

MINUTES

REGULAR COUNCIL MEETING
OF
JULY 23, 2012
5:30 P.M.
THE DALLES CITY HALL
313 COURT 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, Police Chief Jay Waterbury, Community Development Director Dan Durow, Public Works Director Dave Anderson, Senior Planner Dick Gassman

CALL TO ORDER

Mayor Wilcox called the meeting to order at 5:31 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

Mayor Wilcox asked the Council to add approval of an OLCC change in privilege application for Celilo Inn to the Consent Agenda.

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

PRESENTATIONS/PROCLAMATIONS

Mayor Wilcox introduce Angela Schultze, who had painted a picture of the Sister City garden, to present to the Mayor of Myoshi City on an upcoming visitation. Wilcox said Ms. Schultze would be the chaperone for the student delegation visiting Myoshi City in August.

Americans With Disabilities Anniversary Proclamation

Mayor Wilcox read a Proclamation, declaring July 26, 2012 as the 22nd anniversary of the Americans With Disabilities Act.

School District 21 Report

School District Superintendent Candy Armstrong provided an update regarding summer school activities. She said there had been good participation in the programs, noting that students had to pay for the classes which was an incentive to achieve their goals. She reported the migrant program had been very successful this summer and the nutrition services had provided meals for all the summer programs.

AUDIENCE PARTICIPATION

Daniel, 845 Snipes Street, The Dalles, said he had questioned the City's authority to act outside of the US and Oregon constitutions at the last Council meeting, but had not received an answer from the City Council.

Mayor Wilcox said the City Council did follow the constitutions. City Attorney Parker said he would provide a written reply to the citizen.

CITY MANAGER REPORT

City Manager Young announced that Community Development Director Dan Durow would be retiring from his position effective November 1. Young said Durow left a legacy of accomplishments that would have a lasting influence on the community, including his work in Urban Renewal programs and projects, downtown and riverfront projects, Enterprise Zone work, and Riverfront Trail work.

Young said he planned to reorganize the Department and asked for budget approval from the Council to establish a contract with Durow to work eight to twelve hours per week on urban renewal, enterprise zone, and riverfront projects, at a rate of \$40 per hour with no benefits. Young further requested funding approval to change the intern position to a fellowship, paying \$20 per hour instead of the current \$15. He said that position would be able to assist with economic development projects and then the current Economic Development Department would be able to function as a Planning Department. Young said there would be a savings of at least \$20,000 in the budget with these changes. Young said the funds included in the budget from urban renewal to pay a portion of Durow's salary would then be used to pay a portion of the City Manager's salary when working on economic development projects.

It was moved by Wood and seconded by Spatz to approve the changes proposed by the City Manager, including a contract with Durow at \$40 per hour, changing the Intern position to a fellowship and paying \$20 per hour, and using urban renewal funds dedicated toward Durow's salary, to be charged for City Manager's salary, not to exceed current budgeted figures. The motion carried unanimously, Dick absent.

City Manager Young was directed to provide detailed budget information to the City Council regarding all the salary impacts.

City Manager Young reminded the City Council the dedication ceremony for the Commercial Dock Facility and Lewis and Clark Festival Park would be held on September 6, 2012 at 10:00 a.m.

CITY ATTORNEY REPORT

City Attorney Parker reported he was meeting with the Municipal Judge and Prosecutor regarding the concept of a mental health court. He said he was working on the dog control and second hand dealer ordinances which would be brought to Council for consideration in September.

CITY COUNCIL REPORTS

Councilor McGlothlin reported on the recent Traffic Safety Committee meeting, noting the discussion regarding the walkability assessment had been postponed and said traffic signage issues had been discussed. He said the Committee was considering a recommendation to fund a Bicycle Master Plan.

Councilor Spatz reported the Strong Economy Program would be concluding, but a bi-state legislative forum was being planned for December to focus on issues for the Gorge communities.

He said there would be three areas of focus for the forum including business, public policy, and education. Spatz said a regional tourism summit was also planned for October.

Mayor Wilcox said he had participated in the Fort Dalles Rodeo parade on Saturday and said he would be attending the Oregon Mayor's Conference later in the week. Wilcox said the registration forms for the League of Oregon Cities conference had been sent out and he encouraged the City Council to attend the conference.

CONSENT AGENDA

It was moved by Ahier and seconded by McGlothlin to approve the amended Consent Agenda. The motion carried unanimously, Dick absent.

Items approved by Consent Agenda were: 1) approval of the July 9, 2012 regular City Council meeting minutes; and 2) authorization for City Clerk to endorse OLCC change in privilege application for Celilo Inn.

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding Proposed Amendments to the Land Use Development Ordinance

Mayor Wilcox reviewed the procedures to be followed for the public hearing. City Manager Young said the language was not intended to be more or less restrictive, but to clarify what would be allowed. He said staff would work on the language.

Senior Planner Gassman reviewed the staff report, noting most of the proposed changes were very minor in nature. He reviewed Sections 5, 7, 10, and 19, which were more substantive.

Mayor Wilcox asked that Section 13 regarding accessory dwelling unit size be clarified so it was easier to understand.

There was a discussion regarding the definition of mobile home, compared to manufactured home. Senior Planner Gassman explained a mobile home would have been manufactured prior to 1976 and they were no longer considered suitable due to their age. He said they would no longer be permitted in the City.

Testimony

Bob McNary, 1525 East Ninth Street, The Dalles, asked if permits were currently required to build any fence. He said the City rarely knew about new fences being built and therefore they were not inspected.

Senior Planner Gassman said permits would be required for fences over four feet in height, but would not have a fee unless the fence was over six feet in height. He said the staff needed to educate the public regarding the need to get permits to build fences.

Councilor Ahier expressed opposition to regulating hedges in front of homes.

Community Development Director Durow said the purpose was for aesthetics and to address safety concerns. He said public safety departments needed to be able to see house numbers when responding to emergencies.

Mayor Wilcox said he thought the 100 foot setback requirement for structures over 40 feet in height, in overlay zones, seemed excessive.

Hearing no further testimony, the public hearing was closed.

Council Deliberation

It was moved by Wood and seconded by Spatz to direct staff to prepare an ordinance approving amendments to the Land Use Development Ordinance as recommended by the Planning Commission, including any changes approved by the City Council, based on appropriate findings of fact and conclusions of law, and including alternative language for Section 13, for adoption at a future Council meeting.

There was continued discussion regarding fences and hedges. Councilor Spatz said he understood the need for vision clearance on corner lots, but did not agree with regulating hedges on interior lots.

The motion to direct staff to prepare an ordinance approving amendments to the Land Use Development Ordinance as recommended by the Planning Commission, including any changes approved by the City Council, based on appropriate findings of fact and conclusions of law, and including alternative language for Section 13, for adoption at a future Council meeting was voted on and carried unanimously, Dick absent.

ACTION ITEMS

Approval of Agreement With US Army Corps of Engineers for Operation of the Shuttles at The Dalles Dam

City Manager Young reviewed the staff report.

It was moved by Wood and seconded by McGlothlin to authorize the City Manager to sign the agreement with the US Army Corps of Engineers for operation of the shuttles for access to Patterson Park and tours at The Dalles Dam.

Councilor Spatz asked if the Chamber would take over the operation of this program in the future. City Manager Young said the City would operate the program for this brief season and would work with the Chamber to have them operate it next year from May through September.

The motion to authorize the City Manager to sign the agreement with the US Army Corps of Engineers for operation of the shuttles for access to Patterson Park and tours at The Dalles Dam was voted on and carried unanimously, Dick absent.

DISCUSSION ITEMS

Update Regarding Revenue Impacts from Water Rate Adjustments Implemented in December, 2011

Public Works Director Anderson reviewed the staff report.

Councilor Ahier said he believed the City Council had selected an appropriate plan and capital projects list. He said they now needed to determine how to achieve the correct revenue to complete the projects.

Councilor Spatz agreed that all the projects included in the Plan were vital to complete. He said there had been no rate increases for a period of 12 years and now rates had to increase to keep the infrastructure working.

Ahier said the City's water rates were high compared to other cities, but the base volume amount was also high compared to other cities. He said he supported postponing the matter to September to all staff to compile more data regarding summer usage.

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Councilor Wood said she didn't think it was wise to compare The Dalles with other cities regarding water rates. She said each community is different based on the type of water system they operate and their delivery systems.

It was moved by Ahier and seconded by Wood to direct staff to delay a residential water rate increase until November and on September 24, 2012, bring to City Council a review of the summer use impact of the 2011 water rate increase and rate plan options that maintain the Option 2B rate plan revenue and Capital Improvement Plan. The motion carried unanimously, Dick absent.

ADJOURNMENT

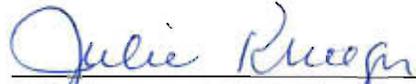
Being no further business, the meeting adjourned at 7:24 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Mayor

ATTEST:


Julie Krueger, MMC, City Clerk