

AGENDA

REGULAR CITY COUNCIL MEETING

November 24, 2014

5:30 p.m.

CITY HALL COUNCIL CHAMBER

313 COURT STREET

THE DALLES, OREGON

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS

A. Canvas the Vote Proclamation

6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.

7. CITY MANAGER REPORT
8. CITY ATTORNEY REPORT
9. CITY COUNCIL REPORTS
10. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be "pulled" from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda at the end of the "Action Items" section.

CITY OF THE DALLES

"By working together, we will provide services that enhance the vitality of The Dalles"

- A. Approval of November 10, 2014 Regular City Council Meeting Minutes
- B. Approval of Intergovernmental Agreement With Klickitat County for Use of Airport Rental Income for Repayment of CERB Loan

11. ACTION ITEMS

- A. Resolution No. 14-037 Approving a Rate Increase for The Dalles Disposal **[[Agenda Staff Report #14-081]**
 - 1. Public Comment
 - 2. Consider Adoption of Resolution
- B. Approval of Use of Enterprise Zone Fees for Award of a Construction Contract for Mid Columbia Fire and Rescue District's Station #2 Remodel **[Agenda Staff Report #14-082]**

12. ADJOURNMENT

This meeting conducted in a handicap accessible room.

Prepared by/
Julie Krueger, MMC
City Clerk

 _____



AGENDA STAFF REPORT
CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
November 24 2014	Consent Agenda 10, A - B	N/A

TO: Honorable Mayor and City Council

FROM: Julie Krueger, MMC, City Clerk 

THRU: Nolan K. Young, City Manager

DATE: November 13, 2014

ISSUE: Approving items on the Consent Agenda and authorizing City staff to sign contract documents.

A. **ITEM:** Approval of November 10, 2014 City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the November 10, 2014 City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: That City Council review and approve the minutes of the November 10, 2014 City Council meeting.

B. **ITEM:** Approval of Intergovernmental Agreement With Klickitat County for Use of Airport Rental Income for Repayment of Community Economic revitalization Board (CERB) Loan.

BUDGET IMPLICATIONS: Rental income from property at the Columbia Gorge Regional Airport will be used to repay a \$500,000 loan made by CERB to Klickitat County.

SYNOPSIS: On February 15, 2011, Klickitat County and CERB entered into an agreement wherein CERB authorized a \$500,000 grant and a \$500,000 loan to Klickitat County for the construction of public facilities improvements to the Columbia Region Airport Industrial Park, including roadway, sewer and water lines, and construction of a well and pump facilities to develop 17 lots in a proposed industrial park. The City offered, and Klickitat County agreed, to use income generated from the rental of property at the Airport to pay the annual payment toward the loan obligation incurred by Klickitat County.

Enclosed with this staff report is a proposed intergovernmental agreement between the City and Klickitat County formalizing the understanding to use rental income from airport property to repay the CERB loan. On November 12th, the Klickitat County Board of Commissioners is expected to approve and execute the intergovernmental agreement.

RECOMMENDATION: Approve the intergovernmental agreement with Klickitat County authorizing the use of rental income from airport property for repayment of the \$500,000 CERB loan incurred by Klickitat County and authorize the City Manager to execute the agreement.

MINUTES

REGULAR COUNCIL MEETING
OF
NOVEMBER 10, 2014
5:30 P.M.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Steve Lawrence

COUNCIL PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Tim McGlothlin, Linda Miller

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Administrative Fellow Daniel Hunter, Finance Director Kate Mast, Public Works Director Dave Anderson, Police Chief Jay Waterbury, Economic Development Specialist Dan Durow, Engineer Dale McCabe

CALL TO ORDER

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

APPROVAL OF AGENDA

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

PRESENTATIONS/PROCLAMATIONS

Presentation by Alexis Keilman Regarding Long Board Regulations

Alexis Keilman and Amanda Miller presented a proposal to make longboarding legal on City streets. They pointed out the differences between longboarding and skateboarding and explained why it was more dangerous to use bike lanes and sidewalks. Keilman handed out a copy of the City of Portland's skateboarding laws, and asked the City Council to consider adopting something similar to that.

Following the presentation, Ms. Keilman was asked to take the matter to the City's Traffic Safety Commission for further review.

AUDIENCE PARTICIPATION

None.

CITY MANAGER REPORT

City Manager Young noted the completion of the Sorosis surge tank project. He said the wastewater improvements project request for qualifications were being reviewed and the request for proposals would be issued soon.

Young said the Urban Renewal Advisory Committee would be meeting on November 18 to consider the request for an extension of the agreement for the Sunshine Mill; and on November 25 to consider the DDA for the Granada Block Redevelopment. He said the next Budget Committee workshop was scheduled for November 17.

CITY ATTORNEY REPORT

City Attorney Parker said he would be drafting medical marijuana regulations and working with the Planning Commission regarding land use regulations concerning zones that dispensaries would be allowed. He said he hoped to bring the recommendation to Council for discussion in late January or February. Parker said when that was completed, he would work on the recreational use regulations.

CITY COUNCIL REPORTS

Councilor Wood said the Council of Governments would be meeting on November 25 for a goal setting workshop and to discuss workforce training programs. She said the next Historic

Landmarks Commission meeting was scheduled for December 17 and the next QLife Agency meeting was scheduled for November 13.

Councilor Spatz reported the Community Outreach Team would be meeting on Friday and would have a presentation by Senator Merkley's staff.

Mayor Lawrence said he had participated in a class at the high school regarding Veterans and said he would be participating in the events scheduled for recognition of Veteran's Day, including the parade, a luncheon, and the fireworks display.

Mayor Lawrence read a letter from the Mayor of Miyoshi City that was presented to him, thanking the City of The Dalles for hosting their delegation. He presented the City with the gift from Miyoshi City, an electronic picture frame, containing pictures representing Miyoshi. Council President Wood presented the City with gift given to the City Council, which was a traditional Japanese lunch box.

Councilor Spatz said he appreciated all the host families and sponsors for their help in making the visitation successful. He said the Sister City Association would be meeting next week and would be discussing a possible trip to Miyoshi City in 2015.

CONSENT AGENDA

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

Items approved by Consent Agenda were: 1) approval of October 27, 2014 regular City Council meeting minutes; 2) Resolution No. 14-034 assessing properties at 406 West Second Place and 1415 Union Street for the cost of abatement of junk and hazardous vegetation; and 3) Resolution No. 14-036 accepting the report of the City Engineer and announcing the formation of a local improvement district for West Seventh Street improvements.

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding Proposed Alley Vacation for Granada Block Development

Mayor Lawrence reviewed the procedures to be followed for the hearing.

Economic Development Consultant Dan Durow reviewed the staff report. He noted that two letters of opposition had been filed.

Councilor Miller asked why the vacation was being pursued at this time. Durow said it needed to be completed in order to sell the property and was one of the conditions within the DDA.

Mayor Lawrence said if the property was not sold or developed the vacation could be reversed.

Testimony

No testimony was offered.

Council Deliberation

It was moved by Dick and seconded by McGlothlin to approve the requested partial street vacation for an alley off Court Street based on findings of staff and City Council, and direct staff to prepare an ordinance for adoption at a future meeting, completing the vacation process. The motion carried unanimously.

ACTION ITEMS

Resolution No. 14-035 Amending Resolution No. 11-026, Establishing Metered Water Rates and Sanitary Sewer Fees and System Development Charges for the City of The Dalles

City Manager Young reviewed the staff report. In response to a question, Young said the rates could be adjusted at any time the Council determined was necessary.

It was moved by Wood and seconded by Dick to adopt Resolution No. 14-035 amending Resolution No. 11-026 establishing metered water rates and sanitary sewer fees and system development charges for the City of The Dalles. The motion carried, Miller voting no.

DISCUSSION ITEMS

Annual Update Regarding Transportation Systems Development Charge Credits

Public Works Director Dave Anderson reviewed the staff report.

Mayor Lawrence asked if the incentives were working. Public Works Director Anderson said there was no indication that someone didn't proceed with a project due to the City's SDC fees. He noted that the three credits approved were all at the 50% level.

MINUTES (Continued)
Regular Council Meeting
November 10, 2014
Page 5

Councilor Miller asked if there had been any prospects for new businesses from the companies Mr. Rains was working with. Mayor Lawrence said Mr. Rains continued to work with prospective companies.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:33 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:

Stephen E. Lawrence, Mayor

ATTEST:

Julie Krueger, MMC, City Clerk

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made and entered into by and between the **CITY OF THE DALLES**, an Oregon municipal corporation, hereinafter referred to as “**CITY**”, and **KLICKITAT COUNTY**, a municipal corporation of the State of Washington, hereinafter referred to as “**COUNTY**”, regarding the use of rental income from property located at the Columbia Gorge Regional Airport, to repay the sum of \$500,000 for a loan obligation incurred by Klickitat County pursuant to an agreement with the Community Economic Revitalization Board, hereinafter referred to as “**CERB**” for CERB Project #T2007-189, Contract No. S10-790A0-002.

WHEREAS, ORS 190.240 provides that any power or powers, privileges, or authority exercised or capable of exercise by a public agency in the State or Oregon may be exercised and enjoyed jointly with any public agency in another state to the extent the laws of the other state permit such joint exercise or enjoyment, and that public agencies in Oregon and in the other state may enter into agreements with one another for joint or cooperative action; and

WHEREAS, RCW 39.34.030 provides that any power or powers, privileges or authority exercised or capable of exercise by a public agency of Washington may be exercised and enjoyed jointly with any public agency of Washington having the power or powers, privilege or authority, and jointly with any public agency of another state and any two or more public agencies may enter into agreements with one another for joint cooperative action; and

WHEREAS, CITY and COUNTY each have an undivided one-half interest in the Columbia Gorge Regional Airport Property, and jointly operate and share the expenses and revenues associated with the airport operation pursuant to a Joint Operating Agreement dated November 1, 2002; and

WHEREAS, COUNTY entered into an agreement with CERB on February 15, 2011, which agreement was assigned Contract No. S10-790A0-002 by CERB, wherein CERB authorized a \$500,000 grant and a \$500,000 loan to COUNTY for the construction of public facilities improvements to the Columbia Gorge Regional Airport Industrial Park, including roadway, sewer and water lines, and construction of a well and pump facilities to develop 17 lots in a proposed industrial park; and

WHEREAS, the terms of Contract No. S10-790A0-002 provide for a maximum allowable twenty (20) year repayment period for the loan, which is classified as a general obligation loan, with interest on the loan to be computed and repaid at the rate of one point five percent (1.5%) per annum for years one (1) through twenty (20); and

WHEREAS, CITY has offered and COUNTY has accepted CITY'S offer to use rental income generated from rental of property at the Columbia Gorge Regional Airport to pay the annual payment toward the loan obligation incurred by COUNTY for Contract No. S10-790A0-002; and

WHEREAS, CITY and COUNTY desire to memorialize their agreement concerning the use of airport rental income to repay the loan obligation described herein, in a written agreement;

NOW, THEREFORE, in consideration of the provisions set forth herein,
it is mutually agreed as follows:

Section 1. During each of the fiscal years which this agreement shall remain in effect, CITY as the principal financial officer for the Airport shall include in the budget for the Airport a sum equivalent to the annual principal amount which is due and owing to pay the \$500,000 loan obligation incurred by COUNTY pursuant to Contract No. S10-790A0-002, plus an amount for the annual interest as provided for in said Contract. Prior to February 1st of any year during which this agreement is in effect, COUNTY shall notify CITY of the annual payment for principal and interest on the loan obligation which is due to be paid during the upcoming CITY fiscal year, and the projected date when the annual payment will be due. COUNTY will provide CITY with an invoice on an annual basis after July 1st of each fiscal year for CITY including information as to where CITY should send the annual payment. The source of the annual loan payment to be made by CITY shall be from rental income generated by rental from properties located at the Columbia Gorge Regional Airport.

Section 2. CITY shall make the annual payment for principal and interest for the loan obligation to the entity specified in the annual billing invoice to be provided to CITY by COUNTY as set forth in Section 1.

Section 3. This Agreement shall remain in force and effect until the entire loan obligation of \$500,000, including principal and interest, has been paid in full.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their duly authorized representatives as of this ____ day of _____, 2014.

CITY OF THE DALLES

**BOARD OF COUNTY COMMISSIONERS
Klickitat County, Washington**

By: _____
Nolan K. Young, City Manager

Chairman

ATTEST:

Commissioner

Julie Krueger, MMC, City Clerk

Commissioner

Approved as to form:

ATTEST:

Gene E. Parker, City Attorney

Clerk of the Board

Approved as to form:

Prosecuting Attorney



CITY OF THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1122
FAX (541) 296-6906

AGENDA STAFF REPORT

CITY OF THE DALLES

MEETING DATE:	AGENDA LOCATION:	AGENDA REPORT #
November 24 2014	Action Items 11, A	14-081

TO: Honorable Mayor and City Council

FROM: Gene E. Parker, City Attorney

THRU: Nolan K. Young, City Manager *ny*

DATE: November 10, 2014

ISSUE: Adoption of Resolution No. 14-037, approving a rate increase resulting from increased landfill disposal costs and operational costs incurred by The Dalles Disposal Service, Inc., effective January 1, 2015,

RELATED CITY COUNCIL GOAL: None.

PREVIOUS AGENDA REPORT NUMBERS: None.

BACKGROUND: Enclosed with this staff report is a letter dated October 29, 2014 from Erwin Swetnam, District Manager for The Dalles Disposal, submitting a request to the City to consider granting an increase averaging approximately 2.06% in the rates charged by the company for solid waste and recycling services, to be effective January 1, 2015. The increase is being requested due to increased operational costs and disposal fees. The operational costs include such items as health care and fleet maintenance. Mr. Swetnam notes that the Wasco County Landfill anticipates increasing both its gate rate and the pass-through Household Hazardous Waste tax, by a total amount of 1.03% effective January 1, 2015. A copy of the proposed revised rate schedule is attached to Resolution No. 14-037, which proposes to approve the requested increase.

General Ordinance No. 92-1155 which contains provisions regulating franchisees that collect solid waste, requires the City Council to review rates charged by franchisees to determine if the rates are reasonable and just and adequate to provide collection service. Oregon law requires that the City Council provide an opportunity for public comment upon any proposed increase in fees, includes rates to be charged by City franchisees.

BUDGET IMPLICATIONS: As a result of the approved rate increase, the City will probably receive a modest increase in the amount of the franchise fee collected from The Dalles Disposal, as the franchise fee is calculated on the amount of gross revenue received by The Dalles Disposal.

ALTERNATIVES:

- A. **Staff Recommendation.** *Move to adopt Resolution No. 14-037, approving a rate increase for increased costs incurred by The Dalles Disposal Service for operational costs and disposal of material at the Wasco County Landfill, effective January 1, 2015.*
- B. Move to approve a lesser percentage rate increase request, and direct staff to prepare a revised resolution approving the rate increase for consideration at the December 8, 2014 Council meeting.
- C. Move to deny approval of the requested rate increase.

RESOLUTION NO. 14-037

**A RESOLUTION APPROVING A RATE INCREASE
RESULTING FROM INCREASED OPERATIONAL AND
DISPOSAL FEE COSTS INCURRED BY THE DALLES
DISPOSAL SERVICE, EFFECTIVE JANUARY 1, 2015**

WHEREAS, The Dalles Disposal Service, Inc. submitted a request dated October 29, 2014 for a rate increase averaging approximately 2.06% for increased operational costs and disposal fees, and for an adjustment to the company's rate schedule as a result of anticipated increases by Wasco County Landfill for both its gate rate and the pass through Household Hazardous Waste Tax, which increase should total 1.03% effective January 1, 2015; and

WHEREAS, Section 11 of General Ordinance No. 92-1155 provides that the City Council shall review all requests for a rate increase for companies providing solid waste collection services, to determine whether the proposed rates are just and reasonable and adequate to provide necessary collection services; and

WHEREAS, pursuant to ORS 294.160, the City Council provided an opportunity at the November 24, 2014 Council meeting for public comment upon the proposed rate increase; and

WHEREAS, The Dalles Disposal Service submitted testimony that the company has incurred recent increased operational costs including costs for health care and fleet maintenance; and

WHEREAS, The Dalles Disposal Service, Inc. provided further testimony that their company uses the Federal Bureau of Labor Statistics CPI index for Portland/Salem to benchmark their operational costs, and the most recent comparison for the period between June 30, 2013 to June 30, 2014 showed an increase of 2.43%; and

WHEREAS, the City Council finds that approval of the requested rate increase resulting from the increased costs of disposal of waste materials at the Wasco County Landfill and increased operational costs, is appropriate and necessary;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE DALLES AS FOLLOWS:

Section 1. Rate Increase Approved. The rate increase requested by The Dalles Disposal Service, Inc., resulting from increased costs for disposal of material at the Wasco County Landfill and increased operational costs, as set forth in the attached Exhibit "A", is hereby approved, and shall take effect on January 1, 2015.

Section 2. Effective Date. The effective date of this Resolution shall be November 24, 2014.

PASSED AND ADOPTED THIS 24TH DAY OF NOVEMBER, 2014

Voting Yes, Councilors: _____

Voting No, Councilors: _____

Absent, Councilors: _____

Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 24TH DAY OF NOVEMBER, 2014

Stephen E. Lawrence, Mayor

Attest:

Julie Krueger, MMC, City Clerk

THE DALLES CITY GARBAGE RATES
Proposed Increase January 1, 2015

SERVICE	1/1/14 CURRENT RATE	Increase			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
RESIDENTIAL						
CANS/ROLLCARTS						
Weekly						
- (1) 20 gal can	\$11.18	\$0.02	\$0.19	\$0.01	\$0.22	\$11.40
- (1) 32 gal can	\$16.15	\$0.04	\$0.26	\$0.01	\$0.31	\$16.46
- 90 gal rollcart	\$23.66	\$0.10	\$0.32	\$0.01	\$0.43	\$24.09
- 105 gal cart (Phase Out)	\$25.44	\$0.12	\$0.33	\$0.02	\$0.46	\$25.80
- each add'l can	\$16.15	\$0.04	\$0.26	\$0.01	\$0.31	\$16.46
EOW						
- (1) 32 gal can	\$13.16	\$0.02	\$0.23	\$0.01	\$0.26	\$13.42
Call In						
- (1) 32 gal can	\$11.49	\$0.01	\$0.21	\$0.01	\$0.23	\$11.72
- 90 gal rollcart	\$17.21	\$0.03	\$0.30	\$0.01	\$0.34	\$17.55
YARD DEBRIS						
* 12 month min sign-up period						
* \$18 restart fee if service cancelled and restarted within year						
* 60 gal yard debris cart						
Weekly	\$7.86	\$0.03	\$0.06	\$0.00	\$0.08	\$7.94
EOW	\$5.40	\$0.02	\$0.05	\$0.00	\$0.06	\$5.46
SPECIAL CHARGES						
* The following additional charges are assessed to cust whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.						
Additional Charge:						
- Sunken Can	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Excess distance	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Steps/stairs	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Through gate	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
-extra can/bag/box	\$6.37	\$0.00	\$0.12	\$0.00	\$0.13	\$6.50
- loose yardage per yd	\$27.08	\$0.08	\$0.42	\$0.02	\$0.52	\$27.60
(over-the-top extra around conts-cans-rollcarts or on the ground)						
- bulk items (*Bring to transfer station)						
- return trip can	\$7.05	\$0.00	\$0.13	\$0.00	\$0.14	\$7.19
- return trip rollcart	\$9.36	\$0.00	\$0.19	\$0.01	\$0.19	\$9.55
- rollcart redelivery	\$9.71	\$0.00	\$0.19	\$0.01	\$0.20	\$9.91
- Off day PU	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Delinquent fee	\$12.20	\$0.00	\$0.24	\$0.01	\$0.25	\$12.45
(Acct delinquent after 30 days from billing)						
- NSF/unhonored check fee	\$28.82	\$0.00	\$0.56	\$0.02	\$0.60	\$29.42
- New Acct set up fee	\$5.57	\$0.00	\$0.11	\$0.00	\$0.12	\$5.69
- Change in service (name/address/service)	\$5.57	\$0.00	\$0.11	\$0.00	\$0.12	\$5.69

THE DALLES CITY GARBAGE RATES
Proposed Increase January 1, 2015

SERVICE	1/1/14 CURRENT RATE	Increase			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
COMMERCIAL						
Weekly						
- (1) 32 gal can	\$19.29	\$0.04	\$0.33	\$0.01	\$0.38	\$19.67
- 90 gal rollcart	\$29.11	\$0.10	\$0.43	\$0.02	\$0.55	\$29.66
- 105 gal cart (Phase Out)	\$29.68	\$0.12	\$0.41	\$0.02	\$0.55	\$30.23
- each add'l can	\$19.29	\$0.04	\$0.33	\$0.01	\$0.38	\$19.67
EOW						
- (1) 32 gal can	\$16.10	\$0.02	\$0.29	\$0.01	\$0.32	\$16.42
Call In						
- (1) 32 gal can	\$12.66	\$0.01	\$0.24	\$0.01	\$0.26	\$12.92
- 90 gal rollcart	\$19.02	\$0.03	\$0.34	\$0.01	\$0.38	\$19.40

SPECIAL CHARGES

* The following additional charges are assessed to customers whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.

Additional Charge:

- Sunken Can	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Excess distance	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Steps/stairs	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Through gate	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
-extra can/bag/box	\$6.37	\$0.00	\$0.12	\$0.00	\$0.13	\$6.50
- loose yardage per yd (*extra garbage ontop or around cans and rollcarts which must be manually handled & placed in truck)	\$27.10	\$0.08	\$0.42	\$0.02	\$0.52	\$27.62
- bulk items (*Bring to transfer station)						
- return trip can	\$7.05	\$0.00	\$0.13	\$0.00	\$0.14	\$7.19
- return trip rollcart	\$9.39	\$0.01	\$0.17	\$0.01	\$0.19	\$9.58
- rollcart redelivery	\$9.71	\$0.00	\$0.19	\$0.01	\$0.20	\$9.91
- Off day PU	\$7.05	\$0.00	\$0.14	\$0.00	\$0.15	\$7.20
- Delinquent fee (Acct delinquent after 30 days from billing)	\$12.20	\$0.00	\$0.24	\$0.01	\$0.25	\$12.45
- NSF/unhonored check fee	\$28.82	\$0.00	\$0.58	\$0.02	\$0.60	\$29.42
- New Acct set up fee	\$5.57	\$0.00	\$0.11	\$0.00	\$0.12	\$5.69
- Change in service (name/address/service)	\$5.57	\$0.00	\$0.11	\$0.00	\$0.12	\$5.69

CONTAINERS

1 1/2 Yd Containers						
- Call In	\$29.42	\$0.06	\$0.49	\$0.02	\$0.57	\$29.99
- EOW	\$43.05	\$0.14	\$0.65	\$0.03	\$0.81	\$43.86
- 1XPW	\$86.16	\$0.27	\$1.30	\$0.05	\$1.63	\$87.79
- Additional day rate = # days x 1 x wk rate						
2 Yd Containers						
- Call In	\$41.43	\$0.08	\$0.70	\$0.03	\$0.81	\$42.24
- EOW	\$57.58	\$0.18	\$0.87	\$0.04	\$1.09	\$58.67
- 1XPW	\$115.11	\$0.36	\$1.74	\$0.07	\$2.18	\$117.29
- Additional day rate = # days x 1 x wk rate						
3 Yd Containers						
- Call In	\$58.84	\$0.13	\$0.98	\$0.04	\$1.15	\$59.99
- EOW	\$86.11	\$0.27	\$1.30	\$0.05	\$1.63	\$87.74
- 1XPW	\$172.33	\$0.55	\$2.61	\$0.11	\$3.26	\$175.59
- Additional day rate = # days x 1 x wk rate						

THE DALLES CITY GARBAGE RATES

Proposed Increase January 1, 2015

SERVICE	1/1/14	1.03% 2.06% 3.00%			TOTAL INCREASE	NEW RATE
	CURRENT RATE	Total LF Increase	Business Increase	Franchisee Fee		
SPECIAL CHARGES						
- Delivery	\$31.39	\$0.00	\$0.63	\$0.02	\$0.65	\$32.04
- Rent	\$30.61	\$0.00	\$0.61	\$0.02	\$0.63	\$31.24
- Rent-a-bin	\$68.90	\$0.00	\$1.38	\$0.05	\$1.42	\$70.32
- Loose yardage	\$27.10	\$0.08	\$0.42	\$0.02	\$0.52	\$27.62
Containers with difficult access (per cont chg)						
- Not on solid surface	\$7.87	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Stuck in the mud	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Lodged in loose gravel	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Overweight	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Excess distance	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Rolloff curb	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
COMPACTORS						
* 50,000 max gross weight						
- Per compacted yard	\$29.98	\$0.21	\$0.27	\$0.02	\$0.50	\$30.48
- over 2 tons for 10 yds						
- over 4 tons for 20 yds						
- over 6 tons for 30 yds						
- over 50,000 GW x Fee (*Per each 2,000 lb excess)	\$339.97	\$0.00	\$6.80	\$0.22	\$7.02	\$346.99
DROP BOXES						
- 10 yd min fee empty	\$187.36	\$0.77	\$2.66	\$0.12	\$3.45	\$190.81
- 15 yd min fee empty	\$288.63	\$1.16	\$3.99	\$0.18	\$5.33	\$293.96
- 20 yd min fee empty	\$374.72	\$1.55	\$5.12	\$0.23	\$6.90	\$381.62
- 30 yd min fee empty	\$562.09	\$2.32	\$7.66	\$0.35	\$10.35	\$572.44
- Delivery	\$65.37	\$0.00	\$1.31	\$0.04	\$1.35	\$66.72
- Demurrage per day after 5 days	\$13.91	\$0.00	\$0.28	\$0.01	\$0.29	\$14.20
- LS ydg	\$18.74	\$0.08	\$0.26	\$0.01	\$0.35	\$19.09
- over 2 tons for 10 yds						
- over 4 tons for 20 yds						
- over 6 tons for 30 yds						
- over 50,000 GW x Fee (*Per each 2,000 lb excess)	\$339.97	\$0.00	\$6.80	\$0.22	\$7.02	\$346.99

THE DALLES CITY GARBAGE RATES

Proposed Increase January 1, 2015

SERVICE	1/1/14 CURRENT RATE	1/1/15			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
TRANSFER STATION						
Minimum Charge:						
Household Garbage						
* 1 can or 1 bag	\$7.06	\$0.01	\$0.13	\$0.00	\$0.14	\$7.20
- Per Yard (After Minimum)	\$13.19	\$0.04	\$0.20	\$0.01	\$0.25	\$13.44
- MINIMUM YARD CHARGE (3 Yards)	\$26.38			\$0.00	\$0.50	\$26.88
Bulk Items:						
- Mattress/box springs						
- Recliners/large chairs						
- Couches/furn/tv's (minimum fee plus)	\$8.36	\$0.00	\$0.17	\$0.01	\$0.17	\$8.53
Appliances:						
- each	\$11.14	\$0.00	\$0.22	\$0.01	\$0.23	\$11.37
- Refrigerators	\$31.07	\$0.00	\$0.62	\$0.02	\$0.64	\$31.71
- Tires (each)	\$12.52	\$0.00	\$0.25	\$0.01	\$0.26	\$12.78
- Tires with rims to 16" (each)	\$25.05	\$0.00	\$0.50	\$0.02	\$0.52	\$25.57
Brush and Wood:						
(Must be clean/no garbage/ for recycling)						
- Per Yard (After Minimum)	\$6.50	\$0.04	\$0.07	\$0.00	\$0.11	\$6.61
- MINIMUM YARD CHARGE (3 Yards)	\$19.50			\$0.00	\$0.33	\$19.83
Yardage calculation: multiply width x length x height divide by 27 = total yards						



CITY of THE DALLES

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THE DALLES, OREGON 97058

(541) 296-5481
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AGENDA STAFF REPORT CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
November 24, 2014	Action Item 11, B	14-082

TO: Mayor and City Council

FROM: Nolan K. Young, City Manager *ny*

DATE: November 12, 2014

ISSUE: Approval of Use of Enterprise Zone Fees for Award of Construction Contract of Mid-Columbia Fire and Rescue Districts Station 2 Remodel

BACKGROUND: In 2013 the City and the County entered into a second long term Enterprise Zone Agreement with Design, LLC. The agreement included distribution of an initial fee of \$1.2 million to the zone sponsors. The City and County then agreed to provide the sum of \$484,464 from this fee to Mid-Columbia Fire and Rescue for the design and construction services for expansion of fire station #2 to address some of the deficiencies in the Districts fire insurance rating (150). The agreement included a provision that prior to awarding a contract for construction the District would present a report to the City and County summarizing the bids received and the amount of funds available for the award, and the District would not proceed with the award of the contract without prior consent from the City and County.

Attached is required report from Chief Robert Palmer regarding the results of the bids. The total low bid for the project was from 2KG Contractors for \$536,000. When you deduct the \$40,000 for architectural fees from the amount available from the enterprise zone fund, and then add a State Homeland Security Grant of \$18,664, that leaves us \$72,872 short of the full bid. This does not include any contingency for change orders that may be needed during the course of construction.

As summarized in the report, the District did have three alternate bid items (extra fire bay, sprinkler system, and backup generator); removal of these items would lower the bid

by \$124,000. This would allow the enterprise zone funds to cover the full base bid and still have a contingency of \$32,464 or 7.9% of the base bid.

This Friday representatives from the fire district, City and County will be meeting to discuss alternatives for handling this shortage so we can build the entire project. We will send you a memo the first of next week summarizing the results of that meeting and recommending alternatives to the City Council for consideration at their November 24 meeting.



DATE: November 3, 2014

TO: Nolan Young, City Manager
Scott Hege, Wasco County Commissioner

FROM: Robert Palmer, Fire Chief

ISSUE: Provisions concerning bidding and construction process relative to the Enterprise Zone Tax Abatement Agreement executed on September 24, 2013.

The competitive bids for the construction of the improvements for Station 2 located at 525 Columbia View Heights have been received and tabulated. The District must now provide a written report to the City and County summarizing the bids received and the amount of funds available for the award. Consent must be received by the City and County before it may proceed with the award of the contract.

Six construction bids were received by the fire district. The public bid opening took place on October 29, 2014 at 1:00 p.m. The bid process required that the contractor provide the following project quotes: 1) Base Project Bid; 2) Alt. Bid #1 – Addition of Bay; 3) Alt. Bid #2 – Sprinkler System; 4) Alt. bid #3 – Generator Install; 5) Rock Removal and 6) Engineered Fill. Including the base bid and alternate bids, the high bidder (Skyward Construction) came in at \$782,555 and the low bidder (2KG Contractors) came in at \$536,000. PSE Project Manager Jeff Bringenberg stated that 2KG is a reputable contractor that PSE has worked with before and the company is easy to work with. The bid summary document is attached for your reference.

Using the low bid figure with base and alternate bids, the total cost of this project will amount to \$536,000. The Enterprise Zone initial project fees amount to \$484,464 less \$40,000 in architectural fees leaving a total amount of \$444,464 for this project. This amounts to a difference of \$91,536 over current budget figures. The fire district was recently awarded a State Homeland Security grant in the amount of \$18,664 to help fund a portion of this project which will lower this difference to \$72,872.

The option of omitting one or more of the alternate bid items to initially save on project costs has been considered by the district but the advantage of doing so is outweighed by the following disadvantages:

1. It was noted by the architect that postponing construction of the apparatus bay addition to a later time would cost the district approximately 25% more in construction costs as opposed to completing the addition under the current project. In light of this financial impact, it is more than likely that the addition would never be completed if this is put off.
2. Omitting the apparatus bay addition from the project will place limitations on the district's ability to effectively deploy apparatus within this response zone. Upon project completion, the current deployment plan will include a Type I Engine, a Type III or VI Engine, and an Ambulance. Eliminating the bay addition will require the district to

sacrifice one of these pieces of apparatus which will reduce service level capabilities and response time.

Additionally, the added bay provides necessary space for the backup PSAP and radio room. Omitting the bay addition will sacrifice needed space from other areas in the existing bay to incorporate the rooms mentioned above.

3. Even though not required, omitting the fire protection sprinkler system is a critical life safety issue. It is the mission of the fire district to protect the lives of those we serve. This extends to our most valuable resource; our firefighters and EMT's.
4. The backup generator and transfer switch are critical components for maintaining continued operations when the power goes down. Omitting the installation of this equipment would be detrimental to our continuity of operations.

Note: The district already possesses both the generator and transfer switch. Due to a miscommunication, the architect included the transfer switch along with the installation into the bid request. In light of this, we anticipate a savings as a result of this miscommunication.

Upon receipt of the bids we have determined that the Station 2 project is currently \$72,872 over budget. We have further concluded that omitting one or more of the alternate bids would not be beneficial in light of the information referenced above. The success of this project is in the sum of its separate parts. This is what the community expects and this is what ISO and NFPA require. However, upon considering the current state of our economy, the fire district is unable to make up this noted deficit without an alternate means of doing so.

As noted by the City Manager during our recent meeting, the option exists to postpone the student volunteer program for one to two years and use these funds for completing the Station 2 project in its entirety. Additionally, it is also possible that the cost of a new training tower may come under initial projections. If this were to occur, this savings could be used for the Station 2 project. Or, the two options as noted above in combination could pose a third option.

In light of this, I am compelled to make the following request. I would ask that the City and County take into consideration the above concepts for the purpose of enabling the fire district to move forward with awarding the construction bid to complete the Station 2 project to include both the base bid and three alternate bids. I would be most willing to meet with the sponsorship representatives to work out the option details.

Finally, I would like to thank City Manager, Nolan Young for attending the public bid opening for this project. I further appreciate Nolan taking the time to meet with Jeff Bringenberg (Project Manager) and myself to review and discuss the details of this project.

Sincerely,



Robert F. Palmer
Fire Chief

MID-COLUMBIA FIRE RESCUE STATION 2 RENOVATION ADDITION - BID FORM: 10/29/14

CONTRACTOR	BASE BID AMOUNT	DAYS	ADDENDA 1 & 2	ALT. BID No.1	ALT. BID No.2	ALT. BID No.3	ROCK REMOVAL	ENG. FILL	BID BOND
COLUMBIA CASCADE 10115 SE Schacht Road Boring, OR 97089	\$			\$	\$	\$	\$ / CY	\$ / CY	Y / N
PSI GENERAL CONTRACTORS PO Box 441 DuPont, WA 98327	\$			\$	\$	\$	\$ / CY	\$ / CY	Y / N
TRIPLETT WELLMAN 1717 Mt. Jefferson Ave. Woodburn, OR 97071	\$			\$	\$	\$	\$ / CY	\$ / CY	Y / N
SKYWARD CONSTRUCTION LLC 15908 NE 10th Ave. Ridgefield, WA 98642	\$ 537,000	210	Y	\$ 200,000	\$ 37,575	\$ 7,980	\$ 25 / CY	\$ 45 / CY	⓪ / N
PAR-TECH CONSTRUCTION INC 13783 Forsythe Road Oregon City, OR 97045	\$			\$	\$	\$	\$ / CY	\$ / CY	Y / N
CRESTLINE CONSTRUCTION 3600 Crates Way The Dalles, OR 97058	\$ 427,975	150	Y	\$ 143,575	\$ 25,505	\$ 5,025	\$ 20 / CY	\$ 75 / CY	⓪ / N
ABBOTT CONSTRUCTION 307 SE Hawthorne Blvd., Suite 150 Portland, OR 97214	\$ 419,755	80	Y	\$ 219,901	\$ 18,400	\$ N/E	\$ 20 / CY	\$ 46 / CY	⓪ / N
2KG CONTRACTORS 4917 NE 185th Drive Portland, OR 97230	\$ 412,000	150	Y	\$ 100,000	\$ 19,000	\$ 5,000	\$ 300 / CY	\$ 50 / CY	⓪ / N
HALE CONSTRUCTION NW 1034 Pine St. Hood River, OR 97031	\$			\$	\$	\$	\$ / CY	\$ / CY	Y / N
WC CONSTRUCTION INC 815 Hemlock Elgin, OR 97827	\$ 430,094	90	Y	\$ 159,554	\$ 19,629	\$ 14,24	\$ 177 / CY	\$ 425 / CY	⓪ / N
Walters Fawcett, Inc	\$ 467,000	210	2 only	140,000	35,000	10,000	200 / CY	50 / CY	Y