

MINUTES

REGULAR COUNCIL MEETING
OF
OCTOBER 13, 2014
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, Police Chief Jay Waterbury, Administrative Fellow Daniel Hunter, Planning Director Dick Gassman, Economic Development Specialist Dan Durow

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 the Council to move Consent Agenda item B to the Action Items section of the agenda for additional discussion. It was moved by Wood and seconded by Spatz to approve the agenda as amended. The motion carried unanimously.

AUDIENCE PARTICIPATION

Bridget Bailey, 711 Creek View Lane, The Dalles, addressed the Council regarding her campaign for a seat on the County Commission. She said she had several ideas on how the County and City could begin to work together, hoped the County would consider a baseball complex, and wanted to conduct a public forum to collect ideas regarding improving neighborhoods. Bailey said she appreciated the City Council always stating their opinions and having open discussion prior to voting on issues.

CITY MANAGER REPORT

City Manager Young asked the Council to authorize him to sign the EDA grant application for the Airport flex building.

It was moved by McGlothlin and seconded by Wood to authorize the City Manager to sign the EDA grant application. The motion carried unanimously.

Young said the Urban Renewal Agency would hear a report from Rapoza regarding the Granada Block Redevelopment Project at their October 27 meeting. He said the Urban Renewal Advisory Committee members had been invited to attend the meeting to hear the report.

Young said the Planning Commission had scheduled a bus tour of streets, to gather additional information prior to make a recommendation regarding the residential infill development standards. He said the recommendation should come before the Council in November.

In response to a question, Planning Director Gassman said many streets would be looked at, including Chenowith Loop, West 10th Street, Snipes, Scenic Drive, Trevitt Street, Dry Hollow Road, East 19th Street, Fremont and Old Dufur Road. City Manager Yong said they would be looking at network streets and the review would include bike and walkways.

Mayor Lawrence asked if the Transportation Plan would be affected by the study. Gassman said it was expected that the study would be considered as part of the Transportation Plan update.

City Manager Young reported that ODOT would be preparing the Scope of Work for the Transportation Plan update and would then choose a consultant with input from the City. Mayor Lawrence asked when the City would be allowed to give input. Young said he was unsure but would report back to the Council.

Young said the new Librarian, Jeff Wavrenek, would arrive in The Dalles for work on December 1, but would be doing some work remotely in November, prior to his arrival.

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CITY ATTORNEY REPORT

City Attorney Parker reported on the foreclosure property sale, noting one of the properties had a County judgment placed on it for back taxes and only the City bid on the other property.

CITY COUNCIL REPORTS

Councilor Wood said there was no Historic Landmarks Commission meeting in October, but she would be attending the QLife meeting and Council of Governments meetings. Wood said she had provided a tour of the downtown murals to 20 middle school students.

Councilor McGlothlin said the Traffic Safety Commission would meet on October 15 and Airport Board meeting was scheduled for October 17. He said a new operator would be taking over the restaurant at the Airport and should be open very soon. McGlothlin said the community signs on each end of the downtown were being cleaned up and refurbished.

Councilor Dick said he attended the September QLife meeting and the Agency had received a clean audit, approved an agreement with the Port to take ownership of conduit in the Port's business park; and approved an agreement regarding the Agency's Special District insurance program.

Mayor Lawrence asked if QLife had started discussions regarding how they will distribute the profits. Councilor Dick said that would be discussed at a future meeting.

Councilor Spatz said the Sister City delegation would be arriving in The Dalles on October 25. He invited the City Council to attend their farewell party on October 28, at the UCC Church.

Spatz said he had not been able to attend the last meeting of MCEDD, but that the legislative forum had been scheduled for November 7.

Additional City Manager Comment

City Manager Young said he had been notified that SAIF was providing premium refunds from the 2013 year, and the City was expected to receive \$68,651.

CITY COUNCIL COMMENTS, Continued

Councilor McGlothlin noted there had been a lot of ribbon cuttings for new businesses in the downtown, which was very encouraging.

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Mayor Lawrence reported he had attended an event at the Discovery Center and one for the Main Street Program. He said the Main Street event had shown him the enthusiasm of young business people in the downtown and he was encouraged by that. He said \$10,000 was raised for the Main Street Program at that event.

Lawrence said he would be attending the HAVEN vigil on Tuesday and the Community Outreach Team meeting on Friday.

CONSENT AGENDA

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

Items approved by Consent Agenda were: 1) approval of September 22, 2014 regular City Council meeting minutes; 2) Resolution No. 14-029 assessing the properties at 600 East 12th Street, 800 East 10th Street, and 1290 West 8th Street for the cost of abatement of hazardous vegetation; and 3) Resolution No. 14-030 assessing the properties at 2220 West 8th Street, 508 East Second Street, and 514 Liberty Street for the cost of abatement of junk and hazardous vegetation.

ACTION ITEMS

Request by Taner Elliott for Refund of Land Use Appeal Fees

Mayor Lawrence noted that the applicant had requested the refund of both fees, but the staff recommendation was to refund only one of the fees.

Mr. Elliott said he wondered why the recommendation was to only return one fee, based on the past practice of one other request. He said he had been successful at both levels of the process and should recover his costs.

Councilor Dick said he believed it was appropriate to refund both fees. He said that he had not agreed with the process and was very frustrated that the City didn't have a solid process in place, saying the City had not been consistent with land use decisions.

It was moved by Dick and seconded by McGlothlin to grant a refund of both appeal fees to Mr. Elliott. The motion carried unanimously.

Consideration of Amendment to the City's Annexation Policy

Administrative Fellow Hunter reviewed the staff report.

Mayor Lawrence said Option 2, outlined in the staff report as a recommended amendment, did not define the term "urbanization". He asked if the Planning Commission would prepare a definition for that term.

There was a discussion regarding the conflicting terms of "shall" and "may" regarding the Consent to Annexation requirement. Mayor Lawrence asked if the term "may" was appropriate to use if Option 2 was selected, in the case of Mr. Hager's annexation requirement, because annexation would be conditioned on the urbanization term.

City Manager Young said the Council had voted to require Mr. Hager to sign a Consent to Annexation form. He said the current policy states properties would be annexed right away, but the language proposed in Option 2 would only require annexation at the time the area was urbanized.

There was a discussion regarding the requirements for Mr. Hager's property. It was noted he had a sale pending on his property. City Manager Young said he did have to sign the Consent to Annexation form, but the new owner may wish to vacate the partition. Young said he didn't know the specific details of the sale.

Mr. Hager said he planned to complete his sale transaction on October 15 with the buyers. He said he was confused as to why he had to sign the Consent agreement if it was discretionary.

Mayor Lawrence said the City Council did make the signing of the Consent to Annex a requirement, but asked that Mr. Hager meet with staff to determine if the annexation needed to occur immediately.

City Manager Young said staff's understanding was that Mr. Hager was required to sign the Consent to Annex and was directed to bring proposed language for Council consideration, regarding the current Annexation Policy. Young said this action item was on the agenda to discuss proposed language changes to that policy.

Following discussion, it was moved by Dick and seconded by McGlothlin to require the Consent to Annexation be signed by Mr. Hager but to put the actual annexation on hold until the annexation policies could be further developed and define. The motion carried unanimously.

It was moved by Dick and seconded by Spatz to direct staff to process LUDO amendments and a new resolution amending the Council's current annexation policy to continue with annexation of commercial and industrial property as they develop, and to prepare for future annexation of residential properties through signed consent at the time development happens and delay annexation to the time the City determines the area is urbanized; and further direct staff to define the term urbanization as it applies to future annexations. The motion carried; Miller voting no.

Resolution No. 14-031 Initiating a Street Vacation Procedure for a Portion of the Alley Between East First and East Second Streets and Court and Washington Streets for the Granada Block Project

The staff report was reviewed by Economic Development Specialist Dan Durow.

Mayor Lawrence asked if the vacation would remain if Rapoza changed their mind and decided not to pursue development. Durow said the vacation could be re-dedicated if desired.

It was moved by McGlothlin and seconded by Wood to adopt Resolution No. 14-031 initiating a street vacation procedure for a portion of the alley between East First and East Second Streets and Court and Washington Streets for the Granada Block Project. The motion carried unanimously.

Resolution No. 14-028 Approving the Enterprise Zone Extended Tax Abatement Agreement Between the Sponsors of The Dalles/Wasco County Enterprise Zone III and Integrated 3D LLC

Economic Development Specialist Durow reviewed the staff report.

Mayor Lawrence asked who monitored the agreements to ensure they met the conditions regarding employment. Durow said he reviewed the reports and they were also sent to the County Assessor.

Matthew Garrett of 3D Integrated, said the proposal for use of the equipment would be very helpful to students in identifying careers in the technology industry.

It was moved by Wood and seconded by McGlothlin to adopt Resolution No. 14-028 approving the Enterprise Zone Extended Abatement Agreement between the sponsors of The Dalles/Wasco County Enterprise Zone III and Integrated 3D LLC. The motion carried unanimously.

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DISCUSSION ITEMS

Discussion Regarding Implementation of a Local Tax for Use of Recreational Marijuana

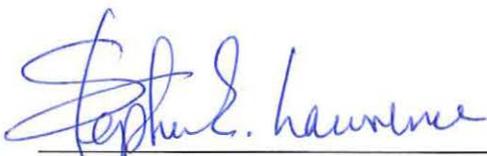
The staff report was reviewed by City Attorney Parker. He noted that the ballot measure had a 30 day effective date, so if the City Council chose to adopt an ordinance at the October 27 meeting, it would become effective prior to the ballot measure being effective, if it passed. Parker said he proposed the Council adopt a rate for a tax at a later time.

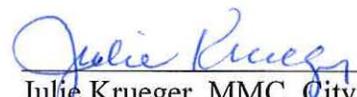
It was the consensus of the City Council to direct staff to prepare an ordinance for adoption at the October 27 meeting.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:10 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED: 
Stephen E. Lawrence, Mayor

ATTEST: 
Julie Krueger, MMC, City Clerk