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CITY COUNCIL MEETING  
February 22, 2021  
5:30 p.m.

VIA ZOOM  
LIVESTREAM VIA City website

**PRESIDING:** Mayor Richard Mays

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

**COUNCIL ABSENT:** None

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

**CALL TO ORDER**

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

**ROLL CALL OF COUNCIL**

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

**PLEDGE OF ALLEGIANCE**

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

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

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### **APPROVAL OF AGENDA**

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

### **CONSENT AGENDA**

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

Items approved on the consent agenda were: 1) January 29, 2021 Work Session/Goal Setting Minutes; 2) February 8, 2021 Regular City Council Meeting Minutes; 3) Resolution No. 21-006 Concurrence with the Mayor's Appointments to Various Committees and Commissions.

### **PUBLIC INPUT**

#### **Strategic Investment Program with Google**

Mayor Mays said this part of the meeting was to be a joint session with Wasco County Commission, however technical issues made it impossible for them to participate. He introduced the Commissioners, Scott Hege; Kathy Schwartz and Steve Kramer. He said the commissioners would not be speaking, but were listening.

Mayor Mays introduced the negotiating team: City Manager Julie Krueger, Wasco County Administrator Tyler Stone, Wasco County Commissioner Steve Kramer, Wasco County Assessor Jill Amery, Former Mayor Steve Lawrence, and himself.

Mayor Mays outlined the process for public comment. He said first Matthew Klebes would give a presentation; then Council questions; then public comment would be taken. He asked the public to raise their hand to be recognized before speaking; and to be respectful.

Matthew Klebes, Enterprise Zone Manager reviewed the staff report.

Councilor McGlothlin said the meeting was an opportunity for Council and citizens to hear the facts, then the City and County would decide to approve or not approve the agreement at a later meeting.

Councilor Runyon made the following statement:

I'd like to bring up response to a letter from Widge Johnson (attached to minutes) that the Councilors received and several citizen conversations that this is not a done deal. I was not on the negotiating committee. However, as a former Port Commissioner and County Commissioner I was definitely involved around the previous processes. To that end I have 10 points. Some will be repetition to those covered but will hopefully clarify to others what we are here for, the differences from the past and a reminder the company could build elsewhere but chose The Dalles.

1. The State has two programs that require a certain size of project to even be considered. The Enterprise Zone program and the Strategic Investment Plan or SIP.
2. A company that appears to meet the States criteria can apply. Design LLC, Google in this case and the size of this private business project is considerable and the private business, Google already owns the land.
3. At that point the process comes to the local government to negotiate and a team is put together. Our community team was made up of the County Administrative Officer and City Manager and elected officials who are all hired and elected voices of the citizens. (I have said publicly in past years, I would not support another EZ program, but a SIP is a different animal.)
4. To answer the question posed directly. Community input is absolutely a part of this potential project. That citizen input has come over the previous 15 plus years of projects and has been listened to. The summary of that input was for the separate Tax Districts to participate directly in the proceeds. Not just in the major projects that the City and County decided upon, which by the way benefited the entire community with lump sums that would otherwise not have been available. A SIP gives us this opportunity.
5. The negotiating committee has come back with a proposal and by the way either party could at this point pull out.
6. In this proposal the City, the County and all the Taxing Districts within the SIP area will benefit through different triggers and the Taxing Districts in tax rates proportional to that District.
7. That means that as funds come to the Taxing Districts citizens will then have the direct ability to discuss with those Districts, both in their Budget processes and other mechanisms how the funds will be utilized.

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8. At this point that is not part of this portion of the process. All we are looking at now is the 1st step to move forward to finalize going forward with the SIP program as the tool.
9. As pointed out a moment ago. As those funds near arrival that is the time for the different citizens, groups or entities to bring their individual projects or passions forward. That is not what we are here for today...and without this step there will be no individual projects to discuss.
10. As a reminder of the elements that will benefit the community: Initial Fee for each of the two projects, Property Taxes, community service fee and a gap payment when a tax shortage occurs according to the formula. [end of Runyon's statement]

Mayor Mays said Dave Jacobs the Mid-Columbia Fire and Rescue District Board (MCFRD) President had joined the meeting to make a statement, before rejoining the MCFRD Board meeting.

Dave Jacobs thanked the Mayor for allowing him to speak. He said he was speaking for the Board.

He said the negotiating team had done a great job negotiating the proposed agreement using the Strategic Investment Program. Jacobs said it was difficult for the District to increase staffing to adequately serve the new development without the tax base. He said the agreement provided stable funding for the taxing districts.

Jacobs said the MCFRD Board was in favor of the CSF being divided by percentage to the districts as well.

Runyon asked for clarification on the start date of the agreement.

Klebes said the abatement was tied to a January 1 date. The company must file a form each year the building in operation.

Councilor Long-Curtiss said the general public didn't understand the process.

She said at this point the Council was considering approving the SIP, and nothing more.

Klebes said the steps were:

- 1) SIP Agreement – building and planning codes have to be followed
- 2) Taxes
- 3) Distribution of funds decided

Mayor Mays reminded everyone that the distribution of funds would be decided at a later date. He said water issues currently being negotiated would come before the Council at a later date. He

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said neither of those issues would be discussed at the meeting.

The following citizens spoke on behalf of the agreement:

- Jim Wilcox, 416 West 7<sup>th</sup>
- Brian Lauterbach, 900 East 23<sup>rd</sup>
- John Nelson, Chair of the Board for School District 21 – also noted D21 could not receive tax funds, but could receive grants from the City for projects
- Doug Nelson, 2534 East 18<sup>th</sup>
- Dr. Marta Cronin, 1301 Lambert and President of Columbia Gorge Community College
- Jeremy Thompson, 3300 Dome Road
- Mike Courtney, 2437 East 18<sup>th</sup> and Port of The Dalles Commissioner
- Corliss Marsh, 1401 East 21<sup>st</sup>
- Steve Lawrence, 217 View Court
- Scott Baker, Executive Director Northern Wasco County Parks and Recreation District
- Phil Brady, 822 West 8<sup>th</sup> and board member Mid-Columbia Medical Center
- Carolyn Wood
- Don Warren, Main Street

Points of those in favor:

- Thank you to the negotiating team
- Elected officials are elected to make these decisions
- Not a lot of jobs, but a lot of taxes to split between districts
- Housing and training programs at CGCC direct result of abatement funds from Google
- Positives outweigh negatives
- Special Project funding that otherwise wouldn't be available – new High School
- 35 acres of land – opportunity for putting more people to work
- Please Google asked for the SIP – more options

The following citizens had questions for consideration:

- Sheila Dooley, 3300 Vespa Road
- Philip Mascher, 914 West 15<sup>th</sup>
- Rodger Nichols
- Tiffany Woodside, 3145 Cascade, Hood River
- Karen Mackey, 1822 Cherry Heights Road
- Tonya Brumley, 64891 Long Hollow Road, Dufur

Questions raised:

- What has Google done for the community – Mayor will reach out to Google for a list
- What does first source hiring mean – Klebes, through the employment department helps with job training
- More information on Aquafer – Mayor, still being negotiated
- Environmental concerns – superfund site, moving toxic dirt; who will oversee – Klebes, all permitting requirements will be met at that time
- How much water does Google use? Mayor, confidential trade information cannot release
- Has Google filled out a water use request? Dave Anderson, Public Works Director – no official form yet, under negotiations for a future agreement.
- Drilling into aquafer – Anderson, talking about method of gathering surface water during the winter, treating the water and storing for future use. Not drilling into an aquafer.
- Consider quantity of “vapor”, it seemed to increase fog in winter
- Consider design esthetics of buildings – big ugly buildings or more welcoming with murals

Councilor Richardson asked for assurance Google wouldn't put citizens at risk of running out of water.

Anderson said protecting the City's water supply is always priority #1.

## **ACTION ITEMS**

### **Amendment to Contract with Campbell Phillips for Legal Services**

City Manager Julie Krueger reviewed the staff report.

Runyon asked what the effective date of the agreement was and term of agreement.

City Manager Krueger said July 1, 2021. She said it would be in the upcoming fiscal year budget. She said the agreement was for one year, or longer. She said the cost was under the total cost of having an inhouse attorney, secretary and paralegal.

It was moved by Long-Curtiss and seconded by Richardson to authorize an amendment to the

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City's legal services agreement with Campbell Phillips, PC to establish a set monthly retainer of \$15,750 and increase the monthly hours to 115. The motion carried 5 to 0; Long-Curtiss, Richardson, Randall, McGlothlin, Runyon voting in favor; none opposed.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:22 p.m.

Submitted by/  
Izetta Grossman, CMC  
City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:

  
Izetta Grossman, CMC City Clerk