

MINUTES

REGULAR COUNCIL MEETING
OF
JANUARY 28, 2013
5:30 P.M.
THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Steve Lawrence

COUNCIL PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Tim McGlothlin, Linda Miller

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Public Works Director Dave Anderson, Administrative Fellow Garrett Chrostek, Engineer Dale McCabe, Finance Director Kate Mast, Police Chief Jay Waterbury, Transportation Manager Bill Barrier, Planning Director Dick Gassman

CALL TO ORDER

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

APPROVAL OF AGENDA

It was moved by Wood and seconded by Spatz to approve the agenda as presented. The motion carried unanimously.

PRESENTATIONS/PROCLAMATIONS

Go Red Day Proclamation

Mayor Lawrence read a proclamation, declaring February 1, 2013 as “Go Red for Women’s Heart Health Day”. The Proclamation was accepted by Linda Stahl who encouraged citizens to participate in at least one of the events planned throughout the week and asked people to wear red on Friday, February 1, to recognize the day.

AUDIENCE PARTICIPATION

Russ Brown, The Dalles, asked the Council to consider spending Street Fund revenues on maintenance of City streets instead of spending the funds on rebuilding streets. He said the streets were deteriorated and the funds would go a long way to maintain streets compared to reconstructing just a few blocks of certain streets. Brown offered to take Councilors on a tour of some of the streets to show them his concerns.

City Manager Young said the City was in the process of planning a tour for City Council to look at the condition of streets in the City. He said it would most likely be done in April.

Barbara Pashek, 1332 West 10th Street, The Dalles, asked if The Dalles Dam tour shuttles were operational for the upcoming tour season. She said she had been told they were not operational.

City Manager Young said the tour season would be May through October. He said there had been problems with the shuttles, but the manufacturer had repaired them and they were ready for the upcoming season.

Pashek asked if the City owned the parks in town or if they belonged to the Parks and Recreation District.

City Manager Young said the City deeded the properties to the Parks and Recreation District and they would revert back to the City if they were no longer able to manage them. He said the Festival Park was still owned and operated by the City.

John Nelson, The Dalles, said he had gotten information from the Finance Director and was able to place a dollar value on the proposed wastewater rate increase. He provided a handout (attached as Exhibit “A”) and noted the total water and sewer bill for inside city limits would be approximately \$155.82 by the year 2022. Nelson urged the City Council to implement a review

process to look at the rates every two or three years to determine if the projections were still valid. He said it was important to provide as much information as possible to the public so people could understand the need for the increases.

CITY MANAGER REPORT

City Manager Young reported the public Wi Fi expansion project was proceeding. He said staff was still working on leases, but the Discovery Center portion was completed. Young provided an update on the removal of an underground storage tank behind the Granada Theater. He said it had been found to have fuel and holes in it. Young said it was drained, some of the contamination removed, and reburied to be completed at the time of the development. He said it was very close to a sewer line, but during construction of the site, it would be easier to remove the rest of the tank. Young reminded the Council of Goal Setting on February 4, beginning at Noon.

CITY ATTORNEY REPORT

City Attorney Parker reported he was working on an ordinance to bring all the City's franchises into a uniform ordinance. He said this issue would be coming to Council for consideration in the next two months. Parker said the contract to demolish the dangerous building on East 12th Street, would be coming to Council in February to be awarded. He said he was also working on an amendment to the Dog Control Ordinance to include a penalty for unlicensed dogs.

CITY COUNCIL REPORTS

Councilor Wood reported her attendance at the QLife meeting. She said she was learning a lot about it. She said the Historic Landmarks Commission was discussing development of historical interpretive signs.

Councilor McGlothlin said most of the recent Traffic Safety Commission meeting was devoted to a parking complaint. He said projects were moving forward at the Airport and noted Jim Wilcox had been elected to serve as Chair for the Airport Board.

Councilor Dick said he had attended the QLife meeting, which had already been reported on.

Councilor Spatz said Insitu was building a 120,000 square foot building in Bingen. He said they were the largest employer in the Columbia Gorge.

Councilor Miller said the Urban Renewal Advisory Committee meeting had been cancelled in January.

Mayor Lawrence said he had met with a representative of Mid Columbia Economic Development District, introduced Senator Wyden at the recent town hall meeting, attended the Governor's Cutting Edge Seminar regarding green technology, and an Oregon State Bar meeting regarding legislative issues for veterans.

CONSENT AGENDA

It was moved by Wood and seconded by Spatz to approve the Consent Agenda as presented. The motion carried unanimously.

Items approved by Consent Agenda were: 1) approval of January 14, 2013 regular City Council meeting minutes; 2) approval to declare Police Department equipment as surplus property; and 3) approval to declare Public Works Department vehicle as surplus property.

CONTRACT REVIEW BOARD ACTIONS

Award Contract for River Road Water Main Construction Project

Engineer Dale McCabe reviewed the staff report.

It was moved by Wood and seconded by Miller to authorize the City Manager to enter into contract with Crestline Construction in an amount not to exceed \$230,287.00 for the River Road Water Main Construction Project. The motion carried unanimously.

Award Contract for West First Street, Terminal Way, Bargeway Road Reconstruction Project, Phase 2

Engineer McCabe reviewed the staff report. In response to a question, McCabe said the actual cost of the project was lower than the estimates and when the project was completed, assessments would be based on actual costs.

It was moved by Spatz and seconded by Wood to authorize the City Manager to enter into contract with Northwest Kodiak Construction for an amount not to exceed \$958,139.15. The motion carried unanimously.

Councilor McGlothlin said he had heard comments from several business owners who said they had appreciated the open discussions with staff regarding the projects.

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Authorization for Professional Services Engineering Contract to Design a Retaining Wall to Stabilize East Scenic Drive Roadway

Public Works Director Dave Anderson reviewed the staff report.

Councilor Dick asked if spending funds for this project would affect the future completion of the Thompson Street LID project. Public Works Director Anderson said when the Thompson Street project was postponed, the Surface Transportation Funds (STP) were used for the East 19th Street reconstruction project.

It was moved by Miller and seconded by Spatz to authorize the City Manager to enter into contract with Shannon and Wilson Inc. In an amount not to exceed \$58,776.87 for the final design of the East Scenic Drive stabilization retaining wall. The motion carried unanimously.

ACTION ITEMS

Special Ordinance Nol 13-553 Annexing Property at 3821 West Tenth Street and Three Port of The Dalles Properties

City Attorney Parker reviewed the staff report.

City Clerk Krueger read Special Ordinance No. 13-553 by title.

It was moved by McGlothlin and seconded by Dick to adopt Special Ordinance No. 13-553 annexing a parcel of property identified ad 3821 West Tenth Street and three parcels of property owned by the Port of The Dalles located in the urban growth boundary of the City pursuant to ORS 222.125, by title. The motion carried unanimously.

Resolution No. 13-003 Amending Resolution No. 06-028 Establishing Metered Water Rates and Sanitary Sewer Fees and System Development Charges for the City of The Dalles

Public Works Director Anderson reviewed the staff report.

It was moved by Wood and seconded by Spatz to adopt Resolution No. 13-003 amending Resolution No. 06-028 establishing metered water rates and sanitary sewer fees and system development charges for the City of The Dalles.

Councilor McGlothlin expressed concern that Phase III of the Plan did not address existing system deficiencies, but was to pay for new administrative buildings. Public Works Director Anderson said the administrative building was included in Phase II, but moving the structure

would also make room for future capacity. It was noted that \$1.2 million of Phase III was for construction of administration buildings.

McGlothlin said he did not support locking in rate increases for items that did not affect the health and safety of the community.

Councilor Wood said when the City Council approved the Plan, the proposed rate increase was the least painful option for rate payers and that the work needed to be completed. She said the Council would review the Plan periodically and have additional opportunities to make adjustments to it.

McGlothlin said he had heard a comment about use of urban renewal funds to help pay for the projects and said he would prefer to do that than to increase rates.

It was noted that the current reserve funds were included in the financing, which would help keep the rates lower. Public Works Director Anderson said if other funding was available in the future, the rates could be adjusted to reflect stimulus funding or grants.

Councilor Spatz said the City Council would have opportunities to review as each phase of the Plan was pursued and said the Council would have to approve any bond financing requests. He said the Plan was based on the existing urban growth boundary build out, not a future expansion of the urban growth boundary.

City Manager Young said staff would add the Budget Issue Papers to the City's website as additional public information regarding water and wastewater rates.

In response to a question, Public Works Director Anderson said the rate increase would support bond issuance for all the phases of the Plan. He said each phase was proposed to take three years; one year for all the design work of the projects and two years for construction.

Mayor Lawrence asked if alternative sources of revenue were found at a later time if they could be substituted for future rate increases or to pay off the bonds early. City Manager Young said early payments on bonds may or may not include penalties. He said it would depend on how they were established. **As corrected at February 11, 2013 Council meeting.**

The motion to adopt Resolution No. 13-003 amending Resolution No. 06-028 establishing metered water rates and sanitary sewer fees and system development charges for the City of The Dalles was voted on and carried; McGlothlin and Miller voting no.

DISCUSSION ITEMS

Discussion Regarding Main Street Program Economic Improvement District

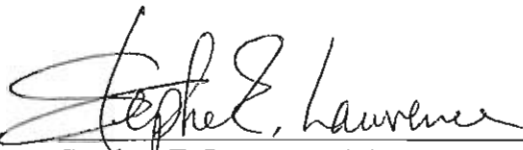
Administrative Fellow Garrett Chrostek reviewed the staff report. He provided a handout of the Main Street EID Survey Results (attached as Exhibit "B"). Main Street Committee Member Chuck Covert noted the group had proposed a flat fee per property and reduced the time period from five to three years. He urged the City Council to schedule a public hearing regarding the proposed EID.

It was the consensus of City Council to direct staff to schedule a public hearing for March 11, 2013.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:57 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED: 
Stephen E. Lawrence, Mayor

ATTEST: 
Julie Krueger, MMC, City Clerk

**Sewer Rate Increase Proposal
Inside City Limits
Comparison - Now and 2022**

	now	2022	difference
	monthly		
sewer	41.85	58.68	16.83
water	47.88	97.14	49.26 base rate
Total	89.73	155.82	66.09
	annually		
sewer	502.20	704.13	201.93
water	574.56	1165.66	591.10 base rate
Total	1076.76	1869.79	793.03

Outside city limits

	now	2022	difference
	monthly		
sewer	71.15	99.76	28.61
water	71.81	145.69	73.88
Total	142.96	245.45	102.49
	annually	2022	difference
sewer	853.80	1197.06	343.26
water	861.72	1748.24	886.52
Total	1715.52	2945.30	1229.78

Main Street EID Survey Results

Number Responding: 159

1. I am a:
 - a. Downtown property owner 48 (30%)
 - b. Downtown business owner 27 (17%)
 - c. Someone who works downtown 13 (8%)
 - d. A business or property owner outside the downtown 31 (20%)
 - e. A concerned citizen 15 (9%)
 - f. No Response 25 (16%)

2. The downtown could benefit from coordination among property and business owners for such purposes and programs as marketing, events, building appearance, and business development and recruitment:
 - a. Strongly agree 56 (35%)
 - b. Agree 53 (33%)
 - c. Disagree 13 (8%)
 - d. Strongly disagree 8 (5%)
 - e. No Response 29 (18%)

3. I am familiar with the principles and purposes of The Dalles Main Street Program
 - a. Strongly agree 24 (15%)
 - b. Agree 67 (42%)
 - c. Disagree 25 (16%)
 - d. Strongly disagree 12 (8%)
 - e. No response 31 (20%)

4. I understand the differences between The Dalles Main Street Program and the Chamber of Commerce:
 - a. Strongly agree 32 (20%)
 - b. Agree 56 (35%)
 - c. Disagree 22 (14%)
 - d. Strongly disagree 15 (9%)
 - e. No response 34 (21%)

5. If fully formed, I would prefer that The Dalles Main Street focus its efforts on (please rank):
 - a. Downtown Marketing 3
 - b. Downtown Events 4
 - c. Downtown Beautification Projects 2
 - d. Business Recruitment 1
 - e. Market Analysis 5

6. A Main Street EID would impose assessments on property owners to pay for services provided by The Dalles Main Street. For those services, what structure of assessment do you prefer:
 - a. Square footage of the lot—flat rate per square foot 13 (8%)
 - b. Square footage of the lot—regressive rate as the lot gets larger 8 (5%)
 - c. A percentage of assessed value 18 (11%)
 - d. A base rate and a square footage 8 (5%)
 - e. Flat rate 39 (25%)
 - f. No response 73 (46%)

7. Regardless of the structure, I am comfortable with an assessment of up to _____ per tax lot for a Main Street EID.

\$0: 32, Average of Responses: \$146, High: \$2,000, No Response/Not Responsive: 89

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Exhibit "B"
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8. If an EID is not formed, I would be willing to contribute financially to The Dalles Main Street.

- | | | |
|----|-------------|----------|
| a. | Agree | 48 (30%) |
| b. | Disagree | 54 (34%) |
| c. | No Response | 57 (36%) |

9. Please provide any other comments you have about The Dalles Main Street or formation of an EID:

See the survey response sheets for full comments. The overwhelming majority of the 30 additional comments were from those that dislike the idea of an EID assessment or thought it would not be a good investment. Other comments focused on why only downtown properties were subject to the EID when others might benefit, why Main Street is needed when we have the Chamber, why it couldn't be done through membership/donations/urban renewal/City general funds, what is Main Street's budget/project list/goals, compensation/cost of the Main Street executive director, and the City's involvement (dominance/not contributing enough financially) in Main Street.