

AGENDA

REGULAR CITY COUNCIL MEETING

March 23, 2020

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 – Darcy Long-Curtiss
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS

A. The Dalles Wahtonka High School Cheerleader – 2nd at State Competition

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 the February 24, 2020 City Council Meeting Minutes

CITY OF THE DALLES

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

B. Approval of the March 9, 2020 Work Session Minutes

11. CONTRACT REVIEW BOARD ACTIONS

A. Award Bid for Construction of North Apron at the Columbia Gorge Regional Airport

12. ACTION ITEMS

A. Approval of Services During Construction Agreement

13. ADJOURNMENT

This meeting conducted in a handicap accessible room.

Prepared by/
Izetta Grossman, CMC
City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Item #10 A-B

MEETING DATE: February 24, 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 February 24, 2020 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the February 24, 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 February 24, 2020 Regular City Council meeting minutes.

- B. **ITEM:** Approval of the March 9, 2020 Work Session Minutes

BUDGET IMPLICATIONS: None

SYNOPSIS: The minutes of the March 9, 2020 City Council Work Session have been prepared and are submitted for review and approval

RECOMMENDATION: That City Council review and approve the minutes of the March 9, 2020 Regular City Council Work Session minutes.

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MINUTES

CITY COUNCIL MEETING
February 24, 2020
5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Richard Mays

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

COUNCIL ABSENT: Position #3 Vacant

STAFF PRESENT: City Manager Julie Krueger, City Attorney Gene Parker, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Steve Harris, Police Chief Patrick Ashmore, Human Resources Director Daniel Hunter, Legal Counsel Diana McDougale, Senior Planner Dawn Hert

Number of people present: 14

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; Position #3 vacant.

PLEDGE OF ALLEGIANCE

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

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

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APPROVAL OF AGENDA

Mayor Mays added another item to the Executive Session in accordance with ORS 192.600 (2)(d) Labor Negotiations.

It was moved by Miller and seconded by Long-Curtiss to approve the agenda as amended. The motion carried; 4 to 0; Miller, Long-Curtiss, McGlothlin, Runyon voting in favor; Position #3 vacant.

PRESENTATIONS PROCLAMATIONS

Public Transportation Update MCEDD

Jessica Metta reviewed the report. She handed out flyer on the new App and Schedule (attached).

Historic Landmarks Commission 2019 Annual Report

Senior Planner and staff representative, Dawn Hert reviewed the report.

AUDIENCE PARTICIPATION

Don Lewis, 3021 West 7th said that 10 years ago he was annexed into the city. He said he tried to appeal. He said since then he has been told no kennels allowed inside the city limits, no containers for his antique cars that he refurbishes that if not licensed the cars must be under a custom tarp. And now he is being told by Codes Enforcement that he can't burn his peach tree curl because he isn't in an agricultural zone.

He said he has been in the same place since 1948 with multiple fruit trees that have to be trimmed and burned to control pests. He said he thinks it should be allowed.

City Manager Julie Krueger said she would look into it and get back to Mr. Lewis.

Don Warren, 214 East 5th Street, Main Street Program President reported the Main Street fundraising event raised \$11,000.

He said Main Street was working on:

- Pedal bike downtown
- Historic tours
- Exterior Beautification of the Gitchell Building – working on getting permission to go inside

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- Advertising opportunities available on the back of a post card Main Street was working on

CITY MANAGER REPORT

City Manager Julie Krueger said a press release had gone out announcing the closure of 2nd Street tomorrow for three hours for the removal of the barricades at the Recreation Building.

CITY ATTORNEY REPORT

City Attorney Gene Parker said it was his last Council Meeting. He said it had been a month of lasts; his last Urban Renewal Meeting on Thursday; last jury trial today. He said it was sinking in that he wouldn't be at the City anymore.

He said there had been many changes over the last 29 years. Parker said it was a privilege to with the many City Councilors and Mayors over the years. He said the staff and Council had integrity and honesty.

Mayor Mays said we had been the privileged ones to have Mr. Parker as the City Attorney for almost 30 years.

Mayor Mays said Friday would be Gene's Retirement Party at 2 pm in the Council Chamber.

CITY COUNCIL REPORTS

Councilor Runyon reported attending:

- Outside The Wire Veterans
- QLife Agency
- Wasco County Pioneers Association
- Federal Street Plaza Meeting

Councilor Long-Curtiss reported:

- Wyden Town Hall Monitor
- Habitat For Humanity ground breaking
- Webinar – access to Capital – Legislative help for cities
- Federal Street Plaza Meeting

Mayor Mays reported:

- Main Street Fundraiser
- Federal Street Plaza meeting

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Mayor Mays said Councilor Brown had resigned and the application period was open until March 4 at 4pm.

Mayor Mays asked for discussion on the process of interviewing the applicants.

City Attorney Parker said there was an ORS allowing executive session for hiring, however it excluded appointment of elected officials.

After some discussion it was the consensus of the Council to hold the interviews in a forum fashion, at a Special Meeting on March 16 and March 18, if necessary.

In response to a question on voting on the appointment, City Manager Krueger said the Charter said "by a majority of the Council"; the Mayor would only vote to break a tie.

CONSENT AGENDA

It was moved by Miller and seconded by Long-Curtiss to approve the Consent Agenda as presented. The motion carried 4 to 0; Miller, Long-Curtiss, Runyon, McGlothlin voting in favor; Position #3 vacant.

Items approved on the consent agenda were: 1) Approval of the February 10, 2020 Regular City Council Meeting Minutes.

ACTION ITEMS

General Ordinance No. 20-1380 An Ordinance Amending Certain Provisions of Chapter 8.04 of The Dalles Municipal Code Relating to Transient Room Taxes

City Attorney Gene Parker reviewed the staff report.

Mayor Mays asked if any Councilor wanted the Ordinance read in full. None did.

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

City Clerk Grossman read the Ordinance by title only.

It was moved by McGlothlin and seconded by Long-Curtiss to adopt General Ordinance No. 20-1380 Amending Certain Provisions of Chapter 8.04 of The Dalles Municipal Code Relating to Transient Room Taxes by title only. The motion carried 4 to 0; McGlothlin, Long-Curtiss, Runyon, Miller voting in favor; Position #3 vacant.

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EXECUTIVE SESSION

Mayor Mays recessed Open Session in accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed; and ORS 192.600 (2) (d) Labor Negotiations.

Mayor Mays reconvene Open Session

There was no decision from the Executive Session

Mayor Mays, going back to the interview process asked if it was ok to give the questions to the applicants for Position #3 and if at the Special Meeting the Council could deliberate before decision. It was determined that both were allowed.

City Manager Krueger asked for Council to send herself or the City Clerk any questions they felt were important by March 5. She said staff would prepare the question and the packets would go out prior to the meeting.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:55 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:

Richard A. Mays, Mayor

ATTEST:

Izetta Grossman, CMC City Clerk

Fares

Children (6 and under*) = FREE

**When accompanied by adult.*

General Public = \$1.50 each way

Centenarians (100+) = FREE

Payments Accepted

Cash: Exact change needed.

Checks: Made out to MCEDD.

Tickets: Books of ten ride tickets can be purchased from a driver or at our office. Credit cards are accepted at our office.

Hopthru App: Use your smartphone to buy a ticket.

Hopthru App

Hopthru is a free app you can use to buy tickets with your smartphone anytime, anywhere. To use:

1. Download Hopthru in the App Store or Google Play Store.
2. Tap "Buy Passes" then choose The LINK from the list of agencies. Select your ticket type, buy as many passes as you want and use them at your leisure.
3. When you are about to get on a LINK bus, activate the pass then show the screen to your driver. Passes are valid for 20 minutes after activation and can be opened without any internet connection.



We Respect Civil Rights

The Link operates its programs without regard to race, color, religion, sex, sexual orientation, national origin, marital status, age or disability in accordance with Title VI of the Civil Rights Act, ORS Chapter 659A.403 and other applicable law.

ADA Reasonable Modifications

To ensure equality and fairness, we will make reasonable modifications to our policies, practices and procedures to avoid discrimination and ensure programs and services are accessible to individuals with disabilities. Whenever feasible, a request for modification to our service should be made in advance, before the LINK is expected to provide the service. To request a modification, contact Charlotte Sallee at 541-288-9305 or charlotte@mcadd.org.



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Search : [linkbus](#)

This document can be provided upon request in alternative formats for individuals with disabilities.

***The LINK Public Transit is a service of
Mid-Columbia Economic Development District.***

Last Updated: April 26, 2019



Public Transportation Schedule for The Dalles Deviated Fixed Route

541-296-7595



Contact Us

The Link Public Transit
802 Chenoweth Loop Rd
The Dalles, OR 97058
541-296-7595 (TTY 7-1-1)
mcadd.org/linktransit

The Dalles Deviated Fixed Route Schedule (Monday - Friday)*

*Subject to change. Visit mcedd.org/linktransit for the most up-to-date schedule.

Bus Stop Location	AM					PM					
(1) The Dalles Transit Center, 802 Chenoweth Loop	7:00	8:00	9:20	10:20	11:20	12:20	1:20	2:20	3:20	4:40	5:40
(2) Near Goodwill (In parking lot adjacent to Cherry Heights Rd)	7:14	8:14	9:34	10:34	11:34	12:34	1:34	2:34	3:34	4:54	
(3) Columbia Gorge Community College, 400 E. Scenic Dr.	7:27	8:27	9:47	10:47	11:47	12:47	1:47	2:47	3:47	5:07	
(4) Mid-Columbia Medical Center, 1700 E. 19th St.	7:39	8:39	9:59	10:59	11:59	12:59	1:59	2:59	3:59	5:19	
(5) Veterans Service Office, 201 Federal St.	7:48	8:48	10:08	11:08	12:08	1:08	2:08	3:08	4:08	5:28	

What does "Deviated" mean?

The bus operates along a route with a regular schedule, but can also leave the route to accommodate requests for "off-route" drop-offs or pick-ups. The number of deviations per run is limited and must be scheduled in advance by calling 541-296-7595. Only deviations within 1/4 mile of the route are allowed. Time is built into the schedule to allow for deviations. This means the bus may get to the stops earlier than the scheduled time if there are no deviations, but the bus will not leave that stop until the time posted in the schedule.



Tips for Riding the Bus

- Shirts and shoes are required.
- No smoking / vaping, eating, drinking, or playing music without earphones.
- Seatbelt use and appropriate child restraint systems are required.
- Pets, other than service animals used to assist persons with disabilities, must be in cages.
- Visit mcedd.org/linktransit to see all rider rules.

Dial-A-Ride

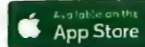
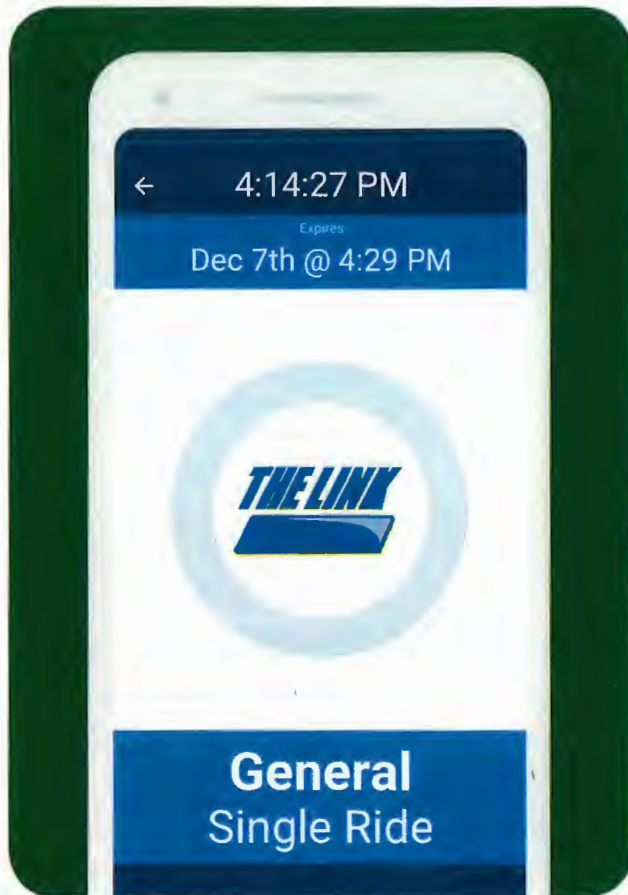
The LINK also operates door-to-door dial-a-ride service within The Dalles, Mosier, Dufur, Celilo and points between. Everyone is welcome to ride for any purpose. Call 541-296-7595 to schedule your ride. Hours are Monday through Friday, 7am to 6pm.

Accessibility

LINK buses are wheelchair accessible and drivers are trained to assist passengers with disabilities.



**The LINK passes
now available on
your phone.**



How to ride The LINK with Hopthru



Download Hopthru

Text "hopthru" to 43506 to receive a download link.



Purchase a Pass

After creating an account, tap "Buy Passes" on the main screen, select The LINK from the list of agencies, and then select your desired pass type.



Activate Your Pass and Ride

Just before boarding the bus, tap on your pass to activate it. Present your pass to the driver while boarding, and you're off!



Live Chat Support

If you ever have any questions or feedback for Hopthru, send us a message using our chat support, located in the settings section of the app.

MINUTES

CITY COUNCIL WORK SESSION

March 9, 2020

5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Linda Miller, Darcy Long-Curtiss, Rod Runyon

COUNCIL ABSENT: Tim McGlothlin, Position #3 vacant

STAFF PRESENT: City Manager Julie Krueger, City Clerk Izetta Grossman,
Community Development Director Steve Harris

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. McGlothlin absent; Position #3 vacant

PRESENTATIONS

Gorge Commission NSA Management Plan 2020 Update and City UGB/UAB Expansion Efforts

Community Development Director Steve Harris reviewed the agenda of speakers and background for the meeting.

Harris introduced Krystyna Wolnaikowski, Executive Director of Columbia Gorge Commission.

She reviewed the information provided. She answered questions regarding the process and assured the Council that the Commission was dedicated to defining minor vs major adjustments

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to the Urban Area Boundary. She said there were 7 employees at the Commission, originally there were 15 employees. She said the target date for completion of the plan was 2020 in August or September.

Rodger Nichols, Vice Chair of Columbia Gorge Commission said it was important to understand the difference between the Urban Growth Boundary – which was governed by the State of Oregon and the Urban Area Boundary – which is defined by the Columbia Gorge Commission.

He said no decision had been made on “no net loss” in acreage swaps.

Scott Edelman, Oregon Department of Land Conservation Development said he works closely with the Columbia Gorge Commission. He said State Land Use Goals are a guiding document. He said they are working toward a clear method for the Urban Growth Boundary criteria development.

Edelman said it was important that cities were allowed to grow. He said there was a process for making a case of need for boundary change. First define the need for a specific type of property; then find a solution (alternative land survey) to support the business needs.

Tyler Stone said the Columbia Gorge Commission had directed staff to look at regional areas such as The Dalles and Dallesport, WA. Nichols said staff was looking into it to bring the information back to the Board. He said a decision had not been made.

Wolnaikowski said the Board would still look at what a “region” would look like.

CJ Doxsee, Angelo Planning Group reviewed an updated memo (attached).

He said superfund sites have challenges, but cost constraint didn’t make it undevelopable.

He said he was hoping to get more information from the Port of The Dalles regarding the superfund sites.

He said the Advisory Group had asked that Amerities be removed from the buildable lands, as well as Columbia Gorge Community College and Mid Columbia Medical Center.

There was discussion about the Walmart property not really being available, as well as the Google property. While there is no start date for construction, it can be reasonably assumed that neither owner is willing to sell.

Hege said the inventory as written wouldn’t help The Dalles. He said The Dalles didn’t have

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enough land for what was on its plate, much less a 20 year inventory.

Long-Curtiss asked for an extended completion date in order to get updates from the additional information Angelo was anticipating receiving.

Harris said the end of this study was scheduled to coincide with starting the West Side Study. He said it needed to go to Planning Commission before the Council.

City Manager Krueger said the dates could be adjusted as needed.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:50 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:

Richard A. Mays, Mayor

ATTEST:

Izetta Grossman, CMC City Clerk



MEMORANDUM

Employment Buildable Lands Inventory – REVISED DRAFT City of The Dalles Employment Opportunities Analysis

DATE March 3, 2020
TO Steve Harris and Dawn Hert, City of The Dalles
FROM Andrew Parish, Clinton “CJ” Doxsee, and Matt Hastie, APG
CC Alisa Pyszka and, Bridge Economic Development

INTRODUCTION

This memorandum describes the methodology of and updated results of the 2020 Employment Buildable Lands Inventory (BLI). The BLI represents the second phase of an Economic Opportunities Analysis (EOA) for the City. The first phase of the EOA, conducted by Bridge Economic Development, identified employment conditions and trends, target industries, employment land needs, and draft strategies and actions to achieve the City’s economic objectives.

This memo has been revised from a previous draft based on comments provided by members of the project’s Stakeholder Advisory Committee and additional analysis by the consulting team. Changes to the analysis and resulting assessment included:

- Clarifying how certain types of property constraints are addressed in the inventory
- Reclassifying, adding, or removing a number of inventory properties based on SAC feedback
- Comparing the BLI with employment land needs in will be identified in the Phase 1 EOA
- Assessing and describing the need for industrial sites of specific sizes

Once the BLI has been further refined as needed, it will be used to update the City’s recommended economic development strategies and actions. The BLI also will be used to inform the upcoming Westside Planning process.

BLI Methodology

The buildable lands inventory is conducted in several steps, described below.

- **Step 1: Determine Land Type** – This step identifies all land within the UGB as either residential, employment, or other, based on zoning and other characteristics.
- **Step 2: Calculate Constraints** – This step identifies development constraints and removes them from the inventory to get an accurate measurement of the amount of developable land within the UGB.
- **Step 3: Classify Land by Development Status** – This step classifies land into categories of Vacant, Partially Vacant, Developed, and Committed, based on a series of filters using available data.
- **Step 4: Results** – This step reports the results of the analysis in various ways, and accounts for land needed for right-of-way and other public uses to arrive at total developable net acreage within the UGB.

The remainder of this memorandum addresses each of the above steps in turn.

STEP 1: DETERMINE LAND TYPE

Land in the City of The Dalles is categorized into Residential, Employment, and Other. This classification is made primarily by zoning designation as shown in Figure 1. Exceptions were made for cases based on existing land use, property ownership, or other circumstances. This categorization is broadly consistent with the 2016 residential BLI conducted by the City and APG, with the following general changes:

- Changes in zoning (i.e. change from residential to employment zones or vice versa).
- Limitations due to available access (i.e. slope constraints).
- Reductions to amount of unconstrained land to reflect portion of sites within UGB.
- Some properties owned by the Port of The Dalles are located just outside the floodplain, but near the riparian zone along the Columbia River, including one with a trail. These properties were removed from the inventory as constrained by or committed to natural resources and/or recreational use.
- The Columbia Gorge Community College is zoned Low Density Residential but has been classified as an employment center. The facility is one of the City's larger employers and has redevelopment capacity consistent with their Master Plan. Similarly, the Mid-Columbia Medical Center also has been shown as an employment site. Both of these properties have a Community Facilities Overlay Zone designation.

Figure 2: The Dalles Land Types



Table 1: The Dalles Land Type

	Number of Taxlots	Gross Acres ²
Employment	887	1,581
Residential	5,690	1,724
Other	127	1,045
Total ³	6,704	4,352

² Acres rounded down to whole number

³ Gross acreage includes a limited number of tax lots that are partially located inside The Dalles UGB.

Category ⁵	Gross Acres Within Taxlots	Gross Constrained Acres	Gross Buildable Acres
Employment	1,567	352	1,214
Residential	1,739	504	1235
Other	1,045	380	664
Total	4,352	1,237	3,114

APG The Dalles Employment BLI

Figure 4: Employment Land by Development Status



Figure 5: The Dalles Land Demand Forecast, 2018-2038 (Source: The Dalles Economic Opportunities Analysis & Action Plan, 2019)

Scenario 1	Employment Land	New Employment	Sq.Ft./Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
Scenario 1	Industrial	672	750	503,967	0.15	81.7	69.4
	Office	350	250	87,530	0.30	7.1	5.7
	Retail	235	350	82,166	0.25	6.1	4.9
	Accommodation/Food	351	300	105,263	0.50	3.9	3.1
	Institutional	1,057	750	792,795	0.30	64.5	51.6
	Total	2,665		1,571,722		163.3	134.7
Scenario 2	Employment Land	New Employment	Sq.Ft./Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
Scenario 2	Industrial	929	750	697,042	0.15	113.0	96.0
	Office	459	250	114,711	0.30	9.3	7.5
	Retail	180	350	63,077	0.25	4.7	3.8
	Accommodation/Food	576	300	172,883	0.50	6.4	5.2
	Institutional	1,182	750	886,259	0.30	72.1	57.6
	Total	3,326		1,933,973		205.5	170.0
Scenario 3	Employment Land	New Employment	Sq.Ft./Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
Scenario 3	Industrial	985	750	739,090	0.15	119.8	101.8
	Office	468	250	116,963	0.30	9.5	7.6
	Retail	418	350	146,228	0.25	10.9	8.7
	Accommodation/Food	418	300	125,459	0.50	4.7	3.7
	Institutional	1,186	750	889,446	0.30	72.3	57.9
	Total	3,475		2,017,186		217.2	179.7

*Floor Area Ratio (FAR) is the ratio of total usable building area relative to the total area of the site. It allows a consideration of the entire floor area of a building as opposed to its footprint.

Source: OED QCEW and Bridge ED

For comparison purposes, this memorandum generalizes the net buildable land zoning from this land inventory into two categories: commercial (CBC, CG, CLI, CR, and RL zones) and industrial (I zone). The land inventory is based on the City's zoning, each which allow for a range of employment uses. Commercial uses are allowed in most employment zones. By contrast and with few exceptions, industrial uses are limited to the I zone.

A similar generalization is done for employment land categories in the EOA: commercial (Office, Retail, Accommodation/Food, and Institutional) and industrial (Industrial). This comparison generalizes all EOA employment categories as commercial, except for the industrial employment category.

The following table includes a preliminary comparison of the total net buildable land from this inventory with the projected need for employment land based on Phase 1 of the City's Economic Opportunities Analysis. As summarized in the table, The Dalles has a total surplus of between 186 and 231 net acres of land. Most of the employment demand is needed for industrial employment (69 to 101 net acres). Based on the land inventory, the City can accommodate that demand within the planning horizon with approximately 278 net acres of buildable land available. The need for

Table 6: Industrial Site Size Category Summary

Employment Zone⁹	0-2 acres	2-5 acres	5-12 acres	12-18 acres	18+ acres
I Zone	33	11	1	3	6

⁹ Acres rounded down to whole number.



AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item #11A

MEETING DATE: March 23, 2020

TO: Honorable Mayor and City Council

FROM: Aryn Rasmussen, Airport Manager

ISSUE: Bid Award North Apron Rehabilitation Project

BACKGROUND: The Columbia Gorge Regional Airport advertised for bids for the North Apron Rehabilitation AIP No. 3-41-0059-015-2019. The project will include at minimum existing apron pavement removal (grinding), new full depth apron pavement rehabilitation, new taxiway pavement maintenance overlay, installation of new storm drainage infrastructure, new apron and taxiway pavement marking.

The bid opening for the North Apron Rehabilitation Project was held on May 23, 2019 at 2:00pm for which we received three bids. The bids received were as follows:

1. Crestline Construction, in the amount of \$2,001,639.00
2. Granite Construction, in the amount of \$2,193,612.35
3. Beam Excavating, in the amount of \$2,583,775.63

The project was advertised as a base bid (apron and adjacent taxiway) plus additive (entire taxiway B), due to available FAA funding only the base bid portion of the project will be executed.

The bids were reviewed by the airport staff and the airport's engineering firm Precision Approach Engineering to make sure the proper material was submitted and the bids were deemed complete. The engineers estimate for this project was \$1,742,600.00.

BUDGET IMPLICATIONS: This project is included in the 2019-2020 airport budget as part of the FAA grant and matching COAR grant.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to authorize the Columbia Gorge Regional Airport to enter into contact with Crestline Construction for the North Apron Rehabilitation AIP No. 3-41-0059-015-2019 in an amount not to exceed \$1,699,293.75 (base bid portion only), contingent on approval by Klickitat County.*
2. Request that staff provide additional information in response to questions raised by City Council.
3. Deny authorization to proceed with the contract.



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #12A

MEETING DATE: March 23, 2020

TO: Honorable Mayor and City Council

FROM: Aryn Rasmussen, Airport Manager

ISSUE: Precision Approach Engineering - Services During Construction

BACKGROUND: Precision Approach Engineering serves under contract as the Columbia Gorge Regional Airport's engineering firm. Precision Approach has provided a Task Order for Services During Construction (SDC) for the North Apron Rehabilitation: Phase II Construction AIP Project No. 3-41-0059-015-2019. The included scope of work outlines the project description/justification, scope of work and deliverables. See attachment.

BUDGET IMPLICATIONS: This project is included in the 2019-2020 airport budget as part of the FAA grant and matching COAR grant.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to authorize the Columbia Gorge Regional Airport to enter into contact with Precision Approach Engineering for Services During Construction for the North Apron Rehabilitation AIP No. 3-41-0059-015-2019 in an amount not to exceed \$229,850, contingent on approval by Klickitat County.*
2. Request that staff provide additional information in response to questions raised by City Council.
3. Deny authorization to proceed with the contract.