

## MINUTES

REGULAR COUNCIL MEETING  
OF  
SEPTEMBER 23, 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 Clerk Julie Krueger, Public Works Director Dave Anderson, Police Chief Jay Waterbury, Engineer Dale McCabe, Senior Planner Dawn Hert, Administrative Fellow Jon Chavers

### CALL TO ORDER

Mayor Lawrence called the meeting to order at 5:34 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

A supplemental agenda including Resolution No. 13-033 authorizing signature of a Rural Enterprise Zone Long Term Agreement with Design, LLC; approval of distribution of Enterprise

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Zone fees from Agreement with Design, LLC; and approval of distribution of the City's share of annual Enterprise Zone fees from Agreement With Design, LLC; and addition of an OLCC Application for Change in Ownership for Romul's Restaurant, were added to the agenda.

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

### **PRESENTATIONS/PROCLAMATIONS**

Mayor Lawrence introduced his twin brother Joe, who was in town visiting.

#### **Senior Center Update Presented by Scott McKay**

Scott McKay said September was National Senior Center Month and was a good time to provide an update of activities to the City Council. He highlighted recent accomplishments, noting a Committee had been formed to develop a plan to raise funds for the installation of an elevator. He noted programs and said the Senior Center had many volunteers. McKay said the Senior Center operated on a very small budget of \$100,000 per year. He also noted the Senior Center had many partnerships.

### **AUDIENCE PARTICIPATION**

None.

### **CITY MANAGER REPORT**

None.

### **CITY COUNCIL REPORTS**

Councilor Wood said she had attended the dedication of the opening of the historic highway between McCord and Moffet Creeks, connecting Cascade Locks to Troutdale. She said this completed a six mile section of the trail. Wood said the Council of Governments would have a public hearing on October 1 at 5:30 p.m., at the PUD building to consider increasing building permit fees. She said the current proposal was to increase 20%, 10%, and 10%, over a three year period.

Councilor McGlothlin said the focus of the recent Traffic Safety Commission meeting was discussing concerns and support of the improvements on Kelly Avenue between 10<sup>th</sup> and 12<sup>th</sup> Streets. He said the project had been paid for out of general street improvement funds and was

needed to improve pedestrian safety and install ADA access in the area. McGlothlin said he had attended the Airport Board meeting and progress was being made with the water district, industrial park, and an additional FAA Grant had been received, in the amount of \$993,000, for taxiway improvements.

Councilor Spatz said he had attended a round table meeting with agricultural representatives to discuss challenges and opportunities that may be addressed in the work force training programs. He said the college was planning to update the institutional academic master plan. Spatz noted that aviation training had also been identified as a field which needed workforce training.

Councilor Miller said she attended the Urban Renewal Advisory Committee meeting, noting the Advisory Committee had forwarded a recommendation to the Agency to approve two rehabilitation grant applications. She said an update had been asked for concerning the Granada Block Redevelopment, but there was nothing new to report at that time.

### **CONSENT AGENDA**

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

The items approved by Consent Agenda were: 1) approval of the September 9, 2013 regular City Council meeting minutes; and 2) authorization for City Clerk to endorse an OLCC Change in Ownership application for Romul's Restaurant.

### **PUBLIC HEARINGS**

#### **Continuation of Public Hearing to Receive Testimony Regarding a Re-Zone Request by Karl Rozentals**

Mayor Lawrence re-opened the public hearing.

Senior Planner Hert reviewed the staff report.

#### **Testimony**

Applicant Karl Rozentals, 2103 East 12<sup>th</sup> Street, The Dalles, said he had purchased the property in the early 1970's and it had always been in commercial use. He said over the years, he had made improvements and had permits for them, so was surprised there was no record of the commercial zoning on the property.

Hearing no further testimony, the public hearing was closed.

#### Council Deliberation

It was moved by McGlothlin and seconded by Miller to direct staff to prepare an ordinance approving Comprehensive Plan Amendment 40-13 and Zoning Ordinance Amendment 84-13 as approved by the Planning Commission, based on appropriate findings of fact and conclusions of law, to be presented for adoption at a future City Council meeting. The motion carried unanimously.

#### ACTION ITEMS

##### Special Ordinance No. 13-558 Assessing Certain Lots and Tracts of Land Within the City of The Dalles a Proportionate Share of the Cost of West First Street, Terminal Way and Bargeway Road Reconstruction Project, Phase 2

City Clerk Krueger said this was the final step in completing the assessments for the project and recommended the City Council adopt the Ordinance by title.

City Clerk Krueger read Special Ordinance No. 13-558 by title.

It was moved by Wood and seconded by McGlothlin to adopt Special Ordinance No. 13-558 assessing certain lots and tracts of land within the City of The Dalles a proportionate share of the cost of West First Street, Terminal Way and Bargeway Road Reconstruction Project, Phase 2, by title. The motion carried, Miller voting no.

##### Resolution No. 13-031 Setting Forth the City's Policy for Implementation of Fair Housing Act of 1988 Amendments and the City's Fair Housing Program

City Manager Young reviewed the staff report, noting this was to update a very old resolution the City had on file for the Fair Housing Act.

It was moved by Spatz and seconded by Wood to adopt Resolution No. 13-031 setting forth the City's policy for implementation of Fair Housing Act of 1988 amendments and the City's Fair Housing Program. The motion carried unanimously.

Resolution No. 13-033 Authorizing a Second Enterprise Tax Abatement Agreement With Wasco County and Design, LLC

City Manager Young reviewed the staff report. He said this would be a separate agreement and would be for a term of 15 years if Google proceeded with construction of a new facility on their property. Young said if the City Council approved the Resolution, the Wasco County Commission would consider it at their meeting scheduled for September 24.

It was moved by Spatz and seconded by Wood to adopt Resolution No. 13-033 authorizing signature of a second Enterprise Tax Abatement Agreement with Wasco County and Design LLC.

Robert Camarillo, Portland, Oregon, said the Ironworkers Local Union supported Google, but asked that the City encourage them to hire locally for the construction jobs.

Clarence Wilson, 3386 WyEast Road, Hood River, urged the City to hire local labor for the construction work. He said there were many qualified local workers who needed the jobs.

The motion to adopt Resolution No. 13-033 was voted on and carried unanimously.

City Manager Young said he had spoken with Google and they had been encouraged to hire locally if possible. He said he would pass on the comments to them.

Approval of Distribution of Enterprise Zone Fees From Agreement With Design, LLC

City Manager Young reviewed the staff report. He said the initial fee was set at \$1,200,000 and would be distributed for projects that would have an immediate impact on services provided in the community. He noted \$484,464 would go to Mid-Columbia Fire and Rescue to remodel and place in service, Station #2; \$100,000 would go to Northern Wasco County Parks and Recreation District for several projects that would benefit the community; \$425,845 to Wasco County for payment of the remaining Discovery Center infrastructure debt; \$129,691 to pay the remaining debt for the Union Street Undercrossing project; and \$60,000 to Columbia Gorge Regional Airport to help with projects as needed. Young said there was also an \$800,000 annual fee which would be distributed 35% to the City (\$280,000); 35% to Wasco County (\$280,000) and 30% to Northern Wasco County School District 21 (\$240,000). He said the expenditures would be determined through an intergovernmental agreement.

Mayor Lawrence noted the funding for the Fire District would be good for the entire community because it would improve the fire rating and reduce insurance premiums. He said the Parks District would be able to complete some projects that would help bring more people to the community for sporting events.

Public Comment

Mid-Columbia Fire and Rescue Chief Bob Palmer thanked the City for including them in the distribution of the funds.

Candy Armstrong, School District 21 Superintendent, thanked the City for including the School District and said she appreciated being included in the process. City Manager Young noted that part of the funds could be used to pay for the school mascot change because it had been a mandate.

Bob McNary, 1525 East Ninth Street, The Dalles, said 15 years was a long time for the tax abatement and said many other entities may have a need for a bond issue during that period of time.

Airport Manager Chuck Covert expressed appreciation for the support of the Airport during the process.

It was moved by Wood and seconded by Dick to approve the proposed distribution of the Enterprise Zone fees from the agreement with Design, LLC, contingent upon approval by Wasco County Commission. The motion carried unanimously.

Approval of Distribution of City's Share of Annual Enterprise Zone Fees from Agreement With Design, LLC

City Manager Young reviewed the staff report. He explained the proposal was to provide \$75,000 to Columbia Gorge Community College for their regional center of innovation program; \$90,000 to Mid-Columbia Fire & Rescue which would be for a student-volunteer program and a method of retiring debt to construct a new training tower; and \$115,000 to the City, use to be determined through the annual budget process.

Councilor Spatz said he was an employee of the college, but did not have a conflict of interest because he would not gain financially from the decision.

Councilor McGlothlin noted he was an employee of School District 21, but also said it was not a conflict of interest as he would not have any financial gain from the decision.

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It was moved by Dick and seconded by Miller to approve the proposed distribution of the City's share of the annual Enterprise Zone fees from the agreement with Design, LLC, and direct the City Manager to negotiate intergovernmental agreements with Columbia Gorge Community College and Mid-Columbia Fire and Rescue District. The motion carried unanimously.

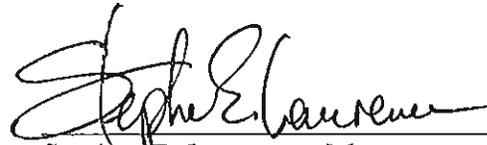
**ADJOURNMENT**

Being no further business, the meeting adjourned at 6:40 p.m.

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Submitted by/  
Julie Krueger, MMC  
City Clerk

SIGNED:

  
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Stephen E. Lawrence, Mayor

ATTEST:

  
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Julie Krueger, MMC, City Clerk