

MINUTES

REGULAR COUNCIL MEETING
OF
SEPTEMBER 12, 2011
5:30 P.M.
CITY HALL COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor pro-tem Brian Ahier

COUNCIL PRESENT: Bill Dick, Carolyn Wood, Tim McGlothlin

COUNCIL ABSENT: Mayor Jim Wilcox, Dan Spatz

STAFF PRESENT: City Attorney Gene Parker, City Clerk Julie Krueger, Community Development Director Dan Durow, Public Works Director Dave Anderson, Airport Managers Chuck Covert and Jim Broehl, Police Captain Ed Goodman, Finance Director Kate Mast, Administrative Fellow Cooper Whitman

CALL TO ORDER

Mayor pro-tem Ahier called the meeting to order at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; Mayor Wilcox and Councilor Spatz absent.

PLEDGE OF ALLEGIANCE

Mayor pro-tem Ahier invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

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

PRESENTATIONS/PROCLAMATIONS

Memorial Tribute for Albert Brown

Mayor pro-tem Ahier read a Memorial Tribute for Albert Brown, World War II veteran and last known survivor of the Bataan Death March. Local citizen and Mr. Brown's family, Robert Brown Sr., Robert Brown Jr., and Kathy McBride, were in attendance to receive the Tribute.

Presentation to Community Development Department

Councilor Wood presented a 1926 Sandborn Map book to Community Development Director Dan Durow. She said the maps were used in the insurance industry. Durow thanked Wood for the map book and said it would be helpful to staff when researching historical information about the community.

AUDIENCE PARTICIPATION

Ray Clough, 208 Sixth Avenue, Dallesport, Washington, questioned if the City Council had read the *ConnectOregon* III Grant that they had authorized the City Manager to sign for the Airport Runway Project. Mr. Clough said he was surprised at what was written in the document. He said the City Council should know that the Sundoon development and Linda Rose had no money to proceed with development of a golf course and that Ms. Rose had gone bankrupt and lost her home in 2008. Clough said it was disturbing to see that the environmental impact study had been paid for by Klickitat County instead of the Developer.

Casey Cross, 503 West Third Place, The Dalles, said he had concerns about a portion of property adjacent to his, along Mill Creek. He said the Parks and Recreation District was planning to work with the City to work out a solution where he could have that property in order to secure the rest of his property against vagrants. Mr. Cross said there were so many vagrants in the area that it was becoming a nuisance, cigarettes being tossed into the tall grass, nude people walking along the creek, and people coming into his yard area. Cross said his family did not feel safe living there and asked that the City work with him to help resolve the property issue so he could make his property safe for his family.

City Attorney Parker was directed to work with Mr. Cross regarding the property issue.

CITY ATTORNEY REPORT

City Attorney Parker said he was working with the Police Department and interested parties to revise the proposed second hand dealer ordinance and continued to work on the yard sale sign issues. He said he hoped to bring both issues for further Council consideration in October.

CITY COUNCIL REPORTS

Mayor pro-tem Ahier reported he had attended the 911 Memorial Service and it had been an excellent event. He said the memorial piece was now on display at the Fire Station and encouraged people to stop by and take a look at it.

Councilor McGlothlin reported on recent Traffic Safety Commission activity, noting the parking had been improved at the intersection of 12th and Oregon Streets; 10th Street improvements had been completed; and there was continuing discussion regarding the signs in the round about; left turn issues at Holsteins was being reviewed; and there were still concerns regarding traffic at the Sixth Street triangle area.

CONSENT AGENDA

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

Items approved by Consent Agenda were: approval of July 25, 2011 regular City Council meeting minutes; 2) approval of August 8, 2011 special City Council meeting minutes; and 3) approval of August 26, 2011 special City Council meeting minutes.

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding Proposed Water Rates

Mayor pro-tem Ahier reviewed the procedures to be followed for the public hearing.

Public Works Director Dave Anderson reviewed the staff report. He noted some reasons for maintaining the 10,000 gallon base included the fact that a very high percentage of the costs of the water system were fixed and the main cost was not tied to treating water beyond the base. He said it was also a way to keep the water fund more stable and have predictable revenues.

Anderson noted that while there were currently no large metered users on the system, he did calculate systems development charges for eight, ten, and 12 inch meters to address any future

large users. Anderson said the calculations were based on the same formula as the other charges in place.

Testimony

Bob McNary, 1525 East Ninth Street, The Dalles, said he worked with the Fellowship of Churches and was concerned that the elderly may not be able to pay higher water bills. He said a senior citizen rate should be considered.

Barbara Pashek, 1332 West 10th Street, The Dalles asked if the increases would be applied to both residential and commercial customers. Public Works Director Anderson said it would be applied to all customers.

Pashek said a senior citizen rate was a good idea. She also expressed concern that landlords would expect renters to pay for higher water bills.

Jim Broehl, 318 West 12th Street, The Dalles, said the 10,000 gallon base had been established to provide enough water for residents to water their lawns. He said the primary cost of the water was in delivering it to the customers, not for the volume of water. Broehl said instead of a senior rate, the Council should consider a low income rate because there were many low income residents that were not senior citizens.

Hearing no further testimony, the public hearing was closed.

Council Deliberation

Mayor pro-tem Ahier said he could not support an additional 4% rate increase on top of the recently implemented 6% increase. He said he did support a reduced base of approximately 8,000 gallons, which would provide an additional 1% in revenue. Ahier said the over base charges were very inexpensive and did not keep people from watering their lawns. He suggested the increases be based on the over base consumption instead of the entire water bill. Ahier said he did support a discount program for low income or senior residents.

Public Works Director Anderson said the City did have a low income program in place and it was administered by the Community Action Program (CAP).

Councilor Wood said there were many senior citizens who could afford the water rates and would prefer to call a discount program low income, not just for seniors. She said it was the City's responsibility to maintain the water system and infrastructure so everyone would continue to receive the service. Wood said she was supportive of keeping the 10,000 gallon base and was

willing to approve an additional 4% increase in order to stay on track with funding needed to complete the projects outlined in the Master Plan.

Ahier asked the status of the current cycle of increases in the Master Plan. Public Works Director Anderson said the current plan was adopted in 2006 and the increases were identified as 10% for years 2007, 2008, 2009, and 2010; 6% for year 2011; and 4% for years 2012, 2013, 2014, and 2015.

Anderson said some of the reason for the shortfall in funding included conservation measured, more efficient fixtures, and a lower rate of growth than anticipated. He said some projects had to be completed that had not been included in the original project list in order to comply with new and changing regulations.

Councilor McGlothlin asked if there might be some cost savings on the expenditure side of the water fund. Public Works Director Anderson said the staff always monitored the expenditures. McGlothlin said he was open to all options presented by staff and through testimony.

Councilor Dick said he was pleased to learn the City already had a low income program in place. He said due to the high fixed costs of water production, he supported leaving the base at 10,000 gallons and would also support consideration of an increase on the over base costs.

McGlothlin asked what would happen if the City did not comply with all the federal mandates. Anderson said noncompliance with water quality mandates could create very large fines for the City.

Ahier said the Master Plan was well done, he just could not support an additional 4% increase this year for the water rates, saying he didn't feel it was an urgent matter. He asked that a more measured approach be taken and asked for information regarding revenue projections for the volume charges and information regarding the ratio between the base and volume charges.

Anderson said he would provide additional information regarding the amount the volume rate would need to be to keep the base at its current rate and still meet the needs outlined in the Master Plan.

Councilor Dick noted that increases could also have a negative impact on businesses and said he hoped citizens would continue to have enough water to irrigate the trees in the community.

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CONTRACT REVIEW BOARD ACTIONS

Award Contract for Runway 12-30 Rehabilitation North at Columbia Gorge Regional Airport

The staff report was reviewed by Airport Manager Chuck Covert.

It was moved by Wood and seconded by Dick to award the runway 12-30 rehabilitation project to Granite Construction in the amount of \$3,295,929.56. The motion carried unanimously, Spatz absent.

ACTION ITEMS

General Ordinance No. 11-1315 Amending Section 5.050.050 of General Ordinance No. 98-1222 Regarding Development Standards Regarding Height of Buildings in the Central Business Commercial District

The staff report was reviewed by City Attorney Parker.

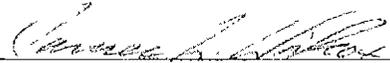
City Clerk Krueger read General Ordinance No. 11-1315 by title.

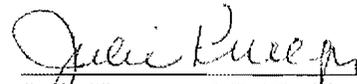
It was moved by McGlothlin and seconded by Wood to adopt General Ordinance No. 11-1315 amending Section 5.050.050 of General Ordinance No. 98-1222 regarding development standards regarding height of buildings in the Central Business Commercial District, by title. The motion carried unanimously, Spatz absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:55 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED: 
James L. Wilcox, Mayor

ATTEST: 
Julie Krueger, MMC, City Clerk