

**AGENDA**

**REGULAR CITY COUNCIL MEETING**

May 23, 2011

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. Report from Tree Policy Committee
6. AUDIENCE PARTICIPATION

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

7. CITY MANAGER REPORT
8. CITY ATTORNEY REPORT
9. CITY COUNCIL REPORTS
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 May 9, 2011 Regular City Council Meeting Minutes

## OFFICE OF THE CITY MANAGER

## COUNCIL AGENDA

### 11. PUBLIC HEARINGS

- A. Public Hearing to Receive Testimony Regarding Declaration of the 19<sup>th</sup> Street Reservoir and Associated Real Property as Surplus **Agenda Staff Report #11-042**

### 12. ACTION ITEMS

- A. General Ordinance No. 11-1312 An Ordinance Amending the City of The Dalles Comprehensive Land Use Plan updated 2006. **Agenda Staff Report #11-045**
- B. Approval of Fiscal Year 2011-12 QLife Agency Budget **Agenda Staff Report #11-041**
- C. Approval of Agreement With Northern Wasco County PUD for Use of Utility Poles for Downtown Wi Fi Project. **Agenda Staff Report #11-046**
- D. Resolution No. 11-013 of Intent to Acquire Properties Needed for the Riverfront Connection Project. **Agenda Staff Report #11-044**

### 13. EXECUTIVE SESSION

- A. Recess to Executive Session in Accordance With ORS 192.660 (2) (e) to Conduct Deliberations With Persons Designated by the Governing Body to Negotiate Real Property Transactions
- B. Reconvene to Open Session

### 14. DECISIONS FOLLOWING EXECUTIVE SESSION

### 15. ADJOURNMENT

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

Prepared by/  
Izetta Grossman  
City Clerk Pro Tem



**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
FAX: (541) 298-5490

## AGENDA STAFF REPORT

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
May 23, 2011	Presentation 5-A	#11-043

**TO:** Honorable Mayor and City Council

**FROM:** Dick Gassman, Senior Planner *DG*  
Community Development Department

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

**DATE:** May 23, 2011

**ISSUE:** Report of Tree Committee

**RELATED CITY COUNCIL GOAL:** N/A

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

**BACKGROUND:**

On June 14, 2010 the City Council established a committee of six members to provide recommendations to the Council regarding the development of street tree policies. The authorizing resolution charged the committee to: "review current policies and provide recommendations based on information provided by City staff. The recommendations will be included in a report to the City Council."

**COMMITTEE:**

The committee met several times over the next few months to review the existing City street tree policies, both in written form and in its practical application. The committee discussed a variety of new ideas and options. The committee concluded its work by adopting findings and recommendations which are included in the report that is attached. In addition to the report, the committee would like to make a brief address to the Council and has selected a spokesperson.

**BUDGET IMPLICATIONS:**

None.

**ALTERNATIVES:**

- A. Staff Recommendation #1: (Motion)** Move to accept the report of the committee.
- B. Staff Recommendation #2: (Motion)** Move to establish a standing tree committee to advise the City on street tree issues.
- C.** Do not accept the report of the committee, and provide additional direction to staff.



# **Report of the Tree Committee**

## **A. SUMMARY:**

The City Council adopted Resolution No 10-013 on June 14, 2010 establishing a citizen committee to provide recommendations regarding the development of street tree policies. A copy of the Resolution is attached.

On the committee were Jeff Stiles, John Rockwell, Karen Broehl, Kraig Batty, Donald Cowne, Dan Richardson (appointed later) and Mark Poppoff representing the Planning Commission. Dave Anderson, Director of Public Works, attended as an ex officio member. Richard Gassman, Senior Planner, was the staff contact for the Committee. The Committee first met on July 27, 2010, and met periodically thereafter.

The Committee has reviewed City Ordinances and policies for both the street trees in the downtown area, and street trees City wide. The Committee has looked at and discussed such issues as tree selection, tree planting and removal, responsibility for tree maintenance, enforcement, and dangerous trees.

The Committee has adopted a series of findings and recommendations as contained in this report.

For your information copies of Ordinance No. 1067, adopted in 1985, and Land Use and Development Ordinance (LUDO) Section 6.010.060 are attached.

## **B. FINDINGS:**

1. Most of the City's policies related to trees in the public right of way are located in General Ordinance No. 1067. The authority to administer Ordinance No. 1067 is delegated to the Director of Public Works. Other provisions relating to trees in the public right of way are found in Section 6.010.060 of the LU DO.
2. Ordinance No. 1067 requires property owners to maintain the right of way adjacent to their property. Part of this responsibility is to maintain trees that are located in the adjacent right of way.
3. The City has a requirement that prior to planting a tree in the right of way, or removing a tree from the right of way, approval from the Public Works Director must first be obtained.
4. Ordinance No. 1067 provides no guidance to the Public Works Director on when approval should be granted for removal of a tree in the right-of-way, or when trees should be planted in the right-of-way.
5. Section 6.010.060 of the LUDO contains requirements for planting of street trees in

certain situations.

6. The City provides no maintenance for trees in the right-of-way except for those in the downtown central business district. In that district as part of the streetscape improvements, the Urban Renewal Agency (URA) has paid for the planting of street trees on 2<sup>nd</sup> Street. The City has contracted with the Northern Wasco County Park District to maintain the trees. The URA has recently contracted with an arborist to examine the street trees.
7. In the future the arrangement for street tree maintenance on 2<sup>nd</sup> Street will likely be extended to the streetscape for 3rd Street and other Streets in the downtown area as part of planned improvements to those streets.
8. In addition to the City and adjacent property owners, the Northern Wasco PUD has an interest in street trees to assure the trees do not interfere with power lines.
9. The City has a recommended tree list for planting in the right of way that was prepared in 1991.
10. Except for those trees planted as part of the downtown streetscape, the City has no current policy on replacement of street trees if they are removed, with or without approval.
11. The City does not currently enforce provisions of its tree ordinance except for dangerous trees, and clearance standards as contained in the LUDO Section 6.010.060 G. The costs of removal of dangerous trees and maintaining clearances are borne by the adjacent property owner.
12. The City has no designated community trees, although the 4<sup>th</sup> Street Elm comes close to that status.
13. Street trees require careful planting and maintenance.
14. Street trees contribute significantly to a city's quality of life, reduce local air pollution, provide wildlife habitat, improve aesthetics and increase property values.
15. There is no inventory of existing street trees.

## **RECOMMENDATIONS:**

1. The existing arrangement of tree maintenance by the Park District in the downtown business zone be continued.
2. The City consider updating its recommended tree list every 10 years by use of existing information and resources, with the idea of providing additional information such as how

much area a tree needs to properly grow, and looking at new species.

3. Consider establishing policies or incentives for citizens to properly maintain street trees.
4. Consider using a RARE planner, or other city resource, to catalog and map existing street trees.
5. Continue policy requiring the adjacent property owner to maintain trees in the right of way.
6. Continue the existing enforcement policy for dangerous trees and required tree trimming, which means the adjacent owners are responsible for these costs.
7. The City should determine whether or not to require a planting strip adjacent to the right of way. This is not specifically a tree issue, but the resolution of this issue is important in determining where street trees can be planted.
8. The City should consider appointing a standing Tree Committee to advise Public Works on tree issues. Other recommendations contained in this report could be referred to such a Tree Committee for further review. A Tree Committee would be more effective if first an inventory was made of the existing street trees.
9. Provide low cost educational material to citizens for information on street tree selection and maintenance. As part of this recommendation, a small annual amount of money should be provided.
10. Consider establishing a heritage tree program based on species, age, and size. Certain large mature trees are especially valuable for their historic and aesthetic traits. These traits are irreplaceable and ought to be afforded special protection. A Tree Committee could put together a detailed program and review the existing trees that might qualify.

**GENERAL ORDINANCE NO. 1067****AN ORDINANCE REGULATING THE PLANTING, MAINTENANCE,  
PROTECTION, CONTROL, AND REMOVAL OF TREES IN AND  
UPON THE PUBLIC STREETS AND OTHER PUBLIC PLACES  
IN THE CITY OF THE DALLES; AND PROVIDING A PENALTY  
FOR VIOLATION THEREOF; AND REPEALING  
ALL ORDINANCES IN CONFLICT THEREWITH**

The people of The Dalles do ordain as follows:

Section 1. No trees or shrubs shall hereafter be planted in or removed from any public parking strip, parkway, or other public place without permission of the Director of the Department of Public Works.

Section 2. It shall be unlawful to plant in any public parking strip, parkway, or other public place any of the following trees: poplar, willow, conifer, cottonwood, fruit trees, nut trees, ailanthus, Chinese elm, walnut, European white birch, cutleaf birch, black locust, or sycamore.

Section 3. All trees growing near or on either the inside or the outside line of any sidewalk, street, or alley, shall be trimmed so that the limbs and branches from such trees shall be not less than nine feet above the sidewalk and 14 feet above the street or alley. The owner or occupant of any property shall trim all trees and shrubs so as to comply with this section and shall be guilty of a violation for failure to do so.

Section 4. It shall be a violation of this ordinance to abuse, destroy, or mutilate any tree, shrub, or plant in a public parking strip, parkway, or any other public place, or to attach any rope or wire (other than one used to support a young or broken tree), sign, poster, handbill, or other thing to or on any tree growing in a public place, or to cause, allow, or permit any wire charged with electricity to come in contact with any such tree, or to allow any gaseous, liquid or solid substance which is harmful to such trees to come in contact with their roots or leaves.

Section 5. The Director of the Department of Public Works or his duly authorized representative may cause to be trimmed, pruned, or removed any trees, shrubs, plants, or vegetation, in any parking strip or other public place, or may require any property owner to trim, prune, or remove any trees, shrubs, plants, or vegetation in a parking strip or parkway abutting upon said owner's property when he shall find such action necessary to public safety, or in the public interest, or to prevent the spread of such disease or insects to public trees and places. The Director of the Department of Public Works may direct the owner or occupant of any property to trim trees or shrubs so as to comply with Section 3 of this Ordinance or Section 20 of Ordinance 80-986 defining clear vision areas, by a written notice sent by ordinary mail. If the owner or occupant does not comply with such direction after 15 days written notice, the Director shall cause the trees or shrubs to be trimmed, and all costs incurred by the City shall be charged against the

owner or occupant of the property and may be collected by the City in any manner, action, or proceeding authorized by law. This procedure is cumulative to and in addition to the liability of the property owner to be cited and charged with a violation of Section 3 hereof or a violation of Ordinance 80-986 in Municipal Court.

Section 6. Any person violating any of the provisions of this ordinance is guilty of a violation and upon conviction thereof shall be punished by a fine not to exceed \$250. Each day of a continuing violation may be treated as a separate offense.

Section 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. If any provision, section, sentence, or phrase of this ordinance shall for any reason be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgement or decision shall not affect the validity of the remaining portions of this ordinance.

Section 9. Ordinance No. 725 of the City of The Dalles is hereby repealed.

Passed by the Council and approved by the Mayor November 18, 1985.

- J. Service Facilities. Trash dumpsters, gas meters, ground level air conditioning units, and other service facilities shall be screened from off-site view with a fence, wall or plantings.
- K. Swimming Pools, Spas, and Hot Tubs. In addition to all other requirements in the Oregon Structural Specialty Code, swimming pools, spas and hot tubs more than 18 inches deep shall be surrounded and screened with a minimum 4 foot high secured fence or wall. Access to the secured area must have a self-latching gate.

#### 6.010.060 Street Trees

- A. General. Street trees shall count toward the required landscape requirement. Street trees shall be planted and maintained in accordance with the following standards for all public street frontages, and along private street and accessways more than 150 feet long. Street trees shall be required in all zoning districts where there is a designated planting strip in the public right-of-way. Selection of species may be made from the recommended tree list provided by the Director. Alternate selections must be requested in writing and approved by the Director.
- B. Spacing. Medium canopy trees shall be spaced a maximum of 30 feet on center, and large canopy trees shall be spaced a maximum of 50 feet on center.
- C. Planting Requirements. Trees planted within 5 feet of permanent hard surface paving or walkways shall use special planting techniques and specifications approved by the Public Works Director.
- D. Fire Hydrants. Clearance from fire hydrants shall be as specified in the Uniform Fire Code as adopted by the local fire protection district.
- E. Location. Unless approved otherwise by the City Engineer, trees may not be planted:
  - 1. Within 20 feet of street light standards.
  - 2. Within 10 feet of a public sanitary sewer, storm drainage or water line.
  - 3. In drainage ditch channels and flood ways.
  - 4. Within 10 feet of the top of retaining walls located in the public right-of-way.

5. In vision clearance areas.

- F. Public Safety. Trees may not be planted in areas where the Director determines the trees may be a hazard to the public interest or general welfare.
- G. Clearance. Trees shall be pruned, by the property owner, to provide a minimum clearance of 9 feet above sidewalks and 14 feet above street and roadway surfaces.

#### 6.010.070 Required Landscaping By Zone

Where required by this Ordinance, landscaping shall be provided on site according to the following minimum requirements. Additional landscaping may be required by the approving authority as a condition of approval in order to mitigate conflicts with neighboring uses and/or to provide adequate screening. Where the landscape requirement listed below is greater than the balance of the lot after lot coverage, the landscaping requirement shall be limited to the area of the lot not covered.

ZONE	SITE REQUIREMENT
RL	Site landscaped according to 6.010.020
RH 1, 2 Family 3+ Family	Site landscaped according to 6.010.020 Equal to 1.5 times the first floor area of all structures minimum
RMH 1,2 Family 3+ Family	Site landscaped according to 6.010.020 Equal to first floor area of all structures minimum
NC 1, 2 Family Residential Only 3+ Family Residential Only  Commercial Only  Mixed Residential/Commercial	Site landscaped according to 6.010.020 Equal to the first floor area of all structures minimum Equal 10% of the first floor area of all structures minimum Equal to .5 times the first floor area of all structures minimum

#### 6.010.070 Required Landscaping By Zone (continued)



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481  
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### AGENDA STAFF REPORT CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
May 23, 2011	Consent Agenda 10-A	N/A

**TO:** Mayor and City Council

**FROM:** Izetta Grossman, City Clerk Pro Tem *IG*

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

**DATE:** May 11, 2011

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

- A. **Item:** Approval of the May 9, 2011 Regular City Council Meeting Minutes

**BUDGET IMPLICATIONS:** None

**RECOMMENDATION:** That the City Council review and approve the minutes of the May 9, 2011 regular City Council meeting.



## **MINUTES**

REGULAR COUNCIL MEETING  
OF  
MAY 9, 2011  
5:30 P.M.  
CITY HALL COUNCIL CHAMBER  
313 COURT STREET  
THE DALLES, OREGON

**PRESIDING:** Mayor Pro Tem Brian Ahier

**COUNCIL PRESENT:** Carolyn Wood, Tim McGlothlin, Dan Spatz

**COUNCIL ABSENT:** Bill Dick, Mayor Jim Wilcox

**STAFF PRESENT:** City Manager Nolan Young, City Attorney Gene Parker, City Clerk Pro Tem Izetta Grossman, Public Works Director Dave Anderson, City Engineer Dale McCabe, Finance Director Kate Mast, Community Development Director Dan Durow, Senior Planner Dick Gassman, Police Chief Jay Waterbury

### **CALL TO ORDER**

Mayor Pro Tem Ahier called the meeting to order at 5:30 p.m.

### **ROLL CALL**

Roll call was conducted by City Clerk Pro Tem Grossman; Councilor Dick and Mayor Wilcox absent.

### **PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Ahier invited the audience to join in the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

It was moved by Spatz and seconded by Wood to approve the agenda as submitted. The motion carried unanimously, Dick absent.

### **AUDIENCE PARTICIPATION**

None.

### **CITY MANAGER REPORT**

City Manager Young reported that Administrative Intern Will Norris's start date would be May 23<sup>rd</sup>. Norris would be working on the water rate analysis. In June, Young would bring the 6<sup>th</sup> Month Main Street Program Intern position before Council for discussion. Young told Council he would be at the League of Oregon Cities meeting with the governor discussing water and wastewater issues and local flexibility on property tax issues.

In response to a question, Young stated that volunteer intern Dan Meeks is still working with the City; part time intern Nora Donovan will be leaving June 2, 2011 and that the RARE Planner position ends July 31, 2011.

### **CITY ATTORNEY REPORT**

City Attorney Parker reported he had been working with the Police Department on a Second Hand Dealer Ordinance that he would bring before Council in June. He also reported that Codes Enforcement had several abatements and that he would be bringing resolutions and ordinance to the Council to collect the costs of those abatements.

Parker reported that the City of Albany had sued Pepsi for breach of contract for failure to build a plant that the City had invested considerable money into preparing for and won \$25 million.

### **CITY COUNCIL REPORTS**

Councilor McGlothlin reported he would be attending the Traffic Safety Meeting on May 18<sup>th</sup>.

Councilor Ahier reported that the QLife Budget Committee had approved the present QLife Budget for FY 2011-12 and would be sending it to the City and County for approval at the next meeting. MCCOG was also in the throes of budgeting.

Councilor Spatz reported he would be attending the MCEDD board meeting. Spatz requested that the Sister City video conference be moved into June when he would be able to participate. He had spoken with representatives from the Sister City Organization. It was the consensus of the Council that later in June would work.

Spatz reported that a citizen had requested that Council investigate a visual buffer along I-84 beginning at the Chenoweth interchange to create a visually pleasing view of the City from the

freeway. Young noted that this issue was part of the Vision Action Plan Update, would be wise to restrict this type of activity to the northwest side of the freeway. Ahier agreed with Young.

### **CONSENT AGENDA**

It was moved by Spatz and seconded by McGlothlin to approve the Consent Agenda as presented. The motion carried unanimously, Dick absent.

Items approved by Consent Agenda were: 1) approval of April 25, 2011 regular City Council meeting minutes; Resolution 11-012 Concurring with the Mayor's Appointments to Various Committees.

### **PUBLIC HEARINGS**

Mayor Pro Tem Ahier reviewed the procedures to be followed for the public hearing.

Continuation of Public Hearing to Receive Testimony Regarding Proposed Amendments to the Comprehensive Plan and Land Use Development Ordinance for Periodic Review. Senior Planner Gassman reviewed the Agenda Staff Report. Community Development Director Durow explained that the large stack of documents on the table was the supporting documents that are required by law to be physically present during this public hearing. All these documents are available for review at the Community Development office.

#### **Testimony**

Hearing no testimony the hearing was closed.

#### **Council Deliberation**

Wood asked if the 1994 document was a complete rewrite of the 1982 document. Ahier asked if these documents were available on the City's website. Wood would like to see these historical documents preserved. Young stated that only the recent documents were on the website, however preserving these documents digitally is something the Council could discuss. Durow noted it would be a time consuming process for staff.

McGlothlin asked about the cost of printing these documents. Durow reported in the past 50-70 copies were made, however now things were done digitally.

It was moved by McGlothlin and seconded by Wood to adopt the Comprehensive Plan, Economic Opportunities Analysis, LUDO and the Stream Corridor Inventory and the Stream Corridor ESEE Analysis as recommended by the Planning Commission, with changes as approved by Council and direct staff to return with an ordinance at a later meeting. Motion passed unanimously, Dick absent.

Ahier noted he was troubled by the handling of the Mill Creek warming, it was reportedly due to release of water by the City into Mill Creek.

Public Works Director Anderson clarified that there was some misinformation regarding that. The DEQ TMDL Study took a couple of years to complete; they were working to minimize the impact of release into Mill Creek. The findings were that the Crow Creek Reservoir wasn't contributing to the water warming and the second reservoir discussed hasn't existed since the 1980's.

### **CONTRACT REVIEW BOARD ACTIONS**

Award Contract No. 2011-013 East 12<sup>th</sup> Street Storm Line City Engineer McCabe reviewed the Agenda Staff Report.

It was moved by Wood and seconded by Spatz to Authorize the City Manager to enter into contract with NW Kodiak Construction, LLC, in an amount not to exceed \$290,678.47. Motion passed unanimously, Dick absent.

Award Contract No. 2011-016 10<sup>th</sup> Street Widening Concrete Work. City Engineer Dale McCabe reviewed the Agenda Staff Report.

It was moved by McGlothlin and seconded by Wood to Authorize the City Manager to enter into contract with Van Nevel Concrete & Curb, Inc., in an amount not to exceed \$59,318.26. Motion passed unanimously, Dick absent.

Councilor Spatz congratulated staff on completion of this project. Councilor Ahier stated he felt staff did a remarkable job working with property owners and that the project had a positive impact.

### **ACTION ITEMS**

Adoption of General Ordinance No. 11-1311, Amending General Ordinance NO. 93-1175 which regulates criminal offences, to include prohibitions on certain public and the Possession of Less than One Once of Marijuana. City Attorney Parker reviewed the staff report, stating that the fines are consistent with State law and diversion would still be available.

Municipal Court Judge Thomas Peachey reported that he had been on the job for two months and these issues come before the court fairly regularly. Work was done by the Police Department, the Court Clerk, the Prosecuting Attorney and he felt the revenue generated should stay in the City. Peachey assured the Council that if passed the ordinance would be enforced.

City Clerk Pro Tem Grossman read General Ordinance No. 11-1311 by title only.

MINUTES (Continued)  
Regular Council Meeting  
May 9, 2011  
Page 5 of 5

Councilor McGlothlin stated he felt the ordinance made good sense.

Councilor Spatz agreed the revenue should stay in the City.

It was moved by Wood and seconded by Spatz to adopt General Ordinance No. 11-1311 by title only. The motion passed unanimously, Dick absent.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 6:13 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



**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>
<b>May 23, 2011</b>	<b>Public Hearings</b> 11-A	#11-042

**TO:** Honorable Mayor and City Council

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

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

*ny*

**DATE:** April 29, 2011

**ISSUE:** Public Hearing to receive testimony regarding Resolution No. 11-014, declaring a parcel of real property and associated reservoir commonly known at the 19<sup>th</sup> Street Reservoir property as surplus property

**CITY COUNCIL GOALS:** Goal 1, Tier 1, F – *Complete abandonment of 19<sup>th</sup> Street Reservoir and declare as surplus property.*

**BACKGROUND:** As construction for the new terminal reservoir above the hospital (Vista Reservoir) nears completion, the existing 19<sup>th</sup> Street Reservoir has been drained and removed from the City's water distribution system. Consistent with the stated City Council Goal, the reservoir and real property can now be declared surplus, the reservoir demolished, and the real property sold.

Staff has had preliminary discussions with some demolition contractors in an attempt to determine the best method by which to pursue demolition of the existing steel reservoir. Scrap steel prices are pretty good right now and one method that seems viable is to sell the tank in place to bidders with salvage of all metal to the successful bidder. This would allow bidders to purchase the tank either for re-use, if they had one, or scrap which seems the most likely option. The City would specify the desired site condition from the purchaser's work and a time by which the demolition and removal must be completed. It is anticipated that this method would provide a small net income to the City. This is staff's recommended process.

Another option would be to advertise for a contract to provide demolition services to the City, again salvaging the metal to the contractor, with a specified end product (tank and foundation removed, lead paint abated). It is unknown whether this method would result in a net cost or net income to the City.

The real property is 1.79 acres of residentially zoned land. An appraisal of the property conducted in September 2009 estimated the value of the property at \$390,000 with the reservoir removed.

Following declaration of the 19<sup>th</sup> Street Reservoir and real property as surplus, staff plans to advertise for sale of the steel reservoir with award of the sale at the June 27<sup>th</sup> City Council meeting. The tank could be demolished and removed by the end of August and the property could be advertised for sale in September, 2011.

In order to facilitate demolition of the reservoir and sale of the real property, the City Council must adopt a resolution declaring the property to be surplus property. Resolution No. 11-014, which declares the property to be surplus, is enclosed with this staff report.

**BUDGET IMPLICATIONS:** Sale of the existing steel reservoir is anticipated to provide a few hundred dollars to the Water Fund. Subsequent sale of the real property is anticipated to provide about \$390,000 to the Water Fund.

**RECOMMENDATIONS:**

1. Staff Recommendation: Move to adopt Resolution No. 11-014.
2. Deny adoption of Resolution No. 11-014 and provide additional direction to staff.

**RESOLUTION NO. 11-014**

**A RESOLUTION DECLARING A PARCEL OF REAL PROPERTY AND  
ASSOCIATED RESERVOIR COMMONLY KNOWN AT THE 19<sup>TH</sup>  
STREET RESERVOIR PROPERTY AS SURPLUS PROPERTY.**

**WHEREAS**, the City of The Dalles owns a parcel of real property, which is identified as Township 1 North, Range 13 East, Section 11BA of the Willamette Meridian, Tax Lot 5200, which property is also shown on the map attached as Exhibit “A”, and which property is further described in the legal description attached as Exhibit “B”; and

**WHEREAS**, the use of the above-ground steel reservoir existing on that property as a potable water reservoir in the City’s water distribution system has been discontinued; and

**WHEREAS**, the City Council has reviewed the recommendations of City staff concerning the proposal to declare the property to be surplus and any public testimony which was offered during the public hearing;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES  
RESOLVES THAT:**

**Section 1: Property Declared Surplus.**

The real property identified as Township 1 North, Range 13 East, Section 11BA of the Willamette Meridian, Tax Lot 5200, which property is further described on Exhibit “A” attached hereto, and associated above-ground steel reservoir existing there are declared to be surplus property, not intended for public use. A transfer of the public property will further the public interest, based upon the following reasons:

A. The property was owned and operated by the City for reservoir purposes, and the City no longer needs the reservoir or property for such purposes. Award of a contract for the



demolition of the reservoir tank, and the anticipated sale of the real property is anticipated to generate revenue for the City's Water Fund.

Section 2: **Effective Date.** This Resolution shall be considered effective as of May 23, 2011.

**PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2011.**

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

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

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

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

**AND APPROVED BY THE MAYOR THIS 23rd DAY OF MAY, 2011.**

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

Attest:

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

## EXHIBIT "B"

A tract of land in the Northwest 1/4 of Section 11, Township 1 North, Range 13 East, Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the Simms Donation Land Claim No. 39; thence North along the East line of said Simms Donation Land Claim a distance of 835 feet to the true point of beginning; thence continuing North along said Easterly line of the Simms Donation Land Claim 357.62 feet more or less to the Southwest corner of the R.R. Thompson Donation Land Claim No. 37; thence East 296 feet more or less; thence South 357.62 feet more or less to a point East of the point of beginning; thence West 297 feet more or less to the point of beginning.

### EXCEPTING THEREFROM

A tract of land in Government Lot 2, Section 11, Township 1 North, Range 13 East, Willamette Meridian, Wasco County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the R.R. Thompson Donation Land Claim No. 37 in said township and range; thence East along the south line of said DLC No. 37 a distance of 297.00 feet; thence South 90.00 feet; thence in a straight line to the Northeast corner of the plat of The Dalles General Hospital, Tract A, said point being on the East line of the John A. Simms Donation Land Claim No. 39, said township and range; thence North along the East line of said Simms DLC 100 feet, more or less, to the true point of beginning of this description.



## 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 #
May 23, 2011	Action Item 12-A	#11-045

**TO:** Honorable Mayor and City Council

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

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

**DATE:** May 11, 2011

**ISSUE:** Adoption of General Ordinance No. 11-1312 Amending the City of The Dalles Comprehensive Land Use Plan, Updated January 2006

**RELATED CITY COUNCIL GOAL:** Goal 2, Tier 1(A) Complete Phase 1 of Urban Growth Boundary Expansion.

**PREVIOUS AGENDA REPORT NUMBERS:** #11-031, #11-037.

**BACKGROUND:** On May 9, 2011, the City Council held a public hearing which had been continued from April 25, 2011, to review additional changes to language for the proposed amendments to the City's Comprehensive Land Use Plan, the Economic Opportunities Analysis, and provisions relating to stream and stream corridor protection. The Council indicated their approval of proposed changes as submitted by the City staff and City consultant, and directed staff to prepare an ordinance adopting the proposed Comprehensive Plan and LUDO amendments, the Economic Opportunities Analysis, the Stream Corridor Inventory, and the Stream Corridor ESEE Analysis.

The process which the Council will need to follow for adoption of the ordinance will require two motions. First, the ordinance will need to be read in full, and the Council will need to adopt a

motion approving the first reading of the ordinance. Second, the City Clerk will need to read the title of the ordinance, and the Council can then adopt a motion to adopt the ordinance by title. The City Charter requires that the votes for these motions be unanimous, in order for the ordinance to be officially adopted

**BUDGET IMPLICATIONS:** Staff anticipates that there will be minor costs associated with printing new documents

**ALTERNATIVES:**

- A. Staff Recommendation. Adoption of the ordinance will require two motions:

First Motion: After the City Clerk has read the ordinance in full, the Council needs a motion and a second to approve the first reading of General Ordinance No. 11-1312.

Second Motion: After the City Clerk has read the title of the ordinance, the Council needs a motion and a second to adopt General Ordinance No. 11-1312 by title.

## **GENERAL ORDINANCE NO. 11-1312**

### **AN ORDINANCE AMENDING THE CITY OF THE DALLES COMPREHENSIVE LAND USE PLAN, UPDATED JANUARY, 2006**

**WHEREAS**, the Department of Land Conservation and Development of the State of Oregon has adopted an administrative rule in Division 25, Chapter 660, establishing a process for Periodic Review; and

**WHEREAS**, as part of the Periodic Review process, the City is required to review its Comprehensive Plan and related policies; and

**WHEREAS**, as part of the Periodic Review process, City staff and the City's consultant have reviewed not only the City's Comprehensive Land Use Plan and the City's Land Use and Development Ordinance, but also the Economic Opportunities Analysis, and new requirements from the United States Environmental Protection Agency and the Oregon Department of Environmental Quality relating to stream and stream corridor protection; and

**WHEREAS**, the City's Periodic Review process began several years ago, with the conducting of open houses for public input, joint work sessions with the City Planning Commission and the City Council, and public hearings, with the anticipated goal of requesting an expansion of the City's Urban Growth Boundary ("UGB"); and

**WHEREAS**, the project for expansion of the City's UGB is currently on hold; and due to grant funding deadlines, the City needs to complete the first phase of the Periodic Review process by the end of May, 2011; and

**WHEREAS**, following a revision of the applicable documents to delete any reference to the proposed UGB expansion, the City Council conducted a joint work session with the City Planning Commission on November 18, 2010; and

**WHEREAS**, the City Planning Commission conducted a public hearing on April 7, 2011; and

**WHEREAS**, the Planning Commission continued its deliberations to a special meeting on April 14, 2011, where the Planning Commission recommended approval of a series of documents as part of the Periodic Review process; and

**WHEREAS**, the City Council conducted a public hearing on April 25, 2011 to allow for additional public testimony, and voted to continue the hearing to May 9, 2011 to allow City staff and the City's consultant additional time to prepare certain revisions to the documents; and

**WHEREAS**, on May 9, 2011, the City Council reviewed the additional revisions prepared by the City staff and the City's consultant, and based upon the public input presented during the open houses, the input generated as a result of the joint workshops between the City Council and the City Planning Commission, the public testimony presented during the public hearings conducted by the Planning Commission and the City Council, and the Planning

Commission's recommendation to the City Council, the City Council moved to adopt the proposed amendments for the City's Comprehensive Plan, the proposed Economic Opportunities Analysis, the proposed amendments to the City's Land Use and Development Ordinance, and the Stream Corridor ESEE Analysis, as recommended by the Planning Commission, with the changes approved by the City Council, and directed staff to prepare an ordinance approving the listed items; and

**WHEREAS**, on May 23, 2011, the City Council reviewed the proposed ordinance prepared by City staff, and the Council found that the Periodic Review process conducted by the City complied with the applicable state administrative rules

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

Section 1. The amendments to the City's Comprehensive Plan, the Economic Opportunities Analysis, the amendments to the City's Land Use and Development Ordinance, and the Stream Corridor ESEE Analysis, copies of which are attached hereto and which are incorporated herein by this reference, and hereby adopted and approved.

Section 2. This ordinance shall be effective thirty (30) days after its adoption and approval.

Section 3. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs, and clauses.

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF MAY 2011.**

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

**AND APPROVED BY THE MAYOR THIS 23<sup>RD</sup> DAY OF MAY, 2011.**

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

**Attest:**

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



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### AGENDA STAFF REPORT CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
May 23, 2011	Action Item #12-B	#11-041

**TO:** Mayor and City Council

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

**DATE:** May 3, 2011

**ISSUE:** Approval of the Fiscal Year 2011-12 QualityLife Intergovernmental Agency Budget

**BACKGROUND:** Section 2.3.2 of the QualityLife Intergovernmental Agency (QLife) amended Intergovernmental Agreement addresses financial matters of the Agency (copy of section attached). It states that *"Approval of the Annual Budget...require the affirmative authorization of each party to be bound, such authorization to be expressed by Resolution, Ordinance or other binding commitment of the party's governing body"* Attached is the Budget approved by the QLife Budget Committee. Final Board adoption of the Budget is scheduled for the June 21, 2011 QLife Board Meeting.

Section 2.5 of the Agency Agreement (attached) addresses the work scope. The financial policies adopted by the Board are attached (page 5 of the budget). The approved Budget fully meets Financial Priorities #1-9. The work scope covered by the Budget includes eight areas:

1. Maintenance and Operation of the current looped system, including managing current agreements for maintenance and operation of the system and for administrative services.
2. Making debt payment on loans used to construct the system and connect to the LS Network.
3. Construction of minor line extensions and electronic upgrades to meet the needs of current and future customers.
4. Cash reserve or contingency equal to one month's customer billing.
5. Creation of a \$204,332 reserve for expansion, modernization, or replacement

- of the system.
6. Reserve for Debt payments (\$138,000)
  7. Reserve (\$40,000) for engineering or extension into underserved areas of Wasco County.
  8. Completion of the system Redundancy and Bisector projects.

Approval of this Budget by the City Council includes authorization for the QLife Board to proceed with all eight areas under the Scope of Work. Approval by Wasco County is also required for this Budget and Scope of Work to be implemented.

**BUDGET IMPACT:** The QLife Budget does not require any specific financial expenditure by the City of The Dalles. The City is proposed to receive up to \$20,000 for financial, clerical and administrative services and receives \$5,244 for rent of the QLife rooms in City Hall, and \$14,670 from the right of way fees.

**COUNCIL ALTERNATIVES:**

1. Staff Recommendation: Approve the Fiscal Year 2011-12 QLife Budget and Work Scope as presented.
2. Amend and then approve the QLife Budget.
3. Postpone action on the QLife Budget until June to allow for additional research.



to discuss at the IGA meeting. The President shall perform the duties and responsibilities of the IGA in accordance with the obligations and limitations set forth in this Agreement. The President shall not otherwise hold herself or himself out to have the authority to bind the members of the IGA to any financial or other obligations.

2.2.2 Duties of Vice President. The Vice President shall perform the duties of the President in the absence or the incapacity of the President. In the case of the resignation or the death of the President, the Vice President shall perform the duties of the President until such time as the Board shall elect a new President.

2.2.3 Secretary/Treasurer. The Secretary/Treasurer shall keep the minutes and the official records of the IGA and perform such other duties required of a Secretary/Treasurer. The Secretary/Treasurer shall be responsible for the fiscal administration of all funds of the IGA. The Secretary/Treasurer and either the President or the Vice President shall act as co-signers of checks drawn upon the accounts of the IGA. The Secretary/Treasurer may delegate the administrative functions of her or his office to another person or persons who need not be on the Board.

2.2.4 Additional Duties. The Officers of the IGA shall perform such other duties and functions as may from time to time be required by the IGA bylaws, or other rules and regulations.

2.3 Voting Rights. Except as otherwise expressly provided in this Agreement, the Board shall exercise its voting rights in the following manner:

2.3.1 Manner of Acting. A majority vote of the Board shall be necessary to decide any issue except that a unanimous vote of the Board shall be required to decide financial matters described in Section 2.3.2, for the addition of new members pursuant to Section 2.3.3, for the acceptance of or amendment to the scope of work pursuant to Sections 2.5.1 and 2.5.2, and for the dissolution of the IGA pursuant to Section 3.1;

2.3.2 Financial Matters. Any decision of IGA involving the approval of the annual budget, the procurement of goods or services outside the adopted budget, or the incurrence of any financial obligation, including the issuance or sale of bonds, securities or other forms of indebtedness, exclusive of expenditures within the budget, shall require the affirmative authorization of each individual Party to be bound, such authorization to be expressed by resolution, ordinance or other binding commitment of the Party's governing body. Parties not affirmatively authorizing such actions shall in no instances be liable. The procurement of goods and services outside the budget shall be performed by resolution or separate agreement which specifies (1) the apportionment of fees, costs, or revenue derived from the functions and activities; and (2) the manner in which such revenue shall be accounted for. Such resolution or

separate agreement may or may not involve the participation of the IGA; however, such participation of the IGA shall not create liability for a Party that has not affirmatively authorized such action;

2.3.3. New Members. The Board may authorize a new Party to join the IGA only if approved by a unanimous vote of the Board;

2.4 Insurance. The IGA shall provide for adequate insurance to cover the directors, officers, employees, staff, agents and activities undertaken by the IGA.

2.5 Scope of Work. A scope of work shall be presented for each specific task or project, not previously approved and adopted in the budget, to be undertaken by the IGA. The scope of the work shall contain a reasonably detailed description of the activities to be undertaken by IGA, a description of any necessary contractual arrangements, an itemization of the costs to be incurred in pursuing these activities, an allocation of costs, in-kind services and ownership interest in the Project among the participating Parties, a plan for project governance, an estimate of the expected revenues from such activities and an allocation of such revenues among the participating Parties.

2.5.1 Acceptance. Each scope of work shall be negotiated on a case-by-case basis and if approved by each Party shall be attached as an addendum to this Agreement.

2.5.2 Amendments. No change in a scope of work shall occur without each Party's written consent.

### **ARTICLE III TERM AND TERMINATION**

3.1 Term. The term of this Agreement shall be perpetual unless, by a unanimous vote, the Parties act to dissolve the IGA.

3.1.1. Dissolution. Upon dissolution, each Party to the IGA on the date of dissolution shall remain liable solely for its individual share of any IGA expenditure that has been specifically incurred by the Party in accordance with the terms of this Agreement or by other resolutions or separate agreements of the Party. Upon dissolution, the assets of the IGA shall be distributed to the members on the basis of the rights and obligations of each party to the assets held as of the date of the dissolution.

3.2 Voluntary Withdrawal by a Party. Any Party may elect to terminate their participation in this Agreement and withdraw from the IGA by giving written notice to the President and each member of the IGA. Withdrawal shall be effective forty-five (45) days from



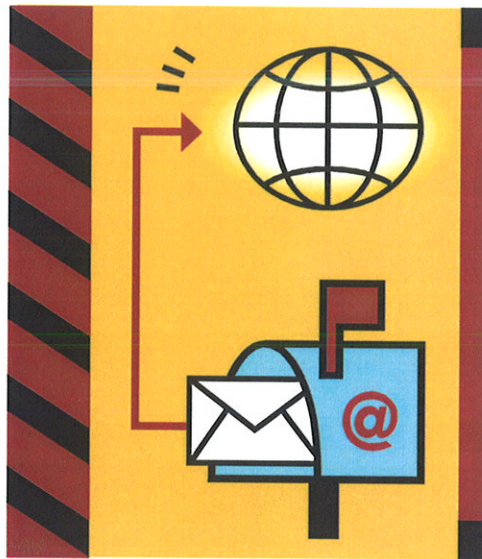
**QLife Network**  
QualityLife Intergovernmental Agency

**FISCAL YEAR 2011-12**

**APPROVED BUDGET**

of the

**QUALITYLIFE INTERGOVERNMENTAL  
AGENCY**



A Partnership of

Wasco County, Oregon

City of The Dalles, Oregon

# ***QUALITYLIFE INTERGOVERNMENTAL AGENCY***

**Fiscal Year 2011-12**

## **APPROVED BUDGET**

Presented to the QLife Budget Committee  
by  
QLife Budget Officer

### **QLife Agency, Budget Committee Members**

Agency Board: President, Dan Ericksen  
Vice President, Dan Spatz  
Secretary/Treasurer, Erick Larson  
Member, Scott Hege  
Member, Brian Ahier

Lay Members: Ken Farner  
David Karlson  
Kenneth Leibham  
Jim Broehl  
Chip Wood

### **Staff Support**

Legal Counsel: Keith Mobley  
Finance Director: City of The Dalles, Kate Mast  
Administrative: City of The Dalles City Manager, Nolan Young  
Secretarial: City of The Dalles, Izetta Grossman

### **Agency Partners**

Wasco County  
City of The Dalles

# ***QUALITYLIFE INTERGOVERNMENTAL AGENCY***

**Approved FY 2011-12**

## **BUDGET INDEX**

BUDGET MESSAGE .....	1
FINANCIAL PRIORITIES POLICY .....	4
BUDGET SUMMARY TABLE .....	6
BUDGET OVERVIEW .....	7
EXPENDITURE / REVENUE PIE CHART .....	8
CUSTOMER USER FEE CHART .....	9
OPERATING FUND BUDGET .....	11
CAPITAL PROJECTS FUND BUDGET .....	14
DEBT SUMMARY .....	15
10 YEAR PROJECTION .....	17

# **BUDGET MESSAGE**

## **QUALITYLIFE INTERGOVERNMENTAL AGENCY**

### **Fiscal Year 2011-12**

The following narrative describes the Budget Officer's budget for the Quality Life Intergovernmental Agency. The budget amounts shown here represent two funds: Operating Fund and Capital Fund. The budget documents have numbers in four columns. The QLife System has been operational since December 2003.

This budget is prepared based on the Financial Priority Policy adopted by the Agency Board for 2011. A list of those Financial Priorities follows this Budget Message. We were able to budget funding for Financial Priorities Items #1 through #9.

**I. Fund #1 - Maintenance and Operation - \$703,800:** The proposed Maintenance and Operation budget is based on past operations.

**A. Resources:** This funds revenue primarily comes from customer-generated sources.

1. Beginning Fund Balance (\$120,000) This is our asset increase (revenue over expenditures). This shows a steady increase over the past few years.
2. User Fees (\$513,450) These are the charges to customers to transport data on our fiber to other locations on our system or to the NoaNet Big Eddy Point of Presence (POP), collocation in our equipment room and for dark fiber leases. The chart of page 10 shows the customer type by use. We are estimating a 5% increase in user fees based on current orders.
3. LSN Credits (\$27,500) The assistance LSN provides us to retire initial debt based on customers we provide them. This will end this year.
4. Connect Charges (\$2,250) These are the fees that new customers pay to connect to our broadband system.
5. E-Rate Payment (\$40,000) This is the assistance that our education customers receive from a support program. We budget an expenditure of an equal amount: as when we receive this money, we send it to the education agencies.

**B. Expenditures:**

1. Qlife is a contract operation with six primary operating contracts.
  - a. Administrative Services (\$20,000) The City provides financial, management, and clerical services at actual cost of salary and benefits.
  - b. Contractual Service County (\$5,000) – GIS System support

- c. Outside Plant Maintenance (\$28,000) - This is for overhead maintenance work that is needed including line repair and pole work mandated by those whose poles we are connected to.
  - d. Legal Services - (\$6,000)
  - e. Network System Management (\$58,000) – QLife has a contract with a consulting firm to provide the following: (Because of increased activity this line item is up \$12,000.)
    - ✓ Technical maintenance of the system and its electronics;
    - ✓ Customer Service issues;
    - ✓ Sign up and connection of new customers;
    - ✓ Coordinate backbone and spur line repairs and manage the line maintenance contract;
    - ✓ Coordinate with LightSpeed Networks on Technical issues;
    - ✓ Report monthly to the QLife Board.
  - f. Engineering Services (\$12,000) – We contract with Erik Orton who has been with us from the beginning of the system for routine engineering and assistance with new customers.
- 4. Pole Contracts (\$8,000) for pole contact fees with Northern Wasco County PUD and CenturyLink.
  - 5. Electronics Reserve (\$20,000) This meets Priority #3 of our Financial Priorities Policy for upgrading and replacement of the electronics of the system as needed.
  - 6. ROW Fee - (\$14,670) Payment of a right of way equal to 3% of customer fees.
  - 7. Scholarship (\$2,000) This item was added last yer for scholarships in the technology fields at Columbia Gorge Community College.
  - 8. Transfers Out (\$407,626) - Only a portion of all fees (Transport & LSN Credits) are expended in this fund (34%). The remaining 66% is transferred to the Capital Projects Fund for current debt retirement (\$144,962) and system improvements (\$262,664).
  - 9. Contingency (\$55,000) \$15,000 is an operating contingency. The remaining \$40,000 is to fund Board priority #4, a cash reserve approximately equaling one month of user fees.

**II. Fund #2 - Capital Projects (\$738,099):** The Capital Projects Fund is for debt retirement and projects for new customers and system enhancement.

**A. Revenue:**

1. Beginning Fund Balance (\$249,479) Includes carryover funds for completion of redundancy/bisector projects
2. Enterprise Zone Payments (\$50,000) for the next 11 years QLife will receive \$50,000 from Enterprise Zone Payments. This is designated for the CSB loan payment.
3. Transfer from Operating Fund (\$407,626) User fees used for current debt retirement (\$144,962) and system improvements (\$262,664).

**B. Expenditures:**

1. Telecom Equipment (\$96,000) for new customer switches and completion of the redundancy project.
2. Outside Plant Primary (\$23,000) completion of the bisector project.
3. Outside Plant – Secondary (\$32,500)
  - a. \$12,500 paid by customers for service extensions
  - b. \$20,000 Priority #6 “up to \$20,000 to assist new customers with build out of connection”
4. Reserve for Debt (\$138,000) Priority #9 Develop a reserve equal to 1 year’s loan payment.
5. General Debt Payments (\$144,962) The payment of loan principal and interest due this fiscal year on QLife loans. The Table on page 14 summarizes QLife’s debts.
6. Reserve for System Improvements (\$204,332) Priority #7 “Create a reserve for future expansion, modernization or replacement of system.” During the year the Board will determine which projects it may pursue as opportunities become apparent.
7. Reserve for Expansion into Wasco County (\$40,000) Priority #8 Create a reserve for engineering and extension of fiber optic service to other parts of Wasco County. This year we have only budgeted enough for engineering if a construction opportunity develops we can use the Improvement resource.
8. Contingency (\$31,305) For unforeseen needs

The Proposed budget was amended to carry over two projects.

Future Budgets

Attached following the Debt Summaries is a ten (10) year projection based on current trends. It shows a bright future for QLife.



## QUALITYLIFE NETWORK INTERGOVERNMENTAL AGENCY POLICY

### Financial Priorities for Fiscal Year 2011-12

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#### **Purpose:**

The purpose of this policy is to establish a prioritization of expenditure of funds for the QualityLife Network Intergovernmental Agency prior to each Fiscal Year's budget preparation.

#### **Primary objective**

The primary objective is to provide general direction for the QLIFE Budget Committee in establishing the annual budget and to make public the general intentions of QLIFE in regard to potential monetary reserves of the Agency.

#### **Section I.**

##### **Policy**

It is the policy of the QLIFE Board that expenditures of revenue not *specifically* committed to another purpose through grant or loan agreements or other contractual obligations shall be budgeted in the following priority:

1. Normal maintenance and operating costs of the QLIFE Agency as determined appropriate through the budgeting process.
2. Amounts needed for annual debt retirement responsibilities of the Agency incurred through formation of the Agency or by the construction of the original plant, or any expansions of that plant.
3. Up to \$20,000 for upgrading and replacement of the electronics of the system to always maintain agreed-upon capacity for QLife customers.
4. A cash reserve or contingency equal to one month's customer billing to maintain a minimum cash balance in the operating fund.
5. Up to \$15,000 for unexpected system plant repairs or alterations. Budgeted in Outside Plant Primary
6. Up to \$20,000 to assist new customers with build out of connection. Budgeted in Outside Plant Secondary.
7. Create a reserve for future expansion, modernization, or replacement of system
8. The creation of a reserve to engineer and extend fiber optic service to other parts of Wasco County.
9. Develop a reserve equal to 1 year's loan payment (\$138,000)
10. Pay early an amount to retire additional debt of the Agency not yet due.

11. The creation of a local Technology grant programs for public and non-profit organizations. The rules for expenditures from this fund will be established by the Board, subject to the approval of all partners to the agreement.

## **Section II.**

### **Amendment of this policy**

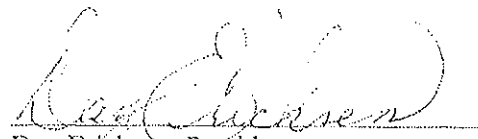
This policy may be amended at any time by action of the Board.

## **Section III.**

### **Conflict with annual budget process**

If anything in this policy conflicts with the annual budget process as outlined in the Intergovernmental Agreement (IGA), the IGA will take precedence. The partners to this agreement may approve an initial budget and work scope or an amended budget and work scope that varies from this policy by an affirmative majority vote of the Boards of all partners.

Amended and approved by QLife Board March 22, 2011

  
Dan Ericksen, President

QualityLife Intergovernmental Agency  
Approved Budget FY 11-12  
Prior Year Comparison Summary

	<b>FY08/09 Actual</b>	<b>FY09/10 Actual</b>	<b>FY10/11 Budget</b>	<b>FY011/12 Approved</b>
Beginning Balance	158,066	237,246	229,489	369,473
Customer Fees	418,985	465,974	515,050	574,200
Other Sources	404,151	326,458	436,877	498,226
<b>Total Resources</b>	<b>981,202</b>	<b>1,029,679</b>	<b>1,181,416</b>	<b>1,441,899</b>
QLIFE - General Fund	474,844	427,634	591,763	648,800
QLIFE - Capital Fund	74,386	185,038	216,987	179,500
Debt Service	194,725	194,725	191,949	144,962
Reserves	-	-	120,000	382,332
Contingency	-	-	60,717	86,305
<b>Total Expenditures</b>	<b>743,955</b>	<b>807,397</b>	<b>1,181,416</b>	<b>1,441,899</b>
<b>Ending Balance</b>	<b>237,247</b>	<b>222,281</b>	<b>-</b>	<b>-</b>
* Includes Interfund Transfers of \$326,077				
	237,247	222,281	-	-

# QualityLife Intergovernmental Agency

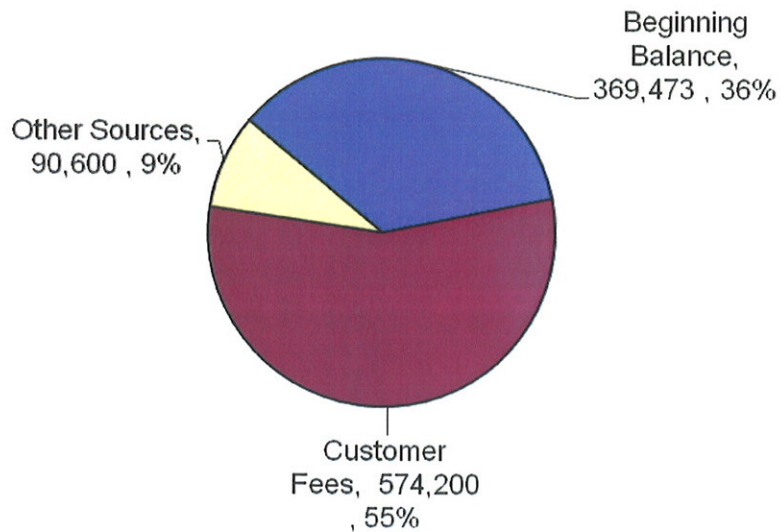
Approved Budget FY 11-12

## Overview Summary

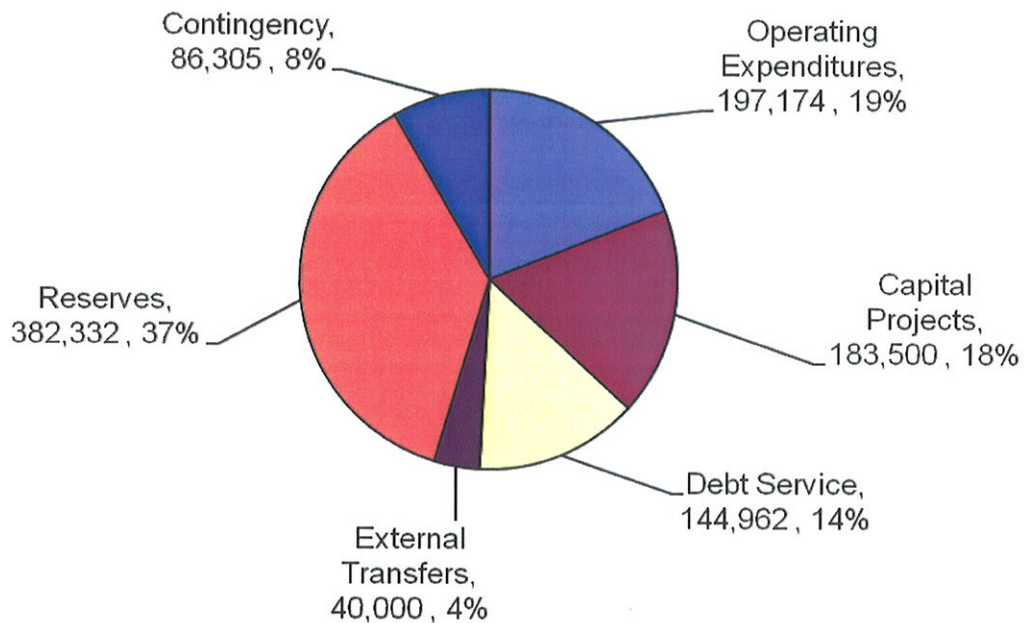
	Agency General Fund	Capital Fund	Total Approved FY11/12
Beginning Balance	120,000	249,473	369,473
Customer Fees	543,200	31,000	574,200
Other Sources	40,600	50,000	90,600
Grants / Loans	-	-	-
Transfers In	-	407,626	407,626
<b>Total Resources</b>	<b>703,800</b>	<b>738,099</b>	<b>1,441,899</b>
Operating Expenditures	181,174	16,000	197,174
Capital Projects	20,000	163,500	183,500
Debt Service	-	144,962	144,962
Reserves	-	-	-
External Transfers	40,000	-	40,000
Internal Transfers Out	407,626	-	407,626
Reserves	-	382,332	382,332
Contingency	55,000	31,305	86,305
<b>Total Expenditures</b>	<b>703,800</b>	<b>738,099</b>	<b>1,441,899</b>

QualityLife Intergovernmental Agency  
Approved Budget FY 2011-12  
Revenues and Expenditures by Source

**QLife Revenues - Total FY11/12  
(excluding internal transfers)**



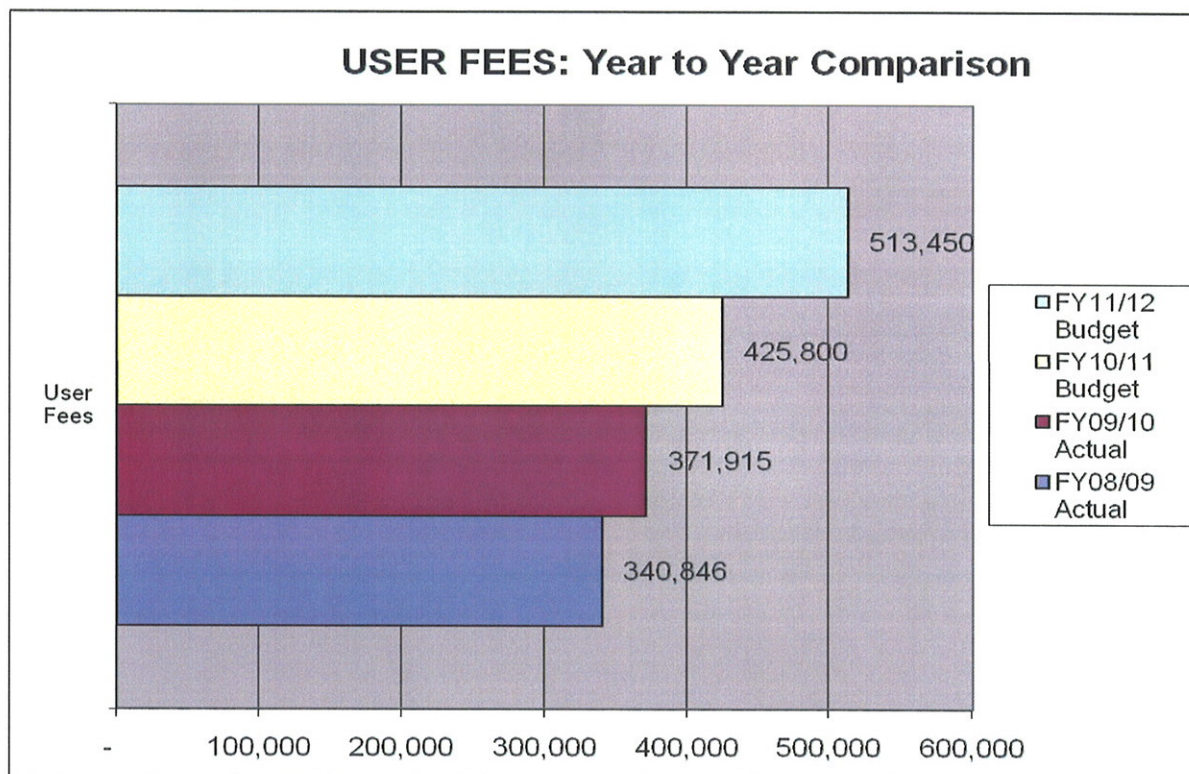
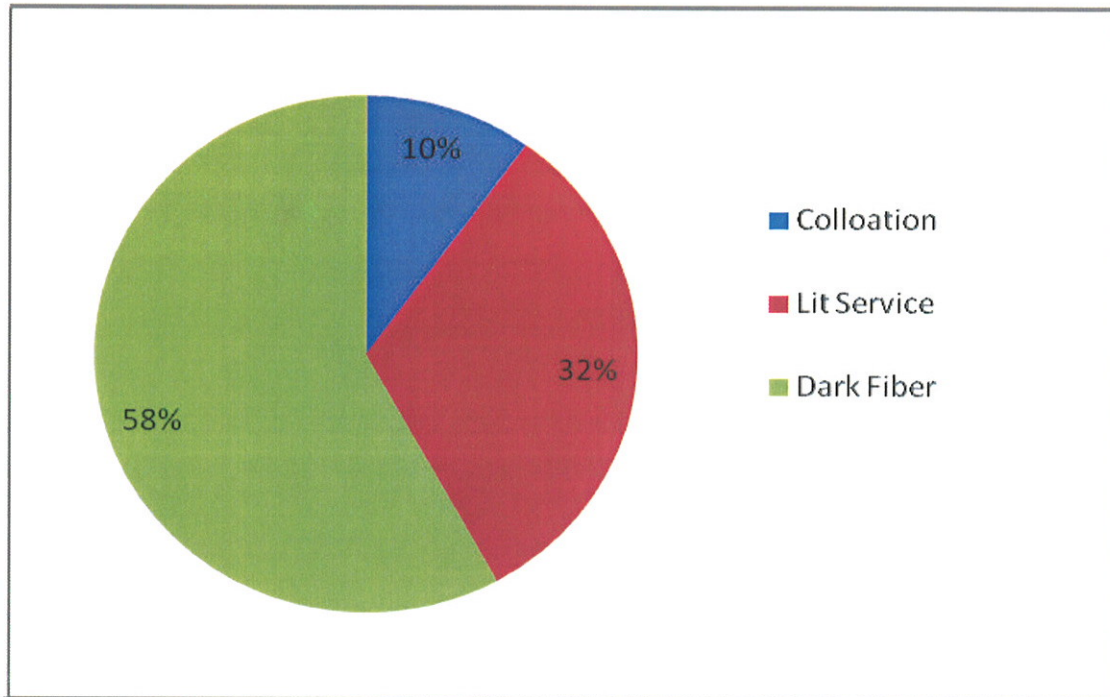
**QLife Expenditures - Total FY11/12  
(excluding internal transfers)**



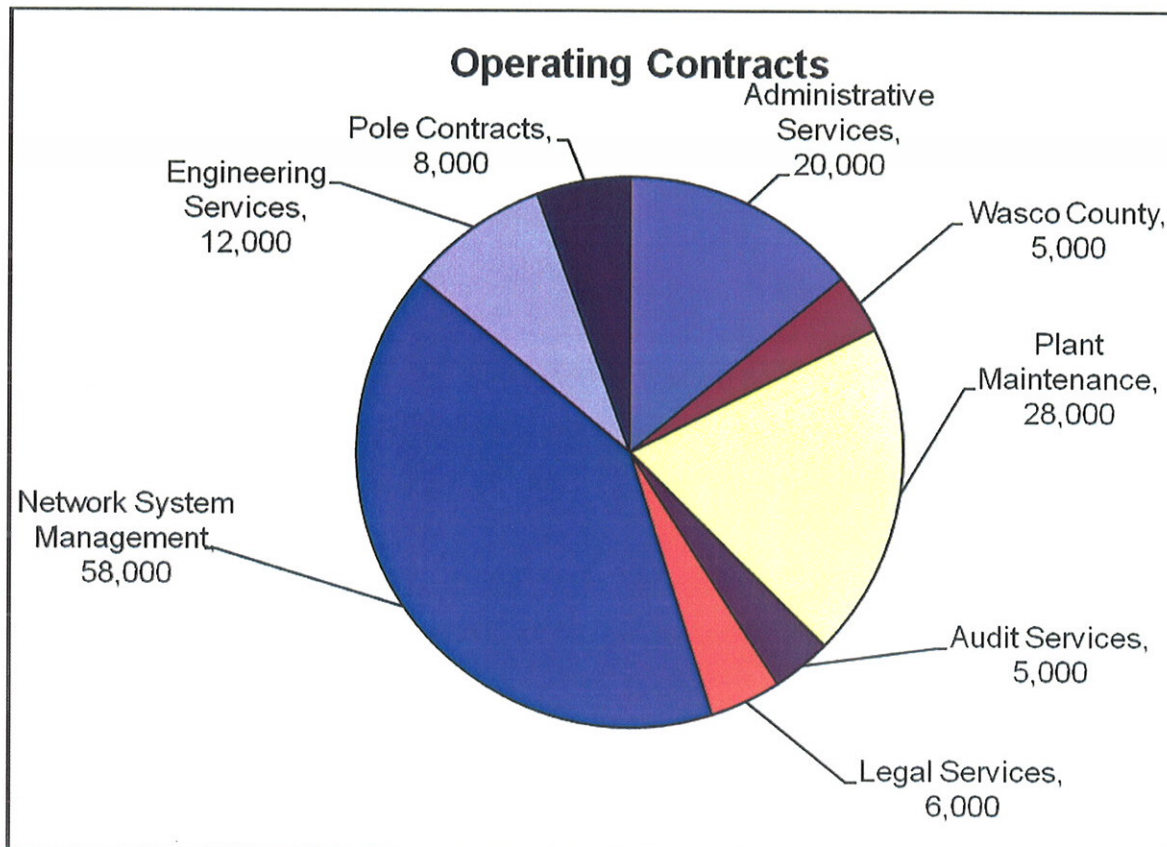
### Customer Revenue January 2011

Total: \$34,310

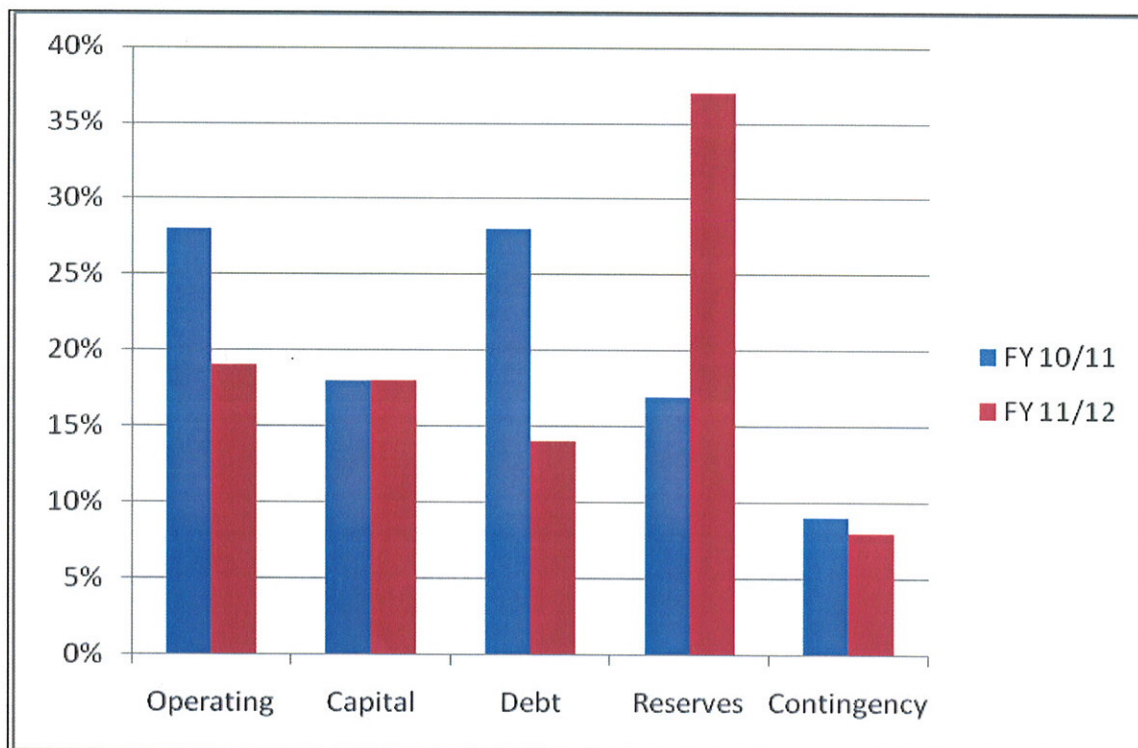
16 Customers







**Expenditures Two-Year Comparison**



QUALITYLIFE INTERGOVERNMENTAL AGENCY  
Approved BUDGET  
FY 2011-12

<b>FY08/09 Actual</b>	<b>FY09/10 Actual</b>	<b>FY10/11 Budget</b>	<b>Account #</b>	<b>Description</b>	<b>FY11/12 Proposed</b>
<b>QLIFE AGENCY FUND 600</b>					
<b>REVENUES</b>					
63,842	29,491	83,913	600-0000-300.00-00	Beginning Balance	120,000
-	-	-	600-0000-371.90-00	Misc Sales and Services	-
340,846	371,915	425,800	600-0000-344.10-00	Utility Service Charges	513,450
65,009	66,000	66,000	600-0000-344.15-00	LSN Credits	27,500
4,335	6,526	2,250	600-0000-344.20-00	Connect Charges	2,250
870	823	800	600-0000-361.00-00	Interest Revenues	600
435	360	-	600-0000-369.00-00	Other Misc Revenues	-
28,999	35,969	60,000	600-0000-369.20-00	E-Rate Reimbursements	40,000
-	-	-	600-0000-392.00-00	Sale of Fixed Assets	-
<b>504,336</b>	<b>511,084</b>	<b>638,763</b>	<b>TOTAL REVENUES</b>		<b>703,800</b>



QUALITYLIFE INTERGOVERNMENTAL AGENCY  
Approved BUDGET  
FY 2011-12

FY08/09 Actual	FY09/10 Actual	FY10/11 Budget	Account #	Description	FY11/12 Approved
<b>EXPENDITURES</b>					
<b>Materials &amp; Services</b>					
10,757	12,568	20,000	600-6000-660.31-10	Administrative Services	20,000
-	-	5,000	600-6000-660.31.15	Contractual Svc - County	5,000
27,138	15,771	28,000	600-6000-660.31-20	Outside Plant Maint	28,000
-	-	20,000	600-6000-660.31-90	Other Services	-
5,600	5,600	5,800	600-6000-660.32-10	Audit	5,000
9,350	3,645	6,000	600-6000-660.32-20	Legal Services	6,000
5,416	22,788	12,000	600-6000-660.34-10	Engineering Services	12,000
43,760	59,033	46,000	600-6000-660.34-30	Network System Mgmt	58,000
-	-	-	600-6000-660.34-50	Special Studies /Reports	-
-	82	2,000	600-6000-660.43-10	Buildings & Grounds	2,000
3,295	1,615	4,600	600-6000-660.43-25	Network Equipment	4,600
223	250	1,000	600-6000-660.43.87	Utilities Locates	1,000
3,132	3,132	3,132	600-6000-660.44-10	Office Space Rental	5,244
4,763	5,164	5,500	600-6000-660.52-10	Liability Insurance	5,500
280	-	300	600-6000-660.52-30	Property Insurance	300
174	93	200	600-6000-660.53-20	Postage	200
522	330	480	600-6000-660.53-30	Telephone	360
133	176	400	600-6000-660.53-40	Legal Notices	400
-	607	1,000	600-6000-660.54-00	Advertising	1,000
375	-	400	600-6000-660.57-10	Permits	400
191	-	400	600-6000-660.58-10	Travel, Food & Lodging	400
-	-	200	600-6000-660.58-50	Trainings & Conferences	200
40	65	200	600-6000-660.58-70	Memberships/Dues/Subs	200
-	-	2,000	600-6000-660.58-80	Scholarships	2,000
81	38	200	600-6000-660.60-10	Office Supplies	200
400	418	500	600-6000-660.69-50	Misc Expenses	500
6,368	7,482	7,600	600-6000-660.69-60	Pole Connection Fees	8,000
-	11,157	12,774	600-6000-660.69-70	Right of Way Fees	14,670
-	-	-	600-6000-660.69-80	Assets < \$5000	-
<b>121,998</b>	<b>150,015</b>	<b>185,686</b>	<b>Total Materials &amp; Services</b>		<b>181,174</b>
<b>Capital Outlay</b>					
-	2,344	20,000	600-6000-660.74-20	Telecom Equipment	20,000
-	-	-	600-6000-660.78-50	Fixed Asset Reclass Acct	-
-	<b>2,344</b>	<b>20,000</b>	<b>Total Capital Outlay</b>		<b>20,000</b>

			<b>Other</b>		
323,847	239,306	326,077	600-9500-600.81-91	QLife Capital Fund	407,626
28,999	35,969	60,000	600-9500-600.83-10	ESD E-Rate Transfers	40,000
-	-	47,000	600-9500-600.88-00	Contingency	55,000
-	-	-	600-9500-600.89-00	Unappropriated Ending Fund Balance	-
<b>352,846</b>	<b>275,275</b>	<b>433,077</b>	<b>Total Other</b>		<b>502,626</b>
<b>474,844</b>	<b>427,634</b>	<b>638,763</b>	<b>Total Expenditures</b>		<b>703,800</b>
<b>29,492</b>	<b>83,450</b>	<b>-</b>	<b>Revenue less Exp</b>	<b>-</b>	

QUALITYLIFE INTERGOVERNMENTAL AGENCY  
APPROVED BUDGET  
FY 2011-12

FY08/09 Actual	FY09/10 Actual	FY10/11 Budget	Account #	Description	FY11/12 Approved
<b>QLIFE CAPITAL FUND 601 REVENUES</b>					
94,224	207,755	145,576	601-0000-300.00-00	Beginning Balance	249,473
8,795	21,534	21,000	601-0000-344.20-00	Connect Charges	31,000
-	-	-	601-0000-369.00-00	Other Misc Revenues	-
50,000	50,000	50,000	601-0000-369.10-00	Enterprise Zone Payment	50,000
323,847	239,306	326,077	601-0000-391.90-01	Qlife Operating Fund	407,626
<b>476,866</b>	<b>518,595</b>	<b>542,653</b>	<b>TOTAL REVENUES</b>		<b>738,099</b>
<b>EXPENDITURES</b>					
<b>Materials &amp; Services</b>					
2,200	14,133	10,000	601-6000-660.34-10	Engineering Services	10,000
-	-	-	601-6000-660.34-70	Customer Connections	4,000
-	20,000	-	601-6000-660.34-90	Other Services	-
27,891	-	2,000	601-6000-660.43-86	Lines, Maint & Supplies	2,000
-	-	-	601-6000-660.57-10	Permits	-
<b>30,091</b>	<b>34,133</b>	<b>12,000</b>	<b>Total Materials &amp; Services</b>		<b>16,000</b>
<b>Capital Outlay</b>					
-	-	2,000	601-6000-660.72-20	Buildings	7,000
-	-	-	601-6000-660.74-10	Computer Equipment	-
24,248	54,233	110,487	601-6000-660.74-20	Telecom Equip	96,000
3,177	880	50,000	601-6000-660.76-10	Primary (System Maint)	23,000
16,870	95,793	37,500	601-6000-660.76-20	Secondary (Line Extensions)	32,500
-	-	5,000	601-6000-660.76-30	Pole Make Ready Costs	5,000
<b>44,295</b>	<b>150,906</b>	<b>204,987</b>	<b>Total Capital Outlay</b>		<b>163,500</b>
<b>Debt Service</b>					
50,704	141,100	147,014	601-6000-660.79-50	Loan Principal Payments	106,090
87,021	-	-	601-6000-660.79-51	CRB Principal Payments	-
57,000	53,625	44,935	601-6000-660.79-60	Interest Payments	38,872
<b>194,725</b>	<b>194,725</b>	<b>191,949</b>	<b>Total Debt Service</b>		<b>144,962</b>
<b>Other</b>					
-	-	100,000	601-9500-600.84-10	Reserve for Sys Imprvmnts	204,332
-	-	20,000	601-9500-600.84-20	Reserve for Co Expansion	40,000
-	-	-	601-6000-660.84-30	Reserve for Debt Retirement	138,000
-	-	13,717	601-9500-600.88-00	Contingency	31,305
-	-	-	601-9500-600.89-00	Unappropriated Ending Fund Balance	
-	-	<b>133,717</b>	<b>Total Other</b>		<b>413,637</b>
<b>269,111</b>	<b>379,763</b>	<b>542,653</b>	<b>TOTAL EXPENDITURES</b>		<b>738,099</b>
<b>207,755</b>	<b>138,832</b>	<b>-</b>	<b>REVENUES LESS EXPENSES</b>		<b>-</b>

## QLife Debt Summary By Fiscal Year

Fiscal Year	OIB Phase I-IV	Columbia State Bank	TOTAL
2011-12	\$7,030	\$137,331	\$144,361
2012-13	\$3,915	\$137,331	\$141,246
2013-14		\$137,331	\$137,331
2014-15		\$137,331	\$137,331
2015-16		\$137,331	\$137,331
2016-17		\$137,331	\$137,331
2017-18		\$125,894	\$125,894
2018-19		\$0	\$0
TOTAL	\$10,945	\$949,880	\$960,825

**QLIFE LONG TERM DEBT**  
**July 1, 2011**

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QLife has the following loans currently:

- 1) OIB Phase I – IV Loan \$42,552 – Seven (7) years @ \$4% interest.

OIB LOAN PHASE I-IV					
Date	Total	Principal	Interest	Balance	
FY 10-11 Total	\$ 7,029.76	\$ 6,430.75	\$ 599.01		
12/31/2011	3,514.87	3,312.15	202.72	6,824.30	
6/30/2012	3,514.78	3,378.29	136.49	3,445.94	
FY 11-12 Total	\$ 7,029.65	\$ 6,690.44	\$ 339.21		
12/31/2012	3,514.86	3,445.94	68.92	-	

- 2) Columbia State Bank Refinance – In May 2008 refinanced NoaNet line of credit at CSB and State of Oregon SPWF loans

**QLife Refinance Amortization Schedule**

Fiscal Year	Principal	Interest	Total	New Balance
				\$987,643.70
2009-10	\$89,926.12	\$48,003.20	\$137,929.32	\$897,717.58
2010-11	\$94,592.27	\$43,337.05	\$137,929.32	\$803,125.31
2011-12	\$99,398.83	\$38,532.49	\$137,931.32	\$703,728.48
2012-13	\$104,658.18	\$33,269.14	\$137,927.32	\$599,070.30
2013-14	\$110,088.77	\$27,804.95	\$137,893.72	\$488,981.53
2014-15	\$115,801.18	\$22,128.14	\$137,929.32	\$373,180.35
2015-16	\$121,768.80	\$16,160.52	\$137,929.32	\$251,411.55
2016-17	\$128,128.43	\$9,800.90	\$137,929.33	\$123,283.12
2017-18	\$122,983.12	\$3,152.44	\$126,135.56	\$0.00

Columbia State Bank (formerly Columbia River Bank)– The original line of credit debt from NoaNet Oregon was for LightSpeed Networks (LSN) and the SPWF loan was financed into a fully amortized 10 year loan in May 2008.

# QLife Ten Year Projection Chart

	FY 11-12	2	3	4	5	6	7	8	9	10
Begin Balance	\$256,473	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
Local Line Charges	\$513,450	\$539,123	\$566,079	\$594,383	\$624,102	\$655,307	\$688,072	\$722,476	\$758,599	\$796,529
LSN Credits	\$27,500									
Total Operating Rev.	\$540,950	\$539,123	\$566,079	\$594,383	\$624,102	\$655,307	\$688,072	\$722,476	\$758,599	\$796,529
Insurance	\$5,800	\$6,032	\$6,273	\$6,524	\$6,785	\$7,057	\$7,339	\$7,632	\$7,938	\$8,255
Maintenance/Operation	\$69,347	\$72,121	\$75,006	\$78,006	\$81,126	\$84,371	\$87,746	\$91,256	\$94,906	\$98,702
Management	\$58,000	\$60,320	\$62,733	\$65,242	\$67,852	\$70,566	\$73,389	\$76,324	\$79,377	\$82,552
Administration	\$43,000	\$44,720	\$46,509	\$48,369	\$50,304	\$52,316	\$54,409	\$56,585	\$58,848	\$61,202
Total Operating Expend.	\$176,147	\$183,193	\$190,521	\$198,141	\$206,067	\$214,310	\$222,882	\$231,797	\$241,069	\$250,712
Contingency	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
e-Zone Revenue	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Funds Available	\$616,276	\$405,930	\$425,558	\$446,241	\$468,035	\$490,997	\$515,190	\$540,678	\$567,530	\$595,817
Debt Service	\$144,361	\$141,246	\$137,331	\$137,331	\$137,331	\$137,331	\$125,894	\$0	\$0	\$0
System Expand/Repl.	\$86,000	\$89,440	\$93,018	\$96,738	\$100,608	\$104,632	\$108,817	\$113,170	\$117,697	\$122,405
Planned Capital Improv.	\$0									
Funds For Projects/Rese	\$385,915	\$175,244	\$195,209	\$212,172	\$230,096	\$249,034	\$280,479	\$427,508	\$449,833	\$473,413





## 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 #
May 23, 2011	Action Item 12-C	#11-046

**TO:** Honorable Mayor and City Council

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

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

**DATE:** May 11, 2011

**ISSUE:** Approval of Agreement with Northern Wasco County PUD for Pole Attachments for Downtown Wi-Fi project.

**RELATED CITY COUNCIL GOAL:** None.

**PREVIOUS AGENDA REPORT NUMBERS:** #11-029

**BACKGROUND:** City staff has been negotiating with representatives of the Northern Wasco County PUD concerning the terms of an agreement whereby the PUD will allow for the attachment of equipment to their cobra head and period light poles to facilitate the establishment of the Downtown Wi-Fi Project. At this time, certain issues concerning provisions for indemnification of the PUD, and the fee to be paid to the PUD for the attachments have not been resolved. If the City and the PUD are able to resolve the outstanding issues in time to keep this item on the May 23<sup>rd</sup> agenda, we will provide the Council with the copy of the proposed agreement as soon as possible. If additional time is needed to resolve these issues, the item will likely be rescheduled for the June 13<sup>th</sup> Council meeting.

**BUDGET IMPLICATIONS:** The actual budget implications will be dependent upon the final rate agreed to between the City and the PUD for the attachment of equipment to the PUD's poles, and whether any application fee will be charged by the PUD for the pole permits.

**ALTERNATIVES:**

- A. Staff Recommendation. If a final agreement can be negotiated in time to keep this item on the May 23<sup>rd</sup> Agenda, move to authorize the City Manager to execute the pole attachment agreement with the PUD.
- B. If additional time is needed to negotiate the agreement, reschedule this item for the June 13, 2011 Council meeting.





## CITY of THE DALLES


313 COURT STREET  
THE DALLES, OREGON 97058


(541) 296-5481 ext. 1125  
FAX: (541) 298-5490

# AGENDA STAFF REPORT

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
May23, 2011	Action Item 12-D	#11-044

**TO:** Honorable Mayor and City Council

**FROM:** Dan Durow, Community Development Director 

**THRU:** Nolan Young, City Manager 

**DATE:** May 11, 2011

**ISSUE:** Adoption of a Resolution No. 11-013, authorizing Oregon Department of Transportation to acquire easements and rights-of-way for the construction of the Downtown-Riverfront Connection Project.

**BACKGROUND:** The federal grants received through ODOT for the Downtown-Riverfront Connection Project require that certain temporary and permanent easements and rights-of-way be acquired from adjoining property owners along and in the construction boundaries. These easements allow for construction to occur that touches or extends onto adjacent properties (outside the right-of-way) as a necessity of the construction process. The federal rules require that a value for each of the easements must be determined through a prescribed process and that the values determined must be offered to the property owners when asking for those easements. This resolution authorizes ODOT to determine those values and negotiate with the property owners on the City's behalf.

**BUDGET IMPLICATIONS:** The easements and rights-of-way costs will be included as part of the overall construction costs and will be included in the expenditures for this project.

**RECOMMENDATION:** Adopt Resolution 11-013, a resolution declaring the necessity and intent to acquire easements and rights-of-way from certain described real property, authorizing the Oregon Department of Transportation to negotiate for its acquisition.

Alternatives

1. Do not adopt the resolution
2. Modify and adopt the resolution

**RESOLUTION NO. 11-013**

**A RESOLUTION DECLARING THE NECESSITY AND INTENT TO ACQUIRE  
EASEMENTS AND RIGHT OF WAY FROM CERTAIN DESCRIBED REAL  
PROPERTY, AUTHORIZING THE OREGON STATE DEPARTMENT OF  
TRANSPORTATION TO NEGOTIATE FOR ITS ACQUISITION.**

**WHEREAS**, the City of The Dalles entered into an agreement with an independent engineering firm for the design of the Downtown – Riverfront Connection Project; and

**WHEREAS**, in order for the project to be constructed as designed, the City of The Dalles must acquire certain types of easements and right of way, adjoining certain real properties and these easements have been deemed necessary for the construction of the Downtown – Riverfront Connection Project. The properties are further described in the attached Exhibit A; and

**WHEREAS**, the City of The Dalles has secured federal grants for the construction of the Downtown – Riverfront Connection Project, which are administered through the State of Oregon Department of Transportation; and

**WHEREAS**, the State of Oregon Department of Transportation requires that the purchase of temporary construction and access easements, and permanent easements for right of way and subsurface pedestrian facilities be negotiated by their office.

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

Section 1. Authorization. City Council authorizes staff to enter into an agreement with the State of Oregon Department of Transportation for right of way services, for the purchase of temporary construction and access easements, and permanent easements for right of way and subsurface pedestrian facility.

Section 2. Effective Date. This Resolution shall be effective as of May 23, 2011.

**PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF MAY, 2011**

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

**AND APPROVED BY THE MAYOR THIS 23<sup>rd</sup> DAY OF MAY, 2011**

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

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

Health Care  
for Mid-  
Columbia  
1N-13E-3BA-1500

THE ORIGINAL DALLES CITY  
VOL. C PG. 003  
BLOCK 2

LOT 6

LOT 5

RAILROAD

CURB & GUTTER

1ST STREET

POINT OF COMMENCEMENT  
NE CORNER LOT 1, BLK 4  
RECORD OF SURVEY H-12-01B

POINT OF  
BEGINNING

CURB & GUTTER

S57°17'44"E  
5.01'

N55°35'12"W 61.75'

S34°25'12"W  
10.00'

N33°15'15"E  
10.00'

N57°17'44"W  
4.95'

PROPERTY LINES FOR  
WARRANTY DEED  
2006006008

SUBDIVISION LINE

PROPERTY LINE

PROPERTY LINE

COURT STREET

CURB & GUTTER

(1500)  
LOT 2

(1400)

LOT 1

(1300)

THE ORIGINAL DALLES CITY  
VOL. C PG. 003  
BLOCK 4

NOTE:

BASIS OF BEARINGS ARE OREGON  
COORDINATE SYSTEM, NORTH  
ZONE, NAD27.



TEMPORARY EASEMENT  
TAX LOT BA1500  
±49 SQUARE FEET



BUILDING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael P. Le Jeune*  
3/29/11  
OREGON  
JAN. 21, 1992  
MICHAEL P. LE JEUNE  
2535

White Shield Inc.

320 North 20th Avenue  
Pasco, WA 99301  
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"  
TEMPORARY CONSTRUCTION  
EASEMENT  
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED  
Scale: 1" = 20'  
Sheet: 1 OF 1  
Project: 108-001-01  
Date: JAN 12, 2011

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BA1500**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

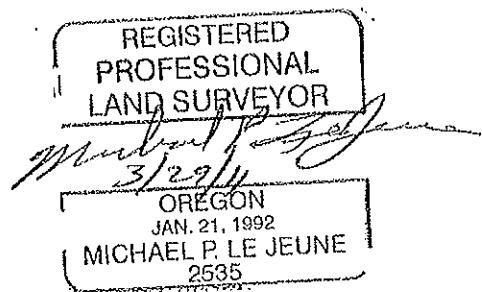
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF CONTRACT SALE DEED 2006-006008 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 61.75 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 34°25'12" WEST, 10.00 FEET; THENCE ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF LOT 2 NORTH 57°17'44" WEST, 4.80 FEET; THENCE NORTH 33°15'15" EAST, 10.00 FEET TO SAID NORTHERLY LINE OF LOT 2; THENCE ALONG SAID NORTHERLY LINE SOUTH 57°17'44" EAST, 5.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 49 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".





IN-13E-3BA-1400



ADJUST SCALE IF NOT 1" AS FLOTTED  
Scale: 1" = 20'  
Sheet: 1 OF 1  
Project: 108-001-01  
Date: APR 19, 2011

**PARCEL 1**

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BA1400**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 2007-004021 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 24.80 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 34°25'12" WEST, 10.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF LOT 1 NORTH 55°35'12" WEST, 36.95 FEET; THENCE NORTH 34°25'12" EAST, 10.00 FEET TO A POINT ON SAID NORTHERLY LINE OF LOT 1; THENCE ALONG SAID NORTHERLY LINE SOUTH 55°35'12" EAST, 36.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 369 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

**PARCEL 2**

**TEMPORARY ACCESS EASEMENT, TAX LOT BA1400**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

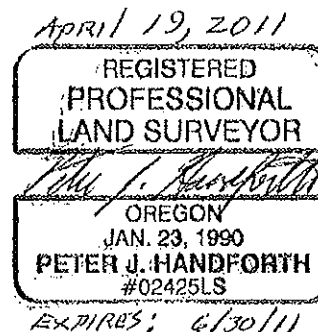
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 2007-004021 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 24.80 FEET; THENCE SOUTH 34°25'12" WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE EAST LINE OF DEED DOCUMENT 2007-004021 OF WASCO COUNTY DEED RECORDS SOUTH 34°25'12" WEST, 109.91 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE NORTH 55°35'12" WEST, 15.00 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID DEED NORTH 34°25'12" EAST, 109.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 1 SOUTH 55°35'12" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1649 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

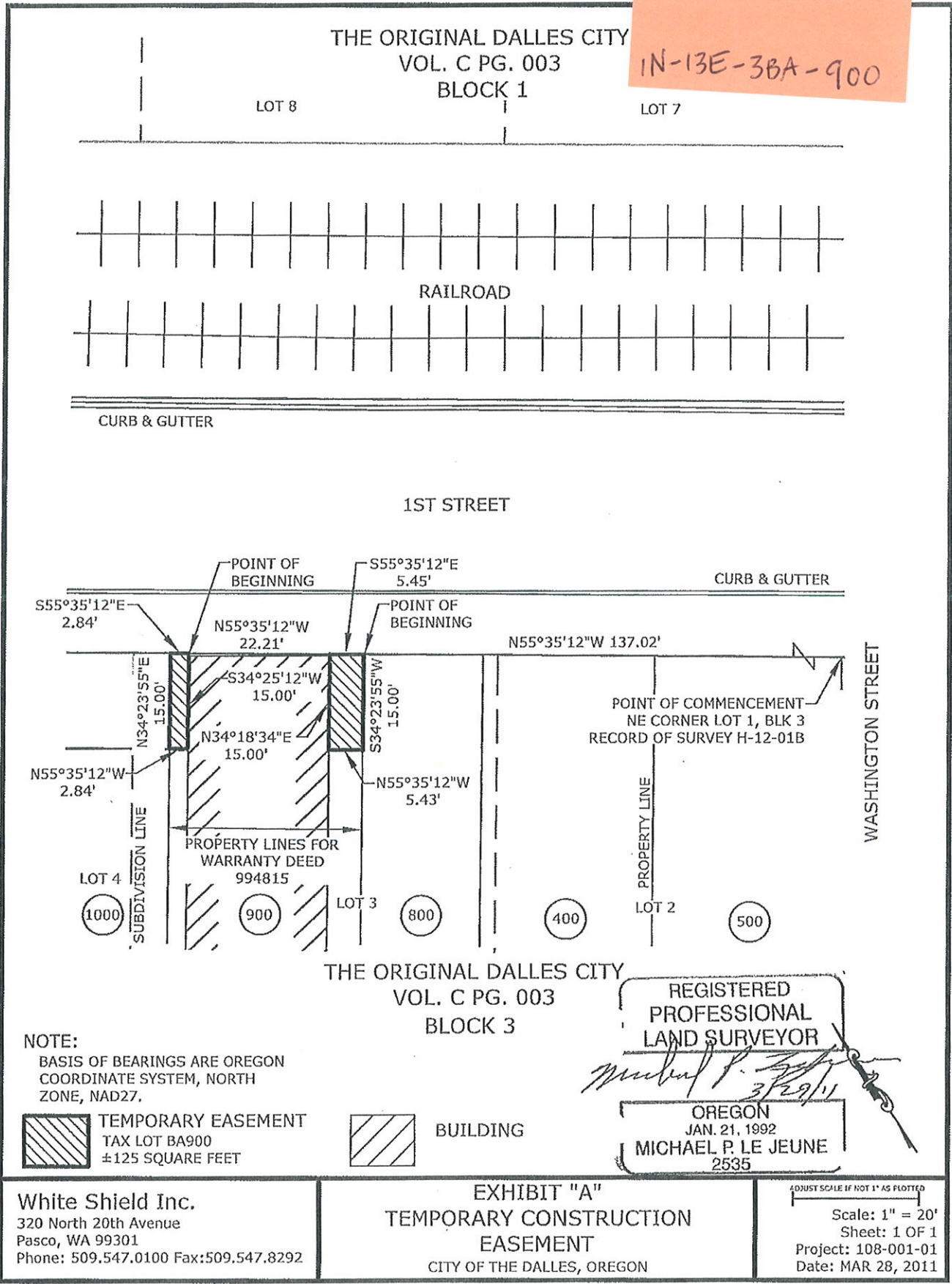
SEE ATTACHED EXHIBIT "A".





Cleasen, Eric

1N-13E-3BA-900



**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BA900**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEEDS 994815 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 3 NORTH 55°35'12" WEST, 137.02 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 34°23'55" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 3 NORTH 55°35'12" WEST, 5.43 FEET; THENCE NORTH 34°18'34" EAST, 15.00 FEET TO SAID NORTHERLY LINE OF BLOCK 3; THENCE SOUTH 55°35'12" EAST, 5.45 FEET TO THE POINT OF BEGINNING.

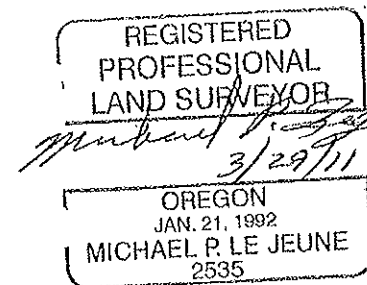
TOGETHER WITH THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SAID NORTHEAST CORNER OF LOT 1, BLOCK 3; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 3 NORTH 55°35'12" WEST, 159.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°25'12" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 3 NORTH 55°35'12" WEST, 2.84 FEET TO THE WEST LINE OF SAID WARRANTY DEED 994815; THENCE ALONG SAID WEST LINE NORTH 34°23'55" EAST, 15.00 FEET TO A POINT ON SAID NORTHERLY LINE OF BLOCK 3; THENCE ALONG SAID NORTHERLY LINE SOUTH 55°35'12" EAST, 2.84 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 125 SQUARE FEET, MORE OR LESS.

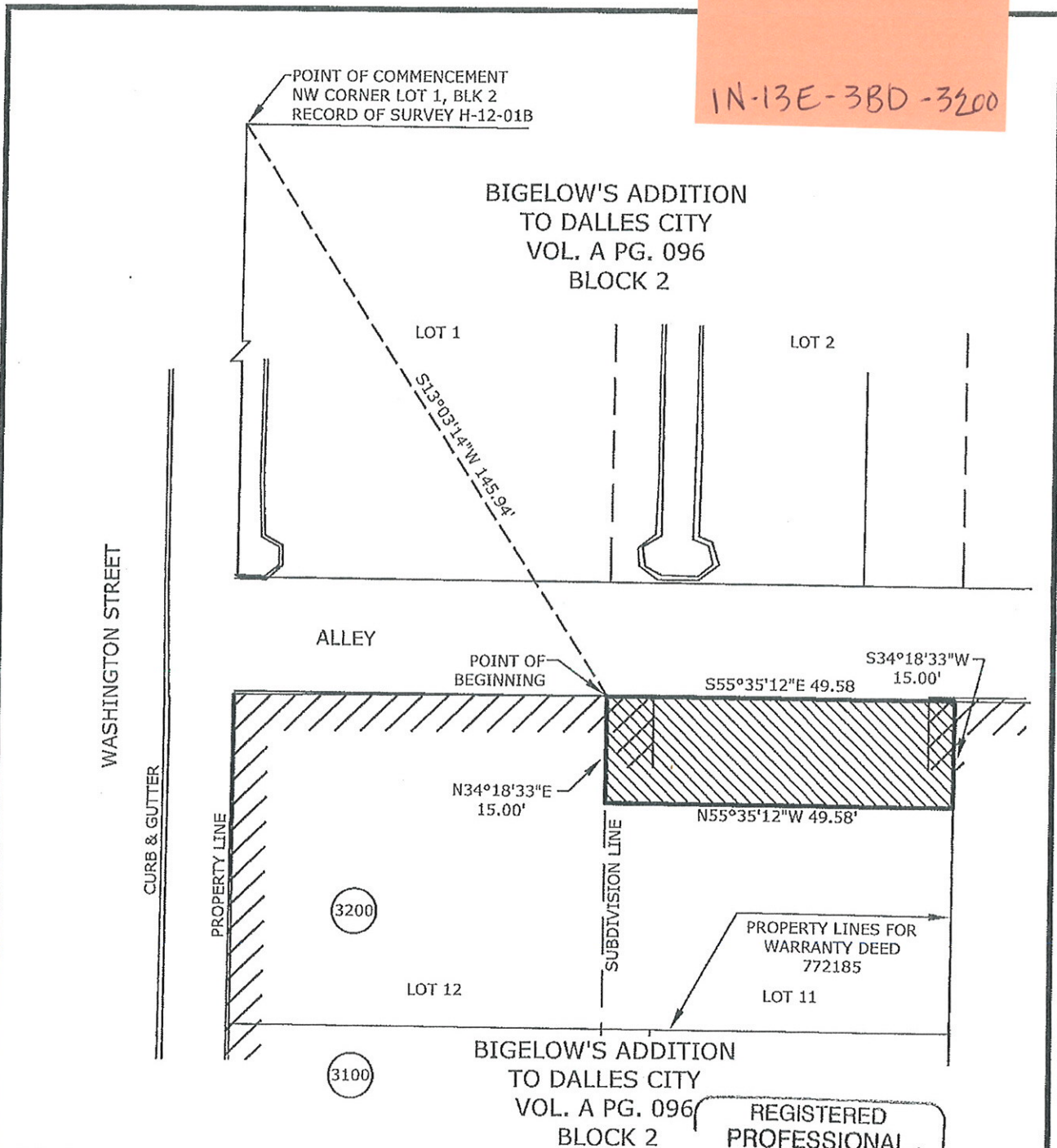
BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".



Heisler, Stanley

IN-13E-3BD-3200



NOTE:

BASIS OF BEARINGS ARE OREGON  
COORDINATE SYSTEM, NORTH  
ZONE, NAD27.



TEMPORARY EASEMENT  
TAX LOT BD3200  
±744 SQUARE FEET



BUILDING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JAN. 21, 1992  
MICHAEL P. LE JEUNE  
2535

White Shield Inc.

320 North 20th Avenue  
Pasco, WA 99301  
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"  
TEMPORARY CONSTRUCTION  
EASEMENT  
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'  
Sheet: 1 OF 1  
Project: 108-001-01  
Date: JAN 12, 2011

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BD3200**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

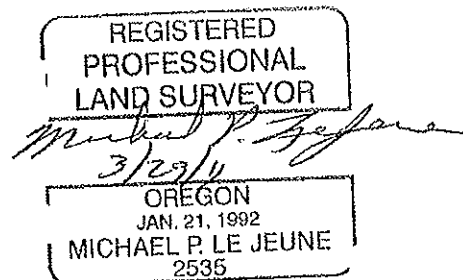
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 772185 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, OF BIGELOW'S ADDITION TO DALLES CITY, VOLUME A, PAGE 096 OF PLATS, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE SOUTH 13°03'14" WEST, 145.94 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 2 OF BIGELOW'S ADDITION; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 SOUTH 55°35'12" EAST, 49.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11 SOUTH 34°18'33" WEST, 15.00 FEET; THENCE LEAVING SAID EASTERLY LINE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF LOT 11 NORTH 55°35'12" WEST, 49.58 FEET TO THE WESTERLY LINE OF SAID LOT 11; THENCE ALONG SAID WESTERLY LINE NORTH 34°18'33" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 744 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

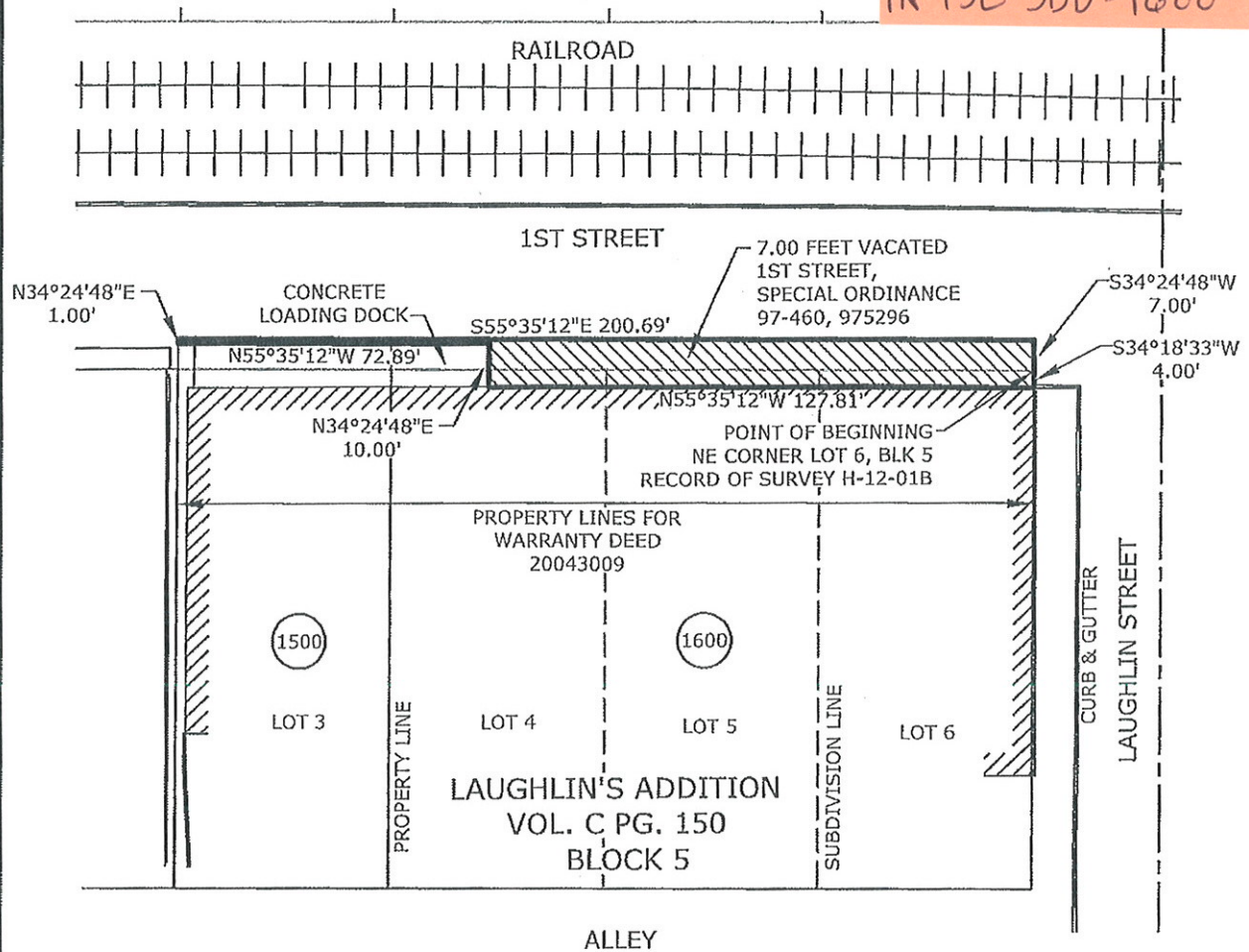
SEE ATTACHED EXHIBIT "A".





Petty John, Wm.

IN-13E-3BD-1600



NOTE:

BASIS OF BEARINGS ARE OREGON  
COORDINATE SYSTEM, NORTH  
ZONE, NAD27.



TEMPORARY EASEMENT  
TAX LOT BD1500 & BD1600  
±1479 SQUARE FEET



BUILDING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael P. Le Jeune*  
3/29/11

OREGON  
JAN. 21, 1992

MICHAEL P. LE JEUNE  
2535

White Shield Inc.

320 North 20th Avenue  
Pasco, WA 99301  
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"  
TEMPORARY CONSTRUCTION  
EASEMENT  
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 40'  
Sheet: 1 OF 1  
Project: 108-001-01  
Date: JAN 12, 2011

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BD1500  
AND BD1600**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

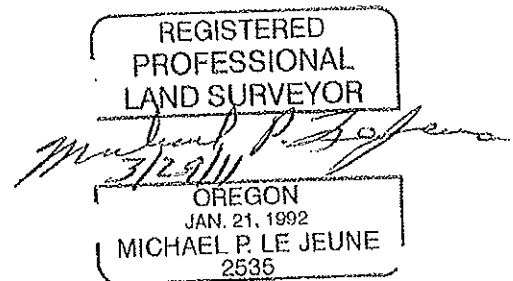
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 971935, AND SPECIAL ORDINANCE NUMBER 97-460, CITY OF THE DALLES COUNCIL RECORDS AND RECORDED AT MICRO FILM NO. 975296 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 5, OF LAUGHLIN'S ADDITION TO THE CITY OF THE DALLES, VOLUME C, PAGE 150 OF PLATS, RECORDED NOVEMBER 29, 1862, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE EASTERLY LINE OF SAID LOT 6 SOUTH 34°18'33" WEST, 4.00 FEET; THENCE LEAVING SAID EASTERLY LINE ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK 5 NORTH 55°35'12" WEST, 127.81 FEET; THENCE ALONG A LINE PERPENDICULAR TO THE NORTHERLY LINE OF SAID BLOCK 5 NORTH 34°24'48" EAST, 10.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 5 NORTH 55°35'12" WEST, 72.89 FEET; THENCE PERPENDICULAR TO SAID NORTHERLY LINE NORTH 34°24'48" EAST, 1.00 FEET TO THE NORTHWEST CORNER OF SAID VACATED PORTION OF FIRST STREET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF SAID BLOCK 5 SOUTH 55°35'12" EAST, 200.69 FEET TO THE NORTHEAST CORNER OF SAID VACATED PORTION OF FIRST STREET; THENCE ALONG A LINE PERPENDICULAR TO SAID NORTHERLY LINE OF BLOCK 5 SOUTH 34°24'48" WEST, 7.00 FEET TO THE POINT OF BEGINNING.

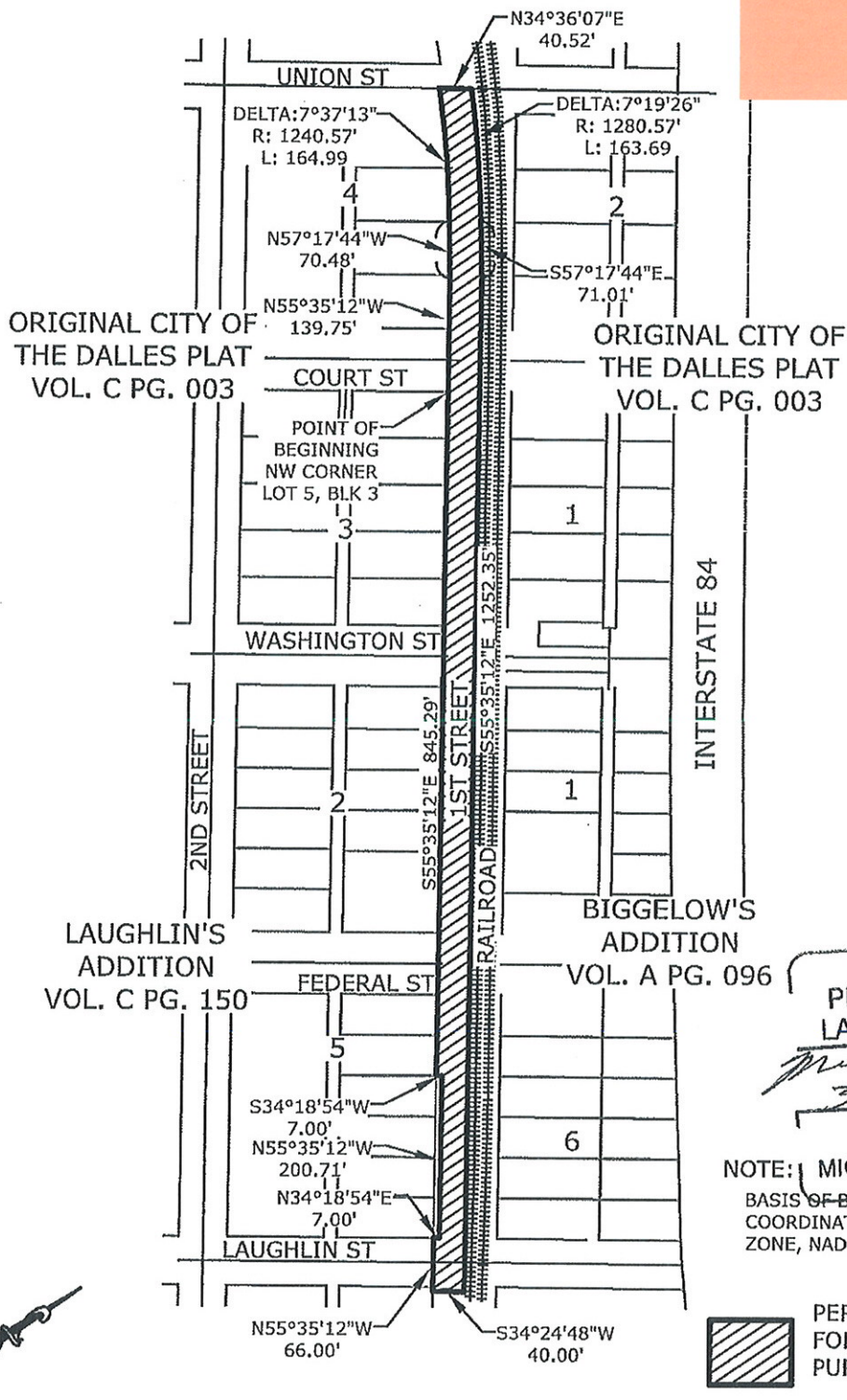
SAID PARCEL OF LAND CONTAINS 1479 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".



Union Pacific  
Railroad



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael P. Le Jeune*  
3/29/11  
OREGON  
JAN. 21, 1992  
NOTE: MICHAEL P. LE JEUNE  
2535  
BASIS OF BEARINGS ARE OREGON  
COORDINATE SYSTEM, NORTH  
ZONE, NAD27.



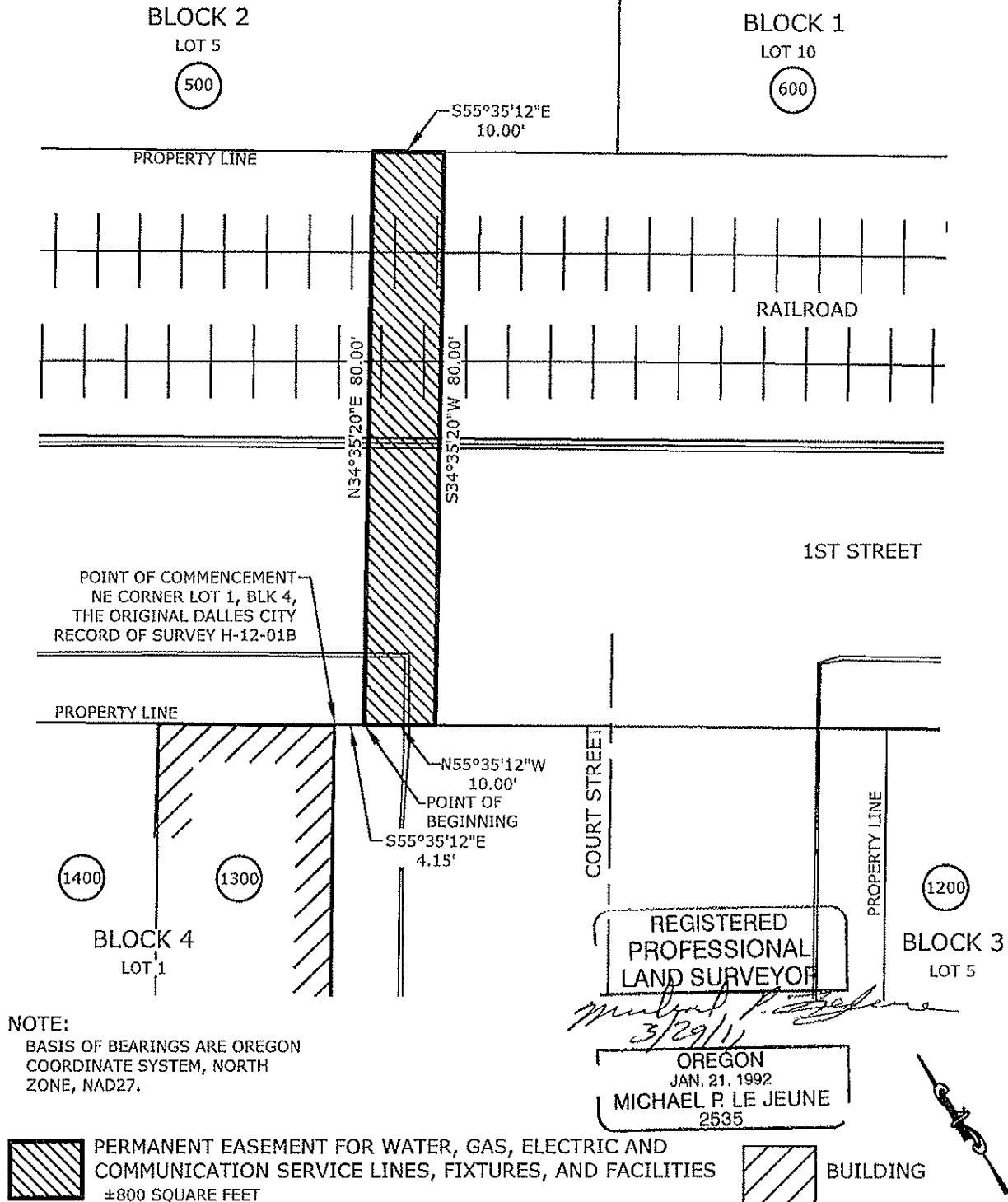
PERMANENT EASEMENT  
FOR RIGHT OF WAY  
PURPOSES  
±1.33 ACRES

White Shield Inc.  
320 North 20th Avenue  
Pasco, WA 99301  
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"  
PERMANENT EASEMENT  
FOR RIGHT OF WAY PURPOSES  
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED  
Scale: 1" = 200'  
Sheet: 1 OF 1  
Project: 108-001-01  
Date: FEB 18, 2011

THE ORIGINAL DALLES CITY  
VOL. C PG. 003



White Shield Inc.  
320 North 20th Avenue  
Pasco, WA 99301  
Phone: 509.547.0100 Fax: 509.547.8292

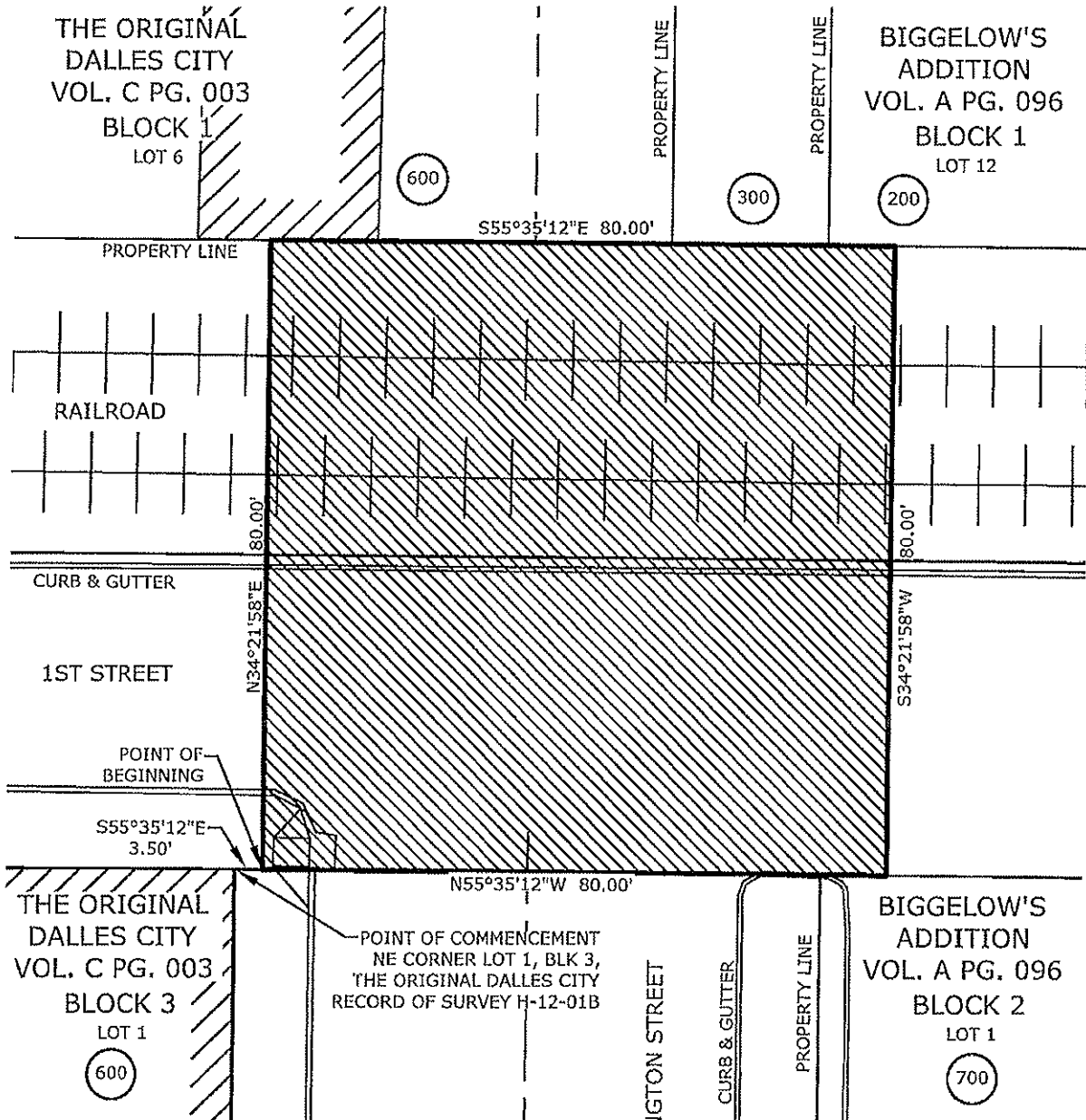
EXHIBIT "B"  
PERMANENT EASEMENT FOR UTILITY  
LINES, FIXTURES, AND FACILITIES  
CITY OF THE DALLES, OREGON

DO NOT SCALE IF NOT 1" AS PLOTTED  
Scale: 1" = 20'  
Sheet: 1 OF 1  
Project: 108-001-01  
Date: FEB 18, 2011




THE ORIGINAL  
DALLES CITY  
VOL. C PG. 003  
BLOCK 1  
LOT 6

BIGGELOW'S  
ADDITION  
VOL. A PG. 096  
BLOCK 1  
LOT 12



**NOTE:**

BASIS OF BEARINGS ARE OREGON  
COORDINATE SYSTEM, NORTH  
ZONE, NAD27.

 PERMANENT EASEMENT  
FOR SUBSURFACE  
PEDESTRIAN FACILITY  
±6400 SQUARE FEET

 BUILDING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Michael P. Le Jeune*  
3/29/11  
OREGON  
JAN. 21, 1992  
MICHAEL P. LE JEUNE  
2535

White Shield Inc.  
320 North 20th Avenue  
Pasco, WA 99301  
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "C"  
PERMANENT EASEMENT FOR  
SUBSURFACE PEDESTRIAN FACILITY  
CITY OF THE DALLES, OREGON

Scale: 1" = 20'  
Sheet: 1 OF 1  
Project: 108-001-01  
Date: FEB 18, 2011

**PARCEL 1 - PERMANENT EASEMENT FOR RIGHT OF WAY PURPOSES, 1ST STREET**

A STRIP OF LAND 40.00 FEET IN WIDTH LOCATED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET NORTH 55°35'12" WEST, 139.75 FEET; THENCE NORTH 57°17'44" WEST, 70.48 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIAL BEARING OF SOUTH 32°54'40" WEST, A DELTA OF 7°37'13", A RADIUS OF 1240.57 FEET, AND A LENGTH OF 164.99 FEET TO A POINT ON THE CENTERLINE OF UNION STREET; THENCE ALONG SAID CENTERLINE NORTH 34°36'07" EAST, 40.52 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE LEAVING SAID CENTERLINE ALONG SAID CURVE TO THE RIGHT HAVING A RADIAL BEARING OF SOUTH 25°35'03" EAST, A DELTA OF 7°19'26", A RADIUS OF 1280.57 FEET, AND A LENGTH OF 163.69 FEET; THENCE ALONG A LINE PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE SOUTH 57°17'44" EAST, 71.01 FEET; THENCE SOUTH 55°35'12" EAST, 1252.35 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 34°24'48" WEST, 40.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 55°35'12" WEST, 66.00 FEET; THENCE NORTH 34°18'54" EAST, 7.00 FEET; THENCE NORTH 55°35'12" WEST, 200.71 FEET; THENCE SOUTH 34°18'54" WEST, 7.00 FEET; THENCE NORTH 55°35'12" WEST, 845.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.33 ACRES, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

**PARCEL 2 - PERMANENT EASEMENT FOR WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES, AND FACILITIES, COURT STREET AND 1ST STREET**

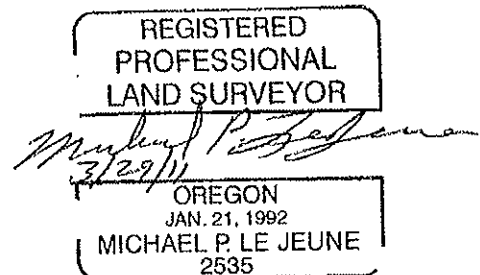
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE PROJECTED NORTHERLY LINE OF SAID LOT 1 SOUTH 55°35'12" EAST, 4.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34°35'20" EAST, 80.00 FEET TO THE SOUTHERLY LINE OF LOT 5, BLOCK 2, OF SAID PLAT; THENCE ALONG SAID SOUTHERLY LINE SOUTH 55°35'12" EAST, 10.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 34°35'20" WEST, 80.00 FEET TO A POINT ALONG SAID PROJECTED LINE; THENCE ALONG SAID PROJECTED LINE NORTH 55°35'12" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 800 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "B".



**PARCEL 3 - PERMANENT EASEMENT FOR SUBSURFACE PEDESTRIAN FACILITY,  
WASHINGTON STREET AND 1ST STREET**

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE PROJECTED NORTHERLY LINE OF SAID LOT 1 SOUTH 55°35'12" EAST, 3.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34°21'58" EAST, 80.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 6, BLOCK 1, OF SAID PLAT; THENCE SOUTH 55°35'12" WEST, 80.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 12, BLOCK 1, OF BIGELOW'S ADDITION TO THE DALLES, VOLUME A, PAGE 096 OF PLATS; THENCE SOUTH 34°21'58" WEST, 80.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, BLOCK 2, OF SAID BIGELOW'S ADDITION; THENCE NORTH 55°35'12" WEST, 80.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 6400 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "C".



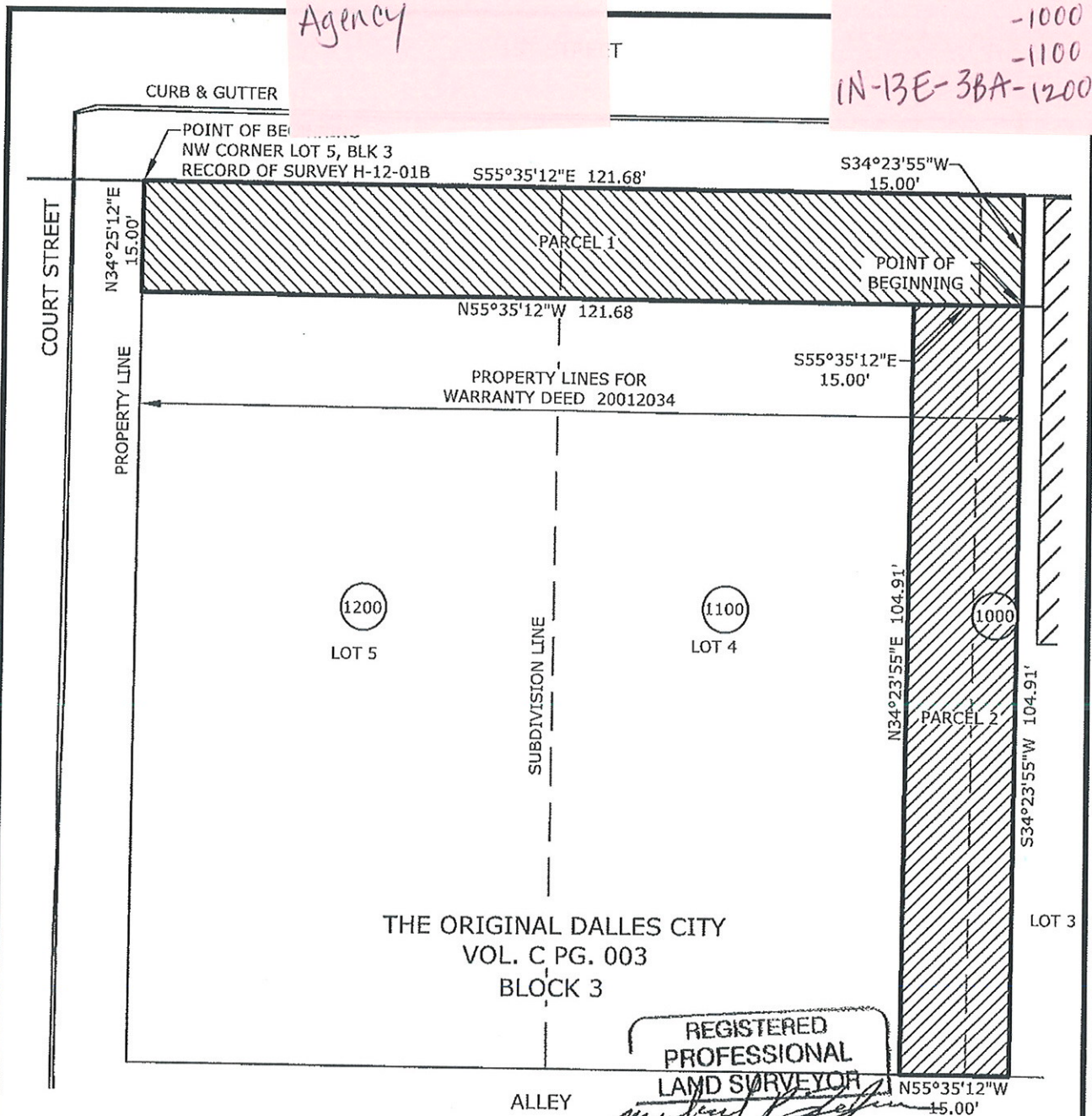
Columbia Gorge  
Urban Renewal  
Agency

CGURA

-1000

-1100

IN-13E-3BA-1200



NOTE:

BASIS OF BEARINGS ARE OREGON  
COORDINATE SYSTEM, NORTH  
ZONE, NAD27.



PARCEL 1 - TEMPORARY  
CONSTRUCTION EASEMENT  
TAX LOTS BA1000 BA1100 & BA1200  
±1825 SQUARE FEET



PARCEL 2 - TEMPORARY  
ACCESS EASEMENT  
TAX LOTS BA1000 BA1100 & BA1200  
±1574 SQUARE FEET



BUILDING

White Shield Inc.

320 North 20th Avenue  
Pasco, WA 99301  
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"  
TEMPORARY CONSTRUCTION &  
ACCESS EASEMENTS  
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'

Sheet: 1 OF 1

Project: 108-001-01

Date: MAR 28 2011

**PARCEL 1**

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOTS BA1000  
BA1100 BA1200**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 20012034 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 SOUTH 55°35'12" EAST, 121.68 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 34°23'55" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF LOT 5 NORTH 55°35'12" WEST, 121.68 FEET; THENCE NORTH 34°25'12" EAST, 15.00 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1825 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

**PARCEL 2**

**TEMPORARY ACCESS EASEMENT, TAX LOTS BA1000 BA1100 BA1200**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 20012034 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 SOUTH 55°35'12" EAST, 121.68 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 34°23'55" WEST, 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°23'55" WEST, 104.91 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 OF SAID BLOCK 3; THENCE ALONG SAID SOUTH LINE NORTH 55°35'12" WEST, 15.00 FEET; THENCE NORTH 34°23'55" EAST, 104.91 FEET; THENCE SOUTH 55°35'12" EAST; 15.00 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1574 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".





CGURA

IN-13E-3BA-800

THE ORIGINAL DALLES CITY  
VOL. C PG. 003  
BLOCK 1

LOT 8

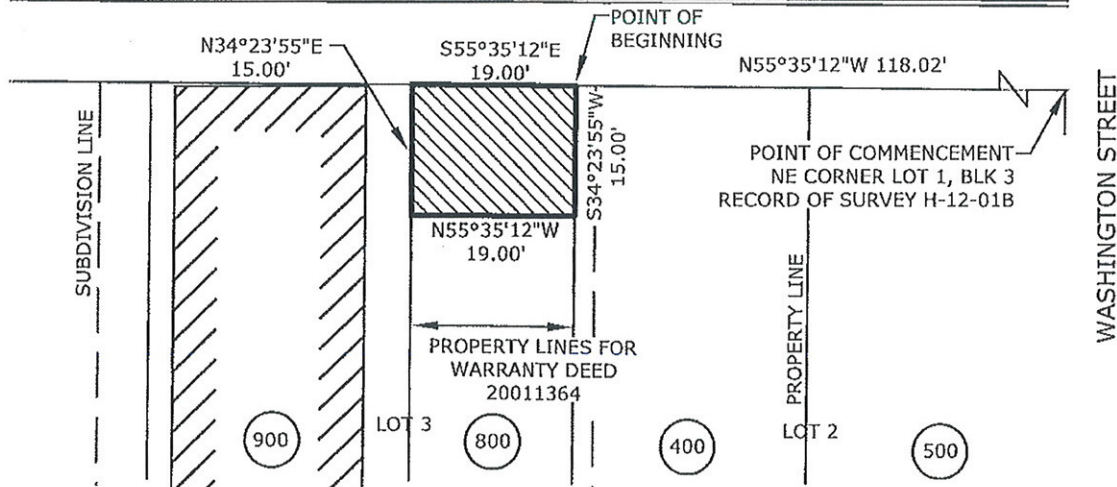
LOT 7

RAILROAD

CURB & GUTTER

1ST STREET

CURB & GUTTER



THE ORIGINAL DALLES CITY  
VOL. C PG. 003  
BLOCK 3

NOTE:

BASIS OF BEARINGS ARE OREGON  
COORDINATE SYSTEM, NORTH  
ZONE, NAD27.



TEMPORARY EASEMENT  
TAX LOTS BA800  
±285 SQUARE FEET



BUILDING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael P. Le Jeune*  
3/29/11

OREGON  
JAN. 21, 1992  
MICHAEL P. LE JEUNE  
2535

White Shield Inc.

320 North 20th Avenue  
Pasco, WA 99301  
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"  
TEMPORARY CONSTRUCTION  
EASEMENT  
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'  
Sheet: 1 OF 1  
Project: 108-001-01  
Date: JAN 12, 2011

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOTS BA800**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

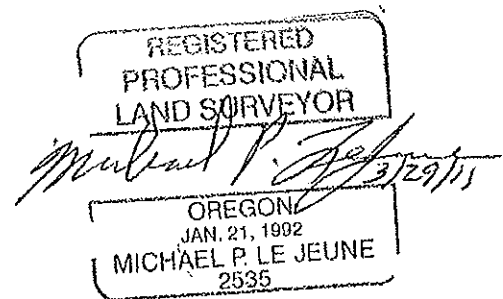
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEEDS 20011364 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 3 NORTH 55°35'12" WEST, 118.02 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 34°23'55" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 3 NORTH 55°35'12" WEST, 19.00 FEET; THENCE NORTH 34°23'55" EAST, 15.00 FEET TO SAID NORTHERLY LINE OF BLOCK 3; THENCE SOUTH 55°35'12" EAST, 19.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 285 SQUARE FEET, MORE OR LESS.

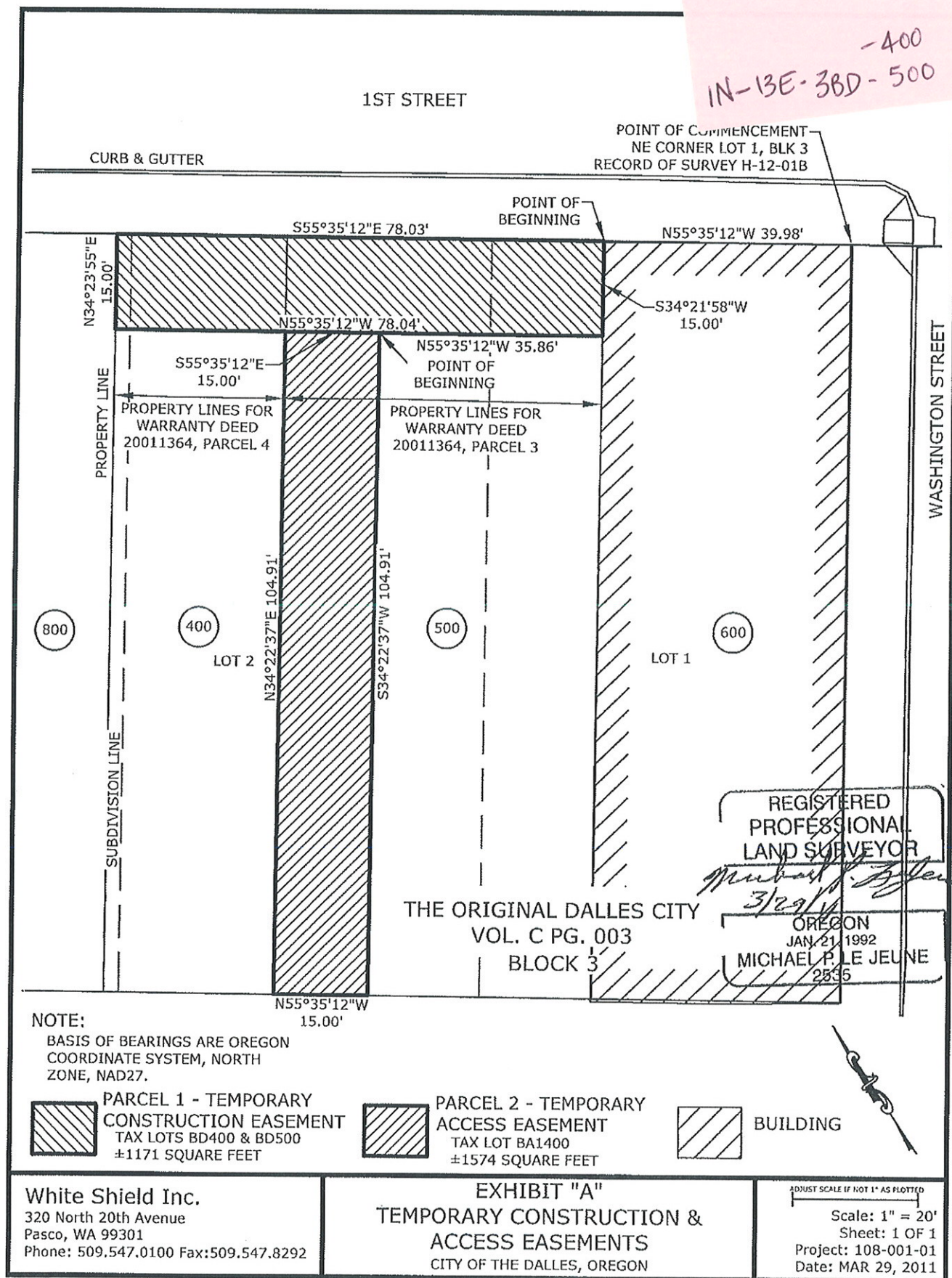
BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".



CGURA

-400  
IN-13E-38D-500





**PARCEL 1**

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOTS BD400 AND BD500**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF PARCELS 3 AND 4 IN WARRANTY DEED 20011364 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 39.98 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 34°21'58" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 3 NORTH 55°35'12" WEST, 78.04 FEET; THENCE NORTH 34°23'55" EAST, 15.00 FEET TO SAID NORTHERLY LINE OF BLOCK 3; THENCE SOUTH 55°35'12" EAST, 78.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1171 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

**PARCEL 2**

**TEMPORARY ACCESS EASEMENT, TAX LOTS BD400 AND BD500**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

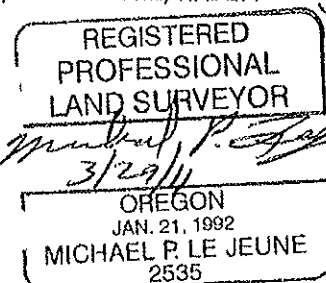
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF PARCELS 3 AND 4 IN WARRANTY DEED 20011364 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 39.98 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 34°21'58" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 3 NORTH 55°35'12" WEST, 35.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°22'37" WEST, 104.91 FEET TO A POINT ON THE SOUTH LINE OF LOT 2 OF SAID BLOCK 3; THENCE NORTH 55°35'12" WEST, 15.00 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED 20011364, PARCEL 3; THENCE ALONG THE WEST LINE OF SAID DEED NORTH 34°22'37" EAST, 104.91 FEET; THENCE SOUTH 55°35'12" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

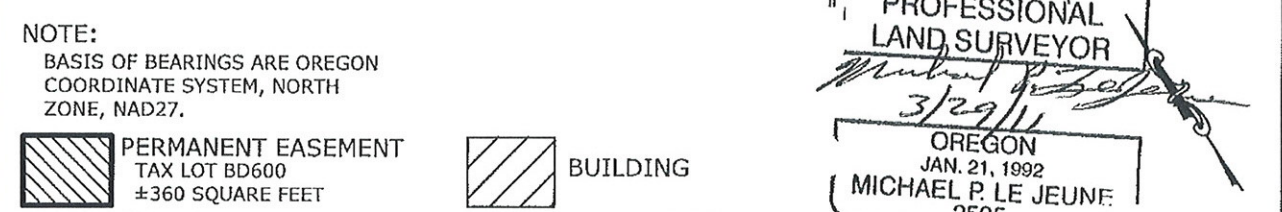
SAID PARCEL OF LAND CONTAINS 1574 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".



IN-13E-3BD-600



ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'

Sheet: 1 OF 1

Project: 108-001-01

Date: JAN 12 2011

**PERMANENT EASEMENT FOR ATTACHED RETAINING WALL, TAX LOT BD600**

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 20043009 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 SOUTH 34°21'58" WEST, 119.91 FEET TO THE SOUTHEAST CORNER SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 NORTH 55°35'12 WEST, 3.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE ALONG A LINE PARALLEL WITH SAID EASTERLY LINE OF LOT 1 NORTH 34°21'58" EAST, 119.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 55°35'12" EAST, 3.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 360 SQUARE FEET, MORE OR LESS.

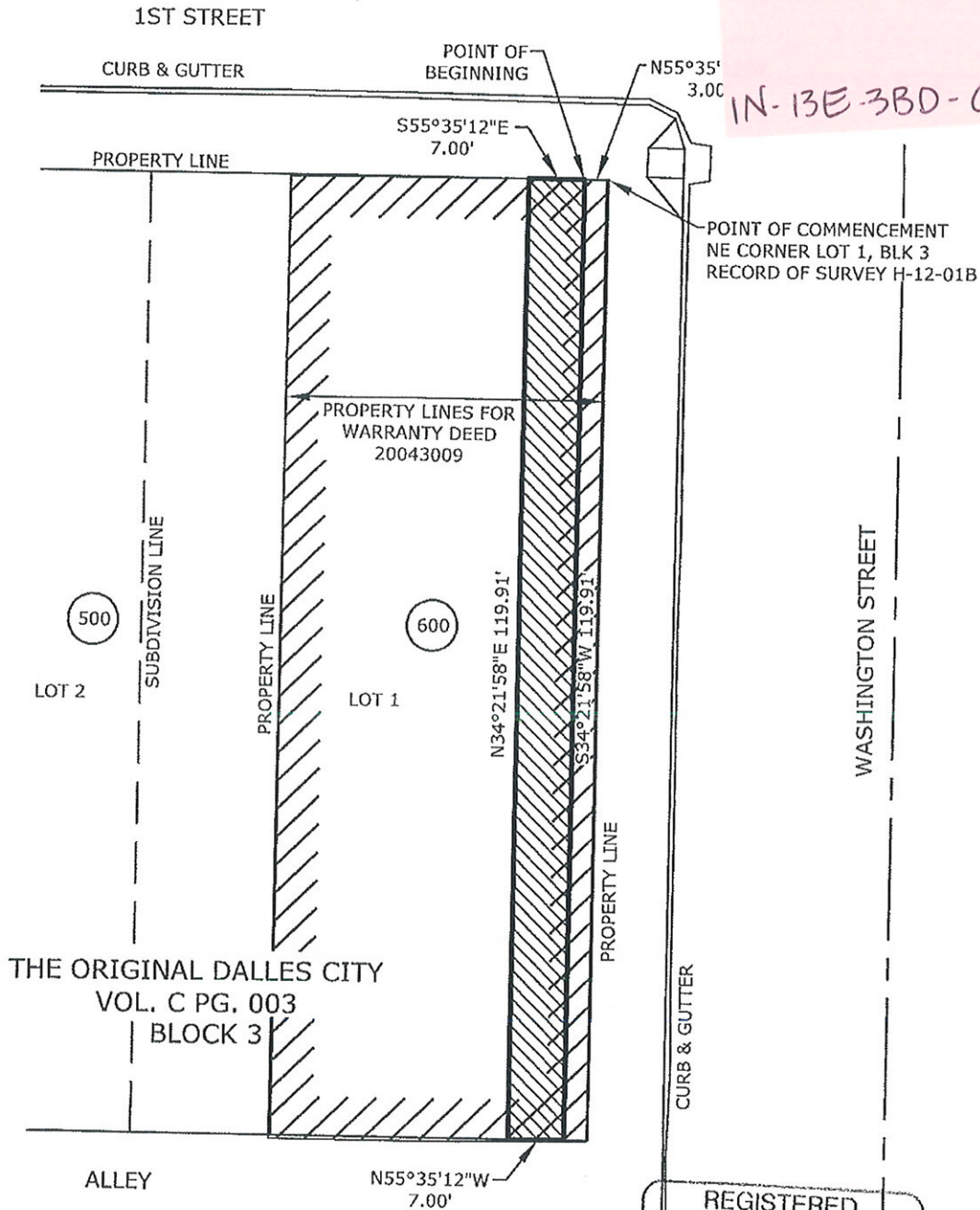
BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".



CEURA

IN-13E-3BD-600



NOTE:

BASIS OF BEARINGS ARE OREGON  
COORDINATE SYSTEM, NORTH  
ZONE, NAD27.



TEMPORARY EASEMENT  
TAX LOT BD600  
±839 SQUARE FEET



BUILDING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael P. LeJeune*

OREGON  
JAN. 21, 1992  
MICHAEL P. LE JEUNE  
2535

White Shield Inc.

320 North 20th Avenue  
Pasco, WA 99301  
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"  
TEMPORARY CONSTRUCTION  
EASEMENT  
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'  
Sheet: 1 OF 1  
Project: 108-001-01  
Date: JAN 12, 2011

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BD600**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 20043009 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 3.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1 SOUTH 34°21'58" WEST, 119.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID SOUTHERLY LINE NORTH 55°35'12" WEST, 7.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE ALONG A LINE PARALLEL WITH SAID EASTERLY LINE OF LOT 1 NORTH 34°21'58" EAST, 119.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE 55°35'12" EAST, 7.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 839 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

