

MINUTES
DAYTON CITY COUNCIL
REGULAR SESSION/EXECUTIVE SESSION
October 5, 2015

PRESENT: Mayor Elizabeth Wytoski
Councilor John Bixler
Councilor John Collins
Councilor Trini Marquez
Councilor Darrick Price
Councilor Erin Taylor

ABSENT: Councilor Annette Frank

STAFF: Scott Pingel, City Manager
Rochelle Roaden, City Recorder
Steve Sagemiller, Public Works Director

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Wytoski called the meeting to order at 6:32 pm and those present gave the Pledge of Allegiance.

B. ROLL CALL

Mayor Wytoski noted the there was a quorum with Councilors Bixler, Collins, Marquez, Price and Taylor. Mayor Wytoski noted the absence of Council Frank.

C. CONSENT AGENDA

1. Approval of Meeting Minutes
 - a. Regular/Executive Session of August 3, 2015.

**JOHN BIXLER MOVED TO APPROVE THE MINUTES OF
THE REGULAR/EXECUTIVE SESSION OF AUGUST 3, 2015
AS WRITTEN. SECONDED BY JOHN COLLINS. *Motion
carries with Marquez, Price, Taylor and Wytoski voting aye. Frank
absent.***

D. APPEARANCE OF INTERESTED CITIZENS

Pam Horst, 414 5th Street, Dayton, on behalf of the Dayton School Board, reported on the Tuesday, September 18th, school board meeting. Enrollment is up by twenty students this year. An Innovation Council is being formed. College credit is now being offered through Chemeketa Community College. High school track is open for community members to walk and jog on Monday through Friday from 6:30 am to 8 pm.

E. ACTION ITEMS

1. DCDA and Dayton Friday Nights Report and Update

Ann-Marie Anderson reported that Dayton Friday Nights included 16 events. Overall estimated attendance was 5,808 with an average per night of 363. Estimated attendance for vintage cars was 480 with an average of 30 cars each night. According to the surveys completed on Friday Nights, attendees spent approximately \$49,390 downtown over the summer. Survey results included a rating from community attendees of 9 out of 10. Expenses for the DCDA \$8,738 not including Old Timers. This is a 575% return on investment.

Businesses reported an increase in sales of approximately 33.75% compared to non-event nights. Nineteen volunteers contributed 642 hours. Funding totaled \$10,973 and expended almost \$8,000 leaving a balance of approximately \$2,000 to start next year's program.

16% increase in human attendance over last year although the car attendance was less due to the "change of rain" nights. Councilor Collins commented that the numbers this year seem to be more realistic than last year since attendees were counted more accurately.

Kelly Haverkate, 523 Ash Street, Dayton, Program Developer of the DCDA, introduced the DCDA's Art Scape program. The goal is to create an outdoor art gallery during the summer. Artists will be asked to create artwork on a canvas board to be digitized and added to vinyl banners which will need to put up in town. The art will then be auctioned off in the spring. Program is based on model used by a town in Wisconsin which was very successful. A walking tour brochure will be created and available in stores and restaurants. Online NW is donating \$5,000 to sponsor the program and a graphic artist who will be working on branding.

2. Banners Discussion

Mayor Wytoski commented that the Innovate Oregon (IO) banners were not well liked due to the color scheme and the non-localized design with Mt. Hood in the background. A river design would be more applicable for this area. New sponsors and partners are being sought out and they want something visually present at the school and near the school. IO is willing to absorb the design change cost. Councilor Bixler suggested that IO banners be placed near the school and DCDA banners in downtown area. Rotating the banners twice a year could be a lot of staff time. Discussion ensued regarding placement, timing, and locations between the IO banners and the DCDA banners. Consensus was reached that IO banners would be placed on Ferry Street from 5th Street to the schools and DCDA banners will be located in the downtown area.

3. Footbridge Pump Station / Hwy 221 Lift Station Upgrades and Funding Discussion

Scott Pingel had a “one stop” meeting with Infrastructure Finance Authority (IFA), United States Department of Agriculture (USDA) and the Department of Environmental Quality

(DEQ) few weeks ago to find the best possible funding scenario for the Footbridge Pump Station project keeping in mind annual debt service, length of loan, interest rate and potential grants and loan forgiveness. Current sewer rates are low so Dayton does not qualify for any preferred funding through DEQ or IFA. Rural Development seems to be the best option.

When reviewing the Footbridge Pump station project the annual debt service was lower than anticipated. This opened up the possibility of doing both the Footbridge Pump Station and Highway 221 Lift Station under the same funding package. The higher the cost of the project, the more likely it is we will be able to get the funding and possibly qualify for a grant as part of the funding. Additionally, by doing both projects at the same time, we may benefit from economies of scale.

Drew Davis with the USDA explained how the USDA through rural development does help with community facilities, wastewater, and drinking and storm water projects. An equivalent dwelling unit was calculated by dividing system expenses by volume information. This provides the similar system rate of approximately \$26-\$27 which satisfies the loan qualifications and possibly grant eligibility. The application process is a 3-4 page application, a preliminary engineering report and an environmental report which is required for Federal funding. State historical preservation might need to be contacted depending on location of the project. The process can take a while to be completed but since Dayton already has preliminary engineering report and master plan completed, the process could be completed within a few months.

Once underwritten, and approved, interim financing will need to be acquired as USDA does not do funding throughout construction. A commercial credit check is also on the checklist. Once financing is acquired then the decision to do a revenue bond or a general obligation bond will need to be made. A revenue bond would earmark revenue funds to pay off the debt service by City Council resolution. A general obligation bond is a tax paid through the property tax system.

Mayor Wytoski remarked that it would be in our best interest to go after the full project to see what we could qualify for in regards to grant funding. Then scale back the project if needed. Councilor Bixler concurred.

Engineer Denny Muchmore explained the additional costs involved with environmental assessment report would be approximately \$30,000. If the reports are done for both projects at the same time, it will be a less expensive than if they are done separately. This also applies to the advertising and bid process during the construction phase. Doing both projects concurrently would save money. He also remarked that the environmental assessment takes about six to eight weeks to be completed.

Mayor Wytoski remarked that the Council seems to be in consensus. Scott Pingel commented

that he wants to review sewer rate projections with the Council before proceeding.

4. **Re-appointment of Planning Commissioners**

ERIN TAYLOR MOVED TO RE-APPOINT ANN-MARIE ANDERSON, CAROL HATFIELD, PAMELA HORST, AND TIM PARSONS TO THE DAYTON PLANNING COMMISSION. SECONDED BY JOHN BIXLER. *Motion carried with Bixler, Collins, Marquez, Price, Taylor, and Wytoski voting aye. Frank absent.*

Mayor Wytoski closed the Regular Session at 7:57 pm and stated Council would move into the Executive Session pursuant to ORS 192.502 (4) to consider information submitted to a public body in confidence.

Mayor Wytoski closed the Executive Session at 8:13 pm and moved back into the Regular Session at 8:13 pm.

5. **Approval of Membrane Bio-Reactor Installation Phase 2**

DERRICK PRICE MOVED TO APPROVE THE INSTALLATION OF ANOTHER SIX MBR RACKS AND ASSOCIATED DOCKING WITH A BUDGET OF \$100,000. SECONDED BY ERIN TAYLOR. *Motion carried with Bixler, Collins, Marquez, Price, Taylor, and Wytoski voting aye. Frank absent.*

F. **CITY COUNCIL COMMENTS/CONCERNS**

Councilor Price remarked that traffic on Ash Street seems to be a concern. Mayor Wytoski responded that a speed study was completed but the data has not been formalized. Additionally a logging of citizen observations is in process.

Councilor Taylor asked if the property near Highway 18 could be purchased as a dispensary. Mayor Wytoski responded that it is within 1000 feet of Legion Field where children congregate. Scott Pingel commented that medical marijuana dispensaries are not allowed within 1000 feet from schools. In Dayton, medical dispensaries could only be in a commercial or industrial zone and not within 1000 feet of where children gather. A recreational dispensary is also not allowed in a residential area. For a medical marijuana dispensary, the only available space would be on the other side of the RV Park.

G. INFORMATION REPORTS

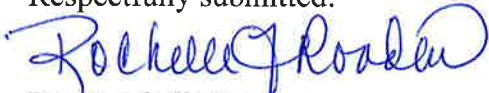
1. City Manager's Report

Scott Pingel reported on Oregon Senate Bill 839, Water Supply Development Account, which was approved in 2013. Oregon Water Resources Department is the administrator of the account and is currently soliciting applications for implementation projects. They have \$14 million in funds to award and what is exciting is it is a 25% cost match, therefore they will pay 75% of the cost of projects they choose to fund. The challenge is that there is specific criteria that needs to be met in respect to economic, social and environmental impacts. If we are approved, we can get Safe Water drinking preferred funding (30 years for 1%) to cover the 25% match. Efficient use of water projects would be replacing the main transmission line, a 1935 wood wrapped steel line that leaks. Another project regarding water supply development, is bringing on Fisher Farms. Scott will present the Council with additional cost information.

H. ADJOURN

There being no further business, the meeting adjourned at 8:26 pm.

Respectfully submitted:



By: Rochelle Roaden
City Recorder

APPROVED BY COUNCIL on January 4, 2016.

As Written As Amended


Elizabeth Wytoski, Mayor