

MINUTES

REGULAR COUNCIL MEETING
OF
JULY 25, 2011
5:30 P.M.
CITY HALL COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Jim Wilcox

COUNCIL PRESENT: Bill Dick, Carolyn Wood, Brian Ahier, Tim McGlothlin

COUNCIL ABSENT: Dan Spatz

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Community Development Director Dan Durow, Senior Planner Dick Gassman, Police Chief Jay Waterbury, Administrative Intern Will Norris, Public Works Director Dave Anderson, Airport Managers Chuck Covert and Jim Broehl, Engineer Dale McCabe, Water Distribution Manager Ray Johnson

CALL TO ORDER

Mayor Wilcox called the meeting to order at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; Councilor Spatz 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 Ahier to approve the agenda, including the supplemental agenda, as presented. The motion carried unanimously, Dick and Spatz absent.

PRESENTATIONS/PROCLAMATIONS

Americans With Disabilities Day Proclamation

Mayor Wilcox read a proclamation, declaring July 26, 2011 as Americans With Disabilities Day in The Dalles.

Presentation by ODOT Regarding Interstate 84 Marina Interchange Landscaping Project

Brad DeHart, Oregon Department of Transportation (ODOT), provided an overview of the I-84 landscaping project at the marina interchange. He said the project had been funded through an ODOT grant program and in-kind services of the crew. DeHart said he was talking with local groups about their adopt a landscape program and hoped someone would take responsibility for maintaining the project.

Councilor Dick in attendance at 5:38 p.m.

Mayor Wilcox provided Mr. DeHart with a Certificate of Appreciation for the work and dedication to beautify the marina interchange.

Councilor Wood suggested Mr. DeHart contact the Extension Office to see if Master Gardeners might be interested in helping maintain the landscaping.

Presentation by The Dalles Business Team Regarding Business Recruitment and Retention

Mike Zingg, 703 Creek View, The Dalles and Dana Schmidling, Chamber of Commerce, provided an overview of the work their group was doing. Mr. Zingg said they had a vision to create a group who could help walk people through the process of starting a business in The Dalles and bring all the agencies together to be more business friendly. He said they planned to have members serve as advocates, walking people through the process of getting the permits they needed for their businesses.

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Update from Economic Development Policy Committee

Committee Chair Mike Zingg said the group wanted to investigate community attitudes and was currently interviewing people in the community. He said the goal of the group was to provide a positive and healthy environment for business growth. He said they hoped to bring recommendations and a report to the City Council in October.

Mayor Wilcox said he had no problem allowing additional time for the Committee to complete their work.

AUDIENCE PARTICIPATION

None.

CITY MANAGER REPORT

City Manager Young said a public meeting was scheduled for August 1 at 6:00 p.m. regarding the Third Place Streetscape Design project.

Young reported on the downtown Wi Fi project, saying 15 units were now in operation and the project would be completed mid-August.

Young said Water Quality Manager Ken Rawson would be retiring and said staff was working on the recruitment process to fill his position. He noted that Jeff Miller had received his Water Treatment Level 4 certification, the highest level of certification available for our water treatment plant.

City Manager Young said the Administrative Intern had been working on census statistics, which would be provided to the Council in the near future.

CITY ATTORNEY REPORT

City Attorney Parker reported he would be attending a worker's compensation hearing in Portland next week and said he would be on vacation the week of August 8th.

CITY COUNCIL REPORTS

Councilor McGlothlin reported he had attended an event regarding the history of the Oregon Territory and presented a booklet that he had accepted on behalf of the City.

Mayor Wilcox said he had introduced Senator Merkley at his 100th Town Hall meeting, which was held in The Dalles over the weekend. He reported on his attendance at an Armed Forces picnic, saying it was well attended and hosted by Mid Columbia Medical Center.

Wilcox said the Sister City Association had decided to remove the sign in the downtown area because it had become faded. He said some type of replacement would be made in the future.

Wilcox said the Walmart application was slowly moving forward and it was hoped the Corps of Engineers process would be completed by mid-August.

Councilor Dick said he appreciated having public agency representatives on the Urban Renewal Advisory Committee so all interests were represented.

CONSENT AGENDA

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

Items approved by Consent Agenda were: 1) approval of July 11, 2011 regular City Council meeting minutes; authorization for City Clerk to endorse annual OLCC license renewals; and 3) approval for outside city limits sewer connection application.

PUBLIC HEARINGS

Public Hearing to receive Testimony Regarding an Annexation Request by Gary Honald

Mayor Wilcox reviewed the procedure to be followed for the hearing.

Senior Planner Gassman reviewed the staff report. He said no comments were provided by neighboring property owners.

Testimony

No testimony was presented.

Council Deliberation

It was moved by Wood and seconded by Dick to approve the annexation and direct staff to return to Council with an ordinance for adoption. The motion carried unanimously, Spatz absent.

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Public Hearing to Receive Testimony Regarding a Proposed Amendment to the Land Use Development Ordinance Regarding Height Requirements in the Central Business Commercial District

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

Senior Planner Gassman reviewed the staff report. In response to a question, Community Development Director Durow said staff had talked with the Fire District and they were comfortable that fire suppression of taller buildings would not be a concern.

Councilor Ahier said he supported the amendment because it would promote development and jobs for the community.

Testimony

No testimony was presented.

Council Deliberation

Wood said it would be important to keep the historic flavor of the downtown in mind when considering conditional use permits for taller buildings.

It was moved by Ahier and seconded by McGlothlin to approve the proposed amendment as recommended by the Planning Commission with the findings of facts and conclusions of law as contained in the staff report and to direct staff to prepare an ordinance adopting Zoning Ordinance Amendment 79-11, to be presented at a future City Council meeting. The motion carried unanimously, Spatz absent.

CONTRACT REVIEW BOARD ACTIONS

Award Contract for Purchase of Electric Shuttles for The Dalles Dam Tours

Administrative Intern Will Norris reviewed the staff report. He said the vehicles would resemble a long golf cart and would follow the previous route used by the tour trains. Norris said the rail would be removed and paths installed for the electric shuttles.

It was moved by Wood and seconded by Ahier to authorize the City Manager to enter into contract with Cruise Car Inc. in an amount not to exceed \$43,8000 for the procurement of two electric shuttles and accompanying ADA accessible trailers. The motion carried unanimously, Spatz absent.

Award Contract for 2011 Sanitary Sewer Slipline Contract

Engineer Dale McCabe reviewed the staff report.

It was moved by Wood and seconded by McGlothlin to authorize the City Manager to enter into contract with Insituform Technologies, Inc in an amount not to exceed \$329,740. The motion carried unanimously, Spatz absent.

ACTION ITEMS

Approval of Golf Course Memorandum of Understanding

Airport Managers Chuck Covert and Jim Broehl reviewed the staff report.

It was moved by Wood and seconded by Ahier to authorize signature of a new Memorandum of Understanding with the same terms with a new expiration date of June 30, 2012. The motion carried unanimously, Spatz absent.

Approval of a Water System Agreement Between the Columbia Gorge Regional Airport and Dallesport Water District

Airport Managers Chuck Covert and Jim Broehl reviewed the staff report.

It was moved by Wood and seconded by Dick to approve the Water Supply Agreement with Dallesport Water District contingent on approval by Klickitat County Commission. The motion carried unanimously, Spatz absent.

Special Ordinance No. 11-542 Vacating a Portion of Terrace Drive and East Terrace Drive Located Adjacent to the Mayfield Property at 513 East Terrace Drive

City Attorney Parker reviewed the staff report.

Councilor Dick excused himself from deliberations due to conflict of interest. He stated he was the attorney for the estate of Mr. Mayfield.

City Clerk Krueger read Special Ordinance No. 11-542 by title.

It was moved by Wood and seconded by McGlothlin to adopt Special Ordinance No. 11-542 vacating a portion of Terrace Drive and East Terrace Drive located adjacent to the Mayfield property at 513 East Terrace Drive, by title. The motion carried unanimously, Dick abstaining; Spatz absent.

Resolution No. 11-025 Accepting a Deed of Dedication from Stanley G. Mayfield

City Attorney Parker reviewed the staff report.

Councilor Dick excused himself from deliberations due to conflict of interest. He stated he was the attorney for the estate of Mr. Mayfield.

It was moved by Wood and seconded by McGlothlin to adopt Resolution No. 11-025 accepting a deed of dedication from Stanley G. Mayfield. The motion carried unanimously, Dick abstaining; Spatz absent.

General Ordinance No. 11-1313 Amending Land Use Development Ordinance No. 98-1222

Senior Planner Gassman reviewed the staff report.

City Clerk Krueger read General Ordinance No. 11-1313 by title.

It was moved by McGlothlin and seconded by Ahier to adopt General Ordinance No. 11-1313 amending Land Use Development Ordinance 98-1222 by title. The motion carried unanimously, Spatz absent.

DISCUSSION ITEMS

Report Regarding Water Rates and Water Capital Improvement Plan Re-Evaluation

Administrative Intern Will Norris presented a PowerPoint presentation and reviewed the staff report.

Councilor Ahier asked that the presentation be added to the City's website for citizens to view. He said it was interesting that with the addition of businesses and homes to the community, that water usage had not increased. He said it could be assumed people were using conservation measures.

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Public Works Director Anderson noted several projects that had been completed which had not originally been included in the Water Capital Improvement Plan, including the DEQ temperature mitigation, Port water line extension and Third Street Streetscape Project.

Anderson said it was important to note that if the Dog River Line project was delayed for too long, as outlined in Option #3, the permit process would have to be started over.

Councilor Ahier said he believed Option #1 would be too much of a burden on rate payers and he preferred Option #2, which had a more balanced rate increase while still allowing important projects to be completed. Public Works Director Anderson said the Dog River project could stay on schedule using the Option #2 structure.

Mayor Wilcox said increasing the water rates would create more brown lawns and our community would be ugly. He said new development needed to happen in the town to pay for the projects.

There was a discussion regarding lowering the base usage from 10,000 gallons to 5,000 or 8,000. Councilor Ahier said he would like to see data to see what would happen with the revenues if the base was lowered.

Mayor Wilcox said the cost of living index did not help citizens when their water rates were doubled. He reiterated the need to focus on bringing new users on the system to help pay for the projects.

Councilor Wood said there was no guarantee that there would be enough new customers to pay for projects. She said in order to get bonding for the projects, the City would have to prove it's rate structure would be adequate to repay the bond.

City Manager Young explained that reducing the base usage amount would not change the revenue very much and he said unit costs may have to be increased to compensate for a lower base usage amount.

Councilor Ahier said he would like to see the data regarding the reduced base usage.

Mayor Wilcox said he preferred Option #2B to bring forward for discussion at a public hearing. It was the consensus of the City Council to develop information for the public hearing based on Option #2B. Mayor Wilcox suggested proceeding with the hearing regarding rates and look at other base usage models later. City Manager Young said staff would look at other alternatives that would be revenue neutral and include the information in the report, but would proceed with the rate hearing using option #2B.

Discussion Regarding Department Managers Salaries

City Manager Young reviewed the staff report.

Mayor Wilcox said he didn't believe Department Managers were all equal and said Police and Public Works were the most vital departments of the City. He said the Police Chief and Public Works Director had more responsibilities and were more vital and should be paid a higher salary.

Councilor Wood said she had spoken with a Human Resources person who told her the City should hire an outside agency to set criteria for the salaries. She said the City implemented the equal pay for Department Managers to have internal consistency and that she believed prior to that, there had been gender issues with female Department managers being lower paid.

Wilcox said he had spoken with former Councilors who told him the current plan was the easy way out, not the right way.

Councilor Ahier said other cities did not pay all their Managers the same salary and said the City was de-valuing the Police Chief by underpaying him.

Councilor Dick said the Council should not discuss particular employees, rather positions. He said if changes were to be made, criteria should first be developed to determine the salary levels.

City Manager Young said he would look at the positions and develop common criteria for the positions and consider external and internal equity. He said as a group, the Department Managers were the lowest paid compared to others and suggested comparing with Pendleton salaries. He said providing a 1.4% cost of living adjustment and an 1.25% increase would bring the City's salaries more in line with the pay scale for Pendleton Managers.

Extend Time of Meeting

It was moved by Dick and seconded by Ahier to extend the meeting to 9:00 p.m. The motion carried unanimously, Spatz absent.

EXECUTIVE SESSION

Mayor Wilcox recessed the meeting to Executive Session at 8:34 p.m. in accordance with ORS 192.660 (2) (d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

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Reconvene to Open Session

The meeting reconvened to open session at 8:44 p.m.

DECISIONS FOLLOWING EXECUTIVE SESSION

None.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:44 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED: B. A.
~~James L. Wilcox, Mayor~~
BRIN AHIER

ATTEST: Julie Krueger
Julie Krueger, MMC, City Clerk