

## MINUTES

REGULAR COUNCIL MEETING  
OF  
JULY 22, 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, Police Chief Jay Waterbury, Planning Director Dick Gassman, Airport Managers Chuck Covert and Rolf Anderson, 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 Wood and seconded by McGlothlin to approve the agenda as presented. The motion carried unanimously.

## **PRESENTATIONS/PROCLAMATIONS**

Mayor Lawrence read a Proclamation that had been received from the Eagles Club, thanking the City for its contributions and hospitality to make their recent convention a success.

### **Report by Chamber of Commerce Regarding Community Marketing Program**

Chamber of Commerce President Lisa Farquharson presented the quarterly report for the Community Marketing Program. She handed out a report and a copy of the Oregon Wine Press, highlighting The Dalles as a destination.

Farquharson reviewed the report and asked that the City allow the Chamber's grant funds to be allocated in the fiscal year in which they were given rather than the date of the event the funds were granted for. City Manager Young said he would work with staff to make sure that happened in the future.

It was the consensus of the City Council to require only annual reports in the future, rather than quarterly reports, and that the annual report be submitted by March 1 each year.

## **AUDIENCE PARTICIPATION**

None.

## **CITY MANAGER REPORT**

City Manager Young reported on several Public Works projects scheduled for the summer, including work on the Sixth Street Bridge, Lincoln Street in the downtown area, paving of a portion of Second Street and chip seal projects on Mt. Hood Street and Dry Hollow Road.

## **CITY ATTORNEY REPORT**

City Attorney Parker reported he was working with the Airport Managers to prepare a Request for Proposals for construction of a hangar for Life Flight and was working with the Finance Department to begin foreclosure proceedings on several properties with nuisance liens on them. In response to a question from Council, Parker said he estimated at least ten properties that would be included in the process.

### **CITY COUNCIL REPORTS**

Councilor Wood said the Council of Governments would be meeting on July 23 to consider a 30% increase in building permits, noting they had previously considered and rejected a proposal for a 40% increase. She said there were concerns about funding the Six Rivers mediation program, which would also be discussed. Wood said she would be attending the QLife Agency meeting on Thursday. She said a citizen had inquired if the City should consider installation of a floating ring at the dock.

Councilor McGlothlin said he had attended the recent Traffic Safety Committee meeting, with topics of discussion including the upcoming bike summit meeting on August 12, a traffic safety concern at the intersection of Fifth and Court Streets, and congestion issues at 12<sup>th</sup> and Kelly Avenue. McGlothlin said he attended the Airport Board meeting and noted the bids for the industrial park would be going out soon. He said he had been able to participate in a trip to see some other similar airports in the region and enjoyed that trip very much.

Councilor Dick said he would be attending the QLife Agency meeting on Thursday

Councilor Spatz said he would be attending the Gorge Technology Alliance meeting this week and there would be discussion at that meeting regarding an industry intern project.

Councilor Miller said she had attended the Urban Renewal Advisory Committee meeting, where the Committee forwarded a recommendation to approve the 120 extension request by Rapoza Development concerning the purchase of the Granada Block properties.

Councilor McGlothlin said he had appreciated the article in the newspaper regarding yard sale signs. He asked that citizens be responsible for picking up their signs after sales, helping to keep the community beautiful.

Mayor Lawrence reported he had attended the 234<sup>th</sup> Military Band concert at the Civic Auditorium and it was an excellent concert. He said he had met with Darren Nichols, Columbia River Gorge Commission Director for an update regarding the urban growth boundary issues and would be attending the Oregon Mayor's Association conference later in the week.

Mayor Lawrence asked that staff provide information to Mr. Hattenhauer regarding the budget issues he had raised at the July 8 Council meeting. City Manager Young said staff had been working on that and was nearly finished putting the information together.

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### **CONSENT AGENDA**

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

Items approved by Consent Agenda were: 1) approval of the July 8, 2013 regular City Council meeting minutes; 2) approval of July 2 special City Council meeting minutes; 3) approval to declare a FAX machine as surplus property; and 4) Resolution No. 13-028 concurring with the Mayor's appointments to various commissions.

### **PUBLIC HEARINGS**

#### **Public Hearing to Receive Testimony Regarding Proposed Amendment to the Land Use Development Ordinance (LUDO)**

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

Planning Director Gassman reviewed the staff report. Responding to questions, Gassman said this would be a structure that was open on three sides, so would still allow for fire protection along sides of property. He said this would not allow for structures to be constructed over easements.

#### **Testimony**

Hearing no testimony, the public hearing was closed.

#### **Council Deliberation**

It was moved by McGlothlin and seconded by Dick to direct staff to prepare an ordinance approving Zoning Ordinance Amendment 83-13 as approved by the Planning Commission, based upon appropriate findings of fact and conclusions of law, to be presented for adoption at a future City Council meeting. The motion carried unanimously.

### **CONTRACT REVIEW BOARD ACTIONS**

#### **Award Contract for Construction of Airport Taxiway Project**

The staff report was reviewed by City Attorney Parker. He said a letter had been received from the FAA, accepting Granite Construction as the contractor.

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Airport Manager Rolf Anderson explained that the base bid included completion of approximately one-third of the taxiway; alternative A included work at the south end of the runway; and alternative B was to correct a five-way intersection, separating entrances for safety purposes.

It was moved by Wood and seconded by Dick to award the contract for the 2013 taxiway construction project to Granite Construction for the base bid amount of \$888,182.60, along with Additive A in the amount of \$749,603.48 and/or Additive B in the amount of \$387,063.46, subject to additional funds from the FAA to cover the costs for Additive A and /or Additive B and subject to approval of the bid award by Klickitat county, and authorize the City Manager to enter into a contract for the final amount of the project as approved by the FAA. The motion carried unanimously.

Authorization to Purchase Oil Emulsion for Chip Seal Projects on Mt. Hood Street and Dry Hollow Road

Public Works Director Anderson reviewed the staff report.

Mayor Lawrence asked if the rock would be purchased separately from the oil emulsion. Anderson said that was correct. He said the rock product was within a dollar amount that could be approved administratively.

It was moved by McGlothlin and seconded by Wood to authorize the purchase of emulsion for the Dry Hollow Road and Mt. Hood Street chip seal projects in an amount not to exceed \$82,280.00. The motion carried unanimously.

Authorization to Purchase a Skid-Steer Compact Loader

Public Works Director Dave Anderson reviewed the staff report.

Mayor Lawrence asked what types of items could be purchased through the federal program. Anderson said heavy equipment and trucks could be purchased through the program. He noted the City had been a member of the program for approximately five years and there was no membership fee.

Councilor Miller asked how often the loader was used. Public Works Director Anderson said it was a piece that was used on a daily basis and said the old loader would be kept and used for other uses.

Councilor Miller asked why the equipment was not purchased outright instead of on a payment schedule. Anderson said if purchased outright, other items within the current budget would need to be deferred, such as purchase of a new sweeper truck.

It was moved by McGlothlin and seconded by Spatz to authorize the purchase of a Caterpillar skid-steer compact loader utilizing a four year payment schedule of \$27,525.66 per year. The motion carried unanimously.

### **ACTION ITEMS**

#### **Resolution No. 13-026 Adopting the Final Report of the City Engineer, Proposing an Assessment and Providing for Notices and a Hearing for West First Street, Terminal Way and Bargeway Road Reconstruction, Phase II Project**

City Clerk Krueger reviewed the staff report.

Public Works Director Anderson reviewed the items that were paid for by the City, noting they were issues of safety and upgrades to systems that were already in place. He said other City costs were related to multi-frontage relief and that one owner had pre-paid their assessment. He noted the concern raised previously by a property owner who claimed storm system had already been connected with his property had turned out to not be connected, so he would be assessed for that portion of the project.

Councilor Dick said the agreement between the Port and property owners for these improvements had begun in 1990 and it was nice to see the infrastructure finally completed.

It was moved by Dick and seconded by Spatz to adopt Resolution No. 13-026 adopting the final report of the City Engineer, proposing an assessment and providing for notices and a hearing for West First Street, Terminal Way and Bargeway Road Reconstruction, Phase II Project. The motion carried unanimously.

#### **Resolution No. 13-027 Adopting a Central Business Commercial Vertical Housing Development Zone**

Planning Director Gassman reviewed the staff report. He estimated the process to take between two and three months, saying other taxing entities would be contacted and given the opportunity to opt out of tax exemption.

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Councilor Miller asked if the City had received many inquiries to develop second story residential in the downtown area. City Attorney Parker said there had been inquiries and one had been received today.

Mayor Lawrence asked if the exemption would impact the Urban Renewal District. Planning Director Gassman said any new construction or rehabilitation of existing structures would increase the tax base but he did not think it would have much of an impact because it was a modest incentive. Gassman said the zone would be in effect until such time the City decided it didn't want to have it any longer.

It was moved by Spatz and seconded by Miller to adopt Resolution No. 13-027 adopting a Central Business Commercial Vertical Housing Development Zone. The motion carried unanimously.

General Ordinance No. 13-1329 Providing for the Establishment and Administration of Rules Governing Cross Connection Control Measures for the City of The Dalles and Repealing General Ordinance No. 01-1240

Public Works Director Anderson reviewed the staff report. He highlighted the proposed changes and responding to a question, said new regulations would not impact those who currently had systems in place until such time that system failed.

City Clerk Krueger read General Ordinance No. 13-1329 by title.

It was moved by Wood and seconded by Miller to adopt General Ordinance No. 13-1329 providing for the establishment and administration of rules governing cross connection control measures for the City of The Dalles and repealing General Ordinance No. 01-1240, by title. The motion carried unanimously.

Special Ordinance No. 13-556 Authorizing Operation of All Terrain Vehicles Upon a Designated Street Located Within the Boundaries of the City of The Dalles

City Attorney Parker reviewed the staff report.

The City Council asked that staff work with the owner of Fun Country and ask that they pay for the required signage.

City Clerk Krueger read Special Ordinance No. 13-556 by title.

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It was moved by Spatz and seconded by McGlothlin to adopt Special Ordinance No. 13-556 authorizing operation of all terrain vehicles upon a designated street located within the boundaries of the City of The Dalles, by title. The motion carried unanimously.

Special Ordinance No. 13-557 Renewing and Extending the Term of the Franchise Granted to Waste Connections (The Dalles Disposal) and Declaring an Emergency

City Attorney Parker reviewed the staff report.

There was discussion regarding issuing a Request for Proposals to determine if any other carriers were interested. City Attorney Parker explained this was not an exclusive franchise but that the City had not been approached by anyone else interested in a franchise for this purpose.

City Clerk Krueger read Special Ordinance No. 13-557 by title.

It was moved by Wood and seconded by McGlothlin to adopt Special Ordinance No. 13-557 renewing and extending the term of the franchise granted to Waste Connections (The Dalles Disposal) and declaring an emergency, by title. The motion carried unanimously.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:23 p.m.

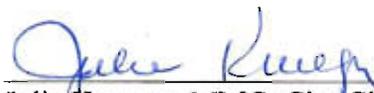
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Submitted by/  
Julie Krueger, MMC  
City Clerk

SIGNED:

  
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Stephen E. Lawrence, Mayor

ATTEST:

  
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Julie Krueger, MMC, City Clerk