

MINUTES

REGULAR COUNCIL MEETING
OF
MAY 11, 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 Attorney Gene Parker, City Clerk Julie Krueger, Administrative Fellow Daniel Hunter, Public Works Director Dave Anderson, Finance Director Kate Mast, Police Chief Jay Waterbury

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 Miller and seconded by Elliott to approve the agenda, including the supplemental agenda. The motion carried unanimously.

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PRESENTATIONS/PROCLAMATIONS

Hometown Days Proclamation

Mayor Lawrence read a Proclamation declaring May 25 through July 4, 2015 as Hometown Days in The Dalles.

Presentation by School District #21 Regarding Proposed Use of Enterprise Zone Funds

District Financial Officer Randy Anderson provided information regarding the mascot changes for the High School, including re-painting of the gym floor, updating scoreboards, championship banners and painting over murals that had the Indian logo on them.

Elliott asked if the uniforms needed to be changed first. Mr. Anderson said some of the smaller team uniforms had already been changed, but the larger teams would be completed later. He said the deadline for the mascot change was June, 2017.

AUDIENCE PARTICIPATION

None.

CITY MANAGER REPORT

City Manager Young noted the Fort Dalles Fourth Committee had sent a thank you note to the Council for their contribution to the 4th of July event. Young said there would be no Council meeting on May 25 due to the Memorial Day holiday, but that there may be an Urban Renewal Agency meeting on May 26. Young said the April goal reports had been placed in the City Council mailboxes.

CITY ATTORNEY REPORT

City Attorney Parker reported the nuisances which had been cited through the Municipal Court had both been cleaned up by the property owners. He said the 13th Place tree issue had been assessed by an arborist and the report should be arriving later in the week. Parker said he would be attending a City Attorney's conference.

Parker said the City had received an application for a medical marijuana dispensary and would be processing that. In response to a question, Parker said the personal use of marijuana would be legal on July 1 and the OLCC was hoping to begin accepting applications for recreational marijuana licenses in January, 2016.

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CITY COUNCIL REPORTS

Councilor Brown reported he had attended the opening of the Gizmo Science Museum at Wahtonka campus and was impressed with the displays. He said he would be attending the Council of Governments meeting on Tuesday.

Councilor Spatz said the QLife Agency had approved their budget and forwarded to the City and County for approval. Spatz said the Declaration of Cooperation for the Childhood Obesity Reduction Plan had been finalized and was ready for the Mayor's signature.

Councilor McGlothlin said the Community Clean Up had been a success. He thanked the Lions Club for helping and congratulated Public Works Secretary Cindy Keever for putting the program together. McGlothlin said the Airport had scheduled a Fly In for June 13 and reported that he had visited the Discover Center over the weekend and encouraged everyone to visit the facility.

Councilor Elliott said he had also attended the QLife Agency meeting where the budget was approved. He said he had attended a luncheon sponsored by the Union Pacific Railroad, where they discussed safety programs and training.

Councilor Miller reported that the Council had attended the Budget Committee meetings last week, approving the budget and forwarding to the Council for adoption.

Mayor Lawrence said he had attended the annual meeting of the Pioneer Association, where a very interesting program was presented about Ernest Kuck. Lawrence said he had joined other community leaders to give out awards for the wind turbine competition, held at the college, for middle school and high school students. He said he had also attended the luncheon hosted by Union Pacific Railroad and it had been a good opportunity for their official to hear concerns from cities in the Gorge, and for the attendees to hear what they were doing regarding safety and training. Lawrence said they needed to let citizens know this information to reduce fears about train disasters. Mayor Lawrence said he had been invited to speak to care givers at the Veteran's Home regarding issues of Vietnam Veterans, which would be future patients.

CONSENT AGENDA

It was moved by Elliott and seconded by Miller to approve the items on the Consent Agenda. The motion carried unanimously.

The item approved by Consent Agenda was approval of April 27, 2015 City Council meeting minutes.

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PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding Community Development Block Grant (CDBG) Home Repair Program

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

Dave Peters and Joel Madsen presented information about the home repair program and offered statistics. They thanked the City for sponsoring the grant and noted the next grant would be sponsored by Hood River County, but would also be a regional program, benefitting The Dalles. It was noted that they hoped to compile statistics to help broaden participation.

Mayor Lawrence said he hoped they could work with the Regional Strategies program to combine home repair projects into a group, so they would be eligible for that funding as well.

Testimony

Hearing no testimony, the public hearing was closed.

CONTRACT REVIEW BOARD ACTIONS

Resolution No. 15-020 Exempting the Public Contract for Purchase of a Used Mid-Size Excavator from Competitive Bidding Requirements

City Attorney Parker and Public Works Director Anderson reviewed the staff reports. Parker explained the proposed resolution was needed to provide for an exemption to the Contract Review Board Rules. Anderson said staff had located an excavator and placed a refundable deposit to hold it until the Council made a decision regarding the purchase. He said the cost was \$75,000 and believed it would last the City for a long time period.

It was moved by McGlothlin and seconded by Spatz to adopt Resolution No. 15-020 exempting the public contract for purchase of a used mid-size excavator from competitive bidding requirements. The motion carried unanimously.

ACTION ITEMS

Authorization to Purchase D Hangar at Columbia Gorge Regional Airport

Airport Manager Chuck Covert reviewed the staff report. He said the hangar was currently fully occupied and there was a waiting list for spaces. In response to a question, Covert said the

Airport would assume the current leases and once the hangar was paid for, it would bring additional revenue to the Airport.

It was moved by McGlothlin and seconded by Miller to authorize the execution of the Termination of Ground Lease with GRAI, LLC, Bill of Sale for Hangar "D", and assignment of sub-leases by GRAI, LLC, subject to approval of the documents by Klickitat County and GRAI, LLC. The motion carried unanimously.

Approval of Quality Life Agency Budget for 2015-16 Fiscal Year

Administrative Fellow Hunter reviewed the staff report.

Mayor Lawrence said the capital reserve was quite large. He asked if any major projects had been identified. Hunter said the Board was currently working on a strategic plan and future expansion was likely, but no specific projects were identified at this time.

It was moved by Spatz and seconded by Miller to approve the fiscal year 2015-16 QLife budget and work scope. The motion carried unanimously.

Consideration of Chamber of Commerce Tourism Work Plan and Budget

Chamber of Commerce President Lisa Farquharson reported on a meeting with some of her Board members and City representatives to better define the scope of work. She noted the revisions had been submitted and also handed out copies of the proposed revisions. In response to a question, she said the Chamber would be providing quarterly reports to the City Council, including objectives, tasks, and results.

Mayor Lawrence said work would be done to provide a more comprehensive process for next year's review.

Councilor Spatz said the Chamber was doing an excellent job on tourism for the community.

It was moved by Spatz and seconded by McGlothlin to approve the Chamber's proposed Community Marketing Program scope of work and budget for fiscal year 2015-16. The motion carried unanimously.

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Approval of Economic Development Staffing Plan

City Manager Young reviewed the staff report. Young noted that there were 25 RARE positions in the current round of applicants and they had received 47 applications, so it was a competitive process and there was no guarantee the City would be one of the recipients.

Young noted the Business Development Recruiter was currently working on nine downtown projects, and four projects outside the downtown area. He said the downtown projects included two vertical housing projects, two businesses, one incubator center, a project that would relocate 52 jobs into the downtown, two markets, and the Neon Museum.

Councilor Elliott said the Budget Committee discussions had been to eliminate the RARE position from the proposal and he believed their discussion included phasing out the position of the Economic Development Specialist, who would now only be assigned to work on Riverfront Trail issues.

City Manager Young said he believed the RARE position was vital to the proposal because the two primary projects would be to address the Council goal of community curation, and the person would assist the Main Street Program to develop and implement a vision plan.

Young said the current plan for the Economic Development Specialist position was to have that person train the new Project Coordinator to take over the Enterprise Zone work and then to work limited hours, only on Riverfront Trail issues, through June, 2016. He said the Council could decide to phase out that position earlier if they chose to.

There was discussion regarding the Riverfront Trail project and a proposed alternate route. The consensus of the Council was that it would no longer be a riverfront trail if the new route was moved to the other side of the freeway. It was suggested the Riverfront Trail Committee end the trail where it was or to raise funds privately to continue along the original area along the river, because Federal grant funds could not be used where the original trail was planned.

City Manager Young said it may be possible to use the grant funds for trail development along the Mill Creek Greenway.

There was general agreement that the Economic Development Specialist position be phased out once the training for the Enterprise Zone work was completed.

There was discussion regarding the intern position. City Manager Young said he believed this four month position was important to help work on specific, short-term projects related to economic development.

Councilor Spatz questioned why only an internal posting would be done for the Project Coordinator position. City Manager Young said he believed there was a qualified pool of candidates internally.

Councilor Miller said she could support the proposal, with the elimination of the RARE position. There was additional discussion regarding the cost of the position and it was noted that elimination of the RARE position would help offset the cost of the new Project Coordinator position.

City Manager Young pointed out that some of the goals would need to be delayed with less staff to work on them.

Councilor Brown said there may be too many goals to realistically get completed in the time frame. Mayor Lawrence said some of the goals were not tied to money and were items to be investigated, such as the Municipal Court issue. He said all the goals couldn't be done at once.

It was moved by Spatz and seconded by Miller to approve the economic development staffing plan, including creation of a new full-time Project Coordinator position to be placed in range M of the exempt employee pay plan, removing the RARE position, and contingent on approval of the 2015-16 budget. The motion carried unanimously.

Approval of Distribution of Enterprise Zone Fees from the First Long Term Agreement

City Manager Young reviewed the staff report. He said a sub-committee consisting of the Mayor, himself, County Administrator Tyler Stone, and Wasco County Commissioner Rod Runyon met and recommended the fee be divided evenly between the City and County.

Will Norris, Columbia Gorge Community College, said the college had been receiving funds since 2007 and they were an important source of funds. He said the college had requested \$75,000 to develop a science program, using the money to award scholarships equaling 12 full time students and a half-time Advisor. He said having the funds would also help the college to secure additional state funding. Norris said maintaining enrollment was key to the success of the college. He thanked the City for funds received in the past and said if no funds were provided to the college this year, he hoped they would be considered for funding in future years.

Mayor Lawrence said the proposal had been reviewed by the sub-committee and they determined the proposal seemed to be a supplement to their budget. He said the proposal lacked detail and noted that two years ago, they specifically told the college that the \$75,000 contribution would conclude after two years.

Councilor Spatz said the college was beneficial in promoting economic development in the community and said it was unfortunate that the college wouldn't receive funding this year.

Rodger Nichols asked if the City or County was required to submit a work plan for the funds they were receiving.

City Manager Young said the City's portion was proposed as revenue in the General Fund and he was not aware of the County's plan for use of their portion of the funds. He said this proposal was only addressing the first Enterprise Zone Agreement.

It was moved by Miller and seconded by Brown to approve distribution of the 2015 Enterprise Zone fees from the 2005 Enterprise Zone Agreement, \$125,000 to the City of The Dalles General Fund and \$125,000 to Wasco County. The motion carried, Spatz and McGlothlin opposed.

DISCUSSION ITEMS

Discussion Regarding Refunds of Pre-Paid Assessments for Public Improvements

City Manager Young reviewed the staff report.

Mayor Lawrence asked if specific projects were budgeted within the Special Assessments Fund. City Manager Young said it was for future projects, but none were determined at this time.

It was moved by Spatz and seconded by McGlothlin to direct staff to prepare a budget amendment to refund \$65,302.26 to six property owners identified as those who paid into the fund in order to develop property.

Councilor Elliott said he would abstain from voting due to a potential conflict of interest.

The motion to direct staff to prepare a budget amendment to refund \$65,302.26 to six property owners identified as those who paid into the fund in order to develop property was voted on and carried unanimously, Elliott abstaining.

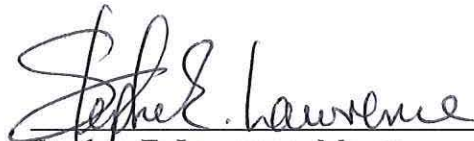
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ADJOURNMENT

Being no further business, the meeting adjourned at 7:24 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Stephen E. Lawrence, Mayor

ATTEST:



Julie Krueger, MMC, City Clerk