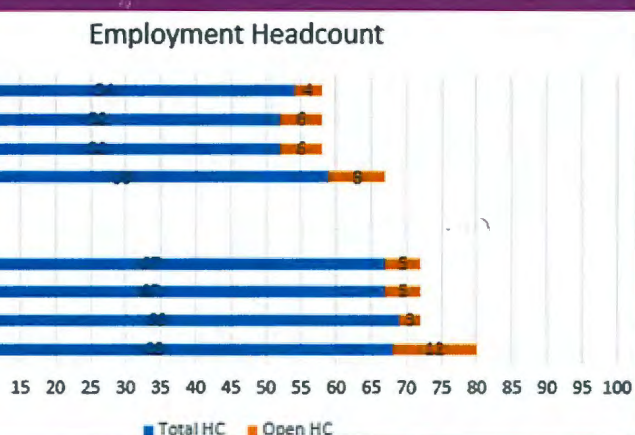
2020 – 2021 Plant Equipment Utilization

No Exclusions



- Plant is Running at 28% capacity
- Expansion increase the capacity by 50%
- Social distance mandates and shift changeover cleans and segregation resulted in >250 production hours lost and direct costs >\$42,000

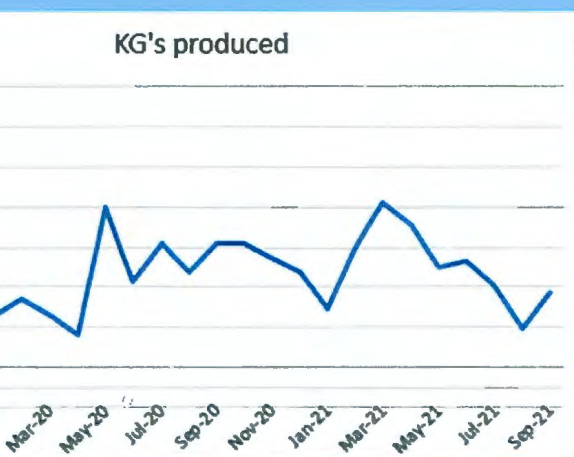
2020 – 2021 Employment Head Count



on site employees has been through
employees have been leaving the company
ased rate during the pandemic and
plicants have not been received to
ant positions

- Have not been able to be fully staffed even with extensive recruiting and participation in job fairs
- Change in Sales amounts and lack of labor has changed our processing lead times and structure (suspension of 2nd shift due to lack of available labor)
- No layoffs occurred during pandemic, in times without orders we maintained employees with training.
- Lack of available local labor has shifted sales positions to remote (off site) labor

2020 – 2021 Production Amounts



- Average production below 30,000kg/mo
- expected was 40,000kg
- Overtime Had a large increase with reduced labor availability