

AGENDA

REGULAR CITY COUNCIL MEETING

October 12, 2020

5:30 p.m.

VIA ZOOM

<https://zoom.us/j/92382729071?pwd=bi9Fc0RRaEtwRE45TnZQeHJwc2lNZz09>

Meeting ID: 923 8272 9071

Passcode: 651833

Or Dial

1 346 248 7799

1 669 900 6833

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. 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.

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

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

CITY OF THE DALLES

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

- A. Approval of the September 28, 2020 Regular City Council Meeting Minutes
- B. Approval of the September 3, 2020 Joint Meeting with Wasco County and the Port of The Dalles Minutes

10. CONTRACT REVIEW BOARD ACTIONS

- A. Authorization Purchase of In-pipe Camera System for Video Inspection of Sanitary Sewer and Stormwater Piping Systems
- B. Authorization to Purchase Emergency Back-up Generator and Automatic Transfer Switch for the Public Works Offices

11. ADJOURNMENT

This meeting conducted in a handicap accessible room.

Prepared by/
Izetta Grossman, CMC
City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Item #9 A-B

MEETING DATE: July 13, 2020

TO: Honorable Mayor and City Council

FROM: Izetta Grossman, CMC, City Clerk

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

- A. **ITEM:** Approval of the September 28, 2020 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the September 28, 2020 Regular City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: That City Council review and approve the minutes of the September 28, 2020 Regular City Council meeting minutes.

- B. **ITEM:** Approval of the September 3, 2020 Joint Meeting Minutes

BUDGET IMPLICATIONS: None

SYNOPSIS: The minutes of the September 3, 2020 Joint Meeting Minutes have been prepared and are submitted for review and final approval.

RECOMMENDATION: That City Council review and approve the minutes of the September 3, 2020 Joint meeting with Wasco County and the Port of The Dalles.

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20MINUTES

CITY COUNCIL MEETNG
September 28, 2020
5:30 p.m.

VIA ZOOM
LIVESTREAM VIA City website

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Linda Miller, Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall

COUNCIL ABSENT: None

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

Number of people present: 20

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 McGlothlin to lead the Pledge of Allegiance.

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

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APPROVAL OF AGENDA

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

AUDIENCE PARTICIPATION

Steve Lawrence spoke to the Council requesting the Council re-examine the compatibility piece being removed from the planning approval criteria. (see attached)

Councilor Runyon asked staff to review the items brought up by Mr. Lawrence and bring the findings back to Council for review.

Rian Beach, 418 West 2nd spoke regarding homeless issues, trash, cars, filth in the neighborhood across from St. Vincent warming shelter and food distribution site. He said he send a memo and photos to the Council earlier outlining the issues. (see attached).

Runyon asked the City Manager to give a report on the work she had been doing on the homeless issue.

Mayor Mays agreed with Runyon. He said he heard that St. Vincent's was looking for another location.

PK Schwartz, 711 East Scenic said he was concerned that he hadn't seen any Council action on the homelessness issue. He aske the Council to appoint a Committee to work on a whole Citywide solution.

Alan Alford, 515 ½ Liberty said he had sent a letter to the City Manager on this issue. He said he was on the board at St. Vincent's and would like to be part of the solution.

Marilyn Roth, said she would like to see everyone engaged in solutions; the City, the Chamber, St. Vincent's. She said the immediate need was winter shelter. She was in favor of a committee being put together.

David Lutgens, Executive Director of St. Vincent's, 707 East 20th said they were working hard to cleanup around the 3rd Street location, and to get people off the street. He said what he hears most from the homeless is: Where do we eat, sleep, put our stuff in a safe place, and use the restroom. He said the cars have been moved, and the staff counsels' people to stay off the street. He said restrooms are needed in the area.

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Councilor Miller said she was on the board of St. Peter's Landmark and they and an ongoing issue of people sleeping behind the facility. She said they ask people to move along.

Shawn Phillips, 406 West 2nd Place said it was an ongoing issue, every year they hear "working on it", but nothing ever gets done. He said he had two pages of code violations. He said he felt it was wrong that St. Vincent's doesn't have to comply.

Mayor Mays said there was a committee working on the issues, if there isn't positive movement he might lean toward establishing a City Committee.

CITY MANAGER REPORT

City Manager Julie Krueger introduced City Legal Counsel Jonathan Kara. She said he would be representing the City, replacing Diana McDougle who was on sabbatical.

She said she had been approached by Alex Hattenhauer regarding the land locked parcel on 1st Street. She said former attorney Gene Parker had worked on this issue in the past. She asked Council if they were interested in perusing the sale. It was the consensus of the Council to proceed.

City Manager Julie Krueger said the city hall parking lot would be closed Thursday through Sunday for Walldogs to paint a teaser mural on part of the building to the westside of the parking lot.

She reported that only five grants had been awarded through the Economic Recovery Grants. She said they would be re-advertising the program.

City Manager Krueger reported the city had received a letter from Breanna Wisser reporting the City would be receive a \$24,668 dividend from SAIF.

CITY ATTORNEY REPORT

City Legal Counsel Jonathan Kara said he was looking forward working with everyone.

CITY COUNCIL REPORTS

Councilor Long-Curtiss reported:

- Urban Renewal Meeting – 180 extension to The Dalles Fitness Hub (Tony's Building); KPPF gave an update on the 1st Street project
- Community Outreach Team virtual meetings with the Mayor meeting with

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- Congressional Delegations
- QLife Board meeting - Scenic Drive Curtiss homes fiber to homes project; Lone Pine fiber to homes project some delays due to the fires
- Homeless Coalition Meeting – Statewide winter housing is an issue; have HUD waivers, but need flat land to put the shelter in place with rules and regulations. She said the issues go beyond just homeless.
- Housing Solutions Committee – specifically works on housing

Councilor McGlothlin reported:

- Met with City Manager
- Urban Renewal Meeting – transferring title to Gomez’s for the Granada
- Airport Board – water rights and well; working through issues with FAA and attorney

Councilor Randall reported

- Urban Renewal Meeting
- He said the City gave his work some KN95 masks – very appreciated

Councilor Runyon reported:

- QLife Board
- Police Chief Pat Ashmore
- City Manager Julie Krueger

Councilor Miller reported:

- Urban Renewal Meeting – wonderful to turn deed over to Gomez’s for the Granada
- Met with potential Councilors
- Household Hazardous Waste – State will be issuing guidelines
- Met with Jim Winterbottom, Manager The Dalles Disposal – the drivers will be leaving cards of what they didn’t take away and why – cards explaining what can be recycled will be going out

Mayor Mays reported:

- Virtual meetings of the Community Outreach Team
- Teaser mural going up – thanked Senior Planner Dawn Hert for her assistance regarding historic landmarks

McGlothlin said at the Urban Renewal meeting he had first contact with Interim Director Alice Cannon. He said he was impressed with her skill and knowledge.

Miller and the Mayor agreed.

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CONSENT AGENDA

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

Items approved on the consent agenda were: 1) August 24, 2020 and August 31, 2020 Special City Council Meeting Minutes; 2) B. September 14, 2020 Regular City Council Meeting Minutes; 3) Resolution No. 20-024 Abatement Lien 402 West 4th Street.

PUBLIC HEARINGS

Mayor Mays opened the public hearing.

Amendments to Policy No. 10 of Goal No. 8 - Recreational Needs of The Dalles Comprehensive Land Use Plan

Senior Planner Dawn Hert reviewed the staff report. She said no comments had been received.

Acceptance of Northern Wasco County Parks & Recreation Master Plan

Northern Wasco County Parks & Recreation Director, Scott Baker reviewed his PowerPoint presentation. He reminded Council he had brought the draft document to them before.

He said he had worked with the Planning Department to create an adoptable document.

Miller asked if there was a plan for Sorosis Park.

Baker said there was, he just didn't have a fancy drawing to show. He said the 100th anniversary of the park was coming up.

He said he had worked with The Dalles Beautification Committee and the Lions Club on the rehabilitation of the Vogt Fountain and placing pavers as walk way around the rose garden.

Miller asked about using School District 21 property as available acreage.

Baker said those were partnerships, where Parks and Rec could get grants that would help the schools with playground equipment for example, and Parks and Rec could use the school facilities for activities.

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Mayor Mays ask for testimony. Hearing none he closed the hearing.

McGlothlin thanked Baker for adding pickle ball courts and an RV park to the Master Plan.

Runyon asked what would become of the lumber from the trees being cut down at Sorosis.

Baker said they had spent 3 years trying to get ahead of the pine beetles and the black scale on the pine trees. He said almost all of the trees are dead or dying. He said they are hoping to save 20 trees.

He said once all the trees were downed they would begin assessing the irrigation system repair plan. He said once the irrigation system was adequate they would begin the replanting effort focusing on diversity of trees, making a healthier environment.

Baker said the area between the shelter and the College looked beautiful and green.

He said the logs were just covering the cost of having them cut. He said the smaller pieces were being stacked and would be going to the Community Wood Program. He said if anything was left he would open it up to the community.

General Ordinance No. 20-1382 An Ordinance Amending Policy #10 of Goals #8: Recreation Needs of The Dalles Comprehensive Land Use Plan

Mayor Mays asked the City Clerk to read the Ordinance by title only.

City Clerk Grossman read the Ordinance by title only.

It was moved by McGlothlin and seconded by Miller to adopt General Ordinance No. 20-1382 amending Policy #10 of Goal #8: Recreational Needs of The Dalles Comprehensive Land Use Plan and acknowledging the Northern Wasco County Parks and Recreation District's Parks and Recreation Master Plan as a background document in Volume III of The Dalles Comprehensive Plan, to serve as the City's long-range recreation plan for The Dalles Urban Growth Boundary Area by title only. The motion carried 5 to 0; McGlothlin, Miller, Long-Curtiss, Runyon, Randall voting in favor; none voting opposed.

CONTRACT REVIEW BOARD ACTIONS

Sanitary Sewer CIPP Lining Contract No. 20-005

Public Works Director Dave Anderson reviewed the staff report.

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In response to a question Anderson said the annual goal is to inspect 15% of the sewer lines. He said over the years 90% had been inspected. He said it was almost time to start over.

Anderson said basically the project was laying new PVC pipe in old pipe.

It was moved by Randall and seconded by McGlothlin to authorize the City Manager to enter into contract with Insituform for the 2020 Sanitary Sewer CIPP Lining, Contract No. 2020-005, in an amount not to exceed \$317,425.20. The motion carried 5 to 0: Randall, McGlothlin, Runyon, Miller, Long-Curtiss voting in favor; none voting opposed.

ACTION ITEMS

Approval of Police Sergeant position

City Manager Julie Krueger reviewed the staff report.

Chief Ashmore said call load had increased from 2017 to 2019 by 15% patrol and 14% criminal.

He said with Codes Enforcement needs are increasing, more video redaction than was anticipated from the body cams, and other reforms coming down from the State, the department needs an Administrative Sergeant position.

Long-Curtiss said she was concerned that the citizens would see Codes Enforcement as a Police Officer, creating a risk to the Codes Enforcement officer.

Chief Ashmore said the Codes Enforcement Officer would be getting deescalating training, would carry a radio, and the station would always know where they were. He said he felt the program would be more proactive with better service.

City Manager Krueger said the support and structure was important.

Long-Curtiss asked that the roll out to the community be done in a positive way.

It was moved by Runyon and seconded by Miller to authorize an Administrative Sergeant position to the Police Department, effective January 1, 2021 and move the Codes Enforcement Position from salary schedule AA to W, effective January 1, 2021. The motion carried 5 to 0; Runyon, Miller, McGlothlin, Randal and Long-Curtiss voting in favor; none voting opposed.

Resolution No. 20-021 A Resolution Authorizing Transfers of Funds Between Various Departments of General Fund

Finance Director Angie Wilson reviewed the staff report.

City Manager Julie Krueger reviewed the tutoring program previously to Council. (attached)

She said the program was for City employees' families where both parents worked during the day; or a single parent home. She said the program allowed parents to continue to work and not worry about how their children were doing online school.

She said Human Resources and the City Safety Officer had worked hard to set guidelines for sanitation, temperature taken daily, and social distancing.

She said Library staff did not come in contact with the students in the program.

She said she didn't anticipate needing the program for a full year, but wanted to budget just in case. She said she had hoped the program would be covered by COVID grant funds, but it was not at this time. She said the Safety Officer had been working full time with the Wasco County EOC, therefore his salary would be covered by COVID grant funds.

Runyon asked if the program was being done in other cities or was it an original idea.

City Manager Julie Krueger said the Leadership Team had worked together to develop the program.

Long-Curtiss asked if use of the program was a taxable benefit to the employees.

City Manager Krueger said she was not sure, and would look into it.

Human Resources Director Hunter said he was not sure due to the circumstances.

Mayor Mays asked that staff provide a memo to the Council regarding the issue.

Runyon said it was a bold idea. He said the cost of retraining even one employee far out ways the cost of the program.

McGlothlin agreed with Runyon.

Finance Director Wilson clarified that the tutoring program was not covered by the COVID grant at this time.

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Long-Curtiss said she had received negative comments and emails regarding the program not being fair and the use of tax dollars.

Miller said she had received many positive comments.

Mayor Mays asked if the dollar amount could be reduced.

City Manger Julie Krueger said Council could reduce the amount, however, the amount covers the unknown. She said any remaining funds would return to the beginning fund balance at budget time.

Runyon asked for a review of the program in November. McGlothlin agreed.

It was moved by Miller and seconded by Randall to adopt Resolution No. 20-021 Authorizing Transfers of Funds between Departments of the General Fund of the City of The Dalles Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2021. The motion carried 5 to 0; Miller, Randall, McGlothlin, Runyon, Long-Curtiss voting in favor; none voting opposed.

Long-Curtiss said she had issues with the tutoring program, but would vote for the resolution to pass the needs of the Police Department.

Authorization to Execute CDBG Application and Contracts Between the City and Business Oregon, and Between the City and Columbia Cascade Housing Corporation for a Mid-Columbia Regional Home Repair Program

Interim Community Development Director reviewed the staff report.

It was moved by Runyon and seconded by McGlothlin to authorize the City Manager to execute CDBG application and contracts between the City of The Dalles and Business Oregon, and between the City of The Dalles and Columbia Cascade Housing Corporation for a Mid-Columbia Regional Home Repair Program. The motion carried 5 to 0; Runyon, McGlothlin, Randall, Miller, Long-Curtiss voting in favor; none voting opposed.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:13 p.m.

Submitted by/

Izetta Grossman, CMC

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City Clerk

SIGNED: _____
Richard A. Mays, Mayor

ATTEST: _____
Izetta Grossman, CMC City Clerk

Remarks to City Council
Sept. 28, 2020

Stephen Lawrence, 2017 View Court, The Dalles

Tonight, I would like to ask the City Council to do two things in fairness to the citizens of The Dalles.

First, the Council should re-examine the designation of high density to the area which includes east 10th and 12th, between Thompson Street and Richmond. The prediction in population growth relied upon between 1991 and 1996 was grossly exaggerated.

The Transportation System Plan, at that time, predicted that The Dalles' population density would grow from 14, 776 in 1995 to 18,630 by 2015. In fact, the current population is only now 16,148, as measured in March, 2020. The Portland State Population Center, the official body for determining population, projects The Dalles will only be 18,823 by the year 2045. All the planning that was done at that time was 30 years off.

In 1992, under Resolution 92-112, a Steering Committee, with the help of the consulting firm of Spencer and Kupper, rewrote the Comprehensive Plan, approved January 21, 1993. The key issues were housing, urbanization and commercial and industrial. At that time, it appeared to show high/medium density residential in that area.

There were some important caveats to that designation, however. On page 13, very good and strong land use concepts were spelled out as follows:

1. Build on the pattern of **concentrating higher residential densities** near downtown and neighborhood centers where services and activity are nearby. (bold found in report)
2. Continue the pattern of a **transition of residential densities** from higher density near commercial areas to low densities at high elevations along the gorge bluff.
3. Create new “**neighborhood centers**” along the 10th/12th corridor. May ... be commercial districts or be a focus of neighborhood activity such as schools, churches or other

community based uses. New neighborhood centers can be encouraged at Snipes Street, **Weber Road, Thompson Street and Fremont Street.**

4. Create new **recreational commercial center** along the waterfront near the proposed Interpretive Center interchange. Consider including higher density residential uses which take advantage of waterfront amenities. None of this has happened.

The second thing I would hope council would do is begin planning to amend the current zoning ordinance in compliance with the Oregon Administrative Rules for HB 2001, approved in July, 2020. The current ordinance was approved under previous rules that no longer apply.

When General Ordinance 19-1373 amended Title 10 on October 28, 2019, the background information said, "The objectives are to provide more housing options toensure the City's land use code is consistent with statewide housing goals,

administrative rules and statutes.” It wrongly implies that removal of Neighborhood Compatibility was necessary because of House Bill 2001. In fact, no such requirement existed, nor does it exist today. The ordinance substituted Neighborhood Compatibility with “developmental compatibility” and couldn’t be more confusing.

My conversations with a staff representative of the rules making committee for HB 2001, led me to believe planners had to know this action was precipitous.

In fact, the emphasis of HB 2001 and its new rules are that each city over 10,000 and under 25,000, which The Dalles is, must develop a plan that has:

1. Completed an assessment of infrastructure throughout;
2. Identified where the gaps in infrastructure exist; and
3. Developed a plan for solving the gaps.

That plan then must be submitted to LCDC for approval. Only then should a housing plan be formulated.

My name is Rian Beach and along with my wife and 2 year old we live on 2nd PI behind the Chamber of Commerce, a block down from St. Vincent's Community Meals, and right next to Mill Creek. We purchased this home in 2019 and have witnessed the homeless / St Vincent problem continue to worsen over the last year in our neighborhood. Recently, we engaged our neighbors to document problems they have had in the neighborhood. I emailed that to all of you last week along with a sampling of recent pictures. Theft, trespassing, fires, littering, fights, yelling, disorderly conduct, harassment, public urination and defecation, illegal parking, decimation of public and private property, and blocking sidewalks are just some of the themes that run through this neighborhood on a consistent basis. Mill Creek is a garbage dump from 2nd street to the 6th street bridge. My wife and I alone have called the police over 20 times in the last few months. How is this acceptable?

We recognize there is a crisis with the homeless, and my wife and I both work in careers that touch on these vulnerable populations, but over the last year we have seen zero signs from the city that they are working towards solutions on this issue and the messaging we get from St Vincent's is they could care less about the problems their organization brings to the neighborhood and are turning a blind eye. With that said, Chief Ashmore and Captain Carico have been fantastic in engaging the neighborhood in conversation, enforcing what they can, and being transparent with their own limitations in dealing with the issues St Vincent brings to the neighborhood.

So, why does the city value one business, St Vincent's, over the safety and cleanliness of an entire neighborhood and business district? Any other business attracting these kinds of problems would be run out of town and given citations. This is a safety issue, a sanitation issue, property value issue, and we are tired of no one taking this seriously. This is a liability for the city. We've seen no improvement over the last year. Does the city not care about the tourists that would visit the old courthouse? What about the first impression of the city this neighborhood gives?

Why is the city silent on this issue? Why does the city seemingly sanction the homeless community to live on the streets of this neighborhood but not provide basic services like restrooms or garbage cans? You may be working behind the scenes on solutions but we as a neighborhood have no idea. We feel like we are on an island fending for ourselves, feel out of the loop, and disgruntled. It is frustrating that St Vincent doesn't seem to care or want to understand the impact their organization has on our neighborhood, but equally frustrating that the city also doesn't seem to care about the safety and sanitation of the residents of this neighborhood

You would never know COVID existed if you walked around St. Vincent property, which is particularly troubling given the vulnerability of the population they serve. Most of the time it takes days for them to pick up the trash surrounding their own property, which is not enclosed by any fencing so the neighborhood gets to enjoy the debris entering the streets. If St Vincent is trying to make positive changes, this is unclear to the neighborhood.

We realize various court rulings make it difficult to work towards solutions. There is likely no perfect solution for this situation. That doesn't mean a city can't make efforts to assure that its tax paying, law abiding citizens aren't disproportionately affected from problems fueled by an organization that can't take some amount of responsibility for the issues it brings to a neighborhood. Ignoring this problem is not going to make it go away. It will likely only get worse. Not being transparent with your citizens, even if there are minimal solutions or slow to come solutions, is just going to increase frustrations. I thank you for your time and hope we can all work together to find solutions.









PENTLAND ST









Nationwide
The Station Agency











SPEED
20







PENTLAND ST

STOP



St.Vincent de Paul Ministry Neighborhood Issues (September 2020)

Robert, Meagan and Islay Wells-Clark

To Whom It May Concern-

I am writing in support of the Historic Trevitt Neighbors regarding the unfortunate homeless situation that is propagated by St. Vincent DePaul's Food Bank. We have lived along Mill Creek in the Trevitt neighborhood for 6 years now. It was always a dream of ours to own property right along the creek to be able to enjoy its many uses. Now, raising children, that dream is even more important than ever before. Unfortunately, it is currently more of a nightmare.

With the many needs that are unmet and unattended to by St Vincent DePaul in the neighborhood, many transients end up camping, doing drugs, littering, stealing and starting fires on our property. For many reasons, St Vincent DePaul has been an extremely poor neighbor.

As a father, I would love for my daughter and I to enjoy the creek, catch crawdads or even take a small dip in the summer heat. Unfortunately, before even going down to the creek I must pick up multiple dirty syringes from my property, as well as tons of trash including human feces. There are no services provided to those leaving these items behind, and city police cannot be ever present to deal with the issue.

Routinely after the community meal is given, I pick up between two and three bags full of trash from my property and from the NWC Parks and Rec district's side of the creek and throw them in to my personal trash for disposal. It would be nice if at minimum appropriate trash services were provided for this population. Better yet would be porta-potties, so that I would not have to pick up feces from my property.

Because of the amount of camping and smoking by the creek, I have had to put out fires on two separate times by the creek in the dry grass, usually during the summer season when there is tall dry grass that has not been cut and tended to. Moreover, the amount of trash thrown in the creek as well as the logs, sleeping bags and tents thrown there cause damage to an already fragile ecological system that sees less and less salmon return each year. I do my best to clean up these messes, but the fact that this issue exists at all is an embarrassment to The Dalles as a whole.

I call the police numerous times per week for yelling and screaming, and trespassing across my property and through my garden. It is normal to have to pick up broken glass, trash and syringes and then try to find ways to properly dispose of them. I keep gloves for this sole purpose. Add to the fighting and yelling at all hours of the night, and it has become a burden that I feel is both unnecessary and unfair. Several times, including in the last week, hundreds of dollars of property has been stolen from our property with no resolution.

St Vincent DePaul is not doing any fair service to the people who have decided to take up living on the street in front of their community meal center. They do not provide shade, trash or even basic services like a bathroom. I am not sure why they are running their facility there, but I suspect it must be for some sort of tax benefit or otherwise as they do not seek to solve any problem, but propagate many in the wake of the facade of feeding this population.

I urge you to consider measures to relocated the Community Meal center to a more suitable location and provide appropriate accommodations and services for the population that they serve.

Sincerely,
Robert, Meagan and Islay Wells-Clark

JB Strand

Thanks for your letter. I too share your concern about this homeless problem In the Trevitt Historical District. I live on Sixth Street near the bridge and am having problems from time to time with homeless folks camping under the bridge, often on my property. Just today, the police were called by a neighbor to investigate camping near and under the bridge. Like you, I feel that this is becoming a very worrying problem not only from security and sanitation aspects but of deteriorating property values. As tax payers we shouldn't have to put up with this issue. It needs to be solved before it gets further out of hand. I appreciate your efforts. You may be interested to know that the folks who live in the condos along Mill Creek are also concerned about this problem.

Bryce M

Hello, this is Bryce, the current tenant at 405 W 3rd St.

I have received the letter based on the current homeless situation, and felt I should also share my support for what you guys have said. I and my roommate, have had many experiences with the homeless population over near the bakery. I agree that they need food, shelter and help overall. However, I also would prefer if we could find another location for them to be helped, because the interactions I have had with them personally are things I would like to avoid if possible. The worst thing that I have currently had happen, is coming home from work to my garage in the alley, to find that one had defecated directly in front of the door I use, which they have seen me use, and had put out a cigarette in it. To add to this, I have had them purposely block the alley from me pulling into it, and have had many instances of them yelling at me as I mow my lawn, or am on the porch. They have also left trash on my fence and in some cases in my lawn, as well as a bird bath I purchased was torn apart in my lawn, but as this was before I got a camera, I can't be 100% certain it was them. Aside from these things, I have also seen the public drinking and intoxication, which has led to them yelling at each other at all hours of the night, and occasionally what sounded like actual fights, although when I went to look, they had quieted down so I am unsure what really happened. Long story short, I know their lives are difficult, and I know that St. Vincent de Paul food bank is doing what they think is right by

feeding them, but while I support that aspect of what they are doing, I think it would be much better for everyone if we could relocate them to somewhere where the residents of this neighborhood, as well as the homeless themselves, wouldn't be disturbed by each other. We need a better solution to the problem, not just a band aid to a larger issue. Please keep me posted on any developments regarding this, and thank you for including us in the conversation.

Best Regards, Bryce

Shawn Phillips

I believe safety for the families and children in the neighborhood is at the top of my list. Not to mention the tourists that avoid the area all together , widely tourists whom ask me if it's safe to wait on the corner for the boat shuttle after visiting the museum. Safety for us tax paying neighbors seems to not be important to St Vincent's, as they have made obvious. I'm shocked with St. Vincent's lack of control, lack of leadership and endless code violations/federal law violations. Each year it becomes more evident that the entire neighborhood is required to abide by the local codes, local and federal laws, and that St. Vincent's does not have to abide by any and that they have zero consequences to their actions. Which is most likely why St. Vincent's doesn't make an attempt to abide. It's a shame one business is allowed to give the dalles such a large black eye and contribute so negatively to the city's reputation. Not to mention the loss of revenue st Vincent causes to the city , tourism and local neighborhood businesses. What a huge liability.

A community disservice: why are there so many criminals and drug addicts hanging around this establishment all day and night. Those less fortunate that deserve help are afraid to go. Neighbors expressing fear. People living in the parking lot, garbage being thrown around the street. Appears as though the leaders of this business are in over their heads or lack proper experience. A failed leadership will make excuses, deny there's a problem, turn their head and blame circumstances out of their control as being the cause.... as opposed to looking for solutions to the problem.

To clarify ; the concept of this organization is great, however , the leadership at this organization is currently failing; Property owners are responsible for their patrons. Exists laws, rules and municipal codes. All establishments that provide services must due so in a safe, controlled environment... not permit or cause to exist nuisances. It is not lawful to expose the general public to nuisances nor deprive basic rights of neighbors (including employees and patrons of said establishment). The nuisances are being brought into the area by your organization and your permitting them to exist through lack of action.

Rian and Rachel Beach

First off, we believe that the homeless deserve more from St.Vincent de Paul Food Bank, such as better shelter, shade, toilets, and surveillance. The important, yet inadequate, services they provide have ultimately become a burden onto our neighborhood. This organization has not been a good neighbor. They have turned a blind eye to what their organization brings to our neighborhood: trespassing, harassment, public defecation and urination, disorderly conduct,

public drinking, littering, illegal parking, and decimation of private and city property. Ultimately, we have been left to police our own neighborhood. There is constant trash and empty alcohol cans/bottles all over the streets in front of St. Vincent, across from them, in the alley, and on our side streets. This has resulted in multiple calls per week in efforts to enforce basic laws, such as keeping our sidewalks clear and safe, keeping people from sleeping and trashing private property, amongst some of the other examples listed above.

We had a man receiving services from St. Vincent, park and sleep in front of our house for days. He harassed us when we were in our front lawn, when we got into our cars, and when walking our 2 year old kid. He then tried policing the street on 2nd PI and harassed anyone who walked or drove down the street. He would get in and out of his truck over and over again slamming the door at all hours of the day, talk/yell loudly to himself and others, and stare through our windows.

We cannot overstate that we believe the homeless are a vulnerable population with special needs. St. Vincent's is offering minimal services to the homeless, while ultimately creating an ongoing burden to the local residents, businesses and tourism in our beautiful historic neighborhood. We purchased our home in 2019 with the excitement to live downtown, in a district with promising growth and development. Instead, we are finding the overwhelming burden of sharing this neighborhood with under-resourced individuals and an organization that denies their role in creating an increasingly problematic environment that only seems to be getting worse.

The homeless deserve better and so do the tax paying residents. Something needs to be done before residents and businesses decide to relocate from downtown, before property values suffer, and most importantly, before the safety of our neighborhood is compromised for good.

Heather

I've had multiple thefts and people on my property, empty alcohol containers discarded in my yard, and once two men trying to come in my back door while I wasn't home.

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MINUTES

JOINT BUILDABLE LANDS MEETING
September 3, 2020
Noon

VIA ZOOM
LIVESTREAM VIA City website

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Linda Miller, Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall

WASCO COUNTY: Commissioners Scott Hege, Steve Kramer, Kathy Schwartz

PORT OF THE DALLES: Andrea Klaas, Executive Director, Commissioners Mike Courtney, Greg Weast, David Griffith, Staci Coburn, Robert Wallace

STAFF PRESENT: City Manager Julie Krueger, City Clerk Izzeta Grossman, Community Development Director Steve Harris, Interim Community Development Director Alice Cannon, Senior Planner Dawn Hert, City Legal Counsel Jonathan Kara

Consultants Matt Hastie, CJ Doxsee of the Angelo Consulting Group

CALL TO ORDER

The meeting was called to order by Mayor Mays at Noon.

PRESENTATIONS PROCLAMATIONS

Community Development Director Steve Harris reviewed the staff report.

Matt Hastie, Angelo Consulting Group reviewed a PowerPoint presentation. (attached)

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DISCUSSION

There was much discussion around the Google undeveloped property and how those acres being included in the inventory hurts The Dalles when developers come looking for property and read this inventory, but it isn't really available.

Most all in attendance were concerned that the report could hurt the area.

Mr. Hastie said Inventory is not about available land, it's about capacity for employment. Google holdings are available for employment, and are therefore required to by State Statute to be included.

There were suggestions for removing:

- Theoretical from buildable
- Dallesport being mentioned at all in the report

Clarifying:

- Capacity vs. available
- Nature of supply
- Note Google and Walmart property owned with plans of development – not available

It was general consensus the report followed the State Statutes, but it didn't really work accurately for The Dalles.

A suggestion was to ask for grace for regional benefit, negotiate for the unique situation.

City Manager Julie Krueger said the report would come before Council at later date to be accepted.

She said she heard:

- Remove theoretical
- Add footnotes/additional information section that clarifies the land supply in The Dalles for development; percentage sold.
- Clearly identify that Dallesport is not part of The Dalles inventory.

ADJOURNMENT

Being no further business, the meeting adjourned at 2:03 p.m.

Submitted by/

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Izetta Grossman, CMC
City Clerk

SIGNED: _____
Richard A. Mays, Mayor

ATTEST: _____
Izetta Grossman, CMC City Clerk



Economic Opportunities Analysis Buildable Lands Inventory Results

Presentation to

The Dalles City Council

Port of the Dalles Commissioners

Wasco County Commissioners

September 3, 2020

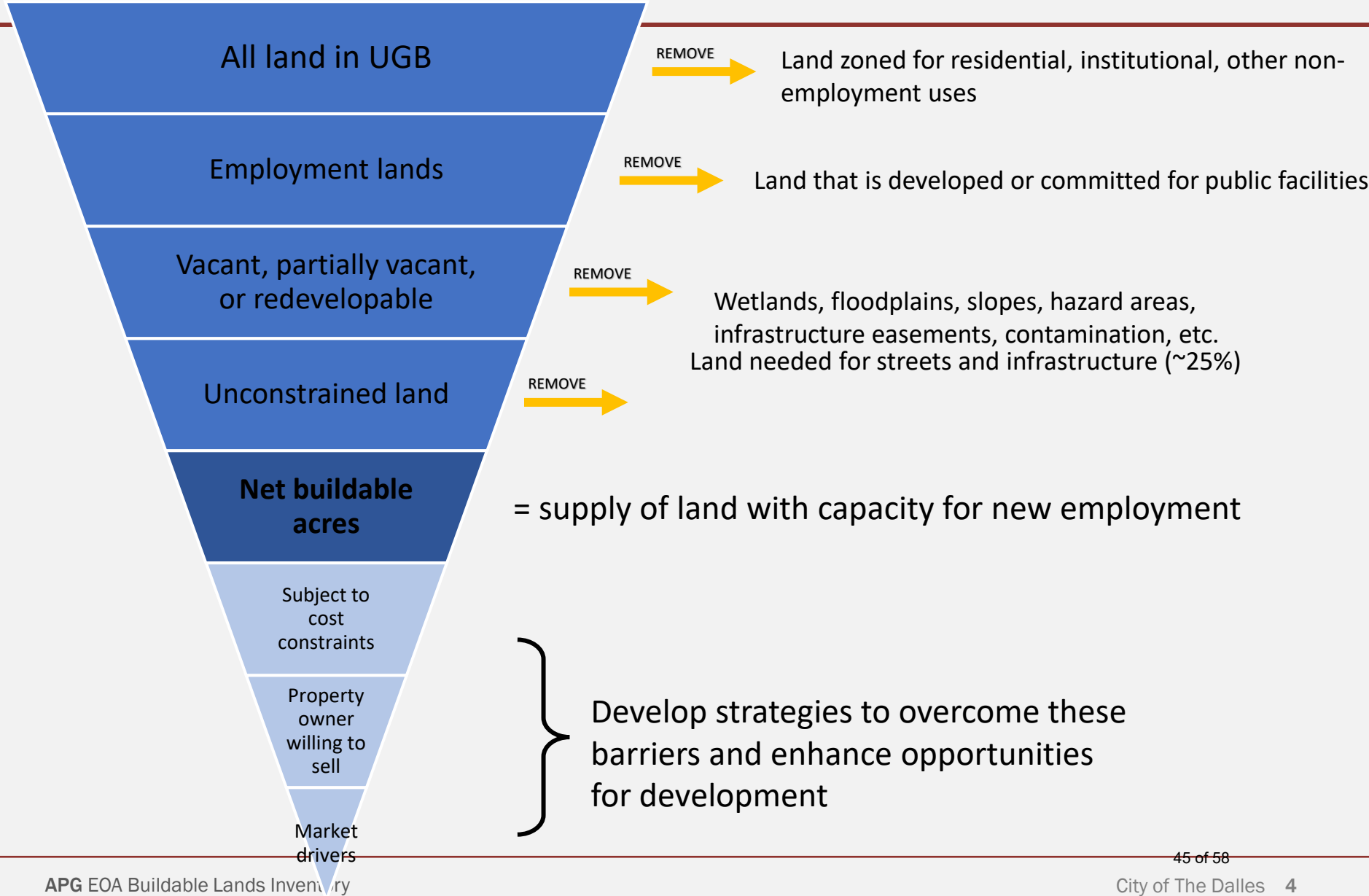
Project Background

- Inventory of commercial and industrial land in the Urban Growth Boundary
- Component of City's Economic Opportunities Analysis
- Consistent with local conditions and data and state requirements
- Informs future economic development decisions and strategies
- Products: Overall memo, three supporting memos, maps and GIS data, and updates to Economic Development Action Plan

Review Process

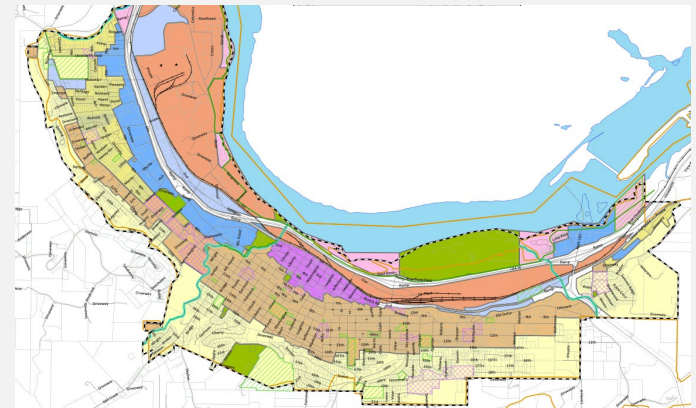
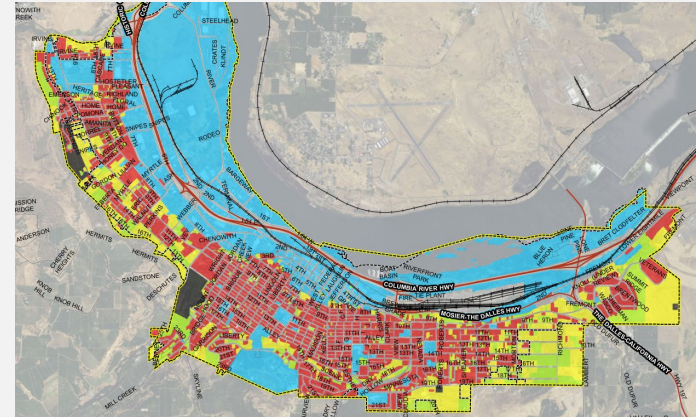
- Preliminary analysis based on readily available information (i.e., GIS data, aerial photos, etc.)
- Two meetings of Stakeholder Advisory Committee
- Additional meetings and review with Port and County
- Communication with Google representatives
- Consultation and direction from state agency staff
- Multiple rounds of review and revision of project maps, memos, data and findings

Methodology



Key Definitions

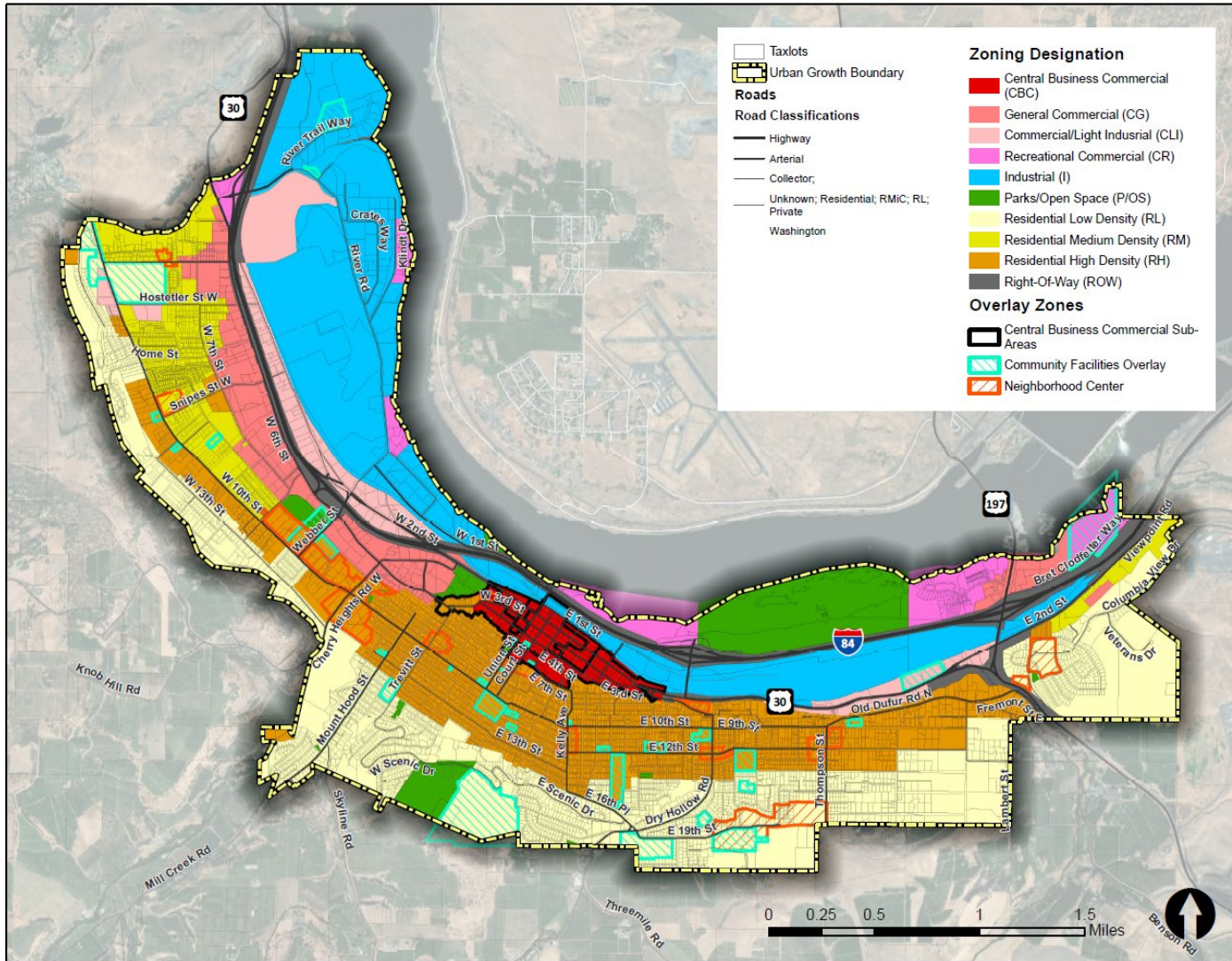
- **Developed:** Includes improvements; little to no additional capacity
- **Vacant:** Minimal to no physical improvements
- **Partially vacant:** Some improvements, with capacity for additional development
- **Committed:** Reserved for or committed to non-employment uses
- **Constrained:** Completely or partially constrained by specific features or hazards



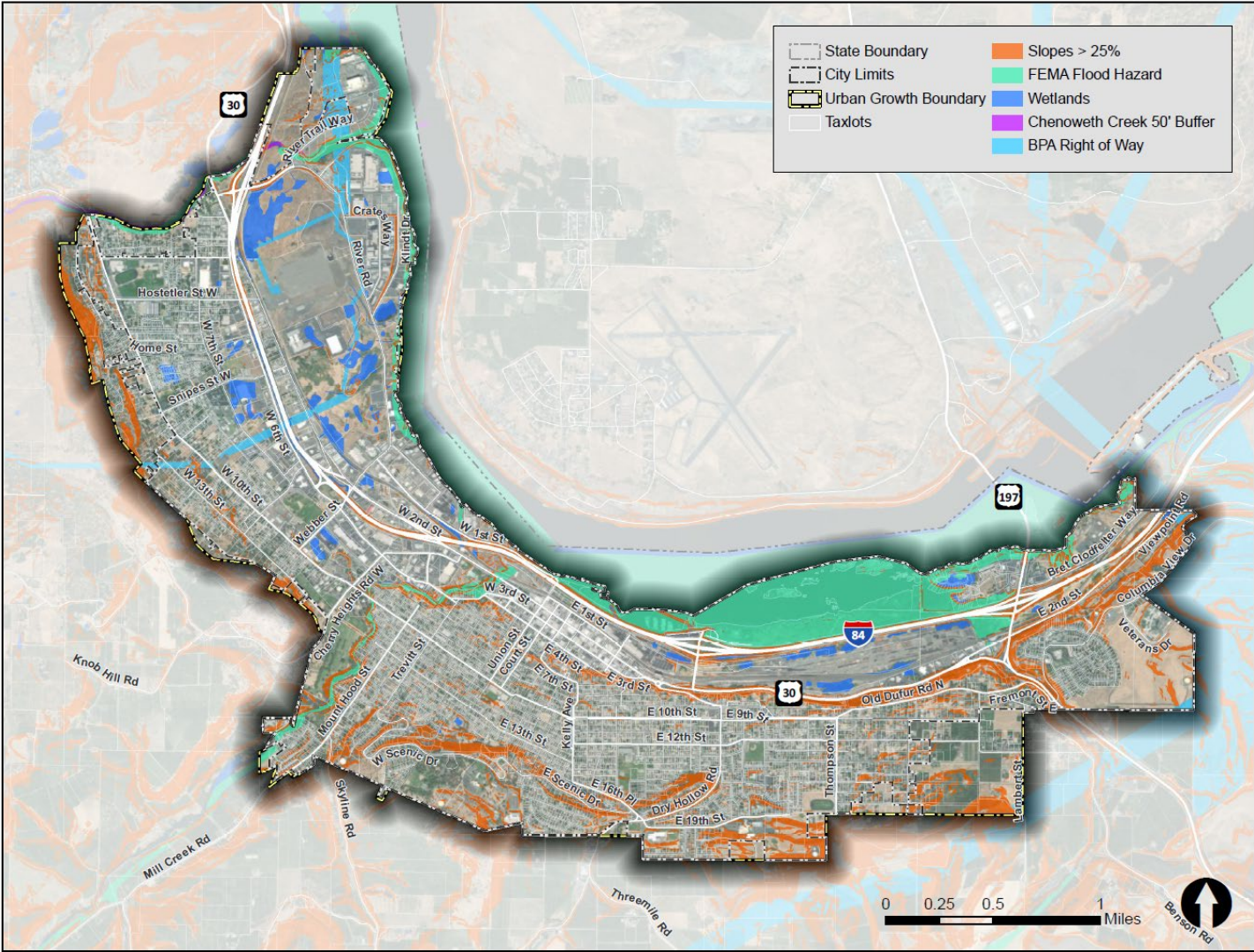
BLI Refinements

- Port owned sites
- Lockheed Martin site contamination
- BPA easements
- Community College site
- Amerities property
- Munsen paving sites
- Walmart site
- Capacity of Google sites

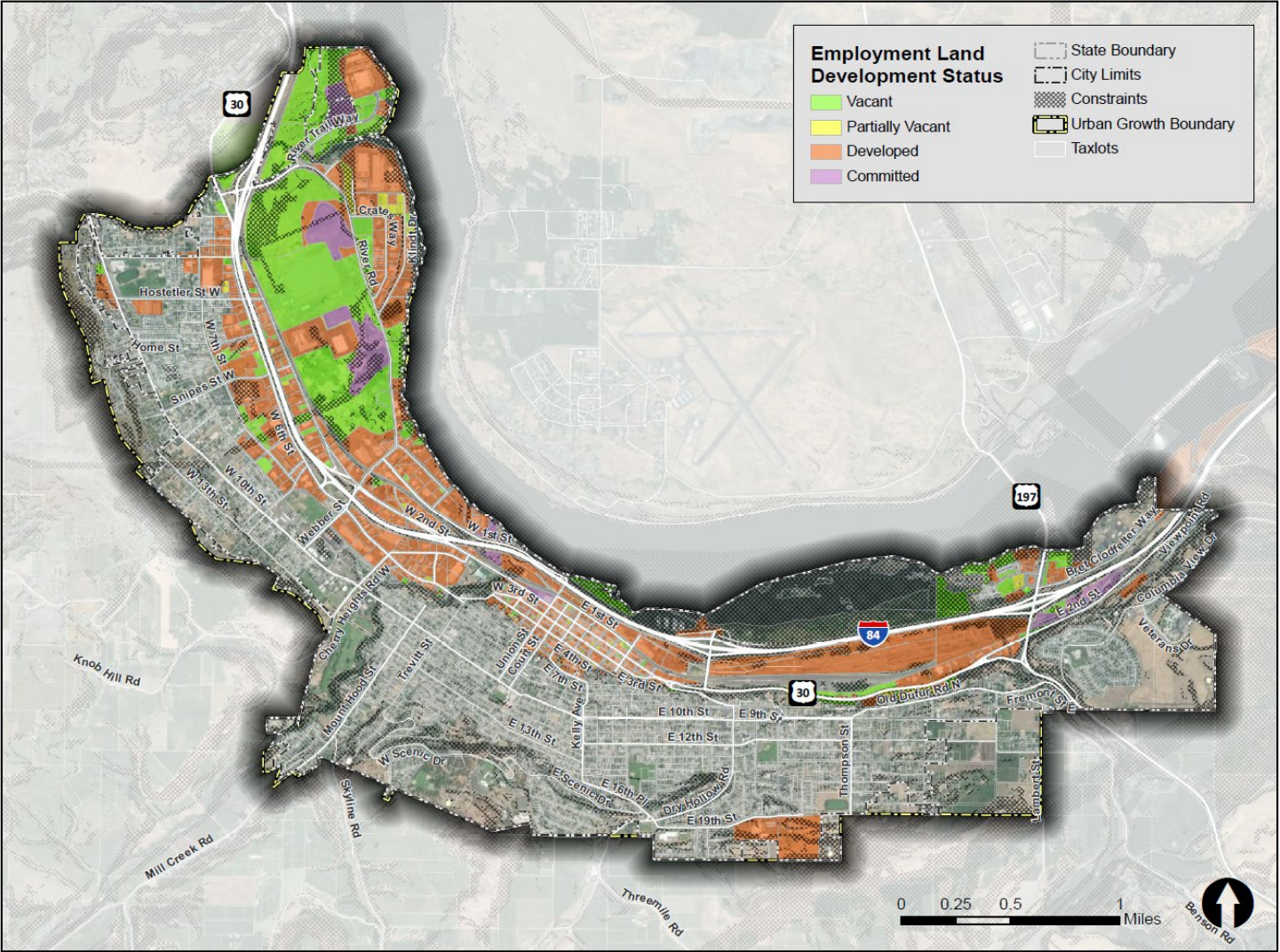
Zoning



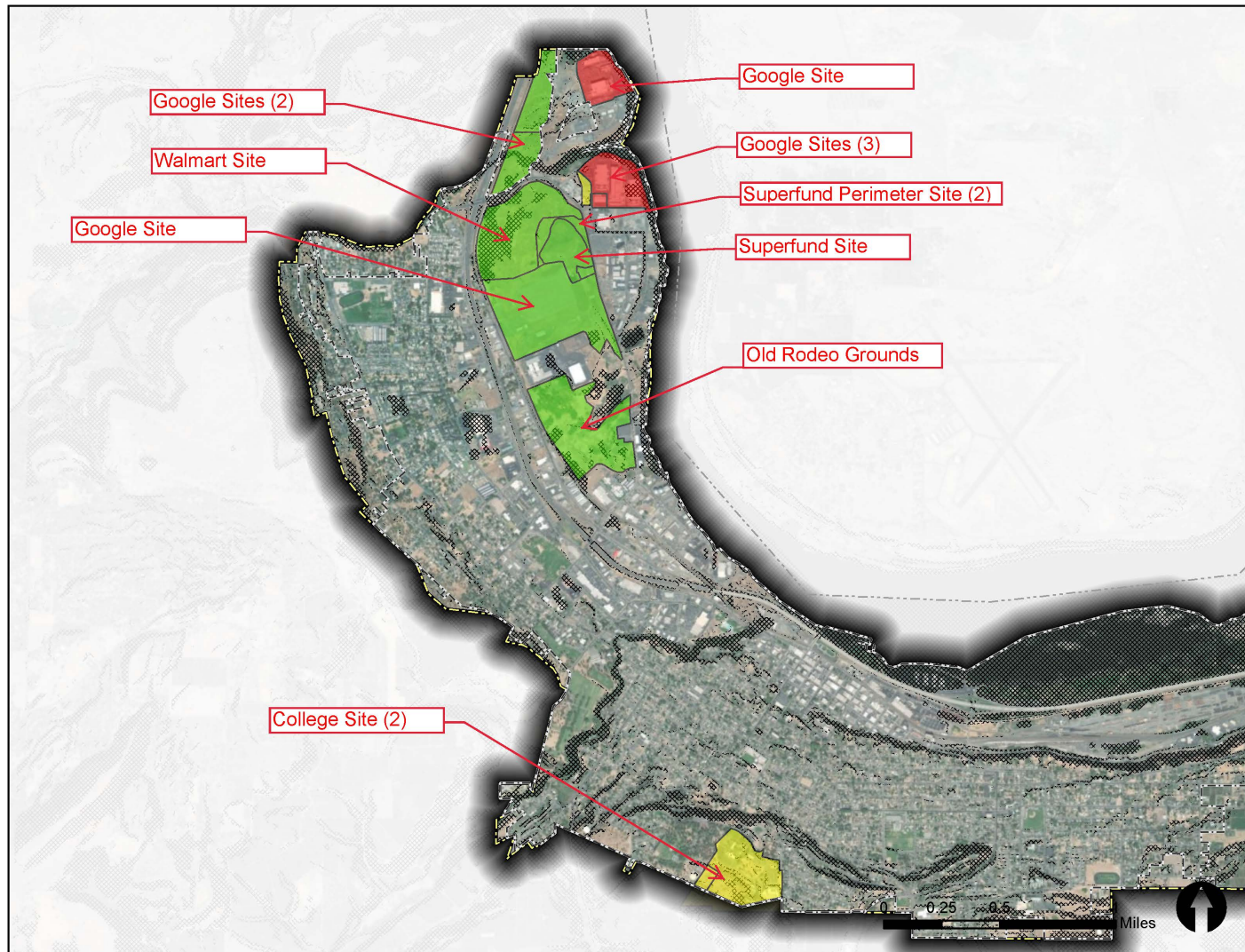
Constraints



Inventory Results



Sites of Particular Interest



Summary of Results

| Employment Zone | Partially Vacant Land | | Vacant Land | | Total Buildable Land |
|-----------------|-----------------------|----------|-------------|------------|----------------------|
| | Gross | Net | Gross | Net | |
| CBC | 3 | 1 | 3 | 2 | 3 |
| CG | 3 | 1 | 22 | 18 | 19 |
| CLI | 1 | 0 | 48 | 38 | 38 |
| CR | 1 | 0 | 28 | 22 | 22 |
| I | 6 | 3 | 201 | 171 | 175 |
| Total | 15 | 7 | 304 | 253 | 261 |

| Employment Zone | Estimated Net Land Demand (acres) | Net Buildable Land (acres) | Surplus/Deficit (acres) |
|-----------------|-----------------------------------|----------------------------|-------------------------|
| Commercial | 65 – 78 | 86 | 8 – 21 |
| Industrial | 69 – 101 | 175 | 74 – 106 |
| Total | 134 - 179 | 261 | 82 – 127 |

Note: All numbers have been rounded to the nearest whole number

Summary of Results

| | 0-2 acres | 2-5 acres | 5-12 acres | 12-18 acres | 18+ acres |
|------------------------------|--------------|--------------|---------------|----------------|--------------|
| Partially Vacant | | | | | |
| Number of Sites | 7 | 0 | 0 | 0 | 0 |
| Acres | 3 | 0 | 0 | 0 | 0 |
| Vacant | | | | | |
| Number of Sites | 24 | 9 | 1 | 1* | 3* |
| Acres | 13 | 27 | 9 | 12 | 141 |
| Total Number of Sites | 31 | 9 | 2 | 1 | 3 |
| Total Acres | 16 | 27 | 19 | 12 | 141 |

Findings

- Analysis is consistent with state requirements
- Inventory indicates a surplus of employment land
- Results likely do not provide basis for UGB expansion
- May be possible to document unmet need for specific use or site (beyond this effort)
- Industrial supply dominated by large sites already owned and planned for development (e.g., Google sites)
- Limited supply of more traditional “available/marketable” sites
- Larger regional supply of land includes sites in Dallesport



AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item #10 A

MEETING DATE: October 12, 2020

TO: Honorable Mayor and City Council

FROM: Dave Anderson, Public Works Director

ISSUE: Authorization for purchase of in-pipe video camera system

BACKGROUND: An item included in the City's 2020/21 Budget is the purchase of a new in-pipe video camera system to be used for the inspection of the sanitary sewer and stormwater collection systems. The ability to conduct video inspections of these systems is a critical element of the City's Capacity, Management, Operations and Maintenance (CMOM) program for these two utilities. Regular inspection of these systems allows the City to be proactive in its maintenance of these systems by identifying and prioritizing deteriorated or leaking pipelines for repair, rehabilitation or replacement as needed.

The City's existing camera system has been in service for 13 years, with some components having been in service for almost 25 years. The parts are wearing out faster than previous years, and the mechanical and electrical problems are occurring more frequently. Over the past few years the camera has been shipped to California several times for repairs costing the City over \$500 in shipping charges and almost \$15,000 in repair costs. Each time the unit is sent in for repairs, the Wastewater Collections Division is without the equipment for 2 to 5 weeks.

One of the recent times when the existing camera was sent in for repair, it was returned without getting repaired, with a note saying "This camera is no longer able to be repaired, but there is an update for the part if you would like to get if fixed". The manufacturer of the City's existing camera system company has changed ownership three times in the past several years, and apparently one of the owners had disposed of all of the extra repair parts that they had in stock.

To replace the existing pipeline camera system, staff developed specifications for a new system and tested out a number of units. One system was found that met the City's specifications and was liked by the Operators; that unit is manufactured by Rapidview and is sold and supported by SWS Equipment Inc located in Spokane, WA. In addition to trying out the system, staff also contacted a number of utilities that currently own the

Rapidview camera system; all comments received about the system's capabilities and support were positive.

The system is available for purchase through a public procurement system called Sourcewell of which the City is a member. Sourcewell obtains its pricing through competitive bidding and therefore fulfills the City's competitive-bidding requirements for this type of purchase; it is similar to purchasing a vehicle through the Oregon State Bid.

The cost to purchase the Rapidview system is \$234,325.75. The purchase price includes all specified equipment, installation and start-up of the system in the City's camera van, and 2 days of training.

BUDGET ALLOCATION: The adopted FY2020-21 budget includes \$250,000 in line 009-9000-000.74-10 of the Public Works Reserve Fund allocated for the purchase of a new pipeline camera system. The total cost of the proposed purchase is \$234,325.75 and is within the amount budgeted for this purpose.

COUNCIL ALTERNATIVES:

- A. **Staff Recommendation:** *Move to authorize the purchase of a new Rapidview pipeline video camera system from SWS Equipment Inc in an amount not to exceed \$234,325.75.*
- B. Deny authorization of the proposed pipeline video camera system purchase and provide additional direction to staff on how to proceed.



AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item #10 B

MEETING DATE: October 12, 2020

TO: Honorable Mayor and City Council

FROM: Dave Anderson, Public Works Director

ISSUE: Authorization for purchase of emergency back-up generator for Public Works Offices

BACKGROUND: The Public Works Department has long identified a need for an emergency back-up generator at its offices. An emergency back-up generator is necessary to support physical operations of the Department during power outages, and to maintain operation of monitoring and control systems for its remote water and sewer systems throughout the City. While a generator was planned for when the Department relocated to its current location in 2008, the budget available to construct the facility was not sufficient to accommodate the inclusion of a generator at that time. Since then, the City has tried unsuccessfully to acquire grant funds for the generator on two separate occasions.

Staff worked with local electricians to develop specifications for a diesel-powered emergency back-up generator with an automatic transfer switch and load bank sufficient to power the Public Works compound. The manufacturer was selected to be Cummins to be consistent with the several other generators already owned and operated within the Department.

The generator system is available for purchase from Cummins Inc in Portland through two public procurement systems called Sourcewell and the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program, both of which the City is a member. Both Sourcewell and HGAC obtain their pricing through competitive bidding and therefore fulfill the City's competitive-bidding requirements for this type of purchase. The cost to purchase the Cummins generator set is \$84,409. The purchase price includes all specified equipment and start-up testing.

A separate electrical services contract was developed and advertised for bid to install the generator and associated equipment. The low (and only) bid received for that work was

from East Cascade Electric for \$31,500. This contract will be awarded by staff if the purchase of the generator is authorized by the City Council.

BUDGET ALLOCATION: The purchase and installation of the back-up generator is proposed to be funded equally from the Transportation, Water Distribution, and Wastewater Collection Divisions. The adopted FY2020-21 budget includes a total of \$123,000 allocated for this project. The funds are budgeted in lines 005-0500-000.72-20, 051-5100-000.72-20 and 055-5500-000.72-20 of the Transportation, Water and Wastewater Funds at \$41,000 each. The cost to install the generator is projected to be \$31,500. The total cost of the project is projected to be \$115,909 and is within the amount budgeted for this purpose.

COUNCIL ALTERNATIVES:

- A. **Staff Recommendation:** *Move to authorize the purchase of a new emergency back-up generator system from Cummins Inc in an amount not to exceed \$84,409.*
- B. Deny authorization of the proposed emergency back-up generator system purchase and provide additional direction to staff on how to proceed.