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Regular City Council Meeting  
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MINUTES

REGULAR COUNCIL MEETING

OF

February 8, 2016

5:30 p.m.

THE DALLES CITY HALL

313 COURT STREET

THE DALLES, OREGON

**PRESIDING:** Mayor Stephen Lawrence

**COUNCIL PRESENT:** Russ Brown, Tim McGlothlin, Taner Elliott, Linda Miller, Dan Spatz

**COUNCIL ABSENT:** none

**STAFF PRESENT:** Interim City Manager Julie Krueger, City Attorney Gene Parker, Recording Secretary Izetta Grossman, Planning Director Richard Gassman, Chief Jay Waterbury, Project Coordinator Daniel Hunter

**CALL TO ORDER**

The meeting was called to order by Mayor Lawrence at 5:30 p.m.

**ROLL CALL**

Roll call was conducted by Recording Secretary Grossman, all Councilors present.

**PLEDGE OF ALLEGIANCE**

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

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### **APPROVAL OF AGENDA**

Mayor Lawrence added an Executive Session pursuant to ORS 192.660(2)(a) for the purpose of considering an employment contract, after Action Items. It was moved by McGlothlin and seconded by Miller to approve the agenda as amended. The motion carried unanimously.

### **PRESENTATIONS/PROCLAMATIONS**

#### **Main Street Update**

Matthew Klebes Main Street Director updated the Council on the growth of the Main Street Organization. He said they now had all four committees filled and active.

Klebes handed out House Bill 3526 which allocates Lottery Bonds for Main Street Communities. He said the criteria for grants would be finalized in July 2016.

He said Main Street was working with the The Dalles High School on finalizing the bike racks that would be installed close to the kiosks at Union and Second Streets; Federal and Second Streets; and Madison and Second Streets.

Klebes reported that Main Street would be working with Fort Dalles Fourth, mainly for fundraising activities.

#### **Presentation regarding Energy Efficiency for City Buildings**

Sharene Rekow of Siemens gave a presentation on services Siemens, an energy solutions company, could provide to the City. (flyer attached)

### **AUDIENCE PARTICIPATION**

Alex Hattenhauer, 122 West 22<sup>nd</sup> Street, The Dalles addressed the Council as a representative of Hattenhauer Distributing and personally on the homeless camp and hygiene issues on their property. Mr. Hattenhauer passed out photos of the garbage. He said the property was expensive to fence, and there were easements across the property making it difficult. He wanted to make Council aware of the issue.

Mayor Lawrence said the City had a taskforce working on the issue, and Councilor McGlothlin was heading up the task force.

McGlothlin said they were working on solutions, and that it was a slow process. He said educating the homeless of where issues are had been helpful, as they tend to self-monitor. He acknowledged there was a portion of the homeless that are criminals.

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Jay Waterbury, 401 Court Street, addressed the Council saying he came to work for The Dalles Police Department in 1975, when he was 23 years old. He said the City had a department to be proud of. He talked of memorable moments in his career, thanking his family and the community. He said he would be retiring July 1, 2016.

### **CITY MANAGER REPORT**

Interim City Manager Krueger gave an update on the fixed route transit study reporting that Oregon Department of Transportation (ODOT) had originally indicated there would be no funding requirement to the City, however they have updated the information and a 10.27% match would be required. Mid Columbia Council of Governments, as the transit entity in the City has indicated they could not provide the matching funds.

She asked if Council would like to contribute \$4108 to receive the \$35,892 grant from Oregon Department of Transportation. It was the consensus of the Council to provide the matching funds.

Krueger reported that ODOT had not been able to correct the problems with the timing of the traffic signals at Third and Laughlin, and have offered to donate new controllers if the City would pay to have them installed. She said there would also be a \$50 per month charge for all six signals. It was the consensus of the Council to pay \$19,000 for the installation.

### **CITY ATTORNEY REPORT**

City Attorney Gene Parker said that Urban Renewal may need to borrow \$450,000 from the City for purchase of the Tony's building. He said it had been approved by the Urban Renewal Agency, but he wanted to confirm that the Council was comfortable with a loan to Urban Renewal at 4% interest, with a 5 year payback period.

### **CITY COUNCIL REPORTS**

Councilor Brown reported attending City Manager selection meetings, Mid Columbia Council of Governments Board meeting, Traffic Safety meeting.

Mayor Lawrence said he had requested information from Mid-Columbia Council of Governments regarding use of the \$2 million permit fee they received from Google.

Councilor Spatz reported attending the Discovery Center Board meeting; he said they reported the best year ever. He reported there were nine student delegates chosen for the Sister City trip to Japan in July; and read the Friendship Commendation the City received from the Consulate

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General of Japan. He said he attended Gorge Night Out in Salem and would be attending a similar event in Olympia.

Spatz said that QLife would be meeting on Tuesday to review options for administration of QLife.

Councilor McGlothlin said he attended the Town Hall on marijuana; the February 2 Airport Board meeting; and said there was small progress being made with the homeless.

McGlothlin recognized Kiwanian Dick Rife for his continued service to Pioneer Cemetery clean up.

Councilor Elliott said he attended the Town Hall meeting on marijuana and would be attending the QLife meeting.

Councilor Miller said she attended the Town Hall meeting on marijuana; Historic Landmarks meetings; three Sister City meetings; and the City Manager selection committee meetings.

Mayor Lawrence said he attended the Regional Solutions Meeting.

Lawrence also noted the passing of Jim Burrus, a tireless Veteran's Advocate. He said there was standing room only at his memorial.

Lawrence said during his meeting with the school district to discuss the Google enterprise zone funds they talked about livability in The Dalles and that location of new schools was important.

### **CONSENT AGENDA**

Spatz noted the location of the transportation meeting he attended was in White Salmon (page 3 of the January 11 minutes. It was moved by Spatz and seconded by McGlothlin to approve the Consent Agenda as amended. The motion carried unanimously.

Items approved by Consent Agenda were: 1) Approval of January 11, 2016 Regular City Council Meeting Minutes; 2) Approval of January 25, 2016 Town Hall Meeting Minutes; 3) Approval of January 14, 2016 Special City Council Meeting Minutes; 4) Approval of January 7, 2016 Goal Setting Minutes; 5) Approval to Declare Public Works Department Equipment as Surplus Property; 6) Resolution 16-003 Establishing a Reimbursement District for Port of The Dalles 18 inch Water Main.

**ACTION ITEMS**

**General Ordinance No. 16-1342 Establishing Provisions for the Regulation of Transient Merchants and Repealing General Ordinance No. 97-1216**

Project Coordinator Daniel Hunter reviewed the staff report.

After some discussion Council asked for the ordinance to be brought back on March 14 with additional amendments regarding not needing a new license if business had to move because a permanent restaurant was established next door; and clarifying revocation due to violation of City Ordinances.

**Resolution No. 16-04 Approving a Rate Increase for The Dalles Disposal**

City Attorney Parker reviewed the staff report.

Miller abstained, saying she works for a sister company.

Ryan Rupert, 1819 Cliff Street testified about ongoing issues with the company, saying the service was poor, sloppy. He said he felt that since the manager was in attendance the issues would be addressed.

It was moved by Spatz and seconded by Brown to adopt Resolution No. 16-04 Approving a Rate Increase for The Dalles Disposal. The motion carried, Miller abstained, Elliott voting no.

**COUNCIL RECESSED TO EXECUTIVE SESSION** pursuant to ORS 192.660(2)(a) for the purpose of considering an employment contract at 7:28 p.m.

Council reconvened to open session at 7:42 p.m.

**DECISIONS FOLLOWING EXECUTIVE SESSION**

It was moved by Elliott and seconded by Miller to approve the employment contract between the City of The Dalles and Julie Krueger. The motion carried unanimously.

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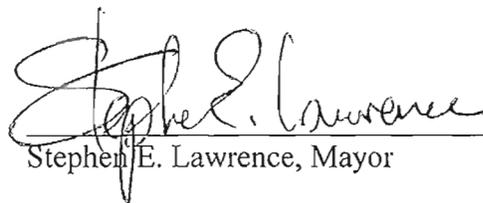
**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:43 p.m.

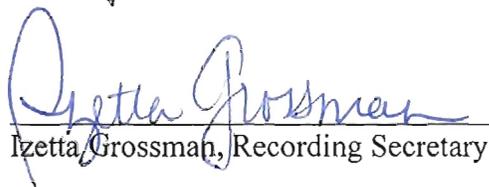
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Submitted by/  
Izetta Grossman  
Recording Secretary

SIGNED:

  
\_\_\_\_\_  
Stephen E. Lawrence, Mayor

ATTEST:

  
\_\_\_\_\_  
Izetta Grossman, Recording Secretary

The Siemens logo is displayed in a white rectangular box with a blue border, set against a background of a mountain range under a blue sky. The logo itself is the word "SIEMENS" in a bold, blue, sans-serif font.

SIEMENS

# Successful Geothermal Heating/Cooling System Means Cowlitz County Can Implement More Energy-Efficiency and Facility Improvements

[usa.siemens.com](http://usa.siemens.com)

Washington State – Known as the “Gateway to Mount St. Helens,” Cowlitz County is home to approximately 94,000 residents. With a commitment to preserving the heritage of Cowlitz County, both environmentally and culturally, as part of its mission statement, the County engaged Siemens Industry, Inc., in a successful geothermal heating/cooling project.

The all-green geothermal heating/cooling system came online for the Cowlitz County Hall of Justice in 2011, and is believed to be the first of its kind in the state.\* The system uses the earth’s temperature to heat and cool water for the County’s HVAC system, reducing the amount of electricity needed to warm the HVAC water to the correct temperature in winter; no additional cooling is required in summer. The fully renewable system is reducing the County’s energy costs by approximately \$76,000 annually.

Because the geothermal heating/cooling project has been successful for the County, officials engaged Siemens again in 2012 to kick off a second project: an Energy Savings Performance Contract (ESPC) to make a variety of energy-efficiency and facility improvement measures.

## Objectives

Overall, Cowlitz County wanted to protect its environmental heritage, and continually seeks ways to improve the energy and resource efficiency of County buildings. To achieve that objective, the County sought ways to:

- Reduce the County’s energy and natural resource consumption
- Diminish the effects of rising utility costs that have affected the State of Washington
- Improve building performance and comfort

The ESPC model will allow the County to make necessary facility improvements while leaving capital funds intact. Instead of traditional financing, the County wanted to be able to fund the improvements through the energy and operational savings generated by the project.

\*LaBoe, Barbara. “Cowlitz Hall of Justice to Implement Green Geothermal System.” *The Daily News Online*. Longview Daily News, 3 Mar. 2011.

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## Siemens Solutions

Through a 15-year ESPC, Siemens is implementing the following improvements for Cowlitz County:

- **Lighting retrofits** – Siemens is upgrading several buildings' light fixtures from T-12 fluorescent lamps with magnetic ballasts to low-wattage T-8 fluorescent lamps with electronic ballasts. In addition, Siemens will replace incandescent lamps with energy-efficient compact fluorescent lamps; install occupancy sensors in private offices, conference rooms, restrooms, and so on; and upgrade outdoor fixtures with LED bulbs. These changes will not only reduce energy consumption and costs for Cowlitz County, but also help reduce operational and maintenance costs associated with relamping and bulb life.
- **Domestic water conservation/fixture recommissioning** – Cowlitz County facilities will receive plumbing fixture upgrades to reduce the amount of water consumed by various fixtures, including sinks, toilets, and showers.
- **HVAC improvements** – In the Hall of Justice, Siemens will replace aging heat pump chiller units to match existing capacities and ensure the improvements are connected to the County's building automation system. The existing units require significant maintenance time and expense, and the new, stackable heat pump system is highly efficient, helping achieve the County's objectives.
- **DDC retrofits** – Siemens is retrofitting existing controls with direct digital controls (DDC) for various mechanical equipment.

As part of the agreement with Cowlitz County, Siemens will provide annual inspections of various equipment to ensure they operate as designed.

## Customer Results

Today, Cowlitz County is already realizing utility cost reductions from lighting upgrades and water conservation efforts. When all of the projects are complete, Siemens estimates that Cowlitz County will realize approximately \$167,000 in energy and operational cost reductions in the first year following implementation. Over the 15-year contract term, energy and operational savings are projected to reach nearly \$2.9 million.

Specifically, Cowlitz County will reduce its energy consumption every year by:

- Electric energy - 1,849,815 kWh
- Natural gas - 1,738 therms
- Water - 1,513,219 gallons

The electric energy savings reflect the equivalent of removing 272 passenger vehicles from the road every year, or eliminating the CO<sub>2</sub> emissions from 195 homes annually. Natural gas savings are equivalent to the amount of carbon sequestered by 7.1 acres of a U.S. forest in a year.

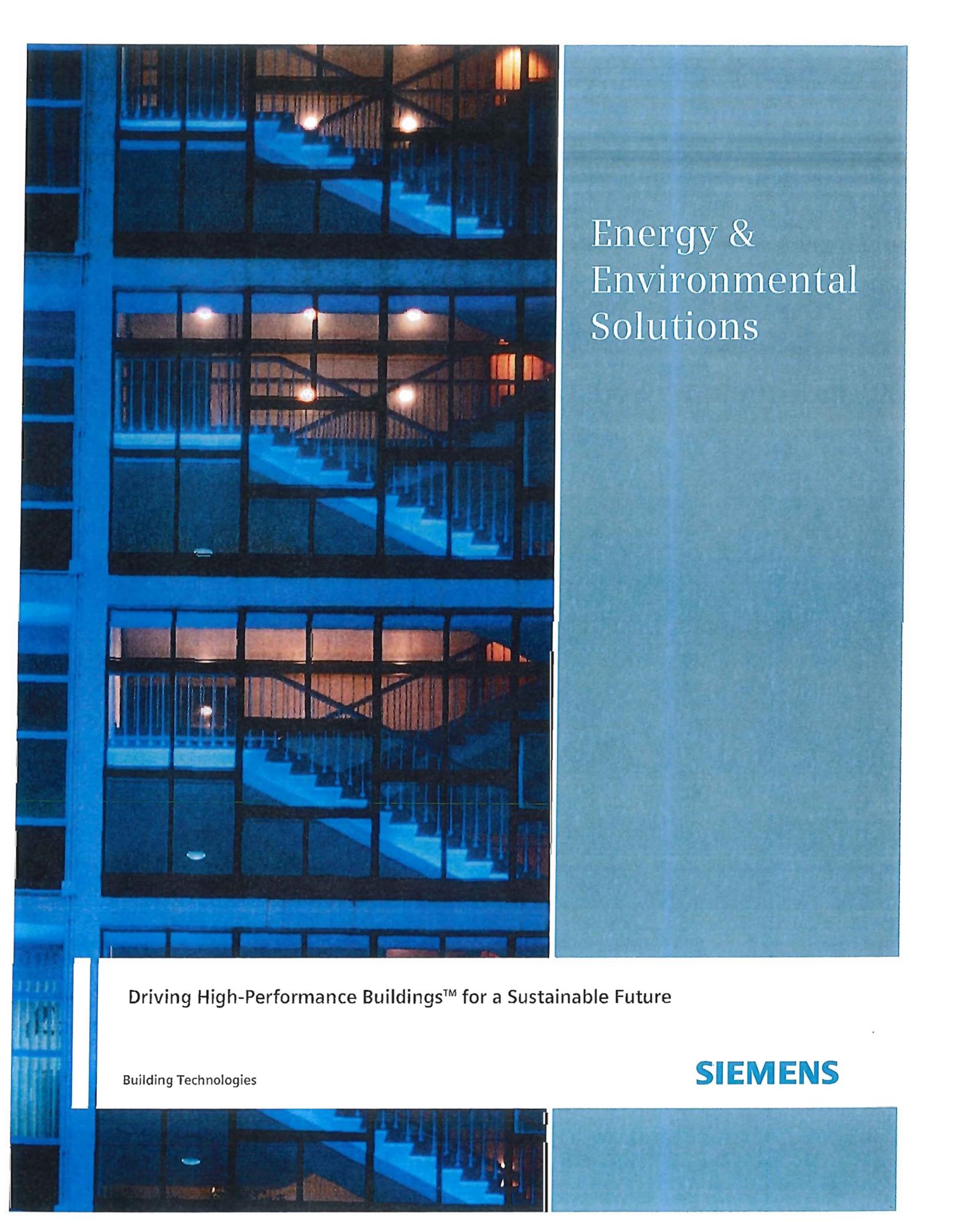
Additionally, with the reduced energy and resource consumption, Cowlitz County is better prepared for rising utility costs, a challenge that's affecting customers throughout the State of Washington.

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# Energy & Environmental Solutions

Driving High-Performance Buildings™ for a Sustainable Future

Building Technologies

**SIEMENS**

At Siemens Building Technologies, our strategic energy solutions can help you manage your facility's energy needs throughout a building's life-cycle. Siemens customers can expect:

- Greater predictability and management of energy budgets
- Energy supply options and management
- Dependable, flexible and clean energy systems and operations
- Improved facility and energy performance
- Innovative environmental solutions

#### Energy Price and Risk Management

Provide professional management of your energy supply, including consulting and strategic energy planning.

- Energy procurement and management
- Energy market analysis, risk assessment and budgeting
- Energy rate and tariff analysis
- Alternative fuel research and options
- Green power purchasing
- RFP, RFI and RFQ process management and contract negotiations

#### Energy Conservation and Optimization

Implement and manage facility improvements to optimize your energy operations, with guaranteed financial and performance-based results.

- Energy saving facility improvement measures
- Continuous energy commissioning
- Detailed energy audits, analysis and benchmarking
- Funding options and performance guarantees

#### Energy Reliability and Security

Design and install on-site energy systems that ensure a reliable, secure and clean energy source for your facility.

- Electrical generation
- Co-generation
- Uninterruptible power sources
- Back-up energy generation
- Alternative and renewable fuel sources

#### Environmental Responsibility

Incorporate and implement sustainable practices into your facility including building design, energy optimization and indoor environmental quality.

- Environmental monitoring and benchmarking
- Indoor environmental quality – diagnostics and remediation
- Green building guidance and certification – LEED® certification and management; ENERGY STAR® benchmarking and certification
- Minimized environmental impact of your facility
- On-site green energy generation
- Waste-to-energy

#### Supporting Services, Tools and Solutions

##### Energy Information Services

- Utility bill monitoring and management
- Load profiling services
- Comprehensive metering solutions
- Web-based tools and analytics

##### Financing Solutions

- Guaranteed performance-based solutions
- Performance-based service agreements
- Taxable/tax-exempt capital and operating leases

##### Energy Awareness and Communications

- Energy-related training courses
- On-site energy instruction
- Energy awareness programs and campaigns

#### Siemens Building Technologies

As a leading provider of energy and environmental solutions, building controls, and fire safety and security system solutions, Siemens Building Technologies makes buildings comfortable, safe, productive and less costly to operate. As part of an international corporation, we are able to provide world-class solutions in conjunction with local support. Each of our offices is a full-service branch staffed by on-site technical service specialists and project management teams that can deliver complete building solutions.

#### Project Expertise in:

- Commercial Facilities
- Federal Facilities
- Green Building
- Healthcare Facilities
- Higher Education Buildings/Campuses
- Industrial Buildings
- K-12 School Buildings
- Public Housing Authorities
- State/Local Government Buildings

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HATTENHAUER PRESENTATION



