

**AGENDA****REGULAR CITY COUNCIL MEETING****September 13, 2021****5:30 p.m.****VIA ZOOM****<https://zoom.us/j/93160851764?pwd=VVhUVkpsb1h2aFBhbUtsMEY2bnZHQT09>**

Meeting ID: 931 6085 1764

Passcode: 216856

Dial +1 346 248 7799 or +1 669 900 6833

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS
  - A. Certificate of Recognition – Greg & Katie Cummings
  - B. Out of the Box Thinking – Robert Kuenzinger
  - C. Welcome Sign Presentation – Beautification Committee

## 6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.

7. CITY MANAGER REPORT
8. CITY COUNCIL REPORTS
9. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be “pulled” from the Consent Agenda and be

---

**CITY OF THE DALLES****"By working together, we will provide services that enhance the vitality of The Dalles."**

considered separately. Items pulled from the Consent Agenda will be placed on the Agenda at the end of the "Action Items" section.

- A. Approval of the July 12, 2021 Regular City Council Meeting Minutes
- B. Approval of the July 26, 2021 Regular City Council Meeting Minutes
- C. Resolution No. 21-018 Concurring with the Mayor's Appointments to Various Committees, Commissions and Boards
- D. Resolution No. 21-019 Assessing the Real Properties at 1290 West Eighth Street; and 809 East Seventh Street for Cost of Abatement of Junk, Garbage, and Noxious Vegetation
- E. Declare certain Public Works Department Equipment as Surplus Property and Authorize its Disposal

#### 10. CONTRACT REVIEW BOARD ACTIONS

- A. Authorization to Purchase a new Service Pickup for the Transportation Division

#### 11. ACTION ITEMS

- A. Approval for Distribution of First Installment of American Recovery Plan Revenues.

#### 12. ADJOURNMENT

---

This meeting conducted VIA Zoom

Prepared by/  
Izetta Grossman, CMC  
City Clerk

---

**CITY OF THE DALLES**

"By working together, we will provide services that enhance the vitality of The Dalles."

# CERTIFICATE OF RECOGNITION

Issued to

## Greg and Katie Cummings

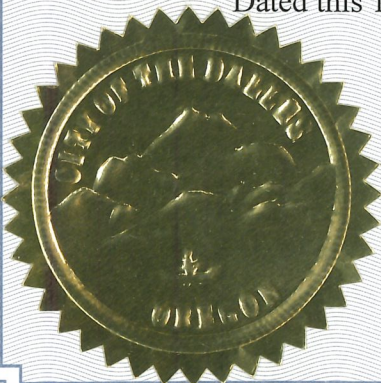
On July 3, 2021 at around 11:35 PM a fire started on D finger at The Dalles Marina. The fire started near the south side of the dock and burned rapidly to the north. Everyone on the north side of the dock was trapped due to the intense heat from the fire. The fire quickly spread and by about 3am had completely destroyed all of the residences on that dock as well as several boats.

Wade Collins and Karen Carlin along with two other marina tenants were stuck in their boat house which were north of the fire and in immediate peril. The heat from that fire made it impossible to evacuate via the docks. The only option they had was the swim to safety in water that was filled with fire debris including ash and oil products.

Greg and Katie Cummings were in their boathouse on C finger the night of the fire. They saw the fire and knew that people might be stuck inside their boathouses. Greg and Katie used their boat and drove to the end of D dock to help. Greg and Katie were able to evacuate 4 people who were trapped by the fire. After dropping off the 4 marina tenants on C dock, Greg and Katie transported law enforcement officers over to D dock where they made sure no one else was trapped. The officers were also able to untie several boats from the dock and pushing them away from the fire which prevented their destruction. This action was important because as the night went on boats that couldn't be saved caught fire and started drifting towards C dock, putting that dock at risk of catching fire.

On behalf of the City Council and the citizens of The Dalles, please accept our gratitude for your selfless actions in the face of this emergency saving lives.

Dated this 13<sup>th</sup> day of September, 2021



\_\_\_\_\_  
Richard A. Mays, Mayor

Attest:

\_\_\_\_\_  
Izetta Grossman, CMC City Clerk

# CERTIFICATE OF RECOGNITION

Issued to

**Robert Kuenzinger**

In recognition of Out of The Box thinking that resulted in smoother traffic flow on Sixth Street. As a new member of the Traffic Safety Commission Robert suggested modifying the sequencing for the traffic signals at Sixth and Webber Streets to eliminate the left turn conflicts that existed.

On behalf of the City Council and the citizens of The Dalles, please accept our gratitude for your willingness to serve and bring forth out of the box solutions.

Dated this 13<sup>th</sup> day of September, 2021

---

Richard A. Mays, Mayor

Attest:

---

Izetta Grossman, CMC City Clerk





**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

---

(541) 296-5481  
FAX (541) 296-6906

**MEMO**

**AGENDA LOCATION:** Council Reports Item #8

**MEETING DATE:**

**TO:** City Council

**FROM:** Mayor Mays

**ISSUE:** Vacant Council Position on Traffic Safety Commission

As you all were aware, the Council position on the Traffic Safety Commission had been vacant for some time.

Councilor Darcy Long has agreed to fill the position.

Thank you Councilor Long



## AGENDA STAFF REPORT

**AGENDA LOCATION:** Item #9 A-E

**MEETING DATE:** September 13, 2021

**TO:** Honorable Mayor and City Council

**FROM:** Izetta Grossman, CMC, City Clerk

**ISSUE:** Approving items on the Consent Agenda and authorizing City staff to sign contract documents.

- A. **ITEM:** Approval of the July 12, 2021 Regular City Council Meeting Minutes.

**BUDGET IMPLICATIONS:** None.

**SYNOPSIS:** The minutes of the July 12, 2021 Regular City Council meeting have been prepared and are submitted for review and approval.

**RECOMMENDATION:** That City Council review and approve the minutes of the July 12, 2021 Regular City Council meeting minutes.

- B. **ITEM:** Approval of the July 26, 2021 Regular City Council Meeting Minutes.

**BUDGET IMPLICATIONS:** None.

**SYNOPSIS:** The minutes of the July 26, 2021 Regular City Council meeting have been prepared and are submitted for review and approval.

**RECOMMENDATION:** That City Council review and approve the minutes of the July 26, 2021 Regular City Council meeting minutes.

- C. **ITEM:** Concurrence with the Mayor's Appointment to the Various Commissions and Committees

**BUDGET IMPLICATIONS:** None

**SYNOPSIS:** Resolution No. 21-018 Concurring with the Mayor's appointment to various Commissions has been prepared for your review.

**RECOMMENDATION:** Approve Resolution No. 21-018 Concurring with the Mayor's appointment to Various Commissions.

- D. **ITEM:** Resolution No. 21-019 Assessing the Real Properties at 1290 West Eighth Street; and 809 East Seventh Street for Cost of Abatement of Junk, Garbage, and Noxious Vegetation

**BUDGET IMPLICATIONS:** None.

**SYNOPSIS:** The process of abating a property have been completed, letters have been sent and received. To place a lien on the property, if abatement isn't paid in the established timeline, requires Council adoption of Resolution No. 21-019.

**RECOMMENDATION:** Council review and adoption Resolution No. 21-019.

- E. **ITEM:** Declare certain Public Works Department Equipment as Surplus Property and Authorize its Disposal

**BUDGET IMPLICATIONS:** Any revenue from the sale at auction will be placed in the Miscellaneous line item for respective departments.

**SYNOPSIS:** These items listed are no longer useful to the department, but still retain value. The items listed are planned to be disposed of through a local auction.

1. 1982 Ag Gator 3004 Sludge Truck, Serial # 3001322, 6,275 miles, estimated value \$7,000
2. 1989 Ford Flatbed, VIN # 1FDKF38G7KKB11299, 158,018 miles, estimated value \$2,000
3. 2000 Air Compressor, Serial # 30T938485, 5 HP, 3 phase, 80 gallon, est. value \$250

The following item is unique to the maintenance of wastewater collection systems, with little need in the immediate area, it is proposed to be disposed of through an online, nationwide government surplus agency. This camera system has been discontinued, and the manufacturer is not making new parts for it.

1. RST Wastewater Camera system consisting of the following components:

- A. Transporter(SN-C1A 20018) and mini cam with rotating head (SN-C3E 1006, model 1306)
- B. Transporter (SN-T9T10052) and camera (SN-C1A 40207)
- C. Main line camera (SN- CID 1048, model OMNI Eye 2)
- D. Push Reel Cable and Camera (SN- C3E 10241)
- E. Main Line Cable Reel (SN-R1A 10272)
- F. Misc. cables and skids

This system was originally purchased in 1998, but the majority of the components have been upgraded and rebuilt periodically throughout its lifetime until it was taken out of service in 2020, est. value \$4,000

**RECOMMENDATION:** Approve surplus of Public Works Department Equipment and Property as listed above.



MINUTES  
Regular City Council Meeting  
July 12, 2021  
Page 1

MINUTES

CITY COUNCIL MEETING

July 12, 2021

5:30 p.m.

VIA ZOOM

LIVESTREAM VIA City website

**PRESIDING:** Mayor Richard Mays

**COUNCIL PRESENT:** Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Julie Krueger, Legal Counsel Jonathan Kara, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Alice Cannon, Public Works Director Dave Anderson, Human Resources Director Daniel Hunter, Senior Planner Dawn Hert

**CALL TO ORDER**

The meeting was called to order by Mayor Mays at 5:30 p.m.

**ROLL CALL OF COUNCIL**

Roll Call was conducted by City Clerk Grossman. All Councilors present.

**PLEDGE OF ALLEGIANCE**

Mayor Mays asked Councilor Long-Curtiss to lead the Pledge of Allegiance.

Councilor Long-Curtiss invited the audience to join in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Richardson and seconded by Randall to approve the agenda as submitted. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

## MINUTES

Regular City Council Meeting

July 12, 2021

Page 2

### **AUDIENCE PARTICIPATION**

Chuck Gomez, Granada Theatre reported on an event at Lewis and Clark Park on July 17. He said it was the first of Legends in The Dalles concert series. He said the event would open at Noon with food and drinks available for purchase; music beginning at 4pm.

He said there were two more events scheduled on August 4, and September 11.

### **CITY ATTORNEY REPORT**

Legal Counsel Jonathan Kara said he was working with staff on a number of long-range projects. He said he had attended a board meeting at Northern Wasco County Public Utilities District; and met with the Executive Director of the Port of The Dalles.

### **CITY COUNCIL REPORTS**

Councilor Runyon reported:

- Mid-Columbia Veterans Memorial Committee – tour of Veterans Museum at City Hall

Councilor Long-Curtiss reported:

- Special Council Meeting- Emergency Declaration
- Spoke with constituent regarding rumor that Google was negotiating the getting water from Chenowith Aquifer. She asked that the community have an opportunity to weigh in before a decision was made.

Public Works Director Dave Anderson said there were negotiations underway, however, he had not heard Chenowith Aquifer mentioned. He clarified that transfer of water rights required State approval.

Mayor Mays said the Google agreement would be approved at a public meeting, where the public could comment.

Long-Curtiss said people would like an opportunity to talk about their concerns before the Google agreement was approved. She said the community would like a forum to voice their concerns before negotiations were concluded. She suggested a joint meeting with the County Commissioners and City Council.

City Manager Krueger said she had not heard that mentioned at any of the meetings.

Councilor McGlothlin reported:

- Sites for homeless shelter/Mid-Columbia Community Action Council offices
- Airport Board – fuel sales through the roof

## MINUTES

Regular City Council Meeting

July 12, 2021

Page 3

He said he was at Mama Janes' the other day and another patron told a story of a very nice police officer was very kind and helped them find the restaurant. He congratulated Officer Koji Nagamatsu for his kindness and representing the City well.

Mayor Mays announced that Julie and Kevin Ryan were the July Beautification Award recipients.

### **CONSENT AGENDA**

It was moved by McGlothlin and seconded by Long-Curtiss to approve the Consent Agenda as presented. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

Items approved on the consent agenda were: 1) The minutes of the June 28, 2021 Regular City Council Meeting; 2) The minutes of the June 30, 2021 Special City Council Meeting; 3) Resolution No. 21-017 Concurring with the Mayor's Appointment to the Beautification Committee.

### **PUBLIC HEARING**

Special Ordinance No. 21-588 Granting Zoning Ordinance Amendment #103-21 And Comprehensive Plan Amendment #48-21 for Property Located on East Second Street, Further Described as 1N 13E 1AA, Tax Lot 100

Mayor Mays reviewed the process for a Public Hearing.

Mayor Mays asked for the staff report.

Senior Planner Dawn Hert reviewed the staff report.

Mayor Mays asked for Council questions.

Mayor Mays asked for testimony.

Umair Sheikh, PO Box 3178, Vancouver, Washington said his family owns the property and felt the outstanding view and easy access from I84 would make a perfect wedding venue. He said events at the proposed venue would bring additional dollars to The Dalles for hotel accommodations, caterers and florist as well as other businesses.

Mayor Mays closed the hearing.

Mayor Mays asked for Council discussion.

MINUTES  
Regular City Council Meeting  
July 12, 2021  
Page 4

Richardson clarified that neighbors within 300 feet were notified of the zone change. He said he would like to see that number expanded.

Mayor Mays asked staff to look into the possibility of expanding the notification area, and to report back to Council.

Runyon asked for clarification of the required two public hearings.

Senior Planner Hert said the first hearing was with the Planning Commission and the second hearing was before Council.

Runyon asked if the property was in the National Scenic Area. Hert said it was not.

Long-Curtiss said she was in favor of the zone change. She said the venue would bring additional business to The Dalles.

It was moved by McGlothlin and seconded by Runyon to adopt Special Ordinance No. 21-588 Granting Zoning Ordinance Amendment #103-21 and Comprehensive Plan Amendment #48-21 for Property Located on East Second Street, further described as 1N 13E 1AA, tax lot 100. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

### **CONTRACT REVIEW BOARD**

#### **Authorization to Purchase a new Cat 315 Excavator**

Public Works Director Dave Anderson reviewed the staff report.

It was moved by Randall and seconded by Long-Curtiss to authorize the purchase of a new Cat 315 excavator with an optional tilting bucket and rock ripper from Peterson Cat through a Sourcewell pricing agreement in an amount not to exceed \$229,946.99. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

### **ACTION ITEMS**

**Special Ordinance No. 21-587 Annexing Certain Additional Properties Located in the Urban Growth Boundary of the City of The Dalles Pursuant to ORS 222.125 (Consent Annexations; ANX#74-21 Decker, ANX #75-21 Legacy Development Group, ANX #76-21 City of The Dalles, and ANX#77-21 Lloyd)**

Community Development Director Dawn Hert reviewed the staff report.

MINUTES

Regular City Council Meeting

July 12, 2021

Page 5

It was moved by Randall and seconded by Long-Curtiss to adopt Special Ordinance No. 21-587 Annexing Certain Additional Properties Located in the Urban Growth Boundary of the City of The Dalles Pursuant to ORS 222.125 (Consent Annexations; ANX#74-21 Decker, ANX #75-21 Legacy Development Group, ANX #76-21 City of The Dalles, and ANX#77-21 Lloyd). The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

Approval of Transfer of Airport Management Contract

City Manager Julie Krueger reviewed the staff report.

Richardson asked if Renard was employed by TacAero.

Renard said he was currently, but would not be once the transaction was complete.

City Manager Julie Krueger thanked the Rasmussen's for their service to the Airport. She said she appreciated all the work they had done.

McGlothlin seconded the City Manager's comments.

It was moved by McGlothlin and seconded by Runyon to approve the transfer of ownership of Aviation Management Services to Jeff Renard. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 6:37 p.m.

---

Submitted by/  
Izetta Grossman, CMC  
City Clerk

SIGNED:

\_\_\_\_\_  
Richard A. Mays, Mayor

ATTEST:

\_\_\_\_\_  
Izetta Grossman, CMC City Clerk



# City of The Dalles City Council

---

MONDAY, JULY 12, 2021 | 5:30 PM

# Zoning Map Amendment - ZOA #103-21 & Comprehensive Map Amendment - CPA #48-21

---

**Applicant:** Umair Sheikh

**Address:** Vacant Parcel adjacent to 3550 East 2<sup>nd</sup> Street

**Assessor's Map and Tax Lot:** 1N 13E 1 AA 100

**Zoning District:** Residential Medium Density

**Proposal:** *Consideration of Zoning Map change and a Comprehensive Plan Land Use Designation amendment from Residential Medium Density to General Commercial.*

# Subject Property





# Photos

---



# Photos of Subject Property

---



# Photos of Adjacent Motel Property

---



# Photos of Surrounding Properties

---



# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

---

*A zone change shall be granted if the following criteria are met*

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title.*
- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone.*
- C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume of traffic generated by uses that may be permitted in the new zone, and the planned function, capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0060.*
- D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development.*

# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

---

*A zone change shall be granted if the following criteria are met:*

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title. **Criterion met.***
- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone.*
- C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume generated by uses that may be permitted in the new zone, and the planned function capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those use actions that significantly affect the transportation system, as defined by OAR 660-012-0060.*
- D. Adverse Effect. The proposed zone change shall have minima; adverse effect on existing and future surrounding development.*

# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

---

*A zone change shall be granted if the following criteria are met:*

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title. **Criterion met.***
- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone. **Criterion met.***
- C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume generated by uses that may be permitted in the new zone, and the planned function capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0060.*
- D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development.*

# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

---

*A zone change shall be granted if the following criteria are met:*

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title. **Criterion met.***
- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone. **Criterion met.***
- C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume generated by uses that may be permitted in the new zone, and the planned function capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those use actions that significantly affect the transportation system, as defined by OAR 660-012-0060. **Criterion met.***
- D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development.*



# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

---

*A zone change shall be granted if the following criteria are met:*

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title. **Criterion met.***
- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone. **Criterion met.***
- C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume generated by uses that may be permitted in the new zone, and the planned function capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0060. **Criterion met.***
- D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development. **Criterion met.***

# The Dalles Comprehensive Plan

---

- **Goal #1. Citizen Involvement.**

*To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

- **Goal #2. Land Use Planning.**

*To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

- **Goal #10. Housing.**

*To provide for the housing needs of citizens of the state.*

- **Goal #9. Economic Development.**

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

# The Dalles Comprehensive Plan

---

## **Goal #1. Citizen Involvement.**

*To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

***Policy 3.** The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.*

# The Dalles Comprehensive Plan

---

## **Goal #2. Land Use Planning.**

*To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

***Policy 6.** Implement this Plan through appropriate ordinances and action. Implementing measures shall be developed to allow administrative review and approval authority.*

# The Dalles Comprehensive Plan

---

## **Goal #10. Housing.**

*To provide for the housing needs of citizens of the state.*

***Policy 6.** Encourage energy conservation by increasing residential densities in mixed use centers, along major linear streets that may one day serve as future transit corridors, and near commercial and employment centers.*

***Policy 8.** Flexibility in implementing ordinances is needed to accommodate infill and to foster a variety of development scenarios and housing options.*

***Policy 12.** High density residential areas shall be located near commercial and employment areas, along major streets, and where streets and other public facilities have adequate capacity.*

***Implementing Measures. Mixed Use Residential Measures.** Mixed-Use (Commercial and Residential) developments can take many forms, including retail space on the ground floor with office space above, rental apartments above ground floor retail space, and structures combining offices and hotels or hotels and private residential units.*

# The Dalles Comprehensive Plan

---

## **Goal #9. Economic Development.**

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**Industrial and Commercial Land Use Needs.** *In order to capitalize on long-range economic and employment shifts, The Dalles will need to add to its existing supply of land for commercial uses within the UGB. Similar conversions of Port industrial lands along the riverfront can produce a mixed use area to accommodate a slightly different market, including freeway commercial and recreational users. Smaller gains are provided through the use of Neighborhood Centers to allow residential and neighborhood commercial uses to develop near focal intersections in town. Finally, The Dalles has voiced a desire to accommodate reasonable home business opportunities that can provide an affordable start-up location for emerging businesses.*

**Economic Opportunities Analysis.** *In 2006, the City of The Dalles contracted with Winterbrook Planning and ECONorthwest, a land use economics consulting firm, to prepare an updated Economic Opportunities Analysis (EOA) consistent with the requirements of statewide planning Goal 9 and the Goal 9 administrative rule (OAR 660-009 as revised in December 2005).*

*The 2011 EOA identified potential growth industries for The Dalles as follows:*

*Retail and Services. The State's forecast for nonfarm employment forecast for 2004 to 2014 projects that more than half of employment growth in Region 9, which includes Wasco County, will be in Retail and Services. As a regional center for retail and services, The Dalles may attract the following industries:*

*The Dalles' setting within the Columbia River Gorge, access to a variety of outdoor recreation, and the growing presence of viniculture make The Dalles attractive to tourists. Industries that serve tourists, such as food services and accommodations, are likely to grow if tourism increases.*

**Policy #10.** *Encourage tourism-related services as an element in the diversification of the community's economy.*

**Policy #14.** *Encourage the start-up and growth of small to medium sized businesses providing family wage jobs. Develop reasonable standards to allow home business start-ups.*

# Oregon Statewide Planning Goals

---

## **The Proposed Zoning Map Amendment and Comprehensive Map Amendment is:**

- In conformity with all applicable State statutes.
  - ORS 197.610, Local Government Notice of Amendment or New Regulation;
  - ORS 197.250, Compliance with Goals Required, and
  - ORS 197.763, Conduct of Local Quasi-Judicial Land Use Hearings
- Applicable Municipal Code standards, were developed in compliance with the applicable State statutes and implement their requirements.
  - Notice of the proposed amendment has been provided to DLCD as required by ORS 197.610.
  - Notice and availability of the staff report and the conduct of the Planning Commission’s hearing will be consistent with ORS 197.763.
- In conformity with the Statewide planning goals whenever they are determined to be applicable.
  - Goal #1 - Citizen Involvement
  - Goal #2- Land Use Planning
  - Goal #10 – Housing
  - Goal #12- Transportation

# Staff Recommendation

---

*Move to approve Special Ordinance No. 21-588 , An Ordinance Granting Zoning Ordinance Amendment #103-21 and Comprehensive Plan Amendment #48-21 for Property located on East Second Street, further described as 1N 13E 1AA, tax lot 100.*



MINUTES  
Regular City Council Meeting  
July 26, 2021  
Page 1

MINUTES

CITY COUNCIL MEETING

July 26, 2021

5:30 p.m.

VIA ZOOM

LIVESTREAM VIA City website

**PRESIDING:** Mayor Richard Mays

**COUNCIL PRESENT:** Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Julie Krueger, Legal Counsel Jonathan Kara, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Alice Cannon, Public Works Director Dave Anderson, City Engineer Dale McCabe, Senior Planner Dawn Hert

**CALL TO ORDER**

The meeting was called to order by Mayor Mays at 5:30 p.m.

**ROLL CALL OF COUNCIL**

Roll Call was conducted by City Clerk Grossman. All Councilors present.

**PLEDGE OF ALLEGIANCE**

Mayor Mays asked Councilor Runyon to lead the Pledge of Allegiance.

Councilor Runyon invited the audience to join in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mayor Mays noted an additional item was added to the Consent Agenda. It was moved by Runyon and seconded by McGlothlin to approve the agenda as amended. The motion carried 5 to 0; Runyon, McGlothlin, Long-Curtiss, Randall, Richardson voting in favor; none opposed.

## MINUTES

Regular City Council Meeting

July 26, 2021

Page 2

### **PRESENTATIONS PROCLAMATIONS**

#### Presentation on E-Scooter Rental Pilot Program in The Dalles

Public Works Director Dave Anderson said the Traffic Safety Commission had recommended the proposal from Bird be brought to Council for consideration. He introduced Michael Covato from Bird.

Covato reviewed the PowerPoint presentation. He said a partner business (local business) would run the program, making sure the e-scooters were not left on the street overnight, repairs and storage.

In response to questions about safety and educating the public on use of the e-scooters Covato said:

- Helmets available for the cost of shipping (\$9.95)
- Cities are educated on safety through social media, and the partner business
- City can identify zones the scooters are not allowed (Riverfront Trail) and the scooters can be programmed to slow down in those zones. He said the scooter had to be returned to “allowed zones” to be functional again.
- Accidents on e-scooters are no more than on bicycles
- e-scooters are for use on streets, not sidewalks

He said The Dalles was chosen as a pilot project (typically 12 months in duration) because of size, demographic, transit system in place. He said the average cost of rental was \$5/ride plus cents per mile of use.

In response to questions regarding who was on the Traffic Safety Commission and their recommendation to Council; Anderson said there was a city police officer and a state officer on the Commission; City Engineer McCabe said the Commission was happy with the answers provided by Bird representatives and forwarded the proposal on to City Council for a decision.

Runyon asked the City Manager to check with Pendleton and Hermiston to for feedback on the program. He also asked to see the minutes of the Traffic Safety Commission meetings where the e-scooters were discussed.

Long-Curtiss, Richardson, McGlothlin were in favor of staff working on an MOU for Council review.

Randall was in favor of the project.

### **AUDIENCE PARTICIPATION**

Breanna Wimber, Insurance Agent provided the Council with news that the SAIF dividend this

## MINUTES

Regular City Council Meeting

July 26, 2021

Page 3

year would be \$44,082. She said the report date had been changed from September each year to July. She reminded Council that dividends are not guaranteed.

Chuck Gomez, Granada Theatre gave a special Thank you to General Services crew, Terry Harkrader and Jerry Johnson. He said they do a beautiful job caring for the Lewis & Clark Park. He said the first in the Legends in The Dalles series had been a success. He gave his heartfelt thank you to City Council, City employees and the community for supporting the event.

### **COUNCIL REPORTS**

Long-Curtiss reported:

- Meeting with constituents:
  - City Manager search
  - Downtown restroom
  - Transportation

Randall reported:

- QLife meeting – downtown overbuild project

Runyon reported:

- Mayor
- City Manager

### **CONSENT AGENDA**

Long-Curtiss asked that the July 12<sup>th</sup> minutes to be pulled for discussion.

It was moved by McGlothlin and seconded by Richardson to approve the Consent Agenda as amended. The motion carried 5 to 0: McGlothlin, Richardson, Randall, Runyon, Long-Curtiss voting in favor; none opposed.

Items approved on the consent agenda were: 1) Surplus of 6 Motorola XTS 1500 portable radios and six radio chargers to the Wasco County Search and Rescue Team; 2) Surplus chairs from Council Chamber to Salvation Army.

### **PUBLIC HEARING**

Annexation of another property located in the 1400 Block of West 13th

Mayor Mays read the guidelines for the Public Hearing.

Senior Planner Dawn Hert reviewed the staff report.

Mayor Mays asked for testimony, hearing none he closed the Public Hearing.

MINUTES

Regular City Council Meeting

July 26, 2021

Page 4

Special Ordinance No. 21-589 Annexing a Certain Additional Property Located in the Urban Growth Boundary of the City of The Dalles Pursuant to ORS 222.125 (Consent Annexation: ANX #78-21- BAKER)

Mayor Mays asked if any Councilor wanted the ordinance read in full, none did.

It was moved by McGlothlin and seconded by Randall to adopt Special Ordinance No. 21-589 Annexing a Certain Additional Property Located in the Urban Growth Boundary of the City of The Dalles Pursuant to ORS 222.125 (Consent Annexation: ANX #78-21- BAKER by title only. The motion carried 5 to 0; McGlothlin, Randall, Long-Curtiss, Richardson, Runyon voting in favor; none opposed.

**CONTRACT REVIEW BOARD**

Authorization to Award Engineering Contract for the Sorosis Reservoir Roof Repair Project

City Engineer Dale McCabe reviewed the staff report.

In response to some questions McCabe said the contract was for the engineering only, the next step would be for the construction bid. He said he anticipated construction bid out in September; reservoir off line the end of November and back online by the end of March.

Runyon asked if the contract was a new contract. Anderson said it could be awarded because the issues was found during the painting of the reservoir, but they were unable to do the work at that time; and it was under \$100,000.

It was moved by Long-Curtiss and seconded by McGlothlin to authorize the City Manager to enter into contract with Jacobs Engineering, in an amount not to exceed \$70,562 for the Sorosis Reservoir Roof Repairs Design Contract. The motion carried 5 to 0; Long-Curtiss, McGlothlin, Randall, Richardson, Runyon voting in favor; none opposed.

State Office Building Emergency Generator Purchase

City Manager Julie Krueger reviewed the staff report.

It was moved by Richardson and seconded by Randall to authorize the purchase of a Cummins 125kw emergency generator through Sourcewell pricing agreement in an amount not to exceed \$131,106.25. The motion carried 5 to 0; Richardson, Randall, Runyon, Long-Curtiss voting in favor; none opposed.

## MINUTES

Regular City Council Meeting

July 26, 2021

Page 5

### **DISCUSSION ITEMS**

#### Transitional Housing Update – Legislative

Legal Counsel Jonathan Kara reviewed the staff report.

#### Transitional Housing Update – Code Amendments

Community Development Director Alice Cannon reviewed the PowerPoint in the agenda packet.

In response to a question Cannon said a parking analysis of the office space (Navigation Center portion) at the shelter would be done separately of the shelter itself.

Council asked that:

- Bike racks to be added

- Notices be sent to media, social media and surrounding commercial area

- 24-hour staffing at the shelter

- Spell out what a partner organization could be

Regarding Martin vs Boise:

The case states people could sit, stay warm, sleep in a public right of way if no other alternative was available.

Kara said the anti-vagrancy law could be used if offers of the shelter or hotel were offered and refused.

There was some discussion regarding police taking people to the shelter; and if that met the intake criteria of Mid-Columbia Community Action Council.

#### Conversation regarding emergency shelter

Temporary (6 months)

House Bill 2006 no zoning requirements

Until July 1, 2022 do not have to approve temporary shelters

Senate Bill 8 has restrictions on permanent shelters.

### **ACTION ITEM**

#### Minutes of the July 12, 2021 Regular City Council Meeting

Long-Curtiss asked that her statement regarding community input be changed to reflect she was talking about the Google negotiations.

MINUTES  
Regular City Council Meeting  
July 26, 2021  
Page 6

City Manager Krueger said the City Clerk would review the tape, make any necessary changes and the Council could review and approve the minutes at the next meeting.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:45 p.m.

---

Submitted by/  
Izetta Grossman, CMC  
City Clerk

SIGNED: \_\_\_\_\_  
Richard A. Mays, Mayor

ATTEST: \_\_\_\_\_  
Izetta Grossman, CMC City Clerk

**RESOLUTION NO. 21-018**

**A RESOLUTION CONCURRING WITH THE MAYOR’S APPOINTMENTS TO VARIOUS COMMITTEES, COMMISSIONS AND BOARDS**

**WHEREAS**, there are expired terms on the Traffic Safety Commission, the Wasco County/The Dalles Library Board, and a vacant position on the Museum Commission due to the resignation of Loyal Quackenbush; and

**WHEREAS**, the Mayor has elected to reappoint Michael Holloran and Larry Fairclo to the Traffic Safety Commission; appoint Deward George Hext to the Wasco County/The Dalles Library Board; and Traci Griffiths to the Museum Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:**

Section 1. The City Council concurs with the reappointment of:

Michael Holloran and Larry Fairclo to the Traffic Safety Commission with terms expiring April 30, 2025;

Appointment of Deward George Hext to the Wasco County/The Dalles Library Board with term expiring June 30, 2025; and Traci Griffiths to the Museum Commission with term expiring June 30, 2022

Section 2. This Resolution shall be effective September 13, 2021.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2021.**

Voting Yes, Councilors: \_\_\_\_\_  
Voting No, Councilors: \_\_\_\_\_  
Absent, Councilors: \_\_\_\_\_  
Abstaining, Councilors: \_\_\_\_\_

**AND APPROVED BY THE MAYOR THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2021.**

SIGNED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
  
Richard A. Mays, Mayor Izzetta Grossman, CMC, City Clerk

**RESOLUTION NO. 20-019**

**A RESOLUTION ASSESSING THE REAL PROPERTY LOCATED AT  
1290 WEST EIGHTH STREET AND 809 EAST SEVENTH STREET FOR THE COSTS  
OF ABATEMENT OF JUNK, GARBAGE, and VEGETATION**

**WHEREAS**, the City Code Enforcement Officer posted a Notice to Abate Nuisance upon the following listed properties on the date shown below;

<u>Property</u>	<u>Assessor's Map No.</u>	<u>Date of Posting</u>
1290 West Eighth Street	1N 13E 4 103	June 21, 2021
And		
809 East Seventh Street	1N 13E 3CA 1800	June 11, 2021

**WHEREAS**, the following persons are the owner of the following listed property;

<u>Property</u>	<u>Owner</u>
1290 West Eighth Street	Xiang Zhu Mei
And	
809 East Seventh Street	Eric Ward

**WHEREAS**, the Notice to Abate Nuisance required the removal of junk, garbage and noxious weeds from the listed property pursuant to the provisions of Section 5.04.110 of The Dalles Municipal Code; and

**WHEREAS**, the Notice to Abate Nuisance further provided that if the nuisance conditions were not abated, the City would hire a contractor to abate the nuisance conditions, and the costs of the abatement would be charged to the owner of the property, and become a lien upon the property; and

**WHEREAS**, as a result of the owner's failure to abate the nuisance conditions on the property, the City hired the following listed contractor, who abated the nuisance conditions on the date listed below, for the cost listed below;

<u>Property</u>	<u>Contractor</u>	<u>Date of Abatement</u>	<u>Cost</u>
1290 West Eighth Street	FLI Landscape	July 14, 2021	\$1945.00



And

809 East Seventh Street      FLI Landscaping      July 17, 2021      \$745.00

**WHEREAS**, pursuant to Section 5.04.170 of The Dalles Municipal Code, on August 12, 2021, the City Clerk sent a Notice of Assessment by certified mail to Xiang Zhu Mei advising them that the total cost of the assessment for the property was \$2,445.00, which included a \$500.00 administrative fee required by Section 5.04.160(C) of The Dalles Municipal Code, and that the listed sum would become a lien upon the property if the amount was not paid by August 26, 2021, by Xiang Zhu Mei; and

**WHEREAS**, pursuant to Section 5.04.170 of The Dalles Municipal Code, on August 12, 2021, the City Clerk sent a Notice of Assessment by certified mail to Eric Ward advising them that the total cost of the assessment for the property was \$1,245.00, which included a \$500.00 administrative fee required by Section 5.04.160(C) of The Dalles Municipal Code, and that the listed sum would become a lien upon the property if the amount was not paid by August 26, 2021, by Eric Ward; and

**WHEREAS**, the August 12, 2021 Notice of Assessment to both Xiang Zhu Mei and Eric Ward advised them they had until August 17, 2021 to file any objections to the proposed assessments; and

**WHEREAS**, both Eric Ward and Xiang Zhu Mei failed to file any objection on the assessments by the stated deadline, and failed to pay the balance of the assessment by the deadline listed in the Notice of Assessment, and the City Council finds that the statement of the amount of the proposed assessment is correct, and that no reason exists to justify any delay in proceeding with the imposition of a lien upon the property for the cost of the assessment;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:**

Section 1. Assessment. The cost of the abatement of the nuisance conditions consisting of the removal of junk for the properties located at 1290 West Eighth Street and 809 East Seventh Street, is assessed upon, respectively:

<u>Name/Address</u>	<u>Description</u>	<u>Final Assessment</u>
Xiang Zhu Mei 1248 West Sixth Street The Dalles, OR 987058	Tax ID: 1N 13E 4 103	\$2,445.00

And;

Eric Ward 1193 West Desert Tucson, AZ 85737-9272	Tax ID: 1N 13E 3CA 1800	\$1,245.00
--------------------------------------------------------	-------------------------	------------

The legal description for the properties are shown in the attached Exhibit "A".

Section 2. Docket Entry. Upon passage of this Resolution and its approval by the Mayor, the following information shall be entered into the City Electronic Lien Docket:

- a. The legal descriptions of the properties assessed as indicated in Exhibit "A".
- b. The name of the owners or statement that the owners are unknown.
- c. The sum assessed upon each lot or tract of land.
- d. The date of the docket entry.

Section 3. Notices/Collection of Assessment. The City Clerk is directed to proceed with notice and collection of the assessment in accordance with the procedures prescribed by State law for enforcement of liens and collection of assessments.

Section 4. Effective Date. This Resolution shall be effective as of September 13, 2021.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2021.**

Voting Yes, Councilors: \_\_\_\_\_

Voting No, Councilors: \_\_\_\_\_

Absent, Councilors: \_\_\_\_\_

Abstaining, Councilors: \_\_\_\_\_

**AND APPROVED BY THE MAYOR THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2021.**

\_\_\_\_\_  
Richard A. Mays, Mayor

Attest:

\_\_\_\_\_  
Izetta Grossman, CMC, City Clerk

EXHIBIT "A"

Legal Description for 1290 West Eighth Street:

Parcel 1 of Partition Plat 2000-26, filed for record December 29, 2000, under Microfilm No. 20005582, being a portion of the Northwest quarter of Section 4, Township 1 North, Range 13 East of the Southwest quarter of Section 33, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County and State of Oregon.

Legal Description for 809 East Seventh Street:

The South 120 feet of Lot 5, Block 13, LAUGHLIN'S BLUFF ADDITION TO DALLES CITY, in City of The Dalles, County of Wasco and State of Oregon.



## AGENDA STAFF REPORT

### AGENDA LOCATION: Contract Review Board Item #10A

**MEETING DATE:** September 13, 2021

**TO:** Honorable Mayor and City Council

**FROM:** Dave Anderson, Public Works Director

**ISSUE:** Authorization for purchase of a new Service Pickup for the Transportation Division

**BACKGROUND:** On February 8, 2021 City Council authorized the purchase of a new Dodge 5500 4x4 service pickup for the Transportation Division. The vehicle was ordered but never received; due to the national microchip shortage, the manufacturer could not fulfill the order and it was canceled. Now, with the high demand for both new and replacement orders, the incentives for public agencies have been reduced significantly thereby increasing the purchase price. Due to the price increase, staff is seeking re-authorization from Council for the purchase.

The originally authorized purchase price for the vehicle and flatbed, through the state bid, was \$58,970.60 plus license fees. That price included a \$8,350 price reduction for the state bid; now with the higher demand, that bid allowance is \$2,500. The new purchase price is now \$67,080, a nearly 14% increase in price. Purchasing through the state bid fulfills the City's competitive bidding requirements for this type of purchase.

Vehicles meeting the City specifications have now been very hard to find even at the new pricing. One has been found to be arriving on Ron Tonkin Dodge in the next couple months which is available through the state bid. It will be white instead of our normal red fleet color, but since red is a special-order item, it is uncertain when, or if, a red one could be obtained. If desired, it could be painted to match the fleet color after it is received.

Funding for the purchase was carried over into the current budget as Beginning Balance.

**BUDGET ALLOCATION:** This purchase was originally anticipated in the FY2020-21 budget with \$65,000 allocated in line 009-9000-000.74-20 of the Public Works Reserve Fund. Those unused funds were rolled over into the current year budget in the Beginning Balance. The current budget allocates \$80,000 in the same budget line code for the

purchase of a replacement for the Go-Gator, a tanker truck used to apply biosolids to agricultural fields; that replacement was completed at the end of the last fiscal year. Those funds are available to purchase this vehicle. There are adequate funds available for this purchase.

**COUNCIL ALTERNATIVES:**

1. **Staff Recommendation:** *Move to authorize the purchase of a new 2021 Dodge Ram 5500, 4X4 flatbed pickup from Ron Tonkin Dodge, in an amount not to exceed \$67,080 plus license fees.*
2. Deny authorization to purchase a new 2021 Dodge Ram 5500, 4X4 flatbed pickup through the state bid and provide additional direction to staff on how to proceed.



## AGENDA STAFF REPORT

### AGENDA LOCATION: Action Item #11A

**MEETING DATE:** September 13, 2021

**TO:** Honorable Mayor and City Council

**FROM:** Julie Krueger, City Manager

**ISSUE:** Approval of Uses for American Rescue Plan (ARP) Funds

**BACKGROUND:** The City of The Dalles has been awarded approximately \$3.5 million in ARP funds, half to be distributed this year and the other half one year later. These are discretionary federal recovery dollars but there is criteria for how the funds may be spent. The first installment of these funds has been received in the amount of \$1,749,392.52.

Staff requested direction from City Council regarding the allocation of the funds at the June 28 Council meeting. The items included for the first round of funding have been reviewed for compliance with criteria.

The projects will use approximately \$1,662,737, leaving a balance of \$86,655. In addition to the proposed list, Mid-Columbia Community Action Council (MCCAC) is interested in pursuing a short term loan of \$150,000 as part of their funding of the Navigation Center project. As of this writing, staff does not have all the details, but it is recommended that this be added to the list of projects so it can be funded as funds are available.

All projects will be reviewed against the criteria to ensure compliance before funds are awarded. Some projects and programs may not be ready for immediate funding, so funds will be held until criteria are met and projects are ready to move forward.

**BUDGET IMPLICATIONS:** The City has received \$1,749,392.52 in American Recover Funds.

**COUNCIL ALTERNATIVES:**

1. **Staff recommendation:** *Move to approve funding for projects and programs as presented, from 2021 American Recover Plan funds.*
2. City Council may amend the proposed list of projects and programs prior to approval.

**2021 American Recovery Funds – Updated, August, 2021**

Northern Wasco County Parks and Recreation/Sorosis Park (pending budget)	\$400,000
Traffic Safety Devices	\$ 40,000
Replace lost TRT/fuel taxes (2019/20)	\$297,737
Downtown Economic Development	\$ 75,000
Chamber of Commerce/Tourism	\$ 30,000
Property Acquisition Fund (homeless/affordable housing/small business incubator project)	\$650,000
Police Department security/safety	\$100,000
Next Door, Inc. Programs (Outpatient Behavioral Health/Transitional Living)	\$ 70,000
TOTAL for first year of funds:	\$1,662,737
AMOUNT RECEIVED:	\$1,749,392
Remaining if all above are fully funded:	\$ 86,655
<ul style="list-style-type: none"><li>MCCAC interest in a loan for Navigation Center Funding:</li></ul>	\$ 150,000