

MINUTES

REGULAR COUNCIL MEETING
OF
NOVEMBER 14, 2011
5:30 P.M.
THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Jim Wilcox

COUNCIL PRESENT: Bill Dick, Carolyn Wood, Dan Spatz

COUNCIL ABSENT: Brian Ahier, Tim McGlothlin

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Public Works Director Dave Anderson, Finance Director Kate Mast, Administrative Fellow Cooper Whitman, Police Chief Jay Waterbury, Senior Planner Dick Gassman

CALL TO ORDER

Mayor Wilcox called the meeting to order at 5:48 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; Councilors Ahier and McGlothlin absent.

PLEDGE OF ALLEGIANCE

Mayor Wilcox 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; Ahier and McGlothlin absent.

AUDIENCE PARTICIPATION

Pat Combs, 733 Lee Street, The Dalles, said she was a volunteer at the Veteran's Service Office and wanted the City Council to know that it was a problem to have the Greyhound buses stopping there several times each day. She said some people were belligerent and angry with the staff and she was concerned about personal safety. Mrs. Combs said she was also concerned that the people going in and out of the building during the winter would be very hard on the carpet.

City Manager Young said staff had been in contact with Greyhound and they were looking for a different place for their bus stop but he was reluctant to cancel the lease, saying the City was receiving \$300 for the curbside lease. He said staff would continue to encourage Greyhound to find a new location.

It was the consensus of the Council to direct staff to monitor their relocation progress and to bring back to Council in December to determine whether additional action was necessary.

Debbie Richelderfer, 2310 East 19th Street, The Dalles, asked for clarification of the local improvement district process. She said she had heard that it could not move forward without permission of the property owners, then had heard that two-thirds of the property owners could agree and the project could move forward.

City Manager Young said there would be an opportunity for the property owners to participate in a public hearing and to formally object to the project. He said if two-thirds of the property value within the project objected, the City would be required to suspend the project for at least six months.

Richelderfer said if it was shown prior to the hearing that the property owners didn't want the project, it would save time and money to abandon the project. City Manager Young said the procedures followed by City ordinance allowed each property owner the opportunity to study the proposal and to make an informed decision based on facts, rather than personal opinions. Mayor Wilcox agreed, saying property owners had the right to all the information before making a decision as to whether they supported the project.

Shirley Walsborn, 1912 Thompson Street, The Dalles asked if all affected property owners would be notified about the project. City Manager Young said all property owners within the proposed district would be notified. He said it was a formal process, set out by ordinance.

Dean Cameron, 3725 Klindt Drive, The Dalles, said he represented the PEP Group and asked the Council to consider repealing the systems development charges for fire systems.

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City Manager Young said Mr. Cameron should make an appointment to meet with him to work on the issue he raised.

Diana Cheadle, 1715 Thompson, The Dalles, asked about the proposed schedule for the local improvement district on Thompson Street. Mayor Wilcox said it was not known at this time.

CITY MANAGER REPORT

None.

CITY ATTORNEY REPORT

City Attorney Parker said The Dalles Disposal had requested a rate increase and that issue would be discussed at the November 28th Council meeting. Parker said he and Police Department staff continued to work on the Second Hand Dealer ordinance and he hoped to bring it to Council for consideration in December.

Parker reported the Codes Enforcement Officer would be having surgery and be out of the office for one to two weeks.

CITY COUNCIL REPORTS

Councilor Wood reported the Historic Landmarks Commission would meet on November 16th.

Councilor Dick reported the Urban Renewal Advisory Committee would meet on November 15th.

Councilor Spatz said the Mid-Columbia Economic Development District quarterly meeting would be held on December 15th.

Mayor Wilcox said he had received positive remarks about having a Council meeting at the High School and hoped it could be an annual event. He reported on other meetings he had attended and said he would be making a presentation on November 28th about getting agencies to work together. Wilcox said he had participated in the school's Challenge Day and encouraged other Councilors to participate next year. It was noted none of the Councilors had been made aware of an invitation to participate.

CONSENT AGENDA

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

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Items approved by Consent Agenda were: 1) approval of October 10, 2011 regular City Council meeting minutes; 2) approval of October 24, 2011 regular City Council meeting minutes; and 3) approval to declare vehicle as surplus property.

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding the Sale of the 19th Street Reservoir Property

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

City Attorney Parker reviewed the staff report.

Mayor Wilcox asked if the City needed to retain any of the property for easement purposes. Public Works Director Anderson said there were no utilities remaining on that property.

Testimony

Rodger Nichols, 1617 Oregon Street, The Dalles, asked why the sale of the property was not on the open market to get the highest bid.

City Manager Young said part of the criteria for disposing of surplus property was to evaluate the best interest of the public. He said the value and sale price were the same and benefitting a community facility for the benefit of the entire community was important.

Hearing no further testimony, the public hearing was closed.

Resolution No. 11-030 Accepting an Offer from the Mid-Columbia Medical Center to Purchase a Surplus Parcel of Real Property Commonly Known as the Nineteenth Street Reservoir Property

It was moved by Dick and seconded by Wood to adopt Resolution No. 11-030 accepting an offer from Mid-Columbia Medical Center to purchase a surplus parcel of real property commonly known as the Nineteenth Street Reservoir property. The motion carried unanimously, Ahier and McGlothlin absent.

CONTRACT REVIEW BOARD ACTIONS

Approval to Purchase Police Patrol Vehicles

Police Chief Waterbury reviewed the staff report.

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Councilor Spatz asked if any local dealers could meet the price. Chief Waterbury said he had asked and they could not meet the State bid price.

It was moved by Wood and seconded by Spatz to authorize the purchase of three vehicles from Wilsonville Dodge in the amount of \$66,240.00. The motion carried unanimously. Ahier and McGlothlin absent.

ACTION ITEMS

Special Ordinance No. 11-544 Assessing the Properties Located at 414 West Sixth Street and 1290 West Eighth Street for the Cost of Abatement of Hazardous Vegetation

City Attorney Parker reviewed the staff report.

City Clerk Krueger read Special Ordinance No. 11-544 by title.

It was moved by Wood and seconded by Dick to adopt Special Ordinance No. 11-544 assessing the properties located at 414 West Sixth Street and 1290 West Eighth Street for the cost of abatement of hazardous vegetation. The motion carried unanimously, Ahier and McGlothlin absent.

Resolution No. 11-029 Assessing the Property Located at 1914 Dry Hollow Road for the Cost of Abatement of Junk and Hazardous Vegetation

City Attorney Parker reviewed the staff report.

It was moved by Dick and seconded by Spatz to adopt Resolution No. 11-029 assessing the property located at 1914 Dry Hollow Road for the cost of abatement of junk and hazardous vegetation. The motion carried unanimously, Ahier and McGlothlin absent.

Consideration of Department Manager's Salaries

City Manager Young reviewed the staff report.

Mayor Wilcox clarified that the one percent salary increase mentioned in the alternatives had already been approved by the City Council.

Councilor Wood said she would prefer to take no action at this time. She said there were many variables and qualifications of the Department Managers, all bringing different specialties to the City. She said it was more reasonable to leave the system in place.

Councilor Spatz said he would prefer to discuss the matter when the full Council was in attendance, but that he preferred Option #3 or #4. He said it was important that the Public Works Director and Police Chief have external equity and was unfair to current staff to be paid at a rate that the City could not use to recruit someone new for the position.

Mayor Wilcox said he believed the Police Chief and Public Works Director needed to have a salary adjustment.

Councilor Dick said he would like to discuss with the entire Council. He said the City's staff was great and if it was just money, he would like to give the increases, but that the Council needed to consider the overall financial health of the City.

Mayor Wilcox allowed public input.

Barbara Pashek said the City Council had previously said salaries needed to hold the line because the budget for the year was tight. She said if there was now extra money in the budget it should be used to reduce water rates, not give more money to staff.

It was the consensus of the Council to discuss this issue at the November 28th Council meeting.

DISCUSSION ITEMS

Review of Chenoweth Interchange Area Management Plan (IAMP) Supplemental Transportation Systems Development Charges

Senior Planner Dick Gassman reviewed the staff report. He said it had been anticipated that the Council would adopt supplemental systems development charges (SDC's) for the IAMP area. He asked the Council if they wished staff to develop a methodology for the SDC's at this time or to delay action.

Following discussion, there was consensus to direct staff to develop a methodology for the supplemental transportation SDC's for the Chenoweth IAMP area for Council consideration. There was general consensus that it was important to have the SDC in place, though the amount should not be for full funding of a third access to the area.

Review of Proposed Tree Plan

Senior Planner Gassman reviewed the staff report.

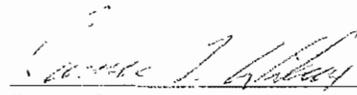
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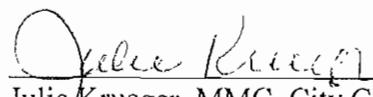
It was moved by Wood and seconded by Spatz to adopt the Tree Committee's work plan as presented. The motion carried unanimously, Ahier and McGlothlin absent.

ADJOURNMENT

Being no further business the meeting adjourned at 7:03 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED: 
James L. Wilcox, Mayor

ATTEST: 
Julie Krueger, MMC, City Clerk