

**AGENDA**

**REGULAR CITY COUNCIL MEETING**

October 22, 2012

5:30 p.m.

CITY HALL COUNCIL CHAMBER  
313 COURT STREET  
THE DALLES, OREGON

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS
  - A. Certificate of Appreciation to Dan Durow
  - B. Report from School District #21
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 ATTORNEY REPORT
9. CITY COUNCIL REPORTS

**CITY OF THE DALLES**

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

10. 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 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 October 8, 2012 Regular City Council Meeting Minutes
- B. Approval of October 1, 2012 Council Work Session Minutes
- C. Authorization to Provide Sanitary Sewer Service for Six New Lots at Foley Lakes Mobile Home Park, Outside City Limits
- D. Authorization to Provide Sanitary Sewer Service Outside City Limits

11. PUBLIC HEARINGS

- A. Public Hearing to Consider Formation of the Main Street Economic Development District **[Agenda Staff Report #12-070]**
  - 1. Special Ordinance No. 12-551 Establishing the Main Street Economic Improvement District and Providing for Notice of Proposed Assessments to Property Owners

12. CONTRACT REVIEW BOARD ACTIONS

- A. Authorization to Purchase Replacement Digital Radios for Water/Wastewater SCADA System **[Agenda Staff Report #12-071]**

13. ACTION ITEMS

- A. Resolution No. 12-017 Initiating a Street Vacation Procedure for a Portion of the Alley Between East First and East Second Streets and Between Court and Washington Streets for the Granada Block Development **[Agenda Staff Report #12-072]**
- B. Resolution No. 12-018 Declaring the Intention of the City Council to Construct Improvements, Establishing a Local Improvement District and Directing Notice and Publication for West First Street and Bargeway Road Reconstruction Project, Phase 2 **[Agenda Staff Report #12-073]**
- C. General Ordinance No. 12-1327 Regulating Dogs Within the City of The Dalles; Defining Nuisances; and Providing for Penalties **[Agenda Staff Report #12-069]**

14. DISCUSSION ITEMS

- A. Discussion Regarding Vertical Housing Development Zone [Agenda Staff Report #12-074]

15. ADJOURNMENT

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**This meeting conducted in a handicap accessible room.**

Prepared by/  
Julie Krueger, MMC  
City Clerk



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## **AGENDA STAFF REPORT**

### **CITY OF THE DALLES**

<b>MEETING DATE</b>	<b>AGENDA LOCATION</b>	<b>AGENDA REPORT #</b>
October 22, 2012	Consent Agenda 10, A - D	N/A

**TO:** Honorable Mayor and City Council

**FROM:** Julie Krueger, MMC, City Clerk

**THRU:** Nolan K. Young, City Manager

**DATE:** October 10, 2012

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

A. **ITEM:** Approval of October 8, 2012 Regular City Council Meeting Minutes.

**BUDGET IMPLICATIONS:** None.

**SYNOPSIS:** The minutes of the October 8, 2012 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 October 8, 2012 regular City Council meeting.

B. **ITEM:** Approval of October 1, 2012 Council Work Session Meeting Minutes.

**BUDGET IMPLICATIONS:** None.

**SYNOPSIS:** The minutes of the October 1, 2012 Council Work Session have been prepared and are submitted for review and approval.

**RECOMMENDATION:** That City Council review and approve the minutes of the October 1, 2012 Council work session.

- C. **ITEM:** Authorization to Provide Sanitary Sewer Service for Six New Lots at Foley Lakes Mobile Home Park, Outside City Limits.

**BUDGET IMPLICATIONS:** Prior to connection, the applicant would be charged Sewer SDCs of \$1789 per lot to connect to the City system. All work necessary to connect the new lots to the sewer system will occur on private property. The applicant will be charged Out of City rates for monthly sanitary sewer service, currently \$71.15/month.

**SYNOPSIS:** The City has received a request from Larry (JR) Pullen on behalf of Foley Lakes Mobile Home Park, located at 4109 Chenoweth Road, to provide sanitary sewer services for 6 new mobile home lots to the City's sanitary sewer system. Mr. Pullen has received County Planning approval for the construction of 6 new mobile home lots within the Foley Lakes Mobile Home Park. The City's Sewer Ordinance (No. 97-1213) requires City Council's authorization to provide sanitary sewer service to properties outside the City limits. The City already provides sanitary sewer service to most of the Foley Lakes Mobile Home Park. If allowed, these new lots would be connected to an existing private sanitary sewer line that connects to the City sewer system located in Chenoweth Creek Road. The City's pipeline systems have the capacity to accommodate the request.

Foley Lakes Mobile Home Park is also outside the City's Urban Growth Boundary. As a condition of service, the applicant will be required to sign a Consent to Annexation consistent with the provisions of Ordinance No. 97-1213.

**RECOMMENDATION:** Approve the request to provide sanitary sewer services for 6 new lots in the Foley Lakes Mobile Home Park.

- D. **ITEM:** Authorization to Provide Sanitary Sewer Service Outside City Limits.

**BUDGET IMPLICATIONS:** Prior to connection, the applicant would be charged a Sewer SDC of \$1789 to connect to the City system. The applicant can then either pay the City on a time and materials basis for work necessary make the connection to the public sewer system in the Right-of-Way, or pay a contractor approved by the City to make that connection. Lastly, the applicant will be charged Out of City rates for monthly sanitary sewer service, currently \$71.15/month.

**SYNOPSIS:** The City has received a request from David and Marlene Patterson with a residence located at 837 Chenowith Loop Road to connect to the City's sanitary sewer system due to a failing septic system. The City's Sewer Ordinance (No. 97-1213) requires City Council's authorization to provide sanitary sewer service to properties outside the City limits. If allowed, this service would be connected to an existing sanitary sewer line located in Chenowith Loop Road near the property utilizing an easement through private property that has been obtained by the Pattersons. The City's pipeline systems have the capacity to accommodate the request.

As a condition of service, the applicant has signed a Consent to Annexation consistent with the provisions of Ordinance No. 97-1213.

**RECOMMENDATION:** Approve the request to provide sanitary sewer service to 837 Chenowith Loop Road.

## **MINUTES**

REGULAR COUNCIL MEETING  
OF  
OCTOBER 8, 2012  
5:30 P.M.  
THE DALLES CITY HALL  
313 COURT STREET  
THE DALLES, OREGON

**PRESIDING:** Mayor Jim Wilcox

**COUNCIL PRESENT:** Bill Dick, Carolyn Wood, Dan Spatz, Brian Ahier, Tim McGlothlin

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Nolan Young, City Attorney Gene Parker, City Clerk Pro-Tem Izetta Grossman, Police Chief Jay Waterbury, Public Works Director Dave Anderson, Administrative Fellow Garrett Chrostek, Engineer Dale McCabe

### **CALL TO ORDER**

Mayor Wilcox called the meeting to order at 5:31p.m.

### **ROLL CALL**

Roll call was conducted by City Clerk pro-tem Grossman; Councilor Dick absent.

### **PLEDGE OF ALLEGIANCE**

Mayor Wilcox invited the audience to join in the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

Mayor Wilcox asked the Council to add a contract review board item to authorize funds for

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Regular Council Meeting  
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SCADA system items and services for the Meadows and Jordan Lift Station projects. It was moved by Ahier and seconded by McGlothlin to approve the agenda as amended. The motion carried unanimously.

**Councilor Dick arrived at 5:35 p.m.**

**AUDIENCE PARTICIPATION:**

None

**CITY MANAGER REPORT**

City Manager Young reported on the Google Wi Fi Expansion Grant. He said the Qlife Board approved \$52,000 toward the project in addition to the use of fiber and the expansion would be to Kramer Fields, Riverfront Park, Sorosis Park and increasing spectrum for the Discovery Center. Young said expansion at the Discovery Center would allow stronger public Wi Fi and allow them stronger business capacity.

Young reported that the completed pedestrian system at Brewery Grade had created some confusion, therefore a custom sign was being made "No Right Turn for Trucks" off of Brewery Grade to Ninth Street.

**CITY ATTORNEY REPORT**

City Attorney Parker reported that the Airport Runway appeal stay had been lifted and that he was asking for the complaint to be completely removed.

Parker also reported that work on the Mental Health Board with Judge Peachey was continuing and that they hoped to have a system in place within the next two months.

Parker said he had attended League of Oregon Cities Conference seminars on Municipal Court trespass/public use issues and gun control. He noted that there were 150,000 concealed weapons permits in Oregon and that number was growing.

**CITY COUNCIL REPORTS**

Councilor Wood reported she had attended the Reconnect to the River celebration at the new Lewis and Clark Festival Park and it was a great, positive event. She asked that for next year staff research a better place for the dumpsters that service the ships to be placed out of the line of sight of those disembarking the ship.



Councilor Spatz publicly commended the Chamber and City staff for a well attended event. He noted that the freeway noise was not an issue with hearing the music.

Young commented there was some concern about the affect of the freeway on music events, he was pleased to find that the freeway noise seemed to disappear.

Spatz reported the planning for the Gorge Gravity Games on October 20, on Court Street was going well. He said the partnership with Google, Columbia Gorge Community College, School District 21 and the City was bringing a great event to our City.

Spatz reported that the college was working with Mid Columbia Economic Development District (MCEDD) on a request for proposals for the Presidents Advanced Manufacturing Parntership and Department of Commerce noting 15 sites different sites would be chosen. Spatz said MCEDD was proposing one site to be at the college.

Mayor Wilcox thanked the Chamber of Commerce for the great work on the Reconnect to the River Festival on October 6. Mayor Wilcox said there were those working on the project of reconnection from the begining and he wanted to publicly acknowledge and thank City Manager Nolan Young and Community Development Director Dan Durow, saying the dock and festival park would not have happened without the vision of City Manager Young. Wilcox also noted that the passengers leaving the ship loved the greeting they received.

Mayor Wilcox noted that the Sister City delegation left The Dalles Monday morning. He said there were 23 visitors, some second generation participants. Wilcox presented the City with gifts from Miroshi City.

Wilcox reported he attended the League of Oregon Cities Conference Mayor meeting and that on Tuesday he would be attending his annual 6<sup>th</sup> Grade visit with the Mayor.

Councilor Ahier reported that Qlife provides a \$2,000 Technology Scholarship to Columbia Gorge Community College and this year would be providing a \$2,000 Grant to School District 21, most likely for their robotics program.

### **CONSENT AGENDA**

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

Items approved by Consent Agenda were: 1) approval of September 24, 2012 regular City Council meeting minutes; 2) approval to declare pick up utility box as surplus property; and 3) approval to provide sanitary sewer service to property located at 3821 West Tenth Street, outside the city limits.

### **CONTRACT REVIEW BOARD**

#### **Authorization for Expenditure of Funds for Receiving SCADA System Related Items and Services for the Meadows and Jordan Street Lift Station Replacement Project**

City Engineer Dale McCabe reviewed the staff report.

It was moved by Wood and seconded by McGlothlin to authorize the City Manager to enter into contract with CH2M Hill in an amount not to exceed \$54,165.00. The motion carried unanimously.

### **ACTION ITEMS**

#### **Special Ordinance No. 12-550 Assessing Four Properties for the Cost of Abatement of Hazardous Vegetation and Junk**

City Attorney Parker reviewed the staff report.

City Clerk Pro Tem Grossman read Special Ordinance No. 12-550 by title.

It was moved by Ahier and seconded by Spatz to adopt Special Ordinance No. 12-550 assessing four properties for the cost of abatement of hazardous vegetation and junk, by title. The motion carried unanimously.

Resolution No. 12-015 Directing the City Engineer to Proceed With Preparation of a Study and Report for Local Improvement District for the Reconstruction of West First Street and Bargeway Road

The staff report was reviewed by Public Works Director Dave Anderson. Anderson noted a correction in the Agenda Staff Report on page 3; it should have read 14 properties, and the next sentence should have read nine properties.

Ahier questioned with prices continuing to increase, when the best time would be to complete the project.

It was moved by Wood and seconded by Dick to adopt Resolution No. 12-015 directing the City Engineer to proceed with preparation of a study and report for the local improvement district to reconstruct West First Street and Bargeway Road. The motion carried unanimously.

**DISCUSSION ITEMS**

Annual Review of Transportation SDC Credits

Public Works Director Dave Anderson reviewed the staff report, noting the value should have been \$34,509,106 on page 2.

Ahier asked if the SDC credits were reviewed annually. After some discussion it was agreed that Council would like to see an annual review.

Discussion Regarding Draft Lease With Wasco County for the Transportation Center Building

City Manager Young reviewed the staff report.

After discussion it was the consensus of Council for the lease to be for five years, leave the transportation use clause; change wording to reflect the intent was 90 day notice termination at anytime; correct date to 2017; and for the City Manager to negotiate with Wasco County a long term maintenance split with routine maintenance (up to \$2,000) to be paid by Wasco County.

The City Manager was directed to bring a revised Lease Agreement back to City Council for approval.

The Council asked the City Manger to arrange for a work session with the County

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October 8, 2012  
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Commissioners prior to the budget cycle.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 6:57 p.m.

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Submitted by/  
Izetta Grossman  
City Clerk Pro Tem

SIGNED:

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James L. Wilcox, Mayor

ATTEST:

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Julie Krueger, MMC, City Clerk

## **MINUTES**

COUNCIL WORK SESSION  
OF  
OCTOBER 1, 2012  
5:30 P.M.  
THE DALLES CITY HALL  
313 COURT STREET  
THE DALLES, OREGON

**PRESIDING:** Mayor Jim Wilcox

**COUNCIL PRESENT:** Bill Dick, Carolyn Wood, Dan Spatz, Brian Ahier, Tim McGlothlin

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Public Works Director Dave Anderson, Finance Director Kate Mast, Administrative Fellow Garrett Chrostek, Community Development Director Dan Durow, Engineer Dale McCabe, Senior Planner Dick Gassman, Police Captain Ed Goodman

### **CALL TO ORDER**

Mayor Wilcox called the meeting to order at 5:33 p.m.

### **ROLL CALL**

Mayor Wilcox noted all Councilors present.

### **DISCUSSION REGARDING RESIDENTIAL INFILL DEVELOPMENT POLICIES AND PROCEDURES**

Administrative Fellow Garrett Chrostek reviewed the staff report, highlighting the recommendations from the committee that worked on the policies in 2007, including

implementation of a five year capital improvement plan schedule; discontinuing use of waivers of remonstrance; only using local improvement districts in emergency situations; and providing multi-frontage relief in assessments. He reviewed possible options including prohibiting all development on under-improved streets; requiring installation of street improvements contemporaneously with development; deferring installation or obligation to pay for the improvements until a later point in the development process; requiring nothing and using LID's to complete all improvements; and pursuing other approaches to encourage street improvements. Chrostek described each option as he reviewed them.

Chrostek reviewed the recommendation to adopt a combination of Alternatives 2 and 3 which were to require developers to install street improvements or make payment in lieu as a condition to land use approvals and building permits and the ability to defer the developer's obligation to pay for or install the improvements until later in the development process.

Councilor Wood said the confusion seemed to be the definition of development. She said she had not been aware that it included a minor partition. There was agreement among the Council that they believed development to be an action that was adding value to a piece of property, not a simple division of the property into two lots.

Chrostek noted the Land Use Development Ordinance (LUDO) did define a partition as development. He said the recommendation to allow payment deferral would be helpful to people who wanted to partition their property because they would not have to pay the assessments until the property was sold.

Councilor Dick said it was expensive for a property owner to divide their property because they had to pay for surveys, plats, and other fees. He said for the purposes of infill, property owners should be allowed to divide and sell one lot without having to pay the development assessments.

Mayor Wilcox said the City could re-define development so it did not include a minor partition action.

City Manager Young said property owner surprise regarding the assessments seemed to be the most concerning issue. He said it was important to make sure the property owners were aware of the costs in advance and noted the staff recommendation did include an option for people to defer the payment, but it was important to have an agreement with the property owner at the time of a property sale. Young recommended modifying the recommendation to include attaching an obligation to the property at the time of partition, obligating the developer, and that the payment would be due at the time a building permit was applied for.

Councilor Dick said he was interested in allowing for an exception for single lots. Councilor

Spatz agreed, saying he would support the inclusion of an exception for single lot partitions.

Public Comment

Dave Link, 2923 East Ninth Street, The Dalles, said he believed realtors should have some responsibility to know what encumbrances were on property they listed for sale. Link said he had participated on the task force and said that builders and developers who were on the task force had said they would not feel obligated to tell buyers about the future development costs. He said a developer should pay for the costs or at least include it in the cost of the sale of property.

Randy Hager, 2804 East Tenth Street, The Dalles, compared current development standards to past, saying when the Thompson Addition neighborhood was developed, it did meet the City standards, and it should now be the City's responsibility to pay for improvements to bring it up to a new standard. Mr. Hager read a letter into the record regarding his concerns (attached as Exhibit "A"). He added that it seemed unfair that the proposed cost of \$80,000 to his property for improvements could be done by private enterprise at a cost of \$21,000 to \$23,000, but the City would not allow the improvements to be made privately.

City Manager Young explained that the improvements were required to be engineered. He said if the engineering was completed, property owners could hire private companies to install the improvements, but the engineering was not done yet. It was estimated the cost of engineering was 15 to 20% of the project cost.

Public Works Director Anderson noted that the task force had considered, but rejected, the concept of reimbursement districts for street improvements, such as was in place for water and sewer improvements. He suggested the concept could be re-visited.

John Pereira, 2815 East Tenth Street, The Dalles, expressed concern regarding the future sale of his property. He said people wanted answers regarding their ability to divide and/or sell their properties so they could make plans for the future.

City Manager Young said if the property was divided presently, street improvements would need to be paid for; and if the policy was changed as recommended, the payment could be deferred in the manner decided on by the Council.

Bill McBurney, The Dalles, said the public utilities and streets should be paid for by the City, not property owners. He said it was not a matter of money, but a matter of leadership and a lack of will. He said the City needed to develop a new direction and create a nice place for the residents and that placing a public responsibility on private citizens was wrong.

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Council Work Session  
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Councilor Dick said he had participated in an LID process for sewer service in his neighborhood and was happy to do it because it helped his entire neighborhood and allowed for additional development in the area. He said sometimes citizens were called upon to help make their community better.

City Manager Young said staff would develop additional alternatives, with a focus on a combination of options #2 and #3, work on timing concerns, definitions, and inheritance issues. It was the consensus of the Council to schedule an additional work session to complete the discussion with the additional information.

**ADJOURNMENT**

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

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Submitted by/  
Julie Krueger, MMC  
City Clerk

SIGNED:

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James L. Wilcox, Mayor

ATTEST:

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Julie Krueger, MMC, City Clerk



①

Sept. 28, 2012  
2804 B E. 10<sup>th</sup> St.  
The Dalles, Oreg. 97058

Dick Gassman  
Senior Planner + More  
City The Dalles  
313 Court St.

City Council Work Session  
October 1, 2012

Exhibit "A"  
Page 1 of 3

Dear Dick,

Thank you for your Sept 22<sup>nd</sup> visit to my property on E. 10<sup>th</sup> St, and answering the questions that I posed that developed as a result of my having read the 22 page agenda notice to the City Council work session coming up Oct. 1, 2012, regarding residential infill development policies and procedures. I trust you've had an opportunity to review.

as I informed you on the 22<sup>nd</sup>, my purchase of 2804 E. 10<sup>th</sup>, a .91 ac. parcel, was presented to me by Tadness Realty as dividable in to 3 lots with service development charges ranging, for 1 sewer, 1 water hookup provided by City of the Dalles public works, at a cost of \$3,172.00, or a 3 lot sewer and water hook up provided at \$8,292.00 total cost. Service development charges for the 3 lot service is quoted at \$268.00 each included in the \$8292. figure

I have never been informed, or gleaned information, that those quotes made available to me, signed by City of The Dalles public works Daniel M. Roberts dated May 2002 were not still valid quotes.

Now I'm seeing proposed in the agenda notice for City Council Oct 1, that some very strict and somewhat offensive manners of function and procedure regarding property rights are in print, and certainly do not include some elements of law that are made available through the laws provided us by the Oregon Legislature; namely the language + structure of local improvement districts, LIDs.

Having purchased 2804 E 10<sup>th</sup> as an investment with gradual development in mind, these most unusual proposals are of deep concern to me, especially after hearing from you the potential consequences if acted upon by our city Council

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If in reading these proposed development procedures I can only wish and regret that I have not completed my work in the Dales and moved on to accomplish my greater goals.

I want to reiterate some of our 9/22 discussion and once reviewed by you, receive a written verification from you as to the accuracy of your earlier statements.

#1. Should I choose to sell all of 2804 as one parcel, I am bound to pay in to the City development fund, which for my fringe amounts to about \$80,000. This is work that I have private free enterprise quotes for that range from \$21,000 to \$23,000.00. And that you're telling me I cannot do the work at this time as the City will not allow me to proceed until the storm drain system is in place. To sell I can only pay the \$80,000.00 and walk away. Future owners have no assurance that such improvements will ever occur.

#2. Should I choose to sell off 1 lot, thereby following my investment plan now inhibited, I only have the no-option to pay the City development fee of \$80,000, even though Charter allows me the one lot sale. So I sell off one \$30,000 - \$40,000 lot, come up with the remaining obligation of the \$80,000, and that only allows the sale to go through. And, I no longer own the sold parcel to develop that we paid exorbitant taxes on for 10+ years.

#3. I select to further develop and request a building permit for construction, and once again I am obligated to pay the entire development fee of \$80,000, and never know when or if the City development work is going to occur, or if permits are being granted.

#4. At present I am anticipating your answer as to the City's intention + dates of installation of storm drain facilities in E. 10th St east of its present termination, if such should exist.

(3)

So, Dick I request/demand an either/or posture regarding the city's intervention in my investment plan. I can't be left with the exclusion of free enterprise in its entirety. There simply can not be a no choices only offered to me or any of us in the vicinity of The Dalles.

as a consequence of these considerations, and inherent in our conversation, stands the obligation to request - demand, that every available piece of language that exists in the legislated LID format, be screened and opened for this communities benefit. Both the procedure and implementation of the LID potential stands as the correct resource to serve the purpose we are pondering.

Though it may be slower than the prescribed demands to pay upfront, regardless of ones request, it proves itself the most legal and prudent manner to catch up on what what Mayor VanCleave 8 yrs ago, referred to as 150 years of catching up.

Local 'improvement' means just that. There is by the nature of time + use the obligation to restore/improve. This does not place each + every single act or obligation of investment or change to fall under the category of developer. Such is the case with Thompson Addition and all other 'developed' additions in the vicinity of The Dalles. The true development of streets and lots took place in the past and though it may be time for some 'improvements', the notions set forth in the OCT 1 agenda are harsh and unsecure, and should be laid aside as ill thoughts, and replaced with present day aptitude + logic refraining from the inherent potential financial burdens placed on a people familiar with free enterprise.

I hope and intend that this letter suffice to encourage and entice you in your updated position to secure for and serve honorably a community that certainly deserves and cries out for leadership.

I will anticipate your requested discernments.  
Thank you

RG HAGER

City Council Work Session  
October 1, 2012



## CITY OF THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1122  
FAX (541) 296-6906

# AGENDA STAFF REPORT

## CITY OF THE DALLES

MEETING DATE:	AGENDA LOCATION:	AGENDA REPORT #
October 22, 2012	Public Hearings 11, A, 1	12-070

**TO:** Honorable Mayor and City Council

**FROM:** Gene E. Parker, City Attorney

**THRU:** Nolan K. Young, City Manager *nyf*

**DATE:** October 10, 2012

**ISSUE:** Public hearing to receive testimony regarding Special Ordinance No. 12-551, establishing The Dalles Main Street Economic Improvement District, and providing for notice of proposed assessments to affected property owners.

**RELATED CITY COUNCIL GOAL:** Goal #3: Promote economic development opportunities that will provide job creation and retention and enhance livability. Tier 1(E): Develop organizational structure and stable funding for Main Street Program.

**PREVIOUS AGENDA REPORT NUMBERS:** #12-061.

**BACKGROUND:** On May 14, 2012, the City Council adopted General Ordinance No. 12-1324, establishing procedures for the formation of economic improvement districts. Section 2 of General Ordinance No. 12-1324 provides that the City Council may consider creation of an economic improvement district on its own motion, or at the request of any person, entity, association or City staff, and that any request for consideration of the creation of an economic improvement district shall contain a proposed economic development plan. On September 10, 2012, the City Council considered an economic development plan prepared by The Dalles Main Street Program, for the proposed formation of The Dalles Main Street Economic Improvement District, and following their discussion of the economic development plan, the Council voted to direct City staff to initiate the process outlined in General Ordinance No. 12-1324 for the formation of an economic improvement district.

Pursuant to Section 3 of General Ordinance No. 12-1324, a notice of a hearing which was scheduled for October 22, 2012, concerning the proposed establishment of The Dalles Main Street Economic Improvement District, was mailed to the affected property owners located within the proposed district. Section 4 of General Ordinance No. 12-1314 provides that after conducting the public hearing, if the Council determines that the economic improvements proposed under the economic improvement district would afford a special and peculiar benefit to properties within the proposed district that are different in kind or degree from the benefit afforded to the general public, then the Council may adopt an ordinance setting forth those findings and establishing the district.

Proposed Special Ordinance No. 12-551 includes a copy of the economic development plan submitted by The Dalles Main Street Program. The proposed ordinance includes proposed findings to support a determination by the Council that the proposed economic improvement district would provide the special and peculiar benefits to the affected properties located within the proposed district. The proposed ordinance includes provision to establish the proposed economic improvement district, and to send notices of proposed assessments to the affected property owners. A hearing has been scheduled for November 26, 2012 for affected property owners to address the Council, either in favor of or in opposition to the proposed assessments. If a property owner desires to submit an objection in opposition to the proposed assessment prior to the hearing scheduled for November 26<sup>th</sup>, the ordinance provides that such written objections need to be filed on or before 5:00 P.M. on November 16, 2012.

Notice of adoption of the proposed ordinance has been posted in accordance with the requirements of the City Charter.

**BUDGET IMPLICATIONS:** The City has budgeted \$30,000 for the 2012/2013 fiscal year for the proposed Economic Improvement District; and the plan for fiscal years 2013/2014 and 2014/2015 is to budget the sums of \$20,000 and \$10,000 respectively. The district is proposed to be established for five years with annual assessments typically in the range of \$250 to \$500 per property based upon an assessment of five cents per square foot.

**ALTERNATIVES:**

- A. Staff Recommendation. *Move to adopt General Ordinance No. 12-551 by title only.*

**SPECIAL ORDINANCE NO. 12-551**

**AN ORDINANCE ESTABLISHING THE DALLES MAIN STREET ECONOMIC IMPROVEMENT DISTRICT, AND PROVIDING FOR NOTICE OF PROPOSED ASSESSMENTS TO AFFECTED PROPERTY OWNERS**

**WHEREAS**, on May 14, 2012, the City Council adopted General Ordinance No. 12-1324, establishing procedures for the formation of economic improvement districts; and

**WHEREAS**, Section 2 of General Ordinance No. 12-1324 provides that the City Council may consider creation of an economic improvement district on its own motion, or at the request of any person, entity, association or City staff, and that any request for consideration of the creation of an economic improvement district shall contain a proposed economic development plan; and

**WHEREAS**, on September 10, 2012, the City Council considered an economic development plan prepared by The Dalles Main Street Program, for the proposed formation of The Dalles Main Street Economic Improvement District, and following their discussion of the economic development plan, the Council voted to direct City staff to initiate the process outlined in General Ordinance No. 12-1324 for the formation of an economic improvement district; and

**WHEREAS**, pursuant to Section 3 of General Ordinance No. 12-1324, a notice of a hearing which was scheduled for October 22, 2012, concerning the proposed establishment of The Dalles Main Street Economic Improvement District, was mailed to the affected property owners located within the proposed district; and

**WHEREAS**, the City Council conducted the public hearing on October 22, 2012, and following the presentation of public testimony, the Council deliberated and determined that the improvements included within the proposed economic improvement district would afford special and peculiar benefit to properties within the economic improvement district different in kind or degree from that afforded to the general public, and that the economic improvement district should be established; and

**WHEREAS**, Section 4 of General Ordinance No. 12-1324 requires the City Council to adopt an ordinance setting forth the appropriate findings supporting their conclusion to establish an economic improvement district;

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

**Section 1. Findings Adopted.** Based upon the findings and conclusions set forth in Exhibit "A", which is attached hereto and incorporated herein by this reference, the Council determines that The Dalles Main Street Economic Improvement District, as proposed by The Dalles Main Street Program, would afford special and peculiar benefit to properties within the economic improvement district different in kind or degree from that afforded to the general public.

**Section 2. Economic Improvement District Established.** The Dalles Main Street Economic Improvement District, as described in economic development plan submitted by The Dalles Main Street Program, is hereby established.

**Section 3. Preparation of Assessments; Delivery of Notice.** The City Clerk shall prepare the proposed assessments for each lot located within the proposed economic improvement district. The properties benefitted by the proposed economic improvement district shall bear all of the costs of the economic improvement district. Notice of the proposed assessments shall be mailed or personally delivered to the owner of each lot to be assessed.

**Section 4. Contents of Notice.** The notice described in Section 3 shall state the following:

- A. The amount of the proposed assessment;
- B. The property upon which the assessment is to be levied;
- C. The date and time of the hearing at which affected property owners may appear to support or object to the proposed assessments, and the date and time by which objections to the proposed assessments which a property owner desires to submit prior to the hearing, shall be filed with the City Clerk; and
- D. For objections submitted prior to the hearing, that such objections must be in writing and contain a statement of the grounds for the objection.

**Section 5. Hearing Date.** A hearing shall be held at 5:30 P.M. Pacific Prevailing Time on November 26, 2012, in conjunction with the regular City Council meeting. Persons who have filed objections to the proposed assessments prior to the hearing, and persons who desire to speak either in favor of or in opposition to the proposed assessments shall have the right to be present and address the Council. The hearing will be held in the City Council Chambers, City Hall, 313 Court Street, The Dalles, Oregon. Objections submitted prior to the hearing shall be filed on or before 5:00 P.M. on November 16, 2012.

**PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF OCTOBER, 2012**

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

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

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

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

**AND APPROVED BY THE MAYOR THIS 22<sup>ND</sup> DAY OF OCTOBER, 2012**

\_\_\_\_\_  
James L. Wilcox, Mayor

ATTEST:

\_\_\_\_\_  
Julie Krueger, MMC, City Clerk

## **EXHIBIT "A"**

### **FINDINGS IN SUPPORT OF DETERMINATION TO ESTABLISH THE DALLES MAIN STREET ECONOMIC IMPROVEMENT DISTRICT**

1. Attached hereto and incorporated herein by this reference is a copy of the economic improvement plan prepared by The Dalles Main Street Program for the proposed The Dalles Main Street Economic Improvement District. The Plan indicates the proposed Economic Improvement District has two primary purposes:
  - A. To hire an Executive Director for The Dalles Main Street Program.
  - B. To provide resources to the five committees established as part of The Dalles Main Street Program to carry out their objectives and programs.
2. The economic improvement plan notes that two years ago, the downtown had twenty empty storefronts, and one year later, the number of empty storefronts had increased to 39. Some of these buildings have been empty for many years, and many are underutilized. The intent of the economic improvement plan is to work with building owners and downtown businesses, to provide expertise and resources to prevent existing businesses from failing, and to attract new businesses to the downtown area. The City has recently invested significant financial resources in building a new dock which will be used by cruise ships, and the Lewis and Clark Festival Area, to attract visitors to the downtown area. The improvements contemplated by the proposed economic improvement district are a vital part of the City's overall plan to stimulate growth in the downtown area.
3. The goals of the various committees established as part of The Dalles Main Street Program clearly establish that the focus of the economic improvement plan is to provide specific and unique benefits to the affected downtown properties, which benefits are not generally available to the general public. Those goals include the following elements:
  - A. Business Committee: Encourage businesses to expand hours; establish the Elks building as a viable and vibrant business; encourage the redevelopment of the upper floors of the downtown area for residential use.
  - B. Promotion Committee: Create a signature Main Street event for the downtown; provide more activities to bring families downtown; increase the level of promotional education in the downtown area; improve the image of empty downtown buildings by placing art in the buildings.
  - C. Design Committee: encourage improved maintenance of buildings, facades, and the streetscape.



## The Dalles Main Street Economic Improvement Plan

1. **Planned Economic Improvements:** Main Street Inc. is proposing to use funds raised by the proposed Economic Improvement District for two primary purposes:

- a. To hire an Executive Director for The Dalles Main Street Program
- b. To provide resources to TDMS's five committees to carry out their objectives and programs

- a. **Executive Director:** Main Street Inc. will hire an executive director from funds raised through the Economic Improvement District assessment and from funds committed by the City, in the amount of \$30,000 the first year; \$20,000 in the second year; and \$10,000 in the third year. The primary duties of the executive director will be:

1. The executive director is the principal on-site staff person responsible for coordinating all programs and initiatives as well as representing TDMS at all local, regional and state levels.
2. Responsible for the development, conduct, execution and documentation of the downtown program under the direction of the Board of Directors.
3. Coordinate and assist TDMS's Organization, Promotion, Design and Business Committees perform their respective duties, responsibilities and projects. Attend all committee, board and special meetings regarding TDMS.
4. Research funding opportunities and assist in preparing grant proposals and help develop, along with the board of directors, fund raising projects.
5. Develop and conduct on-going public awareness and educational programs designed to enhance appreciation of The Dalles downtown's assets and foster an understanding of the Main Street Program's goals and objectives. Work closely with local businesses, property owners, Chamber of Commerce, city management and other business partners in supporting the downtown business community and promote investment and development through TDMS program.
6. Maintain accurate data to track the progress and effectiveness of TDMS and report this information to the board of directors at their regular scheduled meetings.
7. Manage and perform other projects, functions and tasks as determined by the board of directors. Maintain regular communication with the Oregon Main Street Program Director.

- b. **Main Street Committee Objectives:** Below is a listing of the overall goals and objectives of each of the Main Street Committees. These objectives may change from year to year as the committees pursue economic improvements to the downtown area including:

1. Planning and managing the development of activities
2. Landscaping or maintenance of public areas
3. Promotion of commercial activity or public events
4. Activities in support of business recruitment and development
5. Improvements in parking systems or parking enforcement

6. Any other economic improvement activity that will specifically benefit properties in the downtown Economic Improvement District.

**Business Committee:**

**Overall Goal:** Build economic stability by supporting and attracting small businesses to the downtown.

**Objectives:** Expand the mix of business downtown.  
Encourage businesses to expand hours.  
Develop a plan to utilize upper floors.

Number One priority is to get the Old Elks Building on Third Street filled with a viable and vibrant business or businesses.

Number Two priority is to encourage the redevelopment of the upper floors of the downtown area for residential use.

**Promotion Committee:**

**Overall Goal:** Promote downtown as the center of The Dalles—a great place to live, work, play and do business.

**Objectives:** Identify reasons to bring people downtown. Create a main Street signature event for downtown. Provide more activities to bring families downtown. Increase the level of promotional education in downtown.

Number One priority is to raise funds to fund the Jamin in July event to bring more people downtown. Further priorities will be to continue to put on signature events for the downtown community.

Number Two priority is to fill the downtown empty building spaces with art, thus improving the image of empty buildings.

**Design Committee:**

**Overall Goal:** Create a vibrant and welcoming downtown by continuing to improve buildings and enhancing the overall pedestrian environment.

**Objectives:**  
Create a more pedestrian-friendly environment.  
Encourage improved maintenance of buildings, facades and the street scape.  
Improve visual impact from the highway.

July 27, 2012

Promote design collaboration within the downtown community.

Number One Priority is to encourage façade improvement, focusing on, but not limited to bringing transom windows back, encourage general maintenance of buildings and streetscapes.

Number Two priority is to create more pedestrian-friendly environment—creating small park-like vignettes in areas downtown providing some green space as well as additional seating areas.

#### **Steering Committee:**

Unify stakeholders, build partnerships and focus on building sustainable, volunteer-based downtown revitalization organization.

##### **Objectives:**

Broaden the volunteer base.

Ensure collaboration with/among various stakeholder groups

Develop a funding plan for Main Street

Ensure communication/collaboration within The Dalles Main Street Program.

Number One Priority: To implement and get the Economic Improvement District passed and hire a full-time Main Street Coordinator.

Number Two Priority: Form the Organization Committee under the new non-profit entity.

#### **Organization Committee:**

Number One priority: form the organization committee, implement policies and procedures, hire the new Full-time Main Street Coordinator.

Number Two priority: secure additional volunteers for all other committees.

2. Length of Economic Improvement District will be 5 years.
3. Estimated cost of the plan will be \$126,000 for 5 years = \$630,000
4. District Boundary (see map) essentially from the west end of 2<sup>nd</sup> Street and Pentland, to the east end of the round-about, to the North end on 1<sup>st</sup> Street, to the South end from 4<sup>th</sup> Street to Court, then around the courthouse on 5<sup>th</sup>, back to 4<sup>th</sup> Street, then 3<sup>rd</sup> Street at Jefferson, then around the alley on 3<sup>rd</sup>, back to the round-about.
5. Assessment Formula: .05 cents per square foot of commercial lots within the proposed district. Government owned buildings and residences will be excluded from this district. Buildings owned by The Dalles Urban Renewal District will be excluded until such time as they changes hands to private owners.
6. Organization Info on The Dalles Main Street Program: The Dalles Main Street Program (TDMS) is currently a registered non-profit organization in the State of Oregon. The organization has applied

July 27, 2012

for a 501(c)(3) status with the U.S. Department of Revenue. The organization consists of 37 volunteers. Most are business owners and building owners in the downtown region.

**TDMS Mission Statement is:** *"The Dalles Main Street Program provides leadership to preserve and enhance our community identity and heritage, build economic stability and make The Dalles an excellent place to live, work, play, and do business."*

The Dalles Main Street Program is a volunteer driven organization, through four committees: Promotion, Design, Business and Organization (currently Steering Committee).

TDMS is affiliated with the Oregon Main Street Program. The Main Street Approach is a proven comprehensive approach to commercial historic district revitalization. This approach has been implemented in more than 2,200 cities and towns in 40 states across the nation with the help of the National Main Street Center and statewide downtown revitalization programs.

The Main Street Approach is based on a comprehensive, four point strategy:

Organization

Promotion

Design

Economic Restructuring (Business)

Oregon Main Street provides assistance to all communities no matter where they are in the process. The Dalles Main Street program is currently in the Transforming Downtown phase.

7. **Justification for district:** Two years ago the downtown region had 20 empty storefronts in it, one year later the count was up to 39. Some of the buildings have been empty for years, or under-utilized. There are upper floors that could be utilized. There are areas where pocket parks could be installed. The turnover of local retailers in the downtown region continues due to several factors. With some focused attention and work with building owners and businesses, the downtown businesses can access some resources and expertise to stem the tide of failing businesses.

8. **The anticipated agreements** with the City of The Dalles:

- a. Provide office space, filing cabinet, desk and chair; telephone and copy machine use to The Dalles Main Street Program.
- b. Provide \$30,000 in FY 12-13, \$20,000 in FY 13-14, \$10,000 in FY 14-15 if the EID passes. Collect the EID funds for 5 years at no administrative fee.

9. **Administration Fee:** None. The City has agreed to not charge any fee for administration of the Economic Improvement District.

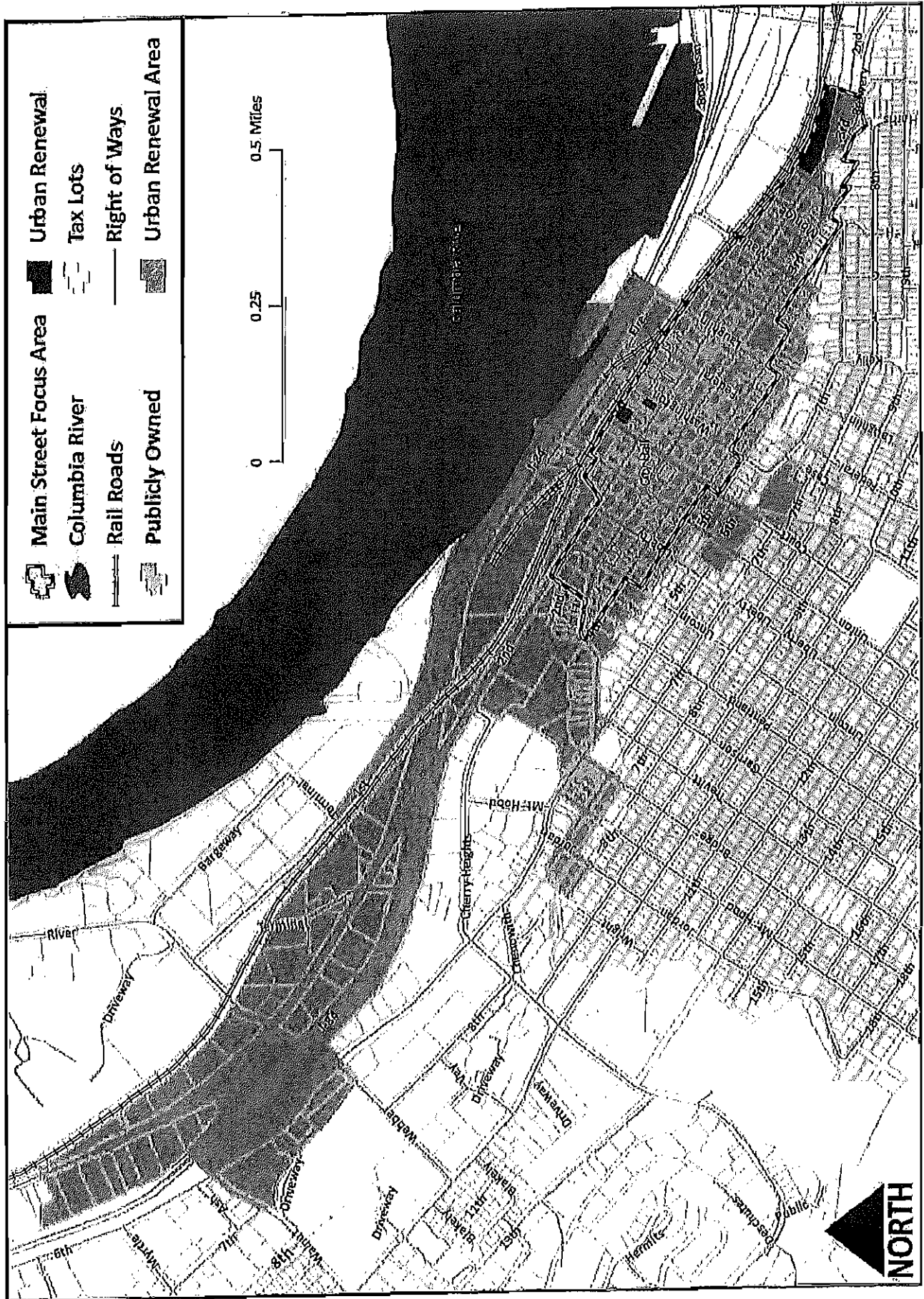
July 27, 2012



## 2012 Economic Improvement District (EID) Timeline

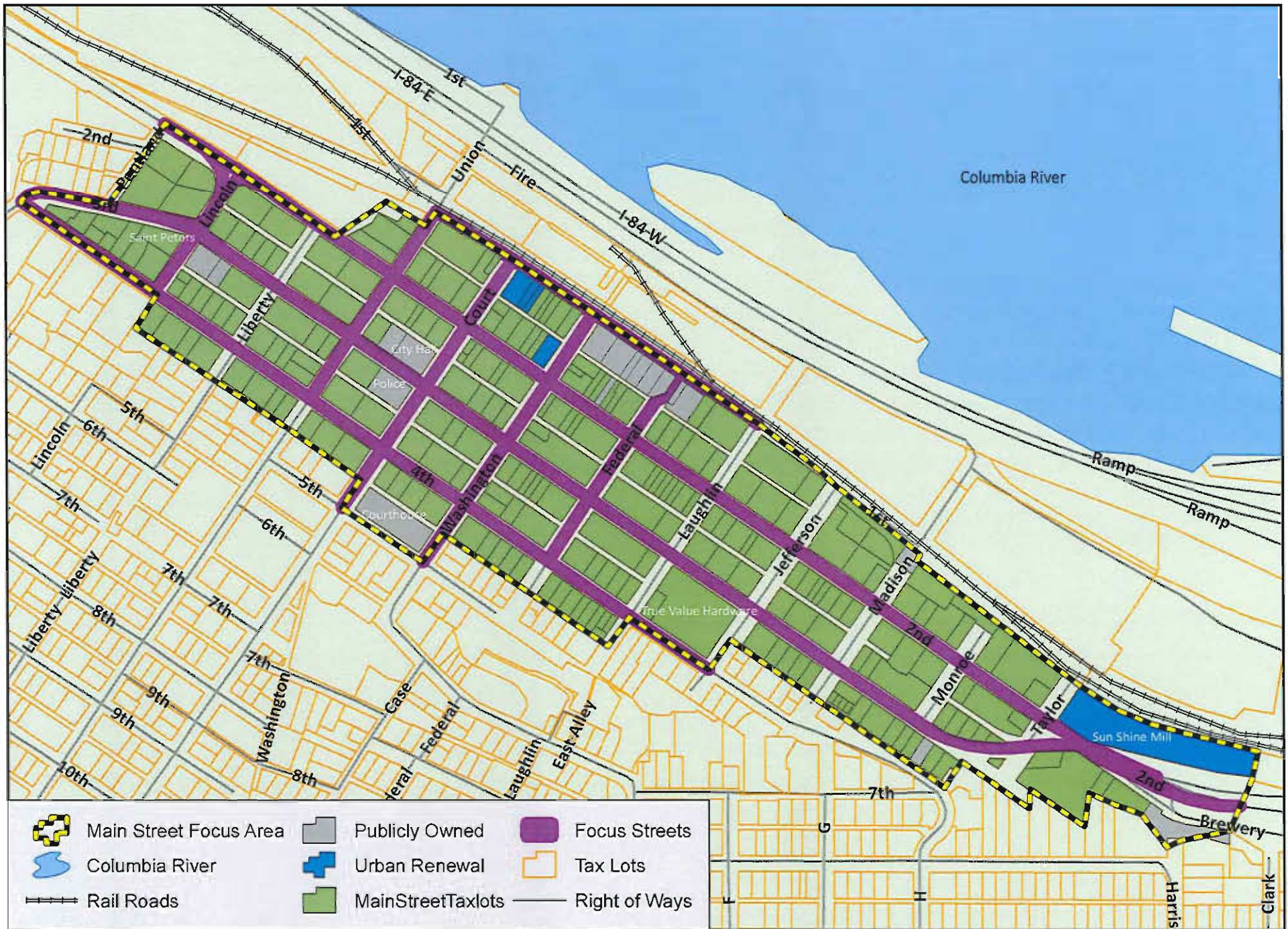
Date by	Action	By Whom	Completed
May 2012	EID enabling ordinance adopted	City Council	x
May 16, 2012	Elements of EID plan identified and started	Steering Committee	x
Aug 15, 2012	Draft EID Plan Prepared	Steering Committee	
Aug 16, 2012	Draft EID sent to City Attorney to formalize	Steering Committee	
Aug 29, 2012	Final EID Plan commented and submitted to City Council with request	City Attorney	
Sept 10, 2012	Council reviews plan and determine if 1st Public Hearing should be held	City Council	
Sept 15, 2012	Notice sent out for 1st Public Hearing	City Council	
Oct 5, 2012	EID Ordinance prepared if Council supports plan	City Attorney	
Oct 22, 2012	First Public Hearing	City Council	
Oct 25, 2012	Public Notice and Potential Assessment mail to Property Owners	City Clerk	
Nov 26, 2012	2nd Public Hearing If remonstrance less than 33%	City Council	
Nov 26, 2012	Adopt Ordinance	City Council	
Dec 7, 2012	Assessment mailed to property owners	City Clerk	
Jan 7, 2013	Assessment due	Finance Directors	

# Main Street Area and Urban Renewal Area





# The Dalles Main Street Focus Area







**CITY OF THE DALLES**  
Department of Public Works  
1215 West First Street  
The Dalles, Oregon 97058

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## **AGENDA STAFF REPORT**

### **CITY OF THE DALLES**

<b>MEETING DATE</b>	<b>AGENDA LOCATION</b>	<b>AGENDA REPORT #</b>
October 22, 2012	Contract Review Board 12, A	12-071

**TO:** Honorable Mayor and City Council

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

**THRU:** Nolan K. Young, City Manager *ny*

**DATE:** October 9, 2012

**ISSUE:** Authorization for Expenditure of Funds to Purchase Replacement Digital Radios for the Water/Wastewater SCADA System.

**RELATED CITY COUNCIL GOALS:** Goal 1 – Provide Public Works infrastructure that will ensure safe and well maintained streets and reliable utility systems for the citizens of The Dalles.

**BACKGROUND:** The current year's budget identifies funding for the phased replacement of the radios used to communicate with remote sites in the City's water and wastewater SCADA system. The replacement is necessary since the radios that are currently in place are analog radios and are now no longer available for replacement as the industry has transitioned to digital technology. The current radios have been in service for 10 years. In that time, they have paid for themselves and provided an additional \$45,000 in savings over the previous systems that relied on leased telephone lines for communications. When originally installed, the projected life of the radios was 15 years. Unfortunately, the timing of our installation was that we were in the last 10 years of a 30-year old technology.

When staff was preparing budget for the current year, options were discussed with the radio manufacturer to replace our existing radios. At that time, it was suggested to us to plan for a phased replacement of our master, repeater and 26 remote-site radios. Under that scenario, we planned to replace about half the radios in the current year and the other half in the next fiscal year. The benefit of doing this was to reduce the financial impact of the replacement in any single fiscal year due to the tight financial condition in the Water Funds. It would have meant



that our SCADA system would have utilized two different radio systems and technologies for a period of several months.

Staff again met with the radio manufacturer a couple months ago. At that time, we were told that the “phased change out” scenario they previously recommended had not worked in any of the other systems where they had tried it; there were too many challenges trying to coordinate the polling of remote stations using the two different systems and technologies. As a result, we were told that the City would be much better off implementing the full radio replacement in a single project. To facilitate in that transition, the radio manufacturer has offered to avoid imposing a 12% price increase that took effect a few months ago if the City purchases the needed digital radios before the end of 2012.

Staff is proposing to replace the existing radios with new radios by the same manufacturer, Alligator Communications, rather than spending additional financial resources to design and evaluate options for the possible replacement by different manufacturers. The Alligator radio has been designated as our SCADA system standard radio. The City’s FCC license specifies the use of Alligator radios so changing manufacturers would require amending that license. Staying with the same brand of radio will avoid the need to completely re-program all of our SCADA communication protocols which would be a significant undertaking. We are also proposing to stay with the same radio system that was originally determined to be the lowest cost system available when the system was constructed.

The cost to purchase the new digital radios and get associated start-up assistance from Alligator Communications will be \$62,450. In addition, an estimated \$12,000 would be spent with our SCADA system integrator, CH2M Hill, to perform the necessary reprogramming of our existing remote controller systems. The current year’s Water (Fund 51) and Wastewater (Fund 55) budgets identify \$49,000 for the project. The currently budgeted funds are \$25,450 short of the amount needed for a full system replacement. However, the preliminary audit results for FY 2011-12 indicate that the Beginning Fund balances this year for Funds 51 and 55 are about \$255,000 and \$366,000 higher than anticipated. Staff proposes to utilize \$12,725 from each of these funds through a Supplemental Budget process to pay for the full SCADA radio replacement in a single project.

**BUDGET ALLOCATION:** Funding for this project has been budgeted in Fund 51, the Water Fund, line 051-5100-510.74-25 and Fund 55, the Wastewater Fund, line 055-5500-550.74-25. The combined budgeted funding of \$49,000 is \$25,450 short of what is needed for the full project. Staff proposes to utilize \$12,725 of the additional unanticipated Beginning Fund Balance from each Fund 51 and 55 to pay for the additional cost of the project.

**ALTERNATIVES:**

- A. Staff Recommendation: *Authorize the expenditure of funds to purchase new digital radios and start-up services from Alligator Communications for an amount not to exceed \$62,450.*
- B. Deny authorization to expend these funds and provide direction to staff.



## **AGENDA STAFF REPORT**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
October 22, 2012	Action Items 13, A	12-072

**TO:** Honorable Mayor and City Council

**FROM:** Dan Durow, Community Development Director; Urban Renewal Manager

**THRU:** Nolan Young, City Manager *ny*

**DATE:** October 10, 2012

**ISSUE:** City Council Resolution to Initiate a Street Vacation Process for a Portion of the Alley between East First and East Second Streets for the Granada Block Redevelopment Project.

**RELATED CITY COUNCIL GOAL: GOAL 3.** Promote economic development opportunities that will provide job creation and retention and enhance the community's livability.

**A.** Continue Urban Renewal downtown renaissance projects: - Redevelopment of the Granada Block including associated Parking Structure.

**BACKGROUND:** The alley right-of-way is located between East 1<sup>st</sup> and 2<sup>nd</sup> Streets, and Court and Washington Streets, and includes approximately the eastern half of the alley (as shown on the attached drawing). This alley vacation is necessary to consolidate the site for the Hotel/Conference Center building complex. The consideration of the alley vacation is also part of the responsibilities of the City and Urban Renewal Agency under the MOU and proposed DDA Agreements with the developers. Upon completion of the partial alley vacation, half of the alley to be vacated (divided down the middle) will revert to the ownership of the property on either side. All of this property is now owned by the Urban Renewal Agency and will be sold to the Developers as part of the Phase I, Hotel/Conference Center project.

Enclosed with this staff report is Resolution No. 12-017, which will initiate the vacation proceeding. If the Resolution is adopted, a public hearing will be held on the proposed alley vacation at a later date.

**BUDGET IMPLICATIONS:** The costs associated with this proposed resolution are minimal, public notices and some staff time. If the right-of-way is ultimately vacated, ORS 271.150 requires that “The petitioner (City) for such vacation shall bear the recording cost and the cost of preparing and filing the certified copy of the ordinance and map.” It is estimated that the cost of such filings will be about \$200.00 along with some minor additional costs to prepare the final map and legal description for filing.

**ALTERNATIVES:**

- A. **Staff Recommendation:** *Move to adopt Resolution No. 12-017 initiating the street vacation process for a portion of the alley between East First and East Second Streets and between Court and Washington Streets for the Granada Block Redevelopment Project.*
- B. Do not pass the resolution and provide additional direction for staff.

**RESOLUTION NO. 12-017**

**INITIATING A STREET VACATION PROCEDURE FOR A  
PORTION OF THE ALLEY BETWEEN EAST FIRST AND EAST  
SECOND STREETS AND BETWEEN COURT AND WASHINGTON  
STREETS FOR THE GRANADA BLOCK PROJECT**

**WHEREAS**, by this Resolution, the City Council is initiating a street vacation for a portion of the alley between E. 1<sup>st</sup> and 2<sup>nd</sup> Streets, and between Court and Washington Streets; and

**WHEREAS**, street vacations are governed by General Ordinance No. 99-1230 of the City of The Dalles; and

**WHEREAS**, under General Ordinance No. 99-1230, Section 6, the City Council may initiate the vacation process by providing notice (ORS 271.110) of public hearing and posting of notice no less than 14 days prior to the hearing; and

**WHEREAS**, it is in the best interest of the public for the City Council to initiate a public hearing for the requested partial alley vacation;

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

Section 1. Street Vacation Initiated. Street Vacation No. 63-12, which is further described on the attached map as "Exhibit 1", is hereby initiated.

Section 2. Officers to Act. The Community Development Department of the City is directed to post and publish notice for the street vacation initiated in Section 1, according to the provisions of ORS 271.110 and City Ordinance No. 99-1230.

Section 3. Effective Date. This resolution shall be effective as of October 22, 2012.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF October, 2012

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

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

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

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

AND APPROVED BY THE MAYOR THIS 22<sup>nd</sup> DAY OF OCTOBER, 2012

\_\_\_\_\_  
James L. Wilcox, Mayor

Attest

\_\_\_\_\_  
Julie Krueger, MMC, City Clerk





### Legend

-  Parcels
-  Roads
-  Notified Properties

## City of The Dalles Proposed Granada Block Partial Alley Vacation

0 15 30 60 90 120 Feet



Community Development Dept.  
October 9, 2012 ~ DMH



**CITY OF THE DALLES**  
Department of Public Works  
1215 West First Street  
The Dalles, Oregon 97058

## **AGENDA STAFF REPORT**

### **CITY OF THE DALLES**

<b>MEETING DATE</b>	<b>AGENDA LOCATION</b>	<b>AGENDA REPORT #</b>
October 22, 2012	Action Item 13, B	12-073

**TO:** Honorable Mayor and City Council

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

**THRU:** Nolan K. Young, City Manager *ny*

**DATE:** October 10, 2012

**ISSUE:** Acceptance of the Preliminary Engineer's Study and Report for the proposed Local Improvement District (LID) for reconstruction of West First Street and Bargeway Road Phase 2, and Declaration of Intent to Form the LID.

**CITY COUNCIL GOALS:** NA

**PREVIOUS AGENDA REPORT NUMBERS :** Agenda Staff Reports #02-091, #05-076, #05-082, #05-091, #08-103, #09-005, #09-016, #10-041, and #12-066

**BACKGROUND:** On October 8, 2012 City Council adopted Resolution No. 12-016 directing the City Engineer to prepare a preliminary study and report for the potential formation of the West First Street and Bargeway Road Phase 2 Local Improvement District [LID]. That report, a copy of which is attached, has been completed and filed with the City Clerk for public inspection.

City staff held an informational meeting with property owners within the proposed district on September 6, 2012. At that meeting, property owners were presented information regarding the improvements to be constructed with the project, an estimate of project costs, a project schedule, and estimates of individual property assessments if the LID is formed. Staff also received information from property owners regarding timing of certain phases of the project.

After consideration of the Report, the City Council can implement the next step of the LID process by accepting the attached Engineer's Preliminary Study and Report and declaring Council's Intent to Form the LID. After the declaration, staff would send notices to property owners within the proposed district. If Council decides to proceed with formation of the LID, staff recommends that Council allow until November 2, 2012 for property owners to submit

remonstrances which the Council would consider in a Public Hearing on November 26<sup>th</sup>. This proposed schedule anticipates bidding the project in December 2012 in an effort to get the best bid prices possible, with construction being completed in the summer/fall 2013.

There are a total of 14 parcels within the proposed district. Four of the parcels have individual agreements which waive any rights of remonstrance to the formation of an LID. A delayed improvement agreement from 1990 existed for 7 other parcels which was set to expire in 2010. The agreement allowed the property owners who developed after 1990 to delay construction of required improvements until an LID was formed so that all the improvements could be done at once and be consistent throughout the area. Property owners entered into new agreements in 2009 to extend their obligations to participate in an LID to 2014 for 4 of those original 7 parcels. In addition, 2 other property owners entered into similar non-remonstrance agreements in 2009 that will also expire in 2014. Lastly, one property owner has prepaid for this LID. Of the 14 parcels within the proposed district, three have the right to remonstrate, and all of them were originally included in the original 1990 delayed development agreement.

**BUDGET IMPLICATIONS:** None at this time.

**RECOMMENDATIONS:**

Staff Recommendation: *Adopt Resolution No. 12-018 declaring the intention of the City Council to construct improvement, establishing a local improvement district and directing notice and publication for West First Street and Bargeway Road Reconstruction Project, Phase 2.*

1. Provide additional direction to staff regarding potential formation of the LID.
2. Do not proceed with formation of the LID at this time.



**RESOLUTION NO. 12-018**

**DECLARING THE INTENTION OF THE CITY COUNCIL TO CONSTRUCT  
IMPROVEMENTS, ESTABLISHING A LOCAL IMPROVEMENT DISTRICT  
AND DIRECTING NOTICE AND PUBLICATION FOR "WEST FIRST STREET  
AND BARGEWAY ROAD RECONSTRUCTION PROJECT PHASE 2**

**WHEREAS**, the City Council has heretofore considered the Preliminary Study and Report of the City Engineer concerning "West First Street and Bargeway Road Reconstruction Project Phase 2"; and

**WHEREAS**, after due consideration the City Council has determined that the formation of a local improvement district and construction of the proposed project are in the best interest of the City;

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

**Section 1: Intention to Improve.**

The Council hereby declares its intent to proceed with the proposed "West First Street and Bargeway Road Reconstruction Project Phase 2".

**Section 2: Clerk to Give Notices.**      The City Clerk is authorized and directed to:

A. Cause notice to be published once each week for two successive weeks in a newspaper of general circulation in The Dalles, Oregon. Notice shall state:

1. That the City has announced its intention to proceed with the above named project and that a report of the City Engineer is on file with the City Clerk and open to public inspection.
2. The estimated total cost of the improvement (less any amount borne by the City).
3. A description, graphic or written, of the district specially benefitted by the improvement.
4. The date by which remonstrances shall be filed and the place for filing.
5. The project will be suspended for six months if remonstrances are filed by the owners of two-thirds of the dollar amount to be assessed against the property which is to be specifically benefitted.
6. The date, time and place at which the Council will hold a public hearing to consider the Engineer's report and any remonstrances or objections.
7. The Council intends to characterize the cost as an assessment for a local improvement.

B. Cause a notice to be mailed to the last known address of each of the owners of the property to be benefitted within the district. Notice shall state:

1. The estimated total cost of the improvement less any City cost.



2. A brief description of the owner's property by tax lot number or legal description of the property.
3. The date, time and place for filing of remonstrances.
4. The date, time and place at which the engineering report and any remonstrances will be considered at a public hearing by the City Council.
5. An estimate of the proposed assessment.
6. A brief description of the methods by which the owner may pay for the assessment, if the assessment is actually imposed on the property.
7. The Council intends to characterize the improvement as an assessment for a local improvement.

Section 3: **Hearing Date.** The public hearing shall be held in conjunction with the regular City Council meeting on November 26, 2012 at 5:30 p.m. in the City Council Chambers, City Hall, 313 Court Street, The Dalles, Oregon.

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF OCTOBER, 2012**

Voting Yes, Councilor: \_\_\_\_\_

Voting No, Councilor: \_\_\_\_\_

Absent, Councilor: \_\_\_\_\_

Abstaining, Councilor: \_\_\_\_\_

**AND APPROVED BY THE MAYOR THIS 22<sup>nd</sup> DAY OF OCTOBER, 2012**

\_\_\_\_\_  
James L. Wilcox, Mayor

Attest:

\_\_\_\_\_  
Julie Krueger, MMC, City Clerk

# Preliminary Engineer's Study and Report

## WEST FIRST STREET, TERMINAL WAY AND BARGEWAY ROAD RECONSTRUCTION PROJECT – PHASE 2

October 9, 2012

Honorable Mayor and Council Members;

The following is a study and report to provide for the Assessment District, Basis for the Assessments, and Estimated costs for the West First Street, Terminal Way and Bargeway Road Reconstruction Project – Phase 2. The projects encompass West First Street from Webber Road east to the west property line of 2N 13E 33DB Tax Lot 800 and Bargeway Road from River Road east to the west property line of 2N 13E 33D Tax Lot 300, for a total assessable frontage of 4495.8 feet and assessable area of 28.51 acres.

**This study and report addresses matters relating to the proposed construction of the project, including the following seven (7) items:**

1. *A map showing the general nature, location, and extent of the proposed project and the lands to be assessed to pay any part of the costs thereof;*

The map of the proposed district is attached as “**Exhibit A**”.

2. *A description of the type of proposed improvement and an estimate as to the length of its useful life;*

West First Street is classified as a Local Industrial Street. The existing pavement width is approximately 22' wide. There are no sidewalks on West First Street from Webber Street east to the end of Phase 1 of this project. The pavement surface is beginning to fail in many areas. With the completion of the Union Street Undercrossing, West First Street is a major connection between the Port area and the Downtown Business District.

Bargeway Road is classified as a Collector. The existing pavement width is approximately 24' wide. There are no sidewalks on Bargeway Road from Webber Street east to the end of Phase 1 of this project. The pavement surface is in generally good condition, but does have several utility trench crossings that are beginning to fail. The drainage along Bargeway Road tends to pond under medium to heavy precipitation.

The proposed project will greatly enhance the appearance and functionality of the project area. The community as a whole will benefit from the increased pedestrian safety and accessibility and from the improved infrastructure. Project elements include:

- \*Reconstruction of the street including removal of the surface and base material, re-grading and compaction of the sub-base, ten inches of base rock, and six inches of asphalt. The project would widen Bargeway Road to two 16' lanes. West First Street would be widened to two 14' lanes and a 14' center turn lane.

- \*Construction of a 5' wide concrete sidewalk on north side of West First Street from the west boundary of the project to the end of Phase 1 of this project.

- \*Construction of a 12' wide asphalt trail along the north side of Bargeway Road from the west boundary of the project to the end of Phase 1 of this project. This asphalt trail would become a segment of the Riverfront Trail.

- \*Construction of city standard curb and gutter with concrete drive approaches along both streets.

- \*Construction of ADA ramps at all intersections and ADA bypasses at all drive approaches along the sidewalk and trail.

- \*Construction of a storm drain collection system to carry storm water from the improved streets and adjacent lots, when developed, through a treatment system before discharge into the Columbia River.

- \*Relocating a short length of 12" water main to accommodate up-sized storm drain collection system.

The design life of the street construction is 40 years. The other project elements, such as sidewalks and storm, sanitary, and water system improvements, have a longer useful life.

3. *A description of the location and use of each lot or parcel of land or portion thereof that will be specifically benefited by the improvement, together with the name of the owner thereof;*

See "Table 1" attached to this report.

4. *A description of the boundaries of the district benefited by and to be assessed for the improvements;*

See "Table 1" attached to this report for a listing of the assessable properties, and the attached map that highlights the area to be assessed.

The boundaries of the proposed assessment district include all of the properties that front on West First Street from Webber Road east to the west property line of 2N 13E 33DB Tax Lot 800 and Bargeway Road from River Road east to the west property line of 2N 13E 33D Tax Lot 300. Tax Lot 700 of 2N 13E 33A, Tax Lot 600 of 2N 13E 33A, and Tax Lot 601 of 2N 13E 33A will only be assessed for storm water improvements on half of their frontage right of way because they are served by a private storm drain system and will never discharge into the new system. Tax Lot 400 of 2N 13E 33DB pre-paid for this local improvement district in 2008 and therefore will not be assessed again as part of this report.

*5. The percentage of the land within the district that is vacant and unused for urban purposes;*

The percentage of vacant land, by area, unused for urban purposes is approximately one (1) percent.

*6. The assessed valuation of each lot or parcel of land within the district according to the last assessment roll, the amount of the delinquent taxes and assessments, and the amount of taxes and assessments levied but not delinquent for each lot or parcel of land within the district;*

See "Table 1" attached to this report.

The total amount of delinquent taxes within the proposed improvement district is \$13,458.74. The total amount of outstanding assessments (not necessarily delinquent) within the proposed district is \$0.00.

The purpose for these numbers is to give the City Council some indication of the amount of risk of non-payment in assessing the involved properties. The City's Special Improvement Fund will up-front the property owners' contributions. The City will have to issue a bond to raise the funds to cover those costs.

*7. An estimate of the probable costs of the project, including legal, administrative, engineering, and construction costs attributable thereto, and a recommendation as to a fair apportionment of the whole or any portion of the cost of the project to the property specially benefited.*

See the Engineer's Estimate attached to this report for cost estimate details. See "Table 2" attached to this report for an estimated breakdown of costs per assessed property.

### **Cost**

Attached is the current engineer's report of the estimated costs. The estimates break out the cost of street improvements, water improvements, storm drain improvements and Riverfront Trail improvements.

The construction cost of Phase 2 is now estimated to be **\$1,047,864.50**. This would include the reconstruction of the streets, trail construction, and all the required utility work not being assessed to the property owners. The breakdown of estimated total costs is in the following table:

Type Of Work	Estimated Cost
Street System Improvements	\$774,183.50
Water System Improvements	\$4,100.00
Storm Water System Improvements (Ph.2)	\$235,506.00
Riverfront Trail Improvements	\$34,075.00
<b>Total</b>	<b>\$1,047,864.50</b>

In order to provide for a more equable distribution of cost in the overall project that includes Phases 1 and 2, both phases were assessed for the storm water improvements that were installed in Phase 1 since both Phases benefited from these improvements. The portion calculated to be assessed to Phase 2 was \$286,331.34 per the Final Engineer's Report for Phase 1 dated June 2, 2010. At the time, this amount was paid by the City's Special Improvement Fund. This amount will have to be paid to that Fund by the Phase 2 property owners as part of the assessment of Phase 2. The cost of storm water improvements for Phase 2 is estimated to be \$235,506.00. When Phase 1 storm water costs are added to the estimated construction cost of Phase 2, this gives a total estimated cost for Phase 2 of **\$1,334,195.84**.

In an effort to reduce the amount of assessment to the property owners, the City will contribute to the project from various funds. The following table shows the estimated City contributions:

Project Element	Funding Source	Amount
First Street Center Turn Lane	Fund 13, Street Reserve	\$60,984.94
Water System Improvements	Fund 51, Water Utility	\$4,100.00
Multi-Frontage Relief	Fund 36, Special Assessments	\$51,578.66
Riverfront Trail Improvements	Fund 13, Street Reserve	\$34,075.00
<b>Total</b>		<b>\$150,738.60</b>

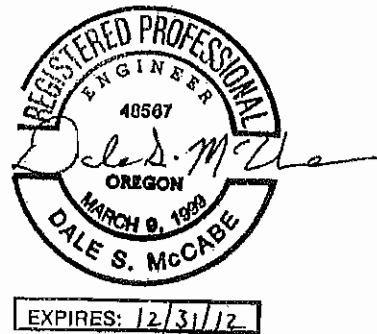
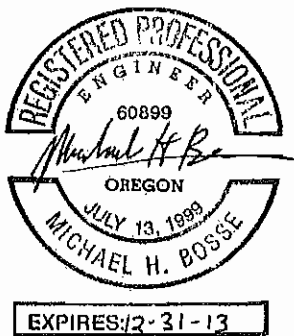
Proposed property owner assessments will fund approximately **\$1,183,457.24** of the total estimated project cost. This amount is equal to the total estimated project cost minus the City contributions listed above. This amount would be split into two separate assessments.

The assessment for street improvements would be based upon frontage length. Multi-frontage relief would also be provided to lots with frontage on more than one of the streets. The estimated cost for street improvements to be funded by the property owner assessments is \$713,198.56. The estimated proposed assessment would then be **\$158.64** per front foot based on an assessable frontage of 4495.80 feet.

The assessment for storm water improvements would be based upon acreage of the assessed lot plus half of the fronted right of way. There would be no multi-frontage relief on this area assessment. The estimated total storm water assessment is **\$521,837.34**. This amount is greater than the \$480,537.34 that was estimated in the Phase 1 Final Report due to increases in construction costs since that estimate was made. It was understood that this was a risk to phasing the Project. This risk was to be taken by the Phase 2 property owners alone in return for delaying the construction of Phase 2. The estimated proposed assessment would be **\$18,304.99** per assessed acre based on an assessable total acreage of 28.51 acres.

The money to up-front the cost of the property owners' share will come from the City's Special Improvement Fund.

Payment of the assessment is flexible and property owners can take up to ten years to make full payment with an interest rate of 5%, which is 1% above the City bond rate. The assessment will not be made until the project is totally completed, mid to late 2013.



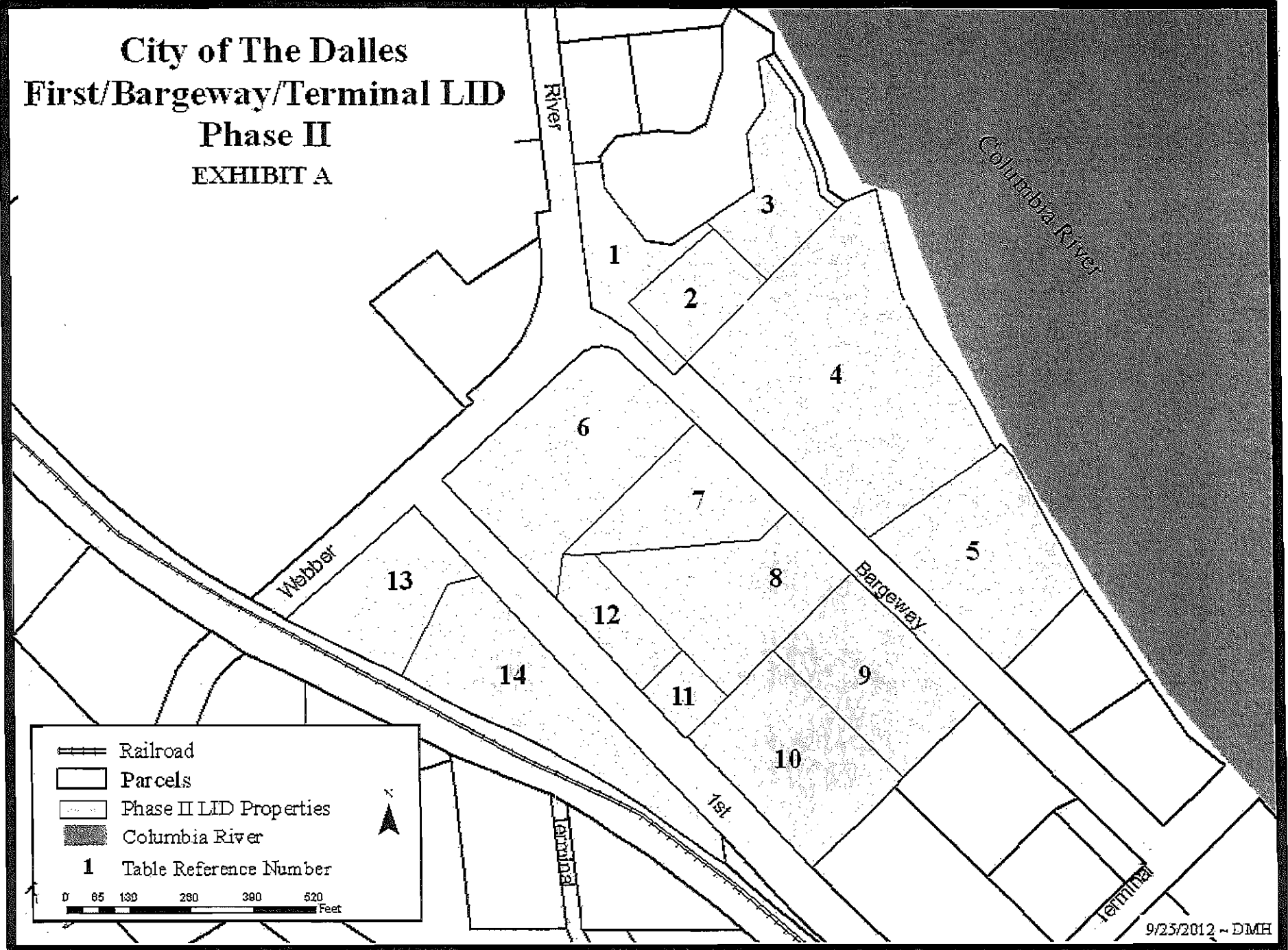
Prepared By,

Michael H. Bosse, P.E.  
Project Engineer

Respectfully submitted,

Dale S. McCabe, P.E.  
City Engineer

**City of The Dalles**  
**First/Bargeway/Terminal LID**  
**Phase II**  
**EXHIBIT A**



**TABLE 1**

**PROPERTY OWNERSHIP - BARGEWAY/1ST/TERMINAL LID PHASE II**

Map & Parcel ID	County Assessor's Parcel ID	Site Address	Owner	Address	Legal Acres	Land Market Value	Improvement Market Value	Real Market Value	Assessed Value	FAD 2011 Taxes	Unpaid 2011 Taxes	Unpaid 2011 Taxes w/Int.	Total Outstanding
1 2N 13E 33 A 601	17448	2221 N 1st Rd	SK Properties, LLC c/o KJ Morgan LLC	1402 12th Street Horn River, OR 97031	1.02	\$ 85,460.00	\$ 501,900.00	\$ 587,360.00	\$ 49,851	\$ 1,000.37	\$ -	\$ -	\$ -
2 2N 13E 33 A 600	15406	1435 Bargeway Rd	DevLumbeck, Edward & Jessica	1509 Bargeway Road The Dalles, OR 97058	0.91	\$ 101,426.00	\$ 182,760.00	\$ 284,186.00	\$ 200,021.00	\$ 4,258.20	\$ 87.91	\$ -	\$ 97.91
3 2N 13E 33 A 700	15406	1435 Bargeway Rd	Beggs, Van	PO Box 654 The Dalles, OR 97058	1.20	\$ 133,295.00	\$ 790,260.00	\$ 923,555.00	\$ 598,971.00	\$ -	\$ -	\$ -	\$ -
4 2N 13E 33 A 600 1.1	15406	1435 Bargeway Rd	Port of The Dalles c/o Mid Columbia Producers, Inc.	720 Box 344 Horn River, OR 97039	534.6	\$ 526,448.00	\$ 3,564,190.00	\$ 4,170,638.00	***	\$ -	\$ -	\$ -	\$ -
5 2N 13E 33 D 603	6860	1440 Bargeway Rd	Mid Columbia Producers, Inc.	PO Box 344 Horn River, OR 97039	2.50	\$ 256,125.00	\$ 201,500.00	\$ 457,625.00	\$ 538,926.00	\$ 18,190.73	\$ -	\$ -	\$ -
6 2N 13E 33 D 600	14809	1515 W 1st Street	BT Property LLC/Prop Tax Dept	P.O. BOX 2866 Astoria, OR 97103-0286	2.98	\$ 226,510.00	\$ 818,200.00	\$ 1,044,710.00	\$ 778,975.00	\$ 16,992.49	\$ -	\$ -	\$ -
7 2N 13E 33 D 200	14810	1424 Bargeway Rd	Schwarz, Solid Enterprises, Inc.	PO Box 35 Juntura, OR 97030	1.51	\$ 116,230.00	\$ 492,100.00	\$ 608,330.00	\$ 462,157.00	\$ 9,246.72	\$ -	\$ -	\$ -
8 2N 13E 33 D 500	15018	1400 Bargeway Rd	Hennig Operating LP c/o Tom Ambrose	PO Box 6780 Horn River, OR 97031	2.20	\$ 146,520.00	\$ 192,470.00	\$ 338,990.00	\$ 347,043.00	\$ 6,491.27	\$ -	\$ -	\$ -
9 2N 13E 33 D 700	15025	1295 Bargeway Rd	RLS Ranch LLC	805 SW Weaver Rd Portland, OR 97219	2.00	\$ 152,600.00	\$ 156,470.00	\$ 309,070.00	\$ 340,431.00	\$ 4,970.54	\$ -	\$ -	\$ -
10 2N 13E 33 D 600	15060	1317 W 1st Street	Brown, Arthur V	1705 Oakland Dr. The Dalles, OR 97058	2.27	\$ 168,808.00	\$ 414,820.00	\$ 578,710.00	\$ 725,320.00	\$ 13,564.23	\$ -	\$ -	\$ -
11 2N 13E 33 D 500	15077	15017 1st Street	Brown, Hank	101 W 2nd Street The Dalles, OR 97058	0.38	\$ 33,592.00	\$ -	\$ 33,592.00	\$ 28,654.00	\$ 596.99	\$ -	\$ -	\$ -
12 2N 13E 33 D 400	6814	1465 W 1st Street	H&N Building c/o H&N, H&N W	1505 West 1st Street The Dalles, OR 97058	0.82	\$ 71,080.00	\$ 297,600.00	\$ 368,680.00	\$ 297,203.00	\$ 6,144.95	\$ -	\$ -	\$ -
13 2N 13E 33 D 100	6850	210 Webster	GNIS 210 Webster LLC c/o 210 Webster LLC	6605 University Avenue Nederland, WI 53062	1.50	\$ 114,920.00	\$ 322,850.00	\$ 437,770.00	\$ 321,978.00	\$ 6,944.40	\$ -	\$ -	\$ -
14 2N 13E 33 D 110	6851	1520 Bargeway Rd	Popl Cola Bottling The Dalles c/o Mike Young	PO Box 1547 The Dalles, OR 97058	2.90	\$ 199,790.00	\$ 869,220.00	\$ 1,069,010.00	\$ 803,822.00	\$ 16,634.37	\$ -	\$ -	\$ -
Totals										\$ 11,224,210.00	\$ 114,024.09	\$ 17,438.74	\$ 13,467.24

\* Property owned by Rhineland Communities, only partially taxed. Mainstream Trunkline Value \$414,601.00, exempt amount \$3,605,340.00

\*\* Property owned by Capital, CLD Pacific Creek LLC & Mid-Columbia Producers, Exempt "in Licit" taxes.

\*\*\* Exemption amount of \$20,000.00

Improved acres: 27.63  
Non-improved acres: 0.28

% C/L Average Improved: 99%  
% C/L Average Non-Improved: 1%

Improved property's (percentage): 43.59  
Non-improved property's (percentage): 12.60

% Prorated of Improved property: 97%  
% Prorated Non-Improved property: 3%



**TABLE 2**  
**PROPERTY OWNERSHIP - BARGEWAY/1ST/TERMINAL LID PHASE II**

Map #	Map & Tax Lot	County	Site Address	Owner	Mailing Address	Improved/ Non-Improved	Assessed Frontage	Assessed Acreage	Street Assessment \$158.64/L.F.	SD Assessment \$18,304.99/AC	Multi-Frontage Relief	Assessments Pre-paid to City	Total Assessment
1	2N 13E 33 A 601	17445	2221 River Rd	NK Properties, LLC c/o KJ Morgan LLC	1402 12th Street Hood River, OR 97031	Improved	220.7	0.12	\$ 35,011.34	\$ 2,134.26	\$ -		\$ 37,145.60
2	2N 13E 33 A 600	15407	1539 Bargeway Rd	DevLaeminck, Edward & Jessica	1539 Bargeway Road The Dalles, OR 97058	Improved	50.0	0.03	\$ 7,931.85	\$ 483.26	\$ -		\$ 8,415.14
3	2N 13E 33 A 700	15406	1535 Bargeway Rd	Bingman, Veta	PO Box 654 The Dalles, OR 97058	Improved	50.0	0.03	\$ 7,931.88	\$ 483.26	\$ -		\$ 8,415.14
4	2N 13E 33D 100 2N 13E 33 A 900 L 1	16459 13803	1475 Bargeway Rd	Port of The Dalles c/o Mid Columbia Producers, Inc.	P.O Box 344, More OR 97039	Improved	534.6	5.87	\$ 84,807.71	\$ 107,479.44	\$ -		\$ 192,287.15
5	2N 13E 33 D 103	6809	1449 Bargeway Rd	Mid Columbia Producers, Inc.	P.O Box 344, More OR 97039	Improved	393.0	2.88	\$ 62,344.61	\$ 52,761.29	\$ -		\$ 115,125.90
6	2N 13E 33 DB 100	14809	1515 W 1st Street	BT Property LLC-Prop Tax Dept	PO BOX 28606 Atlanta GA 30358-0606	Improved	650.3	3.52	\$ 105,157.33	\$ 64,451.56	\$ 51,578.66		\$ 116,030.23
7	2N 13E 33 DB 200	14810	1424 Bargeway Rd	Schwartz Sales Enterprises, Inc.	PO Box 35 Marshall, MN 56258	Improved	270.8	1.78	\$ 42,959.09	\$ 32,509.86	\$ -		\$ 75,468.94
8	2N 13E 33 DB 300	15018	1400 Bargeway Rd	Heritage Operating LP c/o Tom Armbruster	PO Box 6789 Helena, MT 59604	Improved	184.5	2.44	\$ 29,268.65	\$ 44,633.26	\$ -		\$ 73,901.91
9	2N 13E 33 DB 700	13605	1298 Bargeway Rd	RIS Remis LLC	806 SW Westwood Dr. Portland, OR 97239	Improved	379.8	2.37	\$ 60,250.59	\$ 43,387.56	\$ -		\$ 103,638.15
10	2N 13E 33 DB 600	13609	1317 W 1st Street	Braun, Arthur V	1705 Oakwood Dr. The Dalles, OR 97058	Improved	367.8	2.61	\$ 58,346.94	\$ 47,734.69	\$ -		\$ 106,081.63
11	2N 13E 33 DB 500	15017	Vacant	Brace, Hank	801 W 2nd Street The Dalles, OR 97058	Non-Improved	136.6	0.51	\$ 21,669.91	\$ 9,272.97	\$ -		\$ 30,942.88
12	2N 13E 33 DB 400	6814	1505 W 1st Street	H&N Building c/o Hillis, Hevitt W	1505 West 1st Street The Dalles, OR 97058	Improved	260.1	1.04	\$ 41,261.66	\$ 19,006.62	\$ -	\$ 60,268.28	\$ -
13	2N 13E 33DB 1200	6830	210 Webber	CMS 210 Webber LLC c/o DS 210 Webber LLC	6605 University Avenue Middleton, WI 53562	Improved	200.2	1.69	\$ 31,759.27	\$ 30,990.91	\$ -		\$ 62,750.18
14	2N 13E 33DB 1100	6831	1520 Bargeway Rd	Pepsi Cola Bottling The Dalles c/o Mike Young	PO Box 1547 The Dalles, OR 97058	Improved	797.4	3.63	\$ 126,497.69	\$ 66,487.40	\$ -		\$ 192,985.10
<b>Totals:</b>							<b>4495.8</b>	<b>28.51</b>	<b>\$ 713,198.56</b>	<b>\$ 521,837.34</b>	<b>\$ 51,578.66</b>	<b>\$ 60,268.28</b>	<b>\$ 1,123,188.95</b>

Improved acres:	27.25	% Cal'd Acreage Improved:	99%
Non-improved acres:	0.26	% Cal'd Acreage Non-improved:	1%
Improved property's frontage:	4,359.17	% Frontage of Improved property:	97%
Non-improved property's frontage:	136.60	% Frontage Non-improved property:	3%

**EXHIBIT D**  
**CITY OF THE DALLES**  
**PUBLIC WORKS DEPARTMENT**  
**FIRST BARGEWAY**  
**RECONSTRUCTION**  
**PHASE II**

**Street Work**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Engr. Est.</u>
1	Mobilization	LS	\$ 50,000.00	1	\$ 50,000.00
2	Traffic Control	LS	\$ 25,000.00	1	\$ 25,000.00
3	Erosion Control	LS	\$ 2,500.00	1	\$ 2,500.00
4	Base Excavation/Grading	CY	\$ 20.00	4275	\$ 85,500.00
5	Import Fill	CY	\$ 30.00	10	\$ 300.00
6	Construction Surveying	LS	\$ 8,000.00	1	\$ 8,000.00
7	Asphalt/Concrete Excavation	CY	\$ 30.00	545	\$ 16,350.00
8	Rock Excavation	CY	\$ 110.00	100	\$ 11,000.00
9	Remove Trees	EA	\$ 500.00	4	\$ 2,000.00
10	Const. 24" Curb and Gutter Section	LF	\$ 11.00	4714	\$ 51,854.00
11	Const. 6" Curb	LF	\$ 20.00	22	\$ 440.00
12	Const. ADA Ramps	EA	\$ 1,250.00	4	\$ 5,000.00
13	Remove 6" Curb	LF	\$ 2.00	275	\$ 550.00
14	Remove Catch Basin	EA	\$ 250.00	1	\$ 250.00
15	Construct Catch Basin (G-1)	EA	\$ 1,500.00	5	\$ 7,500.00
16	Construct Catch Basin (CG-3)	EA	\$ 2,000.00	1	\$ 2,000.00
17	Const. Concrete Sidewalk	SY	\$ 36.00	616	\$ 22,176.00
18	3/4" Minus Base Aggregate (Sidewalk)	CY	\$ 42.00	40	\$ 1,680.00
19	Const. Drive Approaches	SY	\$ 50.00	494	\$ 24,700.00
20	Class C Asphalt (Street)	TON	\$ 75.00	4890	\$ 366,750.00
21	1 1/2" Minus Base Aggregate (Street)	CY	\$ 28.00	1932	\$ 54,096.00
22	3/4" Minus Base Aggregate (Street)	CY	\$ 38.00	604	\$ 22,952.00
23	Valve Adjustment	EA	\$ 430.00	11	\$ 4,730.00
24	Manhole Adjustment	EA	\$ 540.00	4	\$ 2,160.00
25	Utility Vault Adjustment	EA	\$ 600.00	1	\$ 600.00
26	Pavement Striping (4")	LF	\$ 0.50	3416	\$ 1,708.00
27	Pavement Striping (6")	LF	\$ 7.50	185	\$ 1,387.50
28	Install Signs	EA	\$ 250.00	12	\$ 3,000.00
<b>Street Work Item Total</b>					<b>\$ 774,183.50</b>

**Riverfront Trail Work**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Engr. Est.</u>
1	Class C Asphalt	TON	\$ 75.00	115	\$ 8,625.00
2	3/4" Minus Base Aggregate	CY	\$ 40.00	125	\$ 5,000.00
3	Grading for Riverfront Trail	CY	\$ 20.00	215	\$ 4,300.00
4	Const. Drive Approaches	SY	\$ 50.00	323	\$ 16,150.00
<b>Riverfront Trail Work Item Total</b>					<b>\$ 34,075.00</b>

**Storm Drain Work**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Engr. Est.</u>
1	Connect To Exst. Storm Drain	EA	\$ 1,250.00	2	\$ 2,500.00
2	Construct Storm Drain Cleanout	EA	\$ 1,200.00	2	\$ 2,400.00
3	Rock Excavation	CY	\$ 110.00	450	\$ 49,500.00
4	8" Storm Drain Pipe	LF	\$ 120.00	30	\$ 3,600.00
5	12" Storm Drain Pipe	LF	\$ 130.00	116	\$ 15,080.00
6	15" Storm Drain Pipe	LF	\$ 133.00	957	\$ 127,281.00
7	18" Storm Drain Pipe	LF	\$ 135.00	127	\$ 17,145.00
8	Construct Storm Drain Manhole	EA	\$ 3,000.00	6	\$ 18,000.00
<b>Storm Drain Work Item Total</b>					<b>\$ 235,506.00</b>

**Water Work**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Engr. Est.</u>
1	Re-Route Existing 12" Main	LS	\$ 3,000.00	1	\$ 3,000.00
2	Rock Excavation	CY	\$ 110.00	10	\$ 1,100.00
<b>Water Work Item Total</b>					<b>\$ 4,100.00</b>

**Estimated Project Construction Total** **\$1,047,864.50**

**EXHIBIT D  
CITY OF THE DALLES  
PUBLIC WORKS DEPARTMENT  
FIRST BARGEWAY  
RECONSTRUCTION  
PHASE II**

**This estimate was prepared using the following assumptions:**

- 1 Because of the changing nature of construction cost, this estimate represents the engineer's opinion of probable construction costs and quantities and in no way implies a guarantee of actual construction costs or quantities.
- 2 Estimate does not include the cost to address and/or mitigate for hazardous material issues.
- 3 Estimate is subject to change based on final construction plan approval.
- 4 Estimate reflects costs which are current as of the date of this estimate. No inflation factors are included in these costs.
- 5 All quantities have in-place measurements.
- 5 Estimate does not include any amount for contingencies.



## CITY OF THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1122  
FAX (541) 296-6906

# AGENDA STAFF REPORT

## CITY OF THE DALLES

MEETING DATE:	AGENDA LOCATION:	AGENDA REPORT #
October 22, 2012	Action Items 13, C	12-069

**TO:** Honorable Mayor and City Council

**FROM:** Gene E. Parker, City Attorney

**THRU:** Nolan K. Young, City Manager *ny*

**DATE:** October 10, 2012

**ISSUE:** General Ordinance No. 12-1327 regulating dogs within the City of The Dalles; defining nuisances; and providing for penalties.

**RELATED CITY COUNCIL GOAL:** None.

**PREVIOUS AGENDA REPORT NUMBERS:** None.

**BACKGROUND:** On May 23, 1996, the City and Wasco County entered into an intergovernmental agreement whereby the County agreed to budget sufficient funds to provide for a full time officer who is responsible for enforcing the animal control provisions set forth in Chapter 609 of the Oregon Revised Statutes, within the city limits of the City and Wasco County. The County has notified the City that as of July 1, 2012, the County would not be including funds within their budget for the 2012/2013 fiscal year to continue to provide the animal control services set forth in the May 23, 1996 intergovernmental agreement.

The City Council determined to include funds in its 2012/2013 to provide animal control services, limited to dogs, within the city limits. The City has advertised for a part-time dog control officer, and anticipates filling that position within the near future. Enclosed with this staff report is General Ordinance No. 12-1237, which proposes to establish regulations for the control of dogs within the city limits. The newly hired part-time dog control officer can enforce the provisions of Chapter 609 in the Oregon Revised Statutes, until an ordinance adopted by the City Council becomes effective.

The proposed dog control ordinance includes many of the same provisions contained in Chapter 609 of the Oregon Revised Statutes, and also includes certain provisions found in other dog control ordinances used by other cities, such as West Linn, Umatilla, and Ontario. The proposed ordinance includes some unique provisions which acknowledge the partnership between the City, Wasco County, and Home at Last, which has operated the existing animal shelter for many years. Representatives from Home at Last assisted with the drafting of the ordinance provisions, and have expressed their support to City staff for the proposed ordinance.

Section 3 of the proposed ordinance provides that Home at Last will collect license fees for dogs which are established by County ordinance. Section 4 provides the authority for impoundment of dogs which are running at large, or found to be unlicensed, or which require impoundment in the case of the dog's owner being subject to a criminal arrest. Section 5 provides for destruction of dogs in certain case, and it is Home at Last's policy that such destruction involves euthanasia performed by a licensed veterinarian.

Sections 6 and 7 provide the definitions for when a dog is considered to be a public nuisance, and when the owner of the dog can be charged with the offense of maintaining a dangerous dog. Section 8 sets forth the regulations concerning impoundment of dogs, and Section 10 sets forth the penalties for violating the ordinance.

Notice of the proposed adoption of the ordinance has been posted in accordance with the provisions of the City Charter.

**BUDGET IMPLICATIONS:** The City has included funds in the 2012/2013 budget to hire a part-time animal control officer to enforce regulations concerning dogs within the city limits. The lease agreement between Wasco County and Home at Last provides for Home at Last to impound City dogs in fiscal year 2012/13 with funds left over from the City/County's Animal Control Partnership. For the fiscal year 2014/15 the City will need to negotiate an agreement with Home at Last for use of the animal shelter.

**ALTERNATIVES:**

- A. Staff Recommendation. *Move to adopt General Ordinance No. 12-1327 by title only.*

## **GENERAL ORDINANCE NO. 12-1327**

### **AN ORDINANCE REGULATING DOGS WITHIN THE CITY OF THE DALLES; DEFINING NUISANCES; AND PROVIDING FOR PENALTIES**

**WHEREAS**, on May 23, 1996, the City of The Dalles and Wasco County entered into an intergovernmental agreement whereby the County agreed to budget sufficient funds to provide for a full time officer who is responsible for enforcing the animal control provisions set forth in Chapter 609 of the Oregon Revised Statutes, within the city limits of the City and within Wasco County; and

**WHEREAS**, the County has notified the City that as of July 1, 2012, the County would not be including funds within their budget to continue to provide the animal control services set forth in the May 23, 1996 intergovernmental agreement; and

**WHEREAS**, the City Council has determined that it is in the best interests of the public's health, safety and welfare for the City to provide animal control services specifically limited to dogs within the city limits of the City; and

**WHEREAS**, in order to provide said animal control services, the City Council has determined that it is necessary and appropriate to adopt an ordinance setting forth the regulations to be enforced by the animal control officer to be provided by the City;

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

**Section 1. Definitions.** As used in this ordinance, the following words shall have the meaning ascribed to them in this Section:

A. Dog Control Officer shall mean the Dog Control Officer, a City police officer or City reserve police officer, or any person with whom the City enters into an agreement for the control of dogs within the City.

B. Keeper shall mean a person who owns, possesses, controls or otherwise has charge of a dog, other than:

1. A licensed business primarily intended to obtain a profit from the kenneling of dogs;
2. A humane society or other nonprofit animal shelter;
3. A facility impounding dogs on behalf of the City; or
4. A veterinary facility.

C. Menaces shall mean lunging, growling, snarling or other behavior by a dog that would cause a reasonable person to fear for the person's safety.

D. Potentially dangerous dog shall mean a dog that:

1. Without provocation and while not on premises from which the keeper may lawfully exclude others, menaces a person;

2. Without provocation, inflicts physical injury on a person that is less severe than a serious physical injury; or

3. Without provocation and while not on premises from which the keeper may lawfully exclude others, inflicts physical injury on or kills a domestic animal as defined in ORS 167.310 or livestock as defined in ORS 609.125.

E. Running at large shall mean that a dog is off or outside of the premises belonging to the person having the control, custody or possession of the dog while the dog is not under the control of the keeper, except if the dog is:

1. Being used to legally hunt, chase or tree wildlife while under the supervision of the keeper;

2. Being used to control or protect livestock or for other activities related to agriculture; or

3. Within any part of a vehicle.

F. Serious physical injury shall have the meaning given that term in ORS 161.015.

**Section 2. Enforcement.** It shall be the duty of the dog control officer to enforce the provisions of this ordinance.

**Section 3. Licensing.** Every person keeping a dog which has a set of permanent canine teeth shall, not later than March 1<sup>st</sup> of each year, or within 30 days from the date the person becomes the keeper of the dog, obtain from Home at Last a license for the dog by paying to Home at Last the applicable license fee established by Wasco County, and furnishing a current certificate of rabies inoculation for the dog. The keeper of the licensed dog shall attach the license tag issued for the dog to a collar, which collar shall be worn by the dog at all times when not in the immediate possession of the keeper of the dog.

**Section 4. Impounding of dogs.** The dog control officer is authorized to impound any dog running at large or that is found to be unlicensed, and any dog in the possession of a person subject to a criminal arrest where the arrest results in impoundment of the dog.

**Section 5.**     Destroying certain dogs. A dog which is displaying obvious or classic symptoms of being rabid or so vicious that it cannot be impounded without risk to human safety and/or life, or which has incurred serious injuries warranting its destruction to prevent further suffering (for example, when a determination is made that medical treatment of the dog is not a viable option), may be summarily destroyed by the dog control officer or by any police officer of the City, or by a licensed veterinarian.

**Section 6.**     Dogs as a public nuisance. A dog is a public nuisance if it:

- A.     Chases persons or vehicles on premises other than premises from which the keeper of the dog may lawfully exclude others;
- B.     Damages or destroys property of persons other than the keeper of the dog;
- C.     Scatters garbage on premises other than premises from which the keeper of the dog may lawfully exclude others;
- D.     Trespasses on private property of persons other than the keeper of the dog;
- E.     Disturbs any person by frequent or prolonged noise;
- F.     Is running at large as defined in Section 1(E) upon any public street, highway or public place, or upon private property owned by a person or persons other than the keeper of the dog within the corporate limits of the City; or
- G.     Is a potentially dangerous dog, but is not a dangerous dog as defined in Section 7 of this ordinance.

Maintaining a dog that is a public nuisance is a violation.

**Section 7.**     Maintaining a dangerous dog. As used in this section, the term “dangerous dog” means a dog that:

- A.     Without provocation and in an aggressive manner inflicts serious physical injury, as defined in ORS 161.015, on a person or kills a person;
- B.     Acts as a potentially dangerous dog, as defined in Section 1(D), after having previously committed an act as a potentially dangerous dog that resulted in the keeper being found in violation of Section 6; or
- C.     Is used as a weapon in the commission of a crime.

A person commits the offense of maintaining a dangerous dog if the person is the keeper of the dog and the person, with criminal negligence, fails to prevent the dog from engaging in act described in Section 7(A), (B), or (C).



**Section 8.     Impoundment Regulations.**

A.     Whenever a dog is impounded under the authority of Section 4 of this ordinance, and the keeper of the dog is known, that person shall be given notice of the impoundment by personal service or by mailing the notice by regular mail, to the keeper's last known address. The keeper of the dog shall have at least five (5) days from the date of impoundment to claim the dog, and pay the redemption fee and all other applicable fees, including but not limited to fees for licensing and rabies shots, established by any applicable City of The Dalles or Wasco County Animal Control ordinance, and if the keeper fails to claim the dog within such time and pay the appropriate fees, the dog may be placed for adoption.

B.     When a dog is impounded under the authority of Section 4, and the keeper of the dog is unknown, a notice shall be posted by the Dog Control Officer in two public places in the City, and a copy of the notice shall be provided to Home at Last Humane Society to be kept in their public log book. The notice shall contain a general description of the impounded dog, showing breed, sex, color, and any markings, and shall designate the date upon the described dog will be placed for adoption unless otherwise claimed and redeemed. Such date shall not be less than three (3) days after the date of impoundment. If no claim or redemption by the keeper of the described dog is made within the time fixed by the notice, the dog may be placed for adoption.

**Section 9.     Interference with Officers.** It is unlawful for any person to interfere in any way with the dog control officer or with any police officer of the City engaged in seizing or impounding any dog under the authority of Section 4.

**Section 10.    Penalties.**

A.     Any person convicted of a violation of Section 9 shall be subject to imprisonment for not more than six (6) months or a fine not to exceed the sum of \$1,000, or both.

B.     Any person convicted of a violation of Section 6 shall be subject to a fine not to exceed the sum of \$500; and the court, in its discretion, may also order the removal of the dog from the City of The Dalles; restitution for damages; or any other remedy within the power of the court.

C.     Any person convicted of a violation of Section 7, shall be subject to a fine not to exceed the sum of \$1,000; and the court, in its discretion, may also order the removal of the dog from the City of The Dalles; or order that the dog be destroyed which order shall specifically authorize the dog to be destroyed by the Dog Control Officer; provide for restitution for damages; or for any other remedy within the power of the court.

D.     Any person who has a dog impounded under the authority provided in Section 4 of this ordinance shall pay the impound fees and all other applicable

fees, including but not limited to fees for licensing and rabies shots, to the Home at Last Humane Society in accordance with any applicable City of The Dalles or Wasco County Animal Control Ordinance before the dog will be released to the dog's owner.

**PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF OCTOBER, 2012**

Voting Yes, Councilor: \_\_\_\_\_

Voting No, Councilor: \_\_\_\_\_

Abstaining, Councilor: \_\_\_\_\_

Absent, Councilor: \_\_\_\_\_

**AND APPROVED BY THE MAYOR THIS 22<sup>ND</sup> DAY OF OCTOBER, 2012**

\_\_\_\_\_  
James L. Wilcox, Mayor

ATTEST:

\_\_\_\_\_  
Julie Krueger, MMC, City Clerk



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1126  
FAX: (541) 298-5490

# AGENDA STAFF REPORT

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
October 22, 2012	Discussion Items 14, A	12-074

**TO:** Honorable Mayor and City Council

**FROM:** Willy Sercombe, RARE Planner

**THRU:** Nolan Young, City Manager *ny*

**DATE:** October 22, 2012

**ISSUE:** Discussion of Vertical Housing Development Zone Area and basic program requirements

**RELATED CITY COUNCIL GOAL:** Goal 3: Promote economic development opportunities that will provide job creation and retention and enhance livability; Tier 1: Top Priorities, to be significantly completed by June, 2013; Paragraph I: provide a report regarding Vertical Housing Development Zone.

**PREVIOUS AGENDA REPORT NUMBERS:** N/A

**BACKGROUND:** The Vertical Housing Development Zone was adopted into state law in 2001 through Senate Bill 763. The Zone operates under ORS 307.841 to 307.867 and OAR chapter 813, division 13 which defines the purpose of a Vertical Housing Development Zone as to: "encourage the construction or rehabilitation of properties in targeted areas of communities in order to augment the availability of appropriate housing and to revitalize such communities."

The Vertical Housing Development Zone is a partial property tax exemption program. A specific amount of tax exemption is applied to the building for every additional floor of residential that is constructed or rehabilitated on top of a ground floor of commercial. Certified projects developed within a Vertical Housing Development Zone may qualify for partial property tax exemption for up to 10 years. The exemptions apply to the value

of the entire structure and increase incrementally by 20% for each additional floor of residential. The exemption is capped at an 80% limit. The VHDZ can also qualify for a low income housing tax exemption if the housing is established for an income of 80% or less of the median area income. This exemption is applied to a percentage of the property taxes assessed to the land. Once designated a VHDZ shall continue to exist indefinitely, unless terminated or modified by the City.

City Council indicated the priority to provide a report regarding the Vertical Housing Development Zone in their 2012-2013 City Council Goals. Ultimately the Zone is intended to satisfy Goal 3 by encouraging an economic revitalization of The Dalles' Downtown. The choice to apply for a Vertical Housing Development Zone is also supported by policies and statements from the Urban Renewal Document, The Dalles Comprehensive Plan, and The Dalles Vision Action Plan.

Recent RARE Planner Thomas Gilbertson did preliminary work on the project in 2011. In mid-September Willy Sercombe, current RARE planner has resumed the project.

**PROCESS:** This is a work session intended to introduce the topic and determine the preferred geographic boundary for the Zone. There will be another meeting at a later date to approve a resolution to authorize project applications for the Vertical Housing Development Zone. After adoption Staff will mail a notice to identified Special Districts (as defined in ORS 198.010 or 198.180) where they would be permitted to opt out of participation in the VHDZ. Fifteen days after notifying the Special Districts, Staff would apply to the Oregon Housing and Community Services Department for State recognized designation. Community Development Staff will be meeting informally with Special Taxing District representatives separate from the official notice.

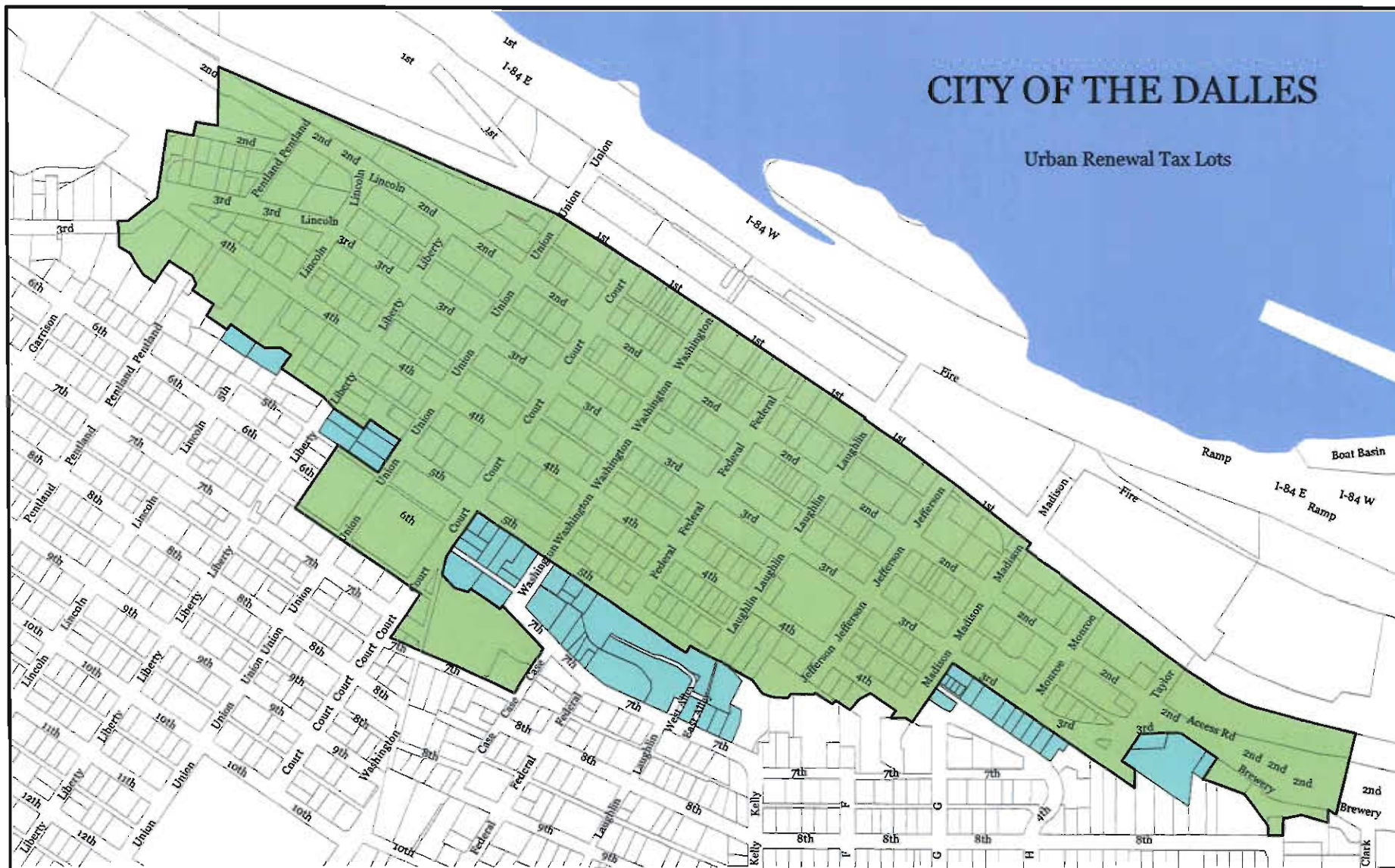
**BUDGET IMPLICATIONS:** No immediate budget implications, besides staff time developing the program. Once adopted certified projects developed within the Zone will receive a partial tax exemption for up to 10 years.

**DISCUSSION:** There are two geographical options for the proposed Vertical Housing Development Zone boundary. Option 1 is the entire Central Business Commercial Zone. Option 2 is the Urban Renewal Area within the Central Business Commercial Zone. This option excludes several tax lots that extend beyond the southern Urban Renewal Area boundary.

The Urban Renewal District does have an effect on the tax roll implications of the VHDZ. The Urban Renewal program is projected to end in about 2025. If a VHDZ project's 10-year exemption ends before that date, none of the exempted taxable value will be available to the overlapping taxing districts until the Urban Renewal program ends around 2025. This would be the case even if a project was done without the VHDZ. If a VHDZ project's 10-year exemption ends after the Urban Renewal program ends, the remaining 20 percent (per floor) exempted taxable value will be added to the tax rolls and be available to the overlapping taxing districts at the end of the project's 10-year exemption period.

**RECOMMENDATION:** Provide staff direction on the preferred boundary and to proceed with the application process. If staff is directed to proceed we would come back at a later meeting with a resolution.

**SUGGESTED MOTION:** No motion is required at this time. Staff requests direction on which geographical boundary to use subject to later City Council approval and other directions the Council offers.

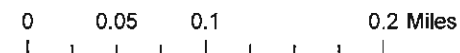
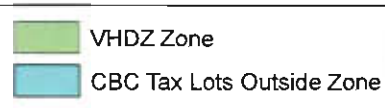


# CITY OF THE DALLES

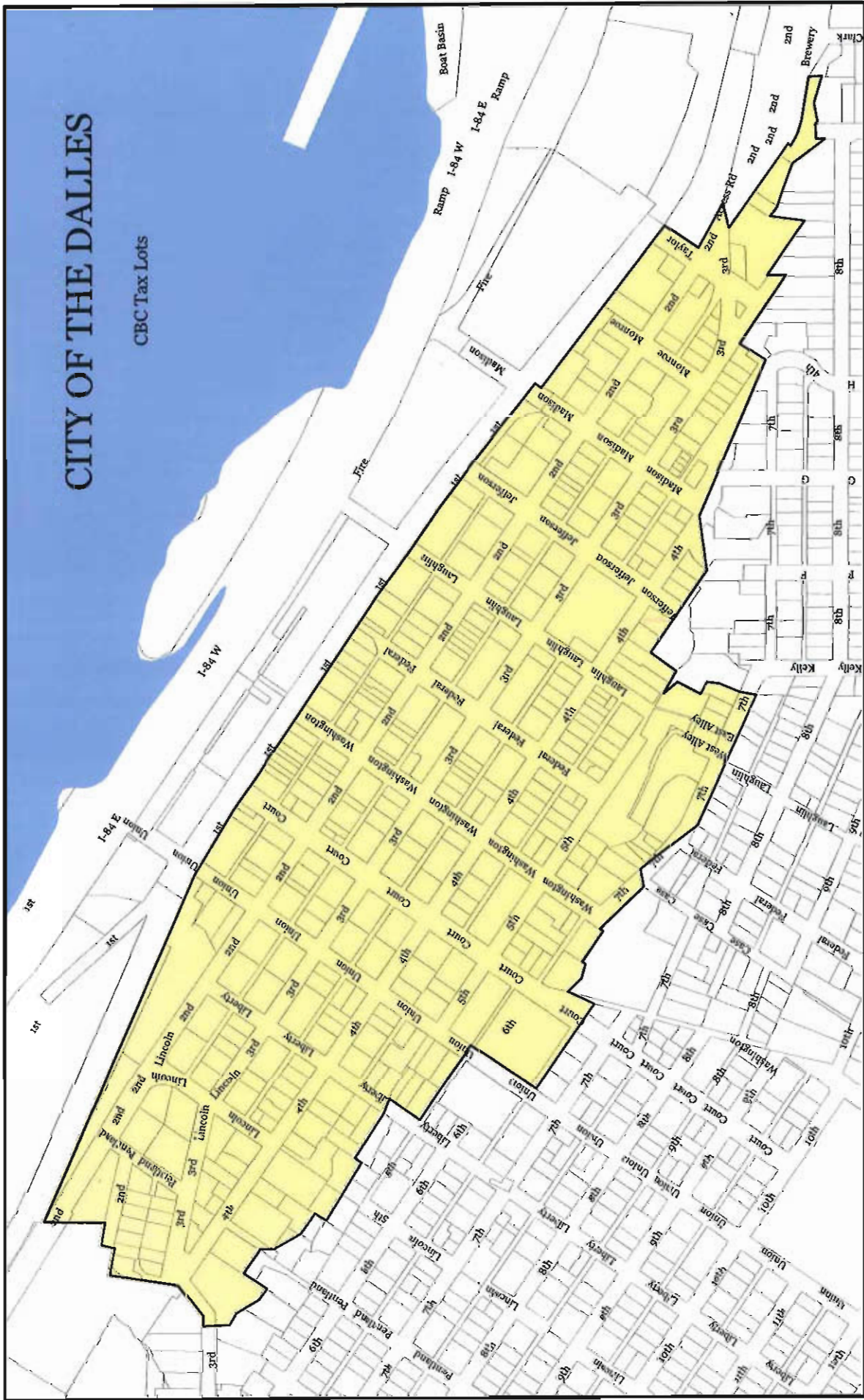
Urban Renewal Tax Lots



**PROPOSED VHDZ  
OPTION 2**







PROPOSED VHDZ  
OPTION 1