

MINUTES

REGULAR COUNCIL MEETING
OF
OCTOBER 22, 2012
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, Brian Ahier, Tim McGlothlin

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Clerk Julie Krueger, Police Chief Jay Waterbury, Public Works Director Dave Anderson, Finance Director Kate Mast, Administrative Fellow Garrett Chrostek, Community Development Director Dan Durow, Engineer Dale McCabe, Senior Planner Dick Gassman

CALL TO ORDER

Mayor Wilcox called the meeting to order at 5:33 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

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

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PRESENTATIONS/PROCLAMATIONS

Certificate of Appreciation to Dan Durow

Mayor Wilcox presented a Certificate of Appreciation. On behalf of the City Council, he thanked Durow for his many years of dedication to the City and service to the community.

Report from School District #21

A student from the high school reported on Homecoming week, saying it had been fun and there had been good participation of students, faculty, and the community.

AUDIENCE PARTICIPATION

None.

CITY MANAGER REPORT

City Manager Young reported the Public Works Director had been successful in securing the City's Columbia River water right to the year 2073.

CITY COUNCIL REPORTS

Mayor Wilcox reported the Municipal Judge continued to work on court issues and would be providing information regarding budget issues in the near future.

Councilor Spatz said the Gorge Gravity Games had been a community success. He thanked the Public Works and Police Departments, Google, and other participating businesses. Spatz said he hoped it would become an annual event in the community.

Councilor McGlothlin reported on the recent Traffic Safety Commission meeting, noting completion of the Brewery Grade and Ninth Street crosswalk, new signage at Second and Hostetler Streets.

Councilor Dick in attendance at 5:40 p.m.

Mayor Wilcox reported he had helped with the Gorge Gravity Games, attended the HAVEN vigil, participated in the breast cancer awareness walk, met with Representative Walden regarding local projects, and spoke with the sixth grade classes at the middle school. He said many projects were nearing completion at the airport.

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Councilor Wood said the next Historic Landmarks Commission would be held in November.

CONSENT AGENDA

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

Items approved by Consent Agenda were: 1) approval of October 8, 2012 regular City Council meeting minutes; 2) approval of October 1, 2012 Council Work Session minutes; 3) authorization to provide sanitary sewer service for six new lots at Foley Lakes Mobile Home Park, outside city limits; and 4) authorization to provide sanitary sewer service outside city limits.

PUBLIC HEARINGS

Public Hearing to Consider Formation of the Main Street Economic Improvement District

Mayor Wilcox declared a conflict of interest because he was a property owner in the proposed district. He retired from the dais and asked Council President Ahier to preside over the hearing.

Councilor Dick said he also owned property in the proposed district but the City Attorney had previously told the City Councilors that if there was no direct financial benefit, they could participate in the discussion.

Councilor Wood said she also owned property in the proposed district and believed she could make an impartial decision.

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

City Manager Young reviewed the staff report. He noted if the City Council determined the district should be created, there would be a second public hearing to allow property owners the opportunity to object to the proposed assessments. Young said if one-third of the property owners were opposed, the district would not be formed. He reviewed the Main Street Committee's plan and noted no residential or government properties would be assessed.

Young said the City's contribution to the program was to provide office space and equipment and \$30,000 for the first year; \$20,000 in the second year; and \$10,000 in the third year of the program.

Councilor Spatz asked if the one-third opposition was tied to the number of properties or the value of the property assessments. It was noted the one-third figure was tied to the value of the assessments.

Testimony

Marty Hiser, Westwind Frame and Gallery, said she chaired the design sub-committee for the Main Street Program. She said the proposed plan would be good for the downtown. She said she believed many of the downtown business people didn't have enough information and so they opposed the formation of the Economic Improvement District (EID). She said the cost to her business would be only approximately \$10 per month.

Jim Stone, owner of 500 and 506 East Second Street, spoke in support of the EID, saying the assessments would not be large and urged other property owners not to pass the assessment along to their renters.

Luise Langheinrich, Boulder Path Designs, urged the Council to create the EID. She said she had volunteered many hours to the Main Street Program, but all the volunteers also had full time jobs and businesses to run. She said a dedicated employee to work on the projects would make the program more effective.

Tom Wood, 701 East Second Street, spoke in support of the EID and said he served as a member of the steering committee. He said the Main Street Program was very successful all across the country and would help rejuvenate the downtown and create a positive environment to bring business to the downtown. He said the cost for his business would be approximately \$750 per year, which was very inexpensive marketing.

John Nelson spoke in support of the EID, saying funding needed to be secured to implement the programs developed by the Main Street Committee. He said he had recently visited communities who had themed downtown areas and was impressed with the way the group worked together for the good of their downtown areas.

Gretchen Hansen spoke in support of the EID, saying she agreed with the comments made by Tom Wood.

Mary Merrill, steering committee member, said she hoped the EID would be supported, noting the process had been led by property and business owners in the downtown area.

Mike Nagle spoke in support of the EID, saying the person who owned the property where he had his business, would pass the assessment on to him as a renter, but he supported paying the assessment.

Jim Wilcox, 416 West Seventh Street, spoke in opposition to the EID as it was currently drafted. He said he respected the committee members, but there seemed to be a communication disconnect with the downtown businesses. Wilcox said the method of assessment seemed unfair because property owners who had large parking lots would be paying a much larger assessment if it was based on square footage or frontage. He recommended a flat assessment rate for all.

Bob Fraley said he owned three lots and was opposed because he did not understand the proposal. He said he thought it would be good for the downtown, but would like to have more detailed information.

Darlene France spoke in opposition, saying she would prefer to see a flat fee style of assessment to be more fair to all property owners.

Ron Krol spoke in opposition, saying he owned a large lot and asked for a different method of assessment that was not based on the size of the lot.

Bev Eagy spoke in opposition, saying her proposed assessment would be approximately \$750 per year due to the size of her lot, yet her business was small. Eagy said the Chamber of Commerce should be working hand in hand with the Main Street Committee and noted the new Executive Director had a lot of experience with the Main Street program. She asked for reconsideration of the assessment methodology.

Jim Stroud spoke in opposition, saying he would have to pass the assessment on to his renters who were already struggling. He said urban renewal funds should be used to pay for the Main Street program. Mr. Stroud submitted additional letters in opposition to the EID. He said the downtown property and business owners should have been provided with more information regarding the proposal before it was proposed to the City Council.

City Manager Young noted for the record, additional letters in opposition which had been received by the City Clerk's Office.

Janet Stauffer spoke in opposition, saying she couldn't pass the assessment on to her renters.

Doug Hattenhauer spoke in opposition, saying the benefit of the program would be for the entire community and should not be assessed only to the downtown property owners. He said the City

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should fund the program, noting the unappropriated ending fund balance, a hiring and wage freeze on City employees could help pay for the program.

Chuck Langley spoke in opposition of the EID. He said the proposed assessment for his property would be approximately \$600. Langley said he agreed with comments made by Mr. Stroud and said that property tax limitation laws that had been passed in the 1990's were supposed to keep taxes under control. He said the urban renewal program did not work to increase property values and that what was needed was lower rents on downtown buildings to get people to bring their businesses to the downtown. Langley said marketing the downtown would not make a difference.

Chad Walter, 217 East Third Street said he would like to have more information and see different options for the method of assessments before deciding to support or oppose the EID.

Matt Herriges, Optimist Printers, said he opposed the method of assessment. He suggested a membership drive style of collecting funds to market the downtown. Herriges said the Main Street group should have directly contacted the property and business owners to provide information.

Dave Zimbelman, Salmon Cycle, agreed with comments made by Matt Herriges, saying all affected businesses should have been included in the process. He said downtown businesses did want improvements, but also involvement.

Warren Sawyer suggested the Main Street Committee re-group and develop a new approach for the method of assessment. He said if the goal was to fill empty buildings, marketing may not be the best way to accomplish that goal.

Mary Merrill said the Main Street Committee volunteers had been working very hard on marketing, meeting with representatives of companies such as Trader Joe's, REI, and Olive Garden. She said they had been working to get interest in the Elks Club building, all with volunteer time. Merrill said a staff person was needed to do all that work, but she said she didn't believe the urban renewal program had the ability to pay for staff time for the project.

Hugo Lutz said his business was a service, not really very much sales, so marketing to get tourists to the downtown would not really help his business.

Vince Vann, Jack's Body Shop, said he already did marketing and his business was thriving. He said he did not agree with the proposed methodology of assessment and said he opposed additional taxes to his business.

Hearing no further testimony, the public hearing was closed.

Council Deliberation

Councilor Wood clarified that this issue was not proposed by the City Council, but the Main Street Committee. She said the process to form the EID included approval by the City Council. She said the testimony had been very helpful to move forward in a different direction and said the City was the vehicle to help move the process forward.

Mayor pro-tem Ahier said he appreciated the concept of the EID, but said he agreed with testimony regarding developing a different method of assessment and agreed the Chamber of Commerce should be more involved. He said there should be a better effort of outreach to the affected property and business owners. Ahier said he would support returning the issue to the Committee for further development.

Councilor Wood agreed that additional consideration by the Committee should occur before Council approved a district.

Councilor McGlothlin agreed with the comments made by Wood and Ahier and said he hoped common ground could be reached.

Councilor Dick said he appreciated all the testimony and hoped a proposal could be developed that everyone could agree on because it was important to have a vital downtown.

Councilor Spatz said he was a strong supporter of the Main Street Program and believed the proposal was a great economic development opportunity. He said the concept should not have been a surprise to the downtown property and business owners because there had been numerous well attended meetings in establishing the program, sub-committees, participation regarding the purpose, and development of the goals of the program.

Mayor pro-tem Ahier questioned whether the City's financial contribution was adequate for the program and suggested working with other community partners such as the Port of The Dalles and Mid Columbia Economic Development District.

City Manager Young clarified that the Urban Renewal Agency did have programs in place that could be taken advantage of to repair and beautify building facades, but that Urban Renewal could not pay to staff the Main Street Director position.

It was the consensus of the City Council to ask the Main Street Committee to reconsider the EID proposal and bring back for further consideration. Items requested to be reconsidered were the

method of assessment, involvement of downtown property and business owners in the process, seeking additional partners, and providing education to the property and business owners.

Recess

Mayor pro-tem Ahier called a recess at 7:28 p.m.

Reconvene

The meeting reconvened at 7:33 with Mayor Wilcox returning to preside over the meeting.

CONTRACT REVIEW BOARD ACTIONS

Authorization to Purchase Replacement Digital Radios for the Water/Wastewater SCADA System

Public Works Director Anderson reviewed the staff report.

It was moved by Wood and seconded by Ahier to authorize the expenditure of funds to purchase new digital radios and start-up services from Alligator Communications for an amount not to exceed \$62,450. The motion carried unanimously.

ACTION ITEMS

Resolution No. 12-017 Initiating a Street Vacation Procedure for a Portion of the Alley Between East First and East Second Streets and Between Court and Washington Streets for the Granada Block Redevelopment

Community Development Director Durow reviewed the staff report. City Manager Young added that the costs for moving utilities was unknown at this time. Councilor Dick said he hoped some of the utilities could be buried underground. Young said it was not currently being planned but staff would know more about the project in the near future.

It was moved by Spatz and seconded by Wood to adopt Resolution No. 12-017 initiating a street vacation procedure for a portion of the alley between East First and East Second Streets and between Court and Washington Streets for the Granada Block Redevelopment. The motion carried unanimously.

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Resolution No. 12-018 Declaring the Intention of the City Council to Construct Improvements, Establishing a Local Improvement District and Directing Notice and Publication for West First Street and Bargeway Road Reconstruction Project, Phase 2

The staff report was reviewed by Public Works Director Anderson. He noted that two of the affected properties had been identified that already had storm sewer upgrades, so their assessments would be reduced.

It was moved by Ahier and seconded by McGlothlin to adopt Resolution No. 12-018 declaring the intention of the City Council to construct improvements, establishing a local improvement district and directing notice and publication for West First Street and Bargeway Road Reconstruction Project, Phase 2. The motion carried unanimously.

General Ordinance No. 12-1327 Regulating Dogs Within the City of The Dalles; Defining Nuisances; and Providing for Penalties

City Manager Young reviewed the staff report. It was noted the ordinance was largely based on State law and that Home at Last Board had been involved in the drafting of the ordinance.

Home at Last Board Chair Robb Van Cleave thanked the City for their partnership and said the Board was in support of the proposed ordinance. He introduced the new Executive Director of Home at Last, Kris Boler and Operations Manager Gale Simpson.

City Clerk Krueger read General Ordinance No. 12-1327 by title.

It was moved by Wood and seconded by Spatz to adopt General Ordinance No. 12-1327 regulating dogs within the City of The Dalles; defining nuisances; and providing for penalties, by title. The motion carried unanimously.

DISCUSSION ITEMS

Discussion Regarding Vertical Housing Development Zone

Senior Planner Dick Gassman reviewed the staff report. Staff asked Council to provide direction to staff regarding which boundary to use, the entire Central Business Commercial District or the boundary which included the urban renewal area within the central business district. It was the consensus of the Council to select Option #1, the entire Central Business District to benefit the most property. It was estimated there were approximately 25 buildings in the area which had multiple stories that could be impacted by the new zone.

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Following discussion, there was consensus to direct staff to proceed with the process to create the zone, using boundary Option #1, the entire central business commercial district.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:20 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Mayor

ATTEST:


Julie Krueger, MMC, City Clerk