

MINUTES

REGULAR COUNCIL MEETING
OF
OCTOBER 24, 2011
12:00 P.M.
THE DALLES WAHTONKA HIGH SCHOOL
220 EAST TENTH STREET
THE DALLES, OREGON

PRESIDING: Mayor Jim Wilcox

COUNCIL PRESENT: Carolyn Wood, Dan Spatz, Brian Ahier, Tim McGlothlin

COUNCIL ABSENT: Bill Dick

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Community Development Director Dan Durow, Public Works Director Dave Anderson, Finance Director Kate Mast, Administrative Fellow Cooper Whitman, Engineer Dale McCabe, Librarian Sheila Dooley

CALL TO ORDER

Mayor Wilcox called the meeting to order at 12:03 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; Councilor Dick absent.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

It was moved by Spatz and seconded by McGlothlin to approve the agenda as presented. The motion carried unanimously, Dick absent.

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CONTRACT REVIEW BOARD ACTIONS (Taken out of order)

Award Contract for Marine Terminal/Commercial Dock Project

City Manager Young reviewed the staff report. He noted the project was over budget approximately \$509,000, which included \$89,000 to have KPFF perform the on-site inspections for the project. Young said if there was consensus, he would use Urban Renewal funds previously planned for a different project to make up the difference. He said the Washington Street Crossing Project was currently deficient in funding, so as staff worked to secure additional funding for that project, the amount needed would increase by the amount used to complete the Commercial Dock Facility Project.

It was the consensus of the City Council to use a portion of Urban Renewal funding from the Washington Street Crossing project to completely fund the Commercial Dock Facility project.

It was moved by Wood and seconded by Spatz to award the Commercial Dock Facility contract to Bergerson Construction in an amount not to exceed \$2,949,409. The motion carried unanimously, Dick absent.

Award Contract for Lewis and Clark Festival Area Project

City Manager Young reviewed the staff report, reviewing the list of project deductions. Young recommended approving the project to include the landscaping, but deducting the other items, including 50% of vendor power; sanitary sewer work, with Public Works assisting in that portion of the project; barbeques; benches; and upgraded tile work for the restrooms.

It was moved by Spatz and seconded by Ahier to award the Lewis and Clark Festival Area project contract to Kirby Negelhout Construction in an amount of \$2,564,464.25 with the exclusion of deduct items number one through five. The motion carried unanimously, Dick absent.

PRESENTATIONS/PROCLAMATIONS

Certificate of Recognition to Harold Haake

Mayor Wilcox read a Certificate of Recognition to Harold Haake for his service to the community by encouraging economic development and growth. He thanked Mr. Haake for his volunteerism and talked about the work Mr. Haake had accomplished over the past years to help develop industry on Port property.

AUDIENCE PARTICIPATION

Mayor Wilcox introduced the City Council and staff to the audience members.

David Munez asked if a parks department representative was in attendance. Mayor Wilcox explained that the Parks and Recreation District was not a part of the City, but was a separate taxing district.

Brian Jones asked how someone became a City Councilor. Mayor Wilcox explained the process for appointment or election to office. City Clerk Julie Krueger explained the positions, district, qualifications to run for an office, and the election procedure.

Mayor Wilcox noted other volunteer positions for the City, including serving on the Planning Commission, Traffic Safety Commission, Historic Landmarks Commission, Airport Board, and various task forces.

ACTION ITEMS

Approval of Implementation of an Electronic Lien Docket System

Finance Director Mast reviewed the staff report.

Public Comment

Sheila Weed, Amerititle, spoke in support of the implementation of an electronic lien docket, saying it would provide for a more efficient process for title companies.

Mayor Wilcox said he was in support of the proposal.

Councilor Ahier clarified that the City would charge a \$25 fee, but the City would be charged \$10 per use by the lien docket company. Finance Director Mast said that was correct.

Resolution No. 11-027 Amending the City Fee Schedule, Authorizing Lien Search Fee for Disclosure of Information Pertaining to City of The Dalles' Liens on Property

It was moved by Wood and seconded by McGlothlin to adopt Resolution No. 11-027 amending the City fee schedule, authorizing lien search fee for disclosure of information pertaining to City of The Dalles' liens on property. The motion carried unanimously, Dick absent.

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Resolution No. 11-028 Authorizing the City of The Dalles to Use an Electronic Lien Docket as Allowed by Oregon Revised Statute 93.643

It was moved by Ahier and seconded by Spatz to adopt Resolution No. 11-028 authorizing the City of The Dalles to use an electronic lien docket as allowed by Oregon Revised Statute 93.643. The motion carried unanimously, Dick absent.

Resolution No. 11-026 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 Dave Anderson reviewed the staff report. He reminded the Council the resolution included a two percent residential base rate increase and a 29.7% consumptive volume charge, as well as a four percent increase for commercial customers. He said the Resolution included a schedule for future rate adjustments to support the capital project schedule.

Councilor Ahier expressed concern that the Resolution did not include a provision for an annual review of proposed rate adjustments. He said it had been agreed at the last meeting that Council would review the rates prior to the next proposed increase in September, 2012.

City Manager Young said the Council could make a motion to require a review or the Resolution could be amended to include that language.

Councilor Spatz said he remained in opposition of any rate increase. He said he would prefer that the City ask the voters to approve a bond measure to accomplish the projects.

Councilor Wood disagreed with Spatz, saying this proposed rate increase was based on an extension of the 2006 Water master Plan projects that had been approved by Council. She said a small rate increase was much more acceptable than an expensive bond measure. She said it was the City's responsibility to provide infrastructure maintenance and upgrade aging water lines.

Ahier said he did believe the two percent base rate increase was acceptable for now, but wanted the City Council to revisit annually before approving additional increases. He asked that staff provide other options for making the improvements aside from rate increases.

Mayor Wilcox said he did not think the City should compete with other taxing entities for bond measures, rather the City should use its rate structure to complete infrastructure improvements.

It was moved by Wood and seconded by Spatz to adopt Resolution No. 11-026 amending Resolution No. 06-028, establishing metered water rates and sanitary sewer fees and system development charges for the City of The Dalles, with a rate review to be completed within a year.

Wood said it was the City's responsibility to maintain the water system and this rate increase was needed to continue to take care of the delivery of water to the citizens.

Spatz said he could support the Resolution with the condition of reviewing the rates next year, but asked that the City Council at least consider bonds and other options aside from rate increases.

McGlothlin said the City was required by law to maintain its water system and would support adoption of the Resolution with the condition that the rates be reviewed next year.

Ahier said he thought it would be helpful to have citizen involvement in the process.

Wilcox suggested water rates as a topic for a Town Hall meeting.

City Manager Young said staff would prepare information next year for review and then once the information was developed, it could be a topic for a Town Hall meeting.

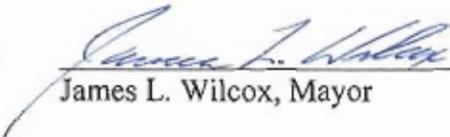
The motion to adopt Resolution No. 11-026 amending Resolution No. 06-028, establishing metered water rates and sanitary sewer fees and system development charges for the City of The Dalles, with a rate review to be completed within a year was voted on and carried unanimously, Dick absent.

ADJOURNMENT

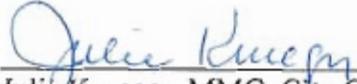
Mr. Jupe thanked the City Council for conducting their meeting at the High School, said he believed the students were genuinely interested and hoped it could be an annual event. Being no further business, the meeting adjourned at 1:35 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Mayor

ATTEST:


Julie Krueger, MMC, City Clerk