

MINUTES

REGULAR COUNCIL MEETING
OF
DECEMBER 12, 2011
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 Attorney Gene Parker, City Clerk Julie Krueger, Public Works Director Dave Anderson, Administrative Fellow Cooper Whitman, Police Chief Jay Waterbury, Community Development Director Dan Durow, Airport Manager Chuck Covert, Airport Manager Jim Broehl

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; all Councilors present.

PLEDGE OF ALLEGIANCE

Mayor Wilcox invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Wilcox asked the Council to move Action Item 12, E to right after approval of agenda so the representatives of The Dalles Disposal could attend a meeting in another community.

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

Resolution No. 11-031 Approving a Rate Increase Resulting From Increased Landfill Disposal Costs Incurred by The Dalles Disposal

City Attorney Parker reviewed the staff report.

Councilor Wood asked if the increased tipping fees had been implemented by the operators of the landfill or by Wasco County as the owner of the landfill. She said the same company operated the landfill, that operated the Disposal Service.

City Manager Young said the County was the owner of the landfill and they had an agreement with Waste Connections to operate the landfill. He said the agreement had an annual increase included and that increase fee was passed on to anyone who dumped at the landfill.

It was moved by Ahier and seconded by Wood to adopt Resolution No. 11-031 approving a rate increase resulting from increased landfill disposal costs incurred by The Dalles Disposal. The motion carried unanimously.

PRESENTATIONS/PROCLAMATIONS

Report from the Economic Development Policies Committee

Committee Members Mike Zingg, Andrea Klaas, Dwight Langer, Jim Broehl, and Dana Schmidling reviewed the report of the Committee, highlighting their activities. They reviewed their interview findings, noting community strengths, challenges, business challenges and what was working well for businesses. The discussed findings from the interviews, challenges of education, housing and systems development charges; neutrals which included tax rates, regulatory agency attitudes, construction costs; and positives which included the Comprehensive Plan and LUDO and utility rates.

Other economic development issues were noted, such as health care, banking, infrastructure, downtown issues, long range planning, leadership of local officials, financing needs, and taxes.

The Committee presented eight recommendations and four additional suggestions for the City Council to consider.

Councilor Spatz thanked the Committee for their work. He said the Community Outreach Team should be involved in working with others regarding education and housing issues and that these two issues should be addressed immediately.

It was the consensus of the City Council to accept the report of the Committee and to direct staff to bring recommendations regarding implementation. The City Council asked that the Policy Committee and Community Outreach Team attend the meeting for additional input.

AUDIENCE PARTICIPATION

Casey Cross, 503 West Third Place, The Dalles, said he had been working with City Police regarding the vagrant problems on his property. He said it was very difficult to arrest the people because the City did not have public intoxication laws. He asked the City Council to adopt some ordinances that would allow the Police to help keep the vagrants off his property.

City Attorney Parker and Police Chief Waterbury were directed to continue working with Mr. Cross with the issue.

Jeff Clifford, 1280 Oak Hill Drive, The Dalles, asked for clarification regarding the ownership of the landfill and The Dalles Disposal, which had been discussed earlier in the meeting. He said if the same company owned both operations, they were raising rates on themselves. Mr. Clifford said as a general contractor, his dumping fees would be increasing over \$6.00 per load with the landfill increases. He said the City should know the company's profits before approving rate increases every year.

Marilyn Clifford, 1280 Oak Hill Drive, The Dalles, said she attended Wasco County Commission meetings and reported that in April, the County had offered a special reduced tipping fee for one company.

Donna Lawrence, 222 West 12th Street, The Dalles, noted that during the recent public meetings for the Vision Plan update, there had been no discussion regarding the Festival Area or the Granada Block development. She questioned why urban renewal funds were used for those projects when they were not a priority in the Vision Plan.

City Manager Young said the Festival Area project was part of a larger Downtown Riverfront Connection project and was not included in the Vision Plan because it was already funded and was in development stages.

Lawrence said she disagreed with spending urban renewal funds for the Granada Block development and the Festival Area.

Councilor McGlothlin asked Mrs. Lawrence what projects she thought should be funded with urban renewal dollars. Lawrence said she didn't have any specific projects in mind but was frustrated because the project and the Granada project were discussed in closed sessions by the City and the public could not participate in the discussions.

City Manager Young said the Festival Area project had never been discussed in Executive Session and had been openly discussed for a long period of time.

CITY MANAGER REPORT

City Manager Young reminded the City Council that the next regular meeting would be held on January 9, 2012. Young noted the Commercial Dock and Festival Area projects were both under construction. He said the School Board would consider the 19th Street extension matter at their meeting in January. Young said staff planned to apply for a grant from the US Department of Transportation for improvements on Second Street between Cherry Heights Road and Webber Road.

CITY ATTORNEY REPORT

City Attorney Parker said he was assisting staff to prepare for the next phase of Periodic Review and working on nuisance abatements and assessments.

CITY COUNCIL REPORTS

Councilor Ahier expressed concern regarding the environmental impact of coal trains traveling through the Columbia River Gorge and said at the least, the cars should be covered.

Councilor Spatz agreed with Ahier and asked that staff look into the matter to see if the City could take a formal position. Spatz reported the County timber re-authorization was being worked on and there were positive signs it would be approved. He said sustainable timber harvest programs for Oregon were also moving forward.

Councilor Dick asked staff to consider the possibility of burying utility lines when street reconstruction projects were done, such as the Thompson Street project.

Councilor McGlothlin reported the next Traffic Safety Commission meeting would be held January 18, 2012.

Councilor Wood said the Historic Landmarks Commission would be meeting on December 28th.

Mayor Wilcox said he had participated as a judge in a local robotics competition and had been very impressed with the student participation. He said the Veteran's Home had recently opened their new Community Center.

CONSENT AGENDA

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

The item approved by Consent Agenda was: approval of November 28, 2011 regular City Council meeting minutes.

CONTRACT REVIEW BOARD ACTIONS

Resolution No. 11-032 Adopting Revised Local Contract Review Board Rules

City Attorney Parker reviewed the staff report.

It was moved by Spatz and seconded by McGlothlin to adopt Resolution No. 11-032 adopting revised Local Contract Review Board Rules. The motion carried unanimously.

ACTION ITEMS

General Ordinance No. 11-1316 Amending Article V of General Ordinance No. 97-1213 Concerning Extension of Sewer Service to Property Outside City Limits

City Attorney Parker reviewed the staff report. He said this amendment would create the same rules for outside City service as were included in the water ordinance.

City Clerk Krueger read General Ordinance No. 11-1316 by title.

It was moved by Ahier and seconded by Wood to adopt General Ordinance No. 11-1316 amending Article V of General Ordinance No. 97-1213 concerning extension of sewer service to property outside city limits by title. The motion carried unanimously.

Approval of Airport Fixed Base Operator Lease Agreement

City Manager Young reviewed the staff report.

Councilor Ahier asked for clarification regarding how the new hangar proposed in Section 3,B would be paid for.

City Manager Young explained the current hangar would be leased and the revenue from the lease would pay for the construction of a new hangar. He said the new hangar would then become an asset of the Airport.

Councilor Ahier asked why the requirement to provide maintenance had been added to the new lease. City Manager Young said the prior agreement had contained that language and the Airport Board believed it was important to require that maintenance services at the Airport.

It was moved by Wood and seconded by McGlothlin to authorize signature of the Fixed Base Operator Lease Agreement. The motion carried unanimously.

Consideration of Greyhound Site Lease at Transportation Center

City Manager Young reviewed the staff report.

Mayor Wilcox said the County had agreed when they leased the building, to keep the restrooms open to the public during their business hours. He said the City was receiving \$300 in rent from Greyhound and the County was not paying any rent.

It was the consensus of the Council to continue to urge Greyhound to find a new location.

Approval to Receive Additional ARRA Loan Funds to Help Pay for Needed Cast Iron Pipe Replacement for Terminal Reservoir Project

Public Works Director Anderson reviewed the staff report. He said the project should be completed by the end of June, 2012.

MINUTES (Continued)
Regular Council Meeting
December 12, 2011
Page 7


It was moved by Spatz and seconded by Wood to authorize the acceptance of up to \$400,000 in additional ARRA loan funds to pay for replacement of existing cast iron pipe and complete the Terminal Reservoir construction project. The motion carried unanimously.

ADJOURNMENT


Being no further business, the meeting adjourned at 7:18 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Mayor

ATTEST:


Julie Krueger, MMC, City Clerk