

MINUTES

REGULAR COUNCIL MEETING
OF
JUNE 22, 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, Planning Director Dick Gassman, Engineer Dale McCabe

CALL TO ORDER

Mayor Lawrence called the meeting to order at 5:32 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 noted Discussion Item 14, C, regarding downtown business incubator, would be pulled from the agenda and Discussion Item 14, B, regarding responsibility of county roads within the City, should be moved to an Action Item.

Councilor Spatz asked that the Council add a discussion item regarding the cost of living adjustment, discussed at the June 8 meeting. He said he had been made aware of information regarding a group of supervisors who would be impacted more than other employees. It was agreed to discuss the matter further.

It was moved by Elliott and seconded by McGlothlin to approve the agenda, as amended. The motion carried unanimously.

PRESENTATIONS/PROCLAMATIONS

Presentation of Water and Sewer Rates Study

Administrative Fellow Hunter provided the staff report.

Mayor Lawrence said it seemed the conclusion of the report was that our water rates were slightly higher than average and sewer rates, slightly lower. He asked why our rates would be higher than a comparable city. Hunter said there could be many reasons, including miles of lines to maintain, or having the main water source farther away from town. He noted some cities, such as Pendleton also have neighborhood water supplies.

Councilor Brown said he would like to see information regarding commercial water accounts, particularly how other cities calculate water and sewer rates for restaurants.

Public Works Director Anderson said the wastewater rates were mostly driven by regulations, noting the first two phases of the Wastewater Treatment Plant were regulatory. Anderson said other factors in the system were the fact that a lot of lines were needed to accommodate the length of our city and needing pressure stations to accommodate the hilly terrain.

There was a discussion regarding the base number of gallons. Public Works Director Anderson said the 10,000 gallon water base was implemented because the Council had wanted to make sure people could keep lawns green. The City Council asked for information regarding the number of customers who used the 10,000 gallons each month.

There was a discussion regarding water conservation. Public Works Director Anderson said there was a plan in place, but at this time there was no need to restrict water usage.

AUDIENCE PARTICIPATION

Jerry Johnson, 3102 East 13th Street, The Dalles, said he wanted to address systems development charges and asked if it would be appropriate to do so at this time or wait until the discussion items came up on the agenda.

Mayor Lawrence asked Mr. Johnson to wait until the subjects came up on the agenda.

CITY MANAGER REPORT

City Manager Young reported ridership on The Dalles Dam shuttles had doubled over the past year. He said staff was in the process of updating the City's website. He said the Riverfront Trail Committee would be meeting this week and a recommendation would be brought forward for Council consideration in July.

CITY ATTORNEY REPORT

City Attorney Parker reported the hangar sale at the Airport had been completed. He said he was working with the Finance Director to prepare amendments to the Transient Room Tax Ordinance, which would come to the Council in the Fall.

Parker said he expected House Bill 3400, regarding marijuana regulations, to be passed by the Legislature and if it did, the Council would need to decide whether they wanted to take to the voters in November, an issue of whether to ban sales in the City.

In response to a question, Parker said if it was banned, the City would not receive any revenue sharing from the State from sales.

CITY COUNCIL REPORTS

Councilor Brown reported he had attended the Traffic Safety Commission meeting and would be attending the Council of Governments meeting on June 23.

Councilor McGlothlin said he had attended the Airport Board meeting, noting a small profit had been made from the recent Fly-In event. He said he had attended the opening of the swimming pool, and attended the beer festival at the Civic Auditorium.

Councilor Elliott reported his attendance at the recent Town Hall meeting, Fly In, and beer festival. He said the next QLife Agency meeting was scheduled for June 25.

Councilor Miller reported her attendance at the Urban Renewal Advisory Committee meeting, swimming pool opening, beer festival, Town Hall meeting, and a concert at St. Peter's Landmark. She said she hoped more people would attend the great entertainment opportunities in the community.

Mayor Lawrence said he spoke at a Men's Breakfast event at The Springs, presented at the Town Hall meeting, attended the Mid Columbia Economic Development District meeting, swimming pool opening, and Community Outreach Team meeting.

CONSENT AGENDA

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

Items approved by Consent Agenda were: 1) approval of June 8, 2015 regular City Council meeting minutes; Resolution No. 15-026 accepting deed of dedication from Wasco County for a 20 foot portion of property adjacent to Shearer Street; and 3) Resolution No. 15-028 concurring with the Mayor's re-appointment of John Nelson to the Planning Commission.

PUBLIC HEARINGS

Appeal Regarding Denial of Transient Merchant Permit

City Attorney Parker reviewed the staff report.

Testimony

No testimony was provided.

Council Deliberation

It was moved by Elliott and seconded by Miller to deny the appeal of the application for a transient merchant license application submitted by Norman Duncan and direct staff to prepare a resolution setting forth the Council's decision, including applicable findings of fact and conclusions of law. The motion carried unanimously.

CONTRACT REVIEW BOARD ACTIONS

Award Contract for 2015-16 Asphalt for Street Maintenance Project

Public Works Director Anderson reviewed the staff report.

Councilor Brown said it seemed like the City should have a policy about giving local preference on these types of contracts. It was noted that Klickitat County had such a policy. Staff was asked to research this issue.

It was moved by Miller and seconded by Spatz to authorize the purchase of hot mix asphalt as needed for street maintenance from the lowest cost supplier available at the time of the projects in an amount not to exceed \$366,590. The motion carried unanimously.

ACTION ITEMS

Resolution No. 15-027 Authorizing Transfers of Funds Between Categories of Various Funds, Making Appropriations and Authorizing Expenditures for the Fiscal Year Ending June 30, 2015

Finance Director Mast reviewed the staff report.

It was moved by McGlothlin and seconded by Elliott to adopt Resolution No. 15-027 authorizing transfers of funds between categories of various funds, making appropriations and authorizing expenditures for the fiscal year ending June 30, 2015. The motion carried unanimously.

Approval of Agreement With Wasco County Regarding Responsibility of Streets in the Urban Growth Area and Annexed Areas

City Manager Young reviewed the staff report, noting the County had approved the agreement at their last meeting.

Jerry Johnson, 3102 East 13th Street, The Dales, pointed out that when people outside the city limits had to pay for infrastructure improvements, it was at a higher cost because the City standards were greater. He provided handouts discussing the definition of systems development charges (SDC's), and examples from two cities of how they charge for SDC's. He said other cities included a connection fee as part of the SDC and said it should be clarified what the cost responsibility was for installing infrastructure.

It was moved by Spatz and seconded by Elliott to authorize the Mayor to sign the agreement with Wasco County regarding responsibility of county roads within city limits. The motion carried unanimously.

DISCUSSION ITEMS

Discussion regarding Extension of Sanitary Sewer Main in East 12th Street and Potential Establishment of a Reimbursement District

Public Works Director Anderson reviewed the staff report, noting this was a request of the property owner. He said it was not a unique request, and other similar requests had all been approved by the Council in the past.

There was discussion regarding whether the septic system had failed, if the property owner was requesting the service in order to develop the property, and how other properties would be affected.

Steve Stroud, 3004 East 12th Street, The Dalles, said there were not many neighbors in the area, but he believed they would be reluctant to attend a Council meeting and testify about the issue because they wanted to be good neighbors.

There was discussion regarding how to get neighborhood input, including asking them for letters, or sending out a survey.

Staff was directed to get more information regarding the proposed use for the property, whether the service was needed at this time, and how it might impact neighboring properties.

Discussion Regarding Cost of Living Increase for Exempt Employees

Councilor Spatz said a concern had been raised that the act of not granting a cost of living increase (COLA) would cause a very narrow gap between the Police Sergeants and those they supervise. He said this was not good for morale and made recruitment for the Sergeant positions difficult. He said the matter should be reconsidered and not wait for a year to evaluate.

Councilor Brown said he thought staff was to bring back salary and benefit information so the Council could look at the overall picture. Councilor Elliott agreed, adding that was why the Council didn't increase health care premiums at this time.

Mayor Lawrence said if the employees had to pay more premium costs, it would have likely been more than the 2% COLA proposed.

Councilor Miller said this was a short-term issue, noting when staff provided the salary and benefit information, Council could consider the whole package.

City Manager Young said staff would be working on the information and should have it for Council consideration in the Fall or Winter.

Spatz said the Sergeant positions should be provided a COLA retroactively. Young said staff would review the concern regarding compression between supervisors and the staff they supervise. He said the City's attorney who helps with union negotiations would be providing the best comparable cities, which would be brought to Council for approval before the study was worked on.

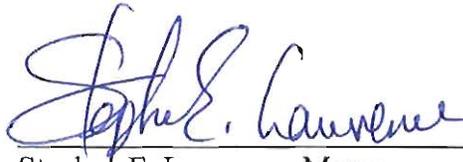
Elliott asked if staff would bring a list of proposed comparable cities for Council to choose from. Young said staff would prepare a list for approval by Council.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:27 p.m.

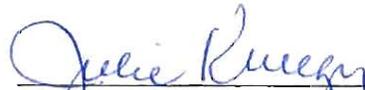
Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Stephen E. Lawrence, Mayor

ATTEST:



Julie Krueger, MMC, City Clerk