

**MINUTES**

REGULAR COUNCIL MEETING  
OF  
MARCH 11, 2013  
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, Public Works Director Dave Anderson, Administrative Fellow Garrett Chrostek, Police Chief Jay Waterbury, Planning Director Dick Gassman

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

## **PRESENTATIONS/PROCLAMATIONS**

### **Update Regarding Veterans Memorial at Kelly View Point**

Les Cochenour, 319 West 20<sup>th</sup> Street, The Dalles, Vice President of the Mid Columbia Veterans Memorial Committee, introduced Committee president Gary Pratt. Mr. Cochenour provided handouts including a list of goals, a map showing an additional piece of property for possible future use, and a proposal for a new monument at the memorial site.

Cochenour noted the Committee was required to maintain a balance of \$5,000 through an agreement with Parks and Recreation District to have funds available for repairs. He described the proposal for a future monument and talked about the additional piece of property that could be used in the future. It was noted a future monument would not be taller than the existing fence.

Councilor Wood said she supported the monuments being at the View Point, but did not want them to obstruct the view of the City. She said some of the trees also needed to be trimmed to maintain the view.

Gary Pratt presented information regarding the installation of a security system at the View Point. He said there were a couple different options, but both would include a camera that showed the view and that anyone could access. He said there were currently discussions to determine the cost for internet access.

Mayor Lawrence asked what the legal relationship was between the Committee and City was. City Manager Young said it was a non-profit group and the City Council provided financial support to them. Young said he hadn't realized there was a formal agreement between the Committee and the Parks and Recreation District regarding the need for a maintenance fund. He said the City could make a change in the budget to show the \$5,000 as a reserve fund so it didn't get spent on non-maintenance items.

## **AUDIENCE PARTICIPATION**

Randy Cole, 816 East 20<sup>th</sup> Street, The Dalles, said there was a parcel of property in his neighborhood that had been maintained by the neighbors for over 30 years. He said it served as a green space and gardens. He asked the City to consider vacating the property and dividing it among the adjoining properties who have taken care of it over the years.

Staff was asked to investigate the request.

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### **CITY MANAGER REPORT**

City Manager Young reported that several City projects had been included on the priority list for the Wasco County Economic Needs and Issues Priorities. He said the highest priorities included the Washington Street Undercrossing, downtown parking structure and industrial fire flow line. Young said the Third Street streetscape project and Sixth Street widening and signalization projects were also listed as high priorities.

Young reminded the Council of the upcoming budget orientation meeting on March 18, at 1:00 p.m.

Young said staff was working on the information regarding infill development and expected to have all the information prepared and a meeting scheduled sometime in May.

### **CITY ATTORNEY REPORT**

City Attorney Parker reported the lease with the Girl Scouts had been completed. He said the demolition at 600 East 12<sup>th</sup> Street would begin this week and was expected to be completed on March 24. He noted the lead paint had been tested and determined not to be hazardous waste, so the cost should be reduced because the waste could be hauled to the landfill instead of shipped to a hazardous waste site.

### **CITY COUNCIL REPORTS**

Councilor Wood said the Historic Landmarks Commission had approved an application for door and window repairs at the Carnegie Library. Wood said she had attended the QLife meeting.

Councilor Dick said he had also attended the QLife meeting.

Councilor Spatz said the Mid Columbia Economic Development District meeting was scheduled for March 21.

Councilor Miller said she had attended the Urban Renewal Advisory Committee meeting and had heard presentations regarding Sunshine Mill and Granada Redevelopment project. She said both subjects were scheduled to be discussed by the Agency following the Council meeting.

Mayor Lawrence said he had traveled to Washington, D.C. with the Community Outreach Team last week, with 10 people representing many local entities and agencies. He said it was a great team and offered special praise for Councilor Spatz and his great presentation skills.

### **CONSENT AGENDA**

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

Items approved by Consent Agenda were: 1) approval of February 25, 2013 regular City Council meeting minutes; 2) approval to declare Police Department vehicle as surplus property; and 3) authorization for City Clerk to endorse OLCC application for Gone Country.

### **PUBLIC HEARINGS**

#### **Public Hearing to Receive Testimony Regarding Proposed Main Street Program Economic Improvement District**

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

Administrative Fellow Garrett Chrostek reviewed the staff report.

#### **Testimony**

Gary Honald, 2505 Wright Drive, The Dalles, said the downtown area had been depressed in the past. He said at that time the Trade Center Association had placed merchandise in empty store windows to make it have a nicer appearance, removed parking meters and hung curtains in upstairs windows. Honald said he believed the downtown would revitalize without the need to hire a person to market it. He said he had four lots, so his assessment would be \$1,000, not \$250. Honald said he believed the downtown would come back in time and that there were ample agencies and groups already in existence that could help with marketing, such as the Chamber of Commerce.

Mary Merrill, 2437 East 10<sup>th</sup> Street, The Dalles, representing the Small Business Development Center, said she had been studying the downtown for years and one thing to note was that much of the retail space was too big. She said if owners would do some remodeling to create smaller spaces, they would be easier to rent. She said another thing that might help was if owners would provide for separate utilities and provide insulation to keep utility costs down. As an example, Merrill pointed out how quickly the Hollywood Video building was occupied once the owner divided it into smaller spaces.

Tom Wood, 701 East Second Street, The Dalles, spoke in support of the economic improvement district. He said the Main Street Program engaged businesses and property owners and was proven to be successful in many communities across the Country. He said it would help revitalize the downtown and said if the participants would think of the \$250 assessment as a marketing cost, it was a very reasonable cost to improve the vitality of the downtown.

Jim Stroud, 806 east Second Street, spoke in opposition to the formation of the district. He said he owned four and one-half tax lots, though most of the property was a parking lot. Stroud said he was opposed to paying someone else to tell him how to run his business, saying opportunities were up to each business owner and that the reason the Hollywood Video building filled up so fast was because of its location near high traffic businesses. He said each business owner had their own vision and said the downtown would return to a healthy vitality without the Main Street program.

Councilor Miller said there was a perception that the downtown was dirty. She said she believed the downtown needed to improve its reputation and needed to be cleaned up.

Mary Linebarger, 309 Court Street, The Dalles, spoke in support of the district formation. She said she had served on the downtown committee since 2004 and also volunteered on the Main Street Steering Committee. She said she needed expert advice in marketing and that the downtown community needed to help one another be successful. She said a vital downtown was important to the community and that \$250 was a small price to pay for that expertise. Linebarger noted that there had been 11 empty spaces downtown three years ago, and now there were 40.

Chuck Langley, 200 West Fourth Street, The Dalles, spoke in opposition to the proposal, saying it was up to individuals to have a vision and to make a successful business. Langley said the new proposal of a \$250 flat rate per lot, intended to reduce the cost, had actually doubled the cost to many property owners. He said while business was weak along Second Street, the rest of the downtown was strong. He said buildings sat empty because the rent was too high. Langley said the urban renewal treatment along Second Street was ugly, with sidewalk seams so big, they collected dirt and cigarette butts and they were dangerous to walk on.

Langley said he had taken a lot of time to talk with downtown businesses about the proposal and most were in opposition. He said the business owners would not have a say in the marketing because it would be run by a small committee. Mr. Langley submitted 44 letters in opposition, representing 75 tax lots. He said this was more than the 33% required to stop the district from forming. Langley said the Chamber of Commerce could assist with marketing with no additional cost to the businesses.

Langley recommended the City convert Second and Third Streets to two-way traffic with would be historically correct and make it easier for people to visit businesses. He noted the biggest problem for downtown businesses were big box stores and internet shopping.

Barbara Bailey, 3325 Dry Hollow Lane, The Dalles, said the downtown was historically rich and it was very important to the entire community to keep it a vital part of the town. She expressed concern regarding signage and said that could be improved. Bailey said she had not raised the rent on the building she owned because it was important to her to keep her tenant. Bailey said she would be happy to pay the assessment proposed in order to keep the downtown alive.

Bev Eagy, 218 West fourth Street, The Dalles, said she owned two lots, so her assessment would be \$500, which was too much money for her small business to afford. Eagy said she believed the Chamber of Commerce could be very helpful to the downtown. She said it would also be helpful if the assessment could be spread over a larger boundary to reduce the cost per property. In response to a question, Eagy said she believed the Chamber and downtown businesses could work together and be successful in promoting the downtown.

Mary Merrill clarified that all her work with the Main Street Program was on a volunteer basis. She said she was so passionate about helping the downtown that she was often sweeping sidewalks in front of empty businesses to help keep the downtown looking nicer.

Dave Griffith, 409 West 16<sup>th</sup> Street, The Dalles, said he owned four of the eight lots he had owned when his business was located downtown. Griffith said he supported the concept of the Main Street Program and said the problem needed to be corrected. He said many people spoke in opposition to forming the district, yet failed to offer other suggestions. Griffith asked the Council to consider placing a cap on the number of tax lots that would be assessed for a single property owner.

Bob Fraley, 710 East Second Street, The Dalles, spoke in support of the proposed district. He urged downtown property owners to create smaller spaces, keep rent reasonable and to keep their properties clean, which would all help in the revitalization of the downtown.

Ron Vergeer, 4679 Mill Creek Road, The Dalles, said he had signed one of the letters in opposition that had been submitted by Mr. Langley. He asked that his letter be rescinded so he could gather additional information before making a decision.

Chuck Covert, 3819 Columbia View Drive, The Dalles, spoke in support of the proposal, saying the Main Street Committee had been working on the program for two years. He said there had

been many opportunities for involvement and he hoped more people would become involved in the program. He said the downtown was a weak part of the community and development needed to occur downtown.

Councilor Miller asked if Oregon Main Street had made efforts to assist the local program. Mr. Covert said they provided a lot of guidance and helped with the committees. He said it was now time to fund the program, establish the development district and create a Board of Directors. In response to a question, Covert said it was a simple formula to assess by tax lot as opposed to each business.

Hearing no further testimony, the public hearing was closed.

#### City Council Deliberation

Mayor Lawrence said he had been involved in the Main Street Program development. He said the City had a duty to honor the work of the committee and to allow the process to move forward and if it was stopped by remonstrances, it would be the decision of the businesses. Mayor Lawrence said he did have a concern about assessing parking lots.

Councilors Wood and McGlothlin agreed the process should be allowed to move forward until there was a decision that rested with those affected by the proposed district.

Councilor Dick said he supported the proposal and said it was a great opportunity to pool resources and make sure the community had a vital downtown. Dick said he was a downtown property owner and would not object to paying an assessment on his property.

Councilor Dick said he would support amending the ordinance to assess no more than one lot if a property owner had more than one lot on Fourth Street and to assess no more than three lots per property owner in the rest of the district.

Councilor Spatz said he agreed that the process should move forward, saying it was an opportunity for the downtown businesses to keep the area vibrant.

Councilor Miller said she would support moving the process forward, but feared the Main Street Program may just be one more unsuccessful organization in attempting to revitalize the downtown.

Councilor McGlothlin asked to have Special Ordinance No. 13-554 read in full.

City Clerk Krueger read the ordinance in its entirety.

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It was moved by Dick and seconded by Wood to amend Exhibit "A" of Special Ordinance No. 13-554 to assess no more than one lot per property owner on Fourth Street and no more than three lots per property owner in the rest of the district.

Councilor Spatz questioned what the impact to the program budget would be if the amendment was approved.

Councilor McGlothlin said a change in the method of assessment should be sent back to the Committee for a recommendation.

Councilor Dick said the proposed amendment was addressing concerns raised at the hearing.

The motion to amend Exhibit "A" of Special Ordinance No. 13-554 to assess no more than one lot per property owner on Fourth Street and no more than three lots per property owner in the rest of the district was voted on and carried; McGlothlin voting no.

It was moved by McGlothlin and seconded by Spatz to adopt Special Ordinance No. 13-554, as amended, by title.

City Clerk Krueger read Special Ordinance No. 13-554 by title.

The motion to adopt Special Ordinance No. 13-554 establishing The Dalles Main Street Economic Improvement District and Providing for Notice of Proposed Assessments to Affected Property Owners, as amended, by title was voted on and carried unanimously.

### **ADJOURNMENT**

Being no further business, the meeting adjourned at 8:07 p.m.

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Submitted by/  
Julie Krueger, MMC  
City Clerk

SIGNED:

  
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Stephen E. Lawrence, Mayor

ATTEST:

  
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Julie Krueger, MMC, City Clerk