

MINUTES

REGULAR COUNCIL MEETING
OF
MARCH 9, 2015
5:30 P.M.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Steve Lawrence

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

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Clerk Julie Krueger, Administrative Fellow Daniel Hunter, Public Works Director Dave Anderson, Police Chief Jay Waterbury, Librarian Jeff Wavrunek

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

Mayor Lawrence asked that Action Item 13, B, concerning a proposed annexation policy, be moved to Discussion Items.

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

PRESENTATIONS/PROCLAMATIONS

Fort Dalles Fourth Report and Funding Request

Keef Morgan, Cynthia Kortge, and Nolan Hare, provided a handout reviewing the statistics from the 2014 Fourth of July celebration. Morgan said the 2015 event would be spread over two days, and they hoped to continue to grow it into a regional event. He said if enough support was shown, the barge rental would be donated again this year. Morgan said the fireworks display company had been very impressed with the community pride shown in The Dalles and had provided a free fireworks display on Veteran's Day. He said the 2015 display was planned to be bigger than the previous year and it was hoped that The Dalles would be using the firing system that was used at the 2012 London Olympics.

Mayor Lawrence said he had learned there would be a baseball tournament the same weekend and that it would complement the other events being planned.

Councilor Miller said she was a strong supporter of the event.

Presentation and Funding Request by YouthThink

Debby Jones provided an overview of the 2014 activities of YouthThink, including the underage drinking campaign, family movie program, "Do Something" program, and other activities. Several high school student leaders spoke in support of the YouthThink Program, saying how important it was to help younger students and to learn leadership skills.

Handouts were provided to the City Council, describing some of the programs. Lei's were also given to the Council, a symbol of their program.

Mayor Lawrence complimented the students for their leadership and said he was impressed with their public speaking abilities. He noted there would be a Cultural Day celebration in the Fall and said he hoped they would participate in that program.

Youth Empowerment Shelter Request for Support

Gary Cassady spoke on behalf of Youth Empowerment Shelter, saying support from the City would greatly help them to secure grant funding to purchase a building for their program. A handout was distributed describing the mission and crisis shelter program. Mr. Cassady said they

had received non-profit status, had two full time staff and had established some great partnerships. He provided statistics on runaways, noting most of them came from the foster care system.

AUDIENCE PARTICIPATION

Jerry Johnson, 3102 East 13th Street, addressed a concern about how the City's sewer ordinance impacted residents within the urban growth boundary. He said it seemed unfair to require people to connect to sewer within a 90 day period if their private systems failed, and at the discretion of staff. He said people should be allowed to make repairs to their current systems instead of connecting to the City sewer system.

Mayor Lawrence said staff was working on issues related to annexations and asked Mr. Johnson to provide information to the Administrative Fellow for review through that process.

Richard Havig, 3015 East 12th Street, said it had been his understanding, during residential infill meetings, that the City would be required to install sewer lines, and not the responsibility of specific property owners.

City Manager Young said that was related to street improvements, not water and sewer lines.

CITY MANAGER REPORT

City Manager Young mentioned items scheduled for the March 23 agenda, including approval of regulations for medical marijuana dispensaries and the Chamber of Commerce presentation regarding their proposed budget and work scope.

CITY COUNCIL REPORTS

Councilor Brown said he attended the Council of Governments meeting, where there was lengthy discussion regarding the building codes program. Mayor Lawrence said the County had formed a task force to work on the issue. Brown said that was correct but that the Council of Governments was not represented on that task force. City Manager Young noted the City would have a Planning Department representative on the task force.

Councilor Spatz confirmed the Sister City Association visitation to Miyoshi City would be August 19 through 24. He said the Association was looking for people interested in serving on their Board.

Councilor McGlothlin reported on the Community Outreach Team trip to Washington, D.C. He said the team had gotten good insight into new programs and grant opportunities. He said they had visited the Google offices and learned about their involvement in the health field, including work on contact lenses that would help manage diabetes, and health record digitization. He said they continued work on a self-driving car.

Councilor Elliott said he had attended the QLife Agency meeting, where a speaker was present to discuss various types of fiber. He said there had also been a discussion regarding expanding network options.

Councilor Miller said she had attended the February Urban Renewal Advisory Committee meeting. Miller said she had also attended the first middle school play in over 14 years, and said the students did an excellent production of "Annie".

Mayor Lawrence reported he had enjoyed lunch and birthday celebration for Pearl Maley, who turned 100. He said he had met with a local Eagle Scout concerning a possible Patriot Park concept at the Veteran's Service Office, and met with Gorge Commission Executive Director Darren Nichols, who would be leaving for a new career. Lawrence noted he had attended the Government Affairs meeting and was honored to provide the welcome for the middle school wrestling tournament.

CONSENT AGENDA

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

Items approved by Consent Agenda were: 1) approval of February 23, 2015 regular City Council meeting minutes; 2) approval to declare computer equipment as surplus property; and 3) Resolution No. 15-015 concurring with the Mayor's appointments to the Budget Committee.

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding a Request from the Port of The Dalles to Form a Reimbursement District Related to the Chenoweth Business Park Water and Sewer Improvements

Mayor Lawrence reviewed the procedures to be followed and opened the hearing.

Public Works Director Anderson reviewed the staff report. It was noted the new official name of the project was now called Columbia Gorge Industrial Center.

In response to a question, the properties benefitting from the district were named as Northwest Aluminum, WM3 property, and Home at Last Animal Shelter.

Testimony

Howard Anderson, representing Northwest Aluminum (NWA), questioned how the project was a benefit to their properties.

Public Works Director Anderson said the properties that had been identified, would now have the ability to tie into the system.

Howard Anderson said he didn't think the NWA properties were fairly assessed because much of the property would likely be considered as wetlands when the study was completed.

Public Works Director Anderson said the rates had been developed on the total acreage, because it was unknown what future development could or would occur on any of the parcels. He said the fee was based on the ability to connect to the new system. He further noted that if no development occurred on the property, there would be no fee; that the district was for a 15 year period and that development was what would trigger paying the fee to use the system.

Port of The Dalles Director Andrea Klaas said the Port had constructed the system to handle full development of the area. She said the cost was to provide the entire system.

There was a comment made that NWA had donated some property for the project. It was clarified that the ½ acre of property had been an agreement with Wasco County, in 2009, for construction of a bridge, and was not part of this project.

Darren Anderson asked the Council to delay a decision until the owners of NWA could review the information and provide additional comments.

Hearing no further testimony, the public hearing was closed.

There was discussion regarding the ability of the Council to approve the reimbursement district, but set the fee at a later time.

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Resolution No. 15-013 Establishing a Reimbursement District for Water and Sanitary Sewer Improvements on River Road, River Trail Way and Through Tax Lot 702 to West Second Street; Designating the Reimbursement Fee Payable by Parcels Located Within The District Boundaries; and Setting an Effective Date

It was moved by Spatz and seconded by Miller to adopt Resolution No. 15-013 Establishing a Reimbursement District for water and sanitary sewer improvements on River Road, River Trail Way and through Tax Lot 702 to West Second Street; designating the reimbursement fee payable by parcels located within the district boundaries in a future resolution; and setting an effective date. The motion carried unanimously.

CONTRACT REVIEW BOARD ACTIONS

Resolution No. 15-014 Approving an Exemption Under the Contract Review Board Rules to Authorize the Special Procurement Purchase of Fire Hydrants

Public Works Director Anderson reviewed the staff report. In response to a question, it was noted there were a total of 619 hydrants, with a warranty of 10 years, but life expectancy of approximately 20 years. Water Division Manager Ray Johnson said having a standardized hydrant would make it easier and less expensive to perform maintenance because the same set of tools could be used on all the hydrants. He said each manufacturer used a different style, and different tools were need to work on each type.

The following changes were made to the resolution: Section 2,A change the word “three” to “two” in the first sentence; Section 2,B, add the word “current” after the first word of the first sentence; and Section 3, add “subject to review in ten years” to the end of the sentence.

It was moved by Spatz and seconded by McGlothlin to adopt Resolution No. 15-014 approving an exemption under the Contract Review Board Rules to authorize the special procurement purchase of fire hydrants, as amended. The motion carried unanimously.

Award Wastewater Treatment Plant Design/Build Contract

Public Works Director Anderson reviewed the staff report. It was noted that the only aesthetics included in this phase were to enhance the appearance of the plant from key viewing areas.

Councilor Elliott said he had reviewed all the information and felt the proposed company had provided a very thorough proposal, at the best price.

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It was moved by McGlothlin and seconded by Elliott to authorize the City Manager to enter into contract with Mortenson Construction/Kennedy-Jenks Engineers for Phase 1A of Contract No. 15-004, Wastewater Treatment Plant Upgrade - 2015 Project, in an amount not to exceed \$132,274. The motion carried unanimously.

ACTION ITEMS

Approval of Agreement With Oregon Department of Transportation to Receive Surface Transportation Program Funds for the East Scenic Drive Stabilization, Phase 1, Project

Public Works Director Anderson reviewed the staff report.

It was moved by Elliott and seconded by Miller to authorize the 2015 Fund Exchange Agreement with ODOT to accept funds provided under the Surface Transportation Program for the East Scenic Drive Stabilization Phase 1 Project. The motion carried unanimously.

DISCUSSION ITEMS

Discussion Regarding an Enhanced Youth Services Program at the Library

Librarian Jeff Wavrunek presented the staff report.

Mayor Lawrence asked why the program change was coming before the Council for approval. City Manager Young said anytime there was a proposal to increase staffing levels, it was brought to Council for approval.

It was moved by Miller and seconded by Spatz to authorize the City Manager to approve filling a newly created Library Clerk II position. The motion carried unanimously.

Resolution No. 15-016 Adopting a Revised Annexation Policy for the City of The Dalles

The Council discussed the proposed policy, saying they would like to know what other cities have adopted as their annexation policies and to ensure that residential annexations could only occur if requested by the property owner. It was the consensus of the Council that item D regarding consents to annexation should be removed from the proposed resolution. Spatz noted that subsection D did refer back to subsection B, so there was a protection for the residential annexations.

Councilor Elliott said he would also like to see issues such as the water and sewer connections be addressed in the policy.

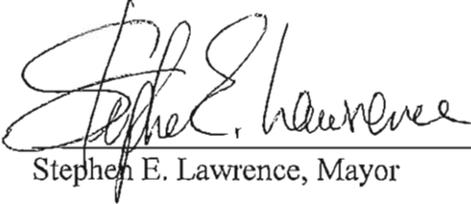
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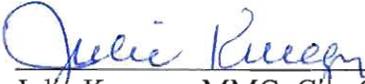
Staff was directed to bring back the resolution for consideration, omitting subsection D.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:05 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED: 
Stephen E. Lawrence, Mayor

ATTEST: 
Julie Krueger, MMC, City Clerk