

MINUTES

REGULAR COUNCIL MEETING
OF
OCTOBER 27, 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, Administrative Fellow Daniel Hunter, Planning Director Dick Gassman, Finance Director Kate Mast, Engineer Dale McCabe, Public Works Director Dave Anderson, Police Sergeant Doug Kramer

CALL TO ORDER

Mayor Lawrence called the meeting to order at 5:33 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 Spatz and seconded by Wood to approve the agenda as presented. The motion carried unanimously.

PRESENTATIONS/PROCLAMATIONS

Bob McFadden introduced several members of the Sister City delegation from Miyoshi City. Mayor Lawrence welcomed the visitors to The Dalles.

2013-14 Audit Presentation

Tonya Moffitt, Merina and Company, provided a review of the audit. She said a clean opinion had been issued, there were no material problems and congratulated the City for the Certificate of Financial Achievement they received, noting it was the highest honor a City could receive for financial reporting. Moffitt noted one governmental standard principal change (known as GASB 65), saying this would change how bond issue costs were allocated throughout the report.

Moffitt mentioned one finding, an error by The Dalles Chronicle in printing of a report; and noted one deficit fund balance of \$2,166 in the State Office Building Fund.

It was moved by Wood and seconded by McGlothlin to accept the 2013-14 fiscal year audit, as presented. The motion carried unanimously.

RECESS TO URBAN RENEWAL AGENCY MEETING

Mayor Lawrence recessed the meeting at 5:45 p.m.

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 5:50 p.m.

AUDIENCE PARTICIPATION

Damon Hulit, 2830 East 10th Street, The Dalles, spoke on behalf of the Fort Dalles Rodeo Association, requesting financial assistance to provide their 50th Anniversary celebration. Mr. Hulit noted that the Association donated proceeds from their ticket sales to the Mid Columbia Health Foundation and to the Fire Department each year.

Mayor Lawrence asked if the Association had requested funding from the Chamber of Commerce grant program. Hulit said the Chamber was considering their request.

Taner Elliott, 397 Summit Drive, The Dalles, asked the City Council to clarify their intent that waivers of remonstrance be eliminated as a residential infill requirement. He said the Planning Director seemed to be trading the waivers for delayed development agreements and he didn't believe that was the Council's intention.

City Attorney Parker said the Planning Commission had been working on recommendations regarding residential infill, but he believed they were taking no position regarding waivers of remonstrance. Parker said he was working to identify existing waivers and if the City Council decided to eliminate them, staff would work to accomplish that.

City Manager Young said the Planning Commission would be conducting a public hearing on November 6, then recommendations would be forwarded to the City Council for consideration.

CITY MANAGER REPORT

City Manager Young announced that Police Captain Ed Goodman would be retiring December 1. Young said the Department was in the process of an internal promotion for the Captain position, which would then create a position for promotion to Sergeant. Young said once that promotion was completed, there would be a position of police officer to fill.

Young said a proposal was being developed to improve the public Wi Fi system, through a grant from Google. He said strength and coverage would be added in the downtown area; a usability study would be completed; and the system would be expanded to include the Wahtonka sports field; The Dalles Middle School and Fire House Park.

CITY ATTORNEY REPORT

City Attorney Parker said he had been working with property owners for a final resolution to a right of way issue on Cliff Street. Parker said a formal agreement would be developed for the property owners and City to sign.

CITY COUNCIL REPORTS

Councilor Wood said there had been no Historic Landmarks Commission in October. She said the QLife Board meeting was scheduled for November 13 and said the Council of Governments was currently working on work force training issues.

Councilor McGlothlin reported on his attendance at the Traffic Safety Commission meeting. He said the Airport Board had met on October 18, noting there had been some inquiries on a parcel of property along the river, for a possible RV park; and said the Port of Klickitat was working on

application to build a shooting range. McGlothlin said a Fly In was planned for summer of 2015, as a fund raiser for the relocation of Dallesport Fire Department onto Airport property.

Councilor Spatz announced the Mid Columbia Economic Development District was planning to host a speaker regarding the cider industry. He said the November 7 bi-state legislative summit had been postponed to 2015.

Spatz noted the Miyoshi City delegation was currently enjoying their visit in The Dalles. He invited the City Council to attend the farewell party on Tuesday, 5:30 p.m. at the United Church of Christ Congregational.

Spatz provided a written summary of the Columbia Gorge Tourism Summit, highlighting the fact that the tourism industry helped the economy in many ways, including visitors choosing to move businesses to Oregon. He asked that the Council consider membership in the Washington Tourism Alliance to promote regional value of tourism as business recruitment and to emphasize the importance of the Columbia Gorge Visitor's Association.

Councilor Miller said the Urban Renewal Advisory Committee meeting had been cancelled, but there was an Agency meeting scheduled to follow the Council meeting.

Mayor Lawrence said he had attended the Portland Trailblazers rally and a meeting of the Gorge Hubs group. Lawrence said he attended the ground breaking ceremony for the swimming pool.

CONSENT AGENDA

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

Items approved by Consent Agenda were: 1) approval of October 13, 2014 regular City Council meeting minutes; and 2) Resolution No. 14-032 adopting a corrected fee schedule, effective October 27, 2014.

PUBLIC HEARINGS

Public Hearing to Receive Remonstrances Concerning the West Seventh Street Improvements Local Improvement District

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

Engineer Dale McCabe reviewed the staff report. In response to a question, McCabe said the mobile home park property owners had declined to be included in the proposed local improvement district (LID), saying they currently had a curb line and asphalt, which the LID would tie into, to create a two traffic lanes, a future bike lane and sidewalk.

Mayor Lawrence said he was concerned about the safety of children at Hostetler Street.

Remonstrances/Testimony

No remonstrances were received.

Council Deliberation

It was moved by Wood and seconded by McGlothlin to direct staff to prepare a resolution accepting the engineer's report and announce the formation of the local improvement district for West Seventh Street extension.

Councilor Miller said she was concerned about pedestrian safety for the residents of the mobile home park. She questioned why the bus traffic couldn't have a different route. Engineer McCabe said the original route had been along Tenth Street, with bus unloading on Hostetler Street, but the Traffic Safety Commission had agreed using Seventh Street was the best route for the buses. He said the site plan review team and Planning Commission had agreed that the proposed configuration was the best option.

The motion to direct staff to prepare a resolution accepting the engineer's report and announce the formation of the local improvement district for West Seventh Street extension was voted on and carried, Miller voting no.

ACTION ITEMS

Resolution No. 14-033 Granting an Appeal by Taner Elliott of Minor Partition Conditions of Approval

City Attorney Parker reviewed the staff report.

It was moved by Spatz and seconded by Miller to adopt Resolution No. 14-033 granting an appeal by Taner Elliott of minor partition conditions of approval. The motion carried unanimously.

Approval to Submit Local Oregon Assets Program Application for Full Faith and Credit Bond for Flex Space and Hangars at the Airport

City Manager Young reviewed the staff report.

It was moved by Wood and seconded McGlothlin to direct staff to submit an application for a loan under the Local Oregon Assets Program for an amount not to exceed \$2 million for construction and/or purchase of flex space and hangars at the Columbia Gorge Regional Airport. The motion carried unanimously.

General Ordinance No. 14-1337 Establishing a Tax on the Sale of Marijuana and Marijuana Infused Products in the City of The Dalles

City Attorney Parker reviewed the staff report.

Mayor Lawrence said it was important to adopt the Ordinance so the City had an opportunity to receive a tax in the event the State ballot measure passed in November.

City Attorney Parker said if the ballot measure did pass, there was a potential for litigation to settle the issue of whether local governments would have taxing authority, but he believed the League of Oregon Cities would defend the rights of cities and intervene if there was litigation by the State.

Public Comment

Debby Jones, 4575 Basalt Street, The Dalles, commended the City Council for their forward thinking and said she appreciated that the City would be prepared. Jones said it would be important to set aside local funding for prevention purposes.

City Clerk Krueger read General Ordinance No. 14-1337 by title.

It was moved by Wood and seconded by McGlothlin to adopt General Ordinance No. 14-1337 establishing a tax on the sale of marijuana and marijuana infused products in the City of The Dalles, by title.

Councilor Spatz said he would oppose the ordinance because he believed the federal government should address legalization before States decided. He said it was not right for States to authorize something that was federally illegal.

The motion to adopt General Ordinance No. 14-1337 establishing a tax on the sale of marijuana and marijuana infused products in the City of The Dalles, by title carried, Spatz opposed.

DISCUSSION ITEMS

Discussion Regarding Amendment to the City's Water Rate Schedule

The staff report was reviewed by City Manager Young. He said staff performed their annual rate review and identified that the rate increase had exceeded revenue projections, so wanted to ask the Council for direction as to whether the September rate increase should be reduced. He said staff had provided several options for Council consideration.

Mayor Lawrence noted he had asked that this item be removed from a previous agenda for a couple reasons. He said he felt the timing had been political and also felt it was premature to decrease the rates, without more data.

Councilor Wood said the Council reviewed the water rates every year and that it was good news this year. She said projections were being reached to accomplish the Water Master Plan projects and said she would support Option #3, to roll back half of the September increase of 10%.

Councilor McGlothlin asked what projects were being funded through the rate increases. Public Works Director Anderson noted the projects were included in Table 1 of the staff report, including the costs of each project and the year they were proposed to be constructed.

City Manager Young said the City had an aging system and that unlike many cities, The Dalles had a surface water source, as compared to a ground source, so the needs were very different for our community.

Councilor Spatz asked if the City had enough capacity to use only wells. Public Works Director Anderson said the wells provided only a small portion of overall capacity and no new water rights could be obtained for ground sources.

Councilor Miller asked if the wells were used for supplementing the surface water. Anderson said that was correct. He said the wells were used during the summer months and for catastrophic events, such as the watershed fire event. He said Wicks provided approximately 90% of the water to the community, with the wells providing 10%.

Mayor Lawrence noted that Table 2 of the staff reported revenue shortfalls in 2010 through 2013. He said it may be wiser to leave the rates in place and see if the revenues averaged out over the period of the Plan.

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Public Works Director Anderson noted there had been growth in industrial usage and believed the revenues would remain consistent.

Councilor Spatz said he believed the rate should be balanced and would prefer to approve Option #2 or Option #3. He said many citizens were distressed about the high water rates.

In response to a question regarding the reservoir improvements, Public Works Director Anderson explained the inspections had been completed on the reservoirs and it had been determined the need for re-painting, He said staff was also working to do seismic evaluations, so any needed work could be completed prior to the painting.

Mayor Lawrence asked staff to provide copies of the reservoir condition reports.

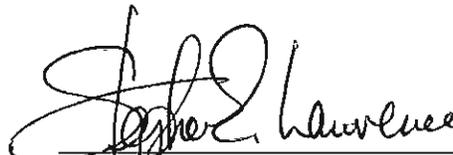
It was moved by Dick and seconded by Spatz to roll back half of the September 2014 10% rate increase to 5% effective December 1, 2014, then implement 5% rate increases annually on October 1 from 2015 through 2020. The motion carried, Miller voting no.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:16 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Stephen E. Lawrence, Mayor

ATTEST:



Julie Krueger, MMC, City Clerk