

MINUTES  
Regular City Council Meeting  
October 22, 2018  
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MINUTES  
REGULAR CITY COUNCIL MEETING  
OF  
October 22, 2018  
5:30 p.m.

THE DALLES CITY HALL  
313 COURT STREET  
THE DALLES, OREGON

**PRESIDING:** Mayor Stephen Lawrence

**COUNCIL PRESENT:** Russ Brown, Darcy Long-Curtiss, Taner Elliott, Tim McGlothlin

**COUNCIL ABSENT:** Linda Miller

**STAFF PRESENT:** City Manager Julie Krueger, City Attorney Gene Parker, City Clerk Izetta Grossman, Planning Director Steve Harris, City Engineer Dale McCabe, Police Chief Patrick Ashmore, Human Resources Director Daniel Hunter, Assistant to the City Manager Matthew Klebes

Number of people present: 29

**CALL TO ORDER**

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

**ROLL CALL**

Roll call was conducted by City Clerk Grossman, Councilor Miller absent.

**PLEDGE OF ALLEGIANCE**

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

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### **APPROVAL OF AGENDA**

It was moved by Elliott and seconded by Long-Curtiss to approve the agenda as presented. The motion carried, Miller absent.

### **PRESENTATIONS/PROCLAMATIONS**

#### The Dalles Area Chamber of Commerce Quarterly Update

Chamber President Lisa Farquharson introduced the new Tourism Director, Dave Nevins.

Farquharson and Nevins reviewed the quarterly update.

Farquharson explained the coloring page and crayons she handed out were to introduce the Oregon Magic Mural Coloring Contest. She said a ribbon cutting and celebration would take place Saturday from 10 to 11:30 am. She said Travel Oregon chose only two of the seven murals for this community celebration. In response to a question she said Travel Oregon would maintain the mural for one year and then it was the responsibility of the property owner.

#### Blue Zones Project Update

Letti Valle introduced Project Manager Taylor Smith and the newest team member, Amy Krol. Valle and Smith reviewed the PowerPoint updating the Council on the Blue Zones projects.

Victor Johnson spoke on his experience working on Blue Zone committees and projects. He thanked everyone who worked on Blue Zone projects. He said Blue Zones inspires people to get involved and address issues. He said there was real engagement with the Latino community, which was culturally difficult.

Johnson said he had a great time working with people to make The Dalles a more functional place, happier and healthier. He said the investment was making a difference. He said he hoped the Council could see the value of sponsoring Blue Zones.

Councilor Long-Curtiss said it was nice to see so many new people involved.

### **AUDIENCE PARTICIPATION**

Eric Gleason, 704 K Street, read a letter into the record (see attached) which had been signed by a number of citizens asking Council to reconsider the decision to demolish the Gitchell Building.

Shelia Dooley, Mosier, read a statement into the record (attached) asking Council to reconsider

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the decision to demolish the Gitchell Building.

Chip Wood, 415 West 15<sup>th</sup> Street said he never questioned the integrity of Councilor Brown or McGlothlin until recently. He said he questioned the change of decision to make improvements on Thompson Street, saving Councilor Elliott money on his development.

Wood said he disagreed with the attempt to censor Councilor Long-Curtiss. He said the recent hiring of Councilor McGlothlin's daughter in the legal department appeared to be more "good ole boys".

City Attorney Gene Parker stopped the comments and said these were personal attacks on the Council.

Mayor Lawrence said Mr. Woods voiced these concerns before. He said Mr. Woods's time was up.

Dan Spatz, Columbia Gorge Community College thanked the Mayor, City Council and City Manager. Spatz gave an update on the Skill Center Project (see attached).

Mark Linebarger, 324 East 14<sup>th</sup> said he was concerned about the decision for demolition of the Gitchell Building. He said his customers ask about the history of the building. He asked Council to please call him, to explain the decision. He said it was important to downtown history.

Councilor Long-Curtiss said she voted against demolition.

Councilor McGlothlin said he was not at the meeting, but he would have voted against demolition.

Karl Vercooteren, 1624 Montana said he was on the Board of the First Court House committee. He said tour boat passengers very interested in the history of The Dalles. He encouraged City Council to reconsider the decision to demolish the Gitchell Building.

Carolyn Wood, 1709 Liberty Way, reminded the Council that past Council's had put money into the Gitchell building to keep it from further deterioration. She said St. Peter's Landmark should serve as an example of how a citizen group saved a significant landmark from demolition.

## **CITY MANAGER REPORT**

City Manager Julie Krueger handed out an update on the Dog River Pipeline Replacement Project (see attached).

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Krueger reported that during a meeting with the State Building codes, the City, Wasco County, Gilliam, Sherman and Moro Counties it was determined that the City could only take on its building codes program. She said the counties are the ones who “own” the program.

She said Northern Wasco County Parks & Recreation District would be coming before Council in November to update the Council on the District’s Master Plan.

Krueger said AmeriTies would be giving an update during the December Council meeting.

She said the Citizen’s Academy was set to launch in January.

### **CITY ATTORNEY REPORT**

City Attorney Parker said he had a meeting next week regarding the LUBA appeal on East 19<sup>th</sup>. He said he would inquire about the status of the LUBA appeal on 13<sup>th</sup> and Perkins at that meeting.

Parker said Megan Lutz had been hired at a paralegal.

### **CITY COUNCIL REPORTS**

Councilor Long-Curtiss reported on attending:

- Lone Pine in-lieu site – handed out blankets. Drug Treatment from Portland was available
  - She asked if anyone could help with a new roof to contact her
- QLife meeting – Maupin project progressing; Lone Pine Development possible fiber to home
- Urban Renewal Meeting

Councilor McGlothlin read a report into the record (attached)

Councilor Elliott reported

- QLife Meeting via phone – fiber to the home project in Lone Pine Development
- Urban Renewal meeting

Mayor Lawrence reported:

- League of Oregon Cities Conference – Homeless issues
- County Commission – funding for Skill Center at Columbia Gorge Community College
- Building Codes – State won’t allow City to take on whole program. State run could mean office in Pendleton
- Attended Ron Wyden’s 906 Town Hall meeting

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- Sister City Delegation this weekend
- Yakama Housing Project ground breaking
- Oregon Mural ribbon cutting on Saturday

### **CONSENT AGENDA**

It was moved by Brown and seconded by Elliott to approve the Consent Agenda as presented. The motion carried unanimously, Miller absent.

Items approved by Consent Agenda were: 1) Approval of September 24, 2018 Regular City Council Meeting Minutes.

### **CONTRACT REVIEW BOARD ACTION**

#### **Authorization of Purchase of Three New Larger-Capacity Pumps for the Chenowith Lift Station on River Trail Way**

City Engineer Dale McCabe reviewed the staff report.

Mayor Lawrence asked if the anticipated growth had been considered.

McCabe said the ultimate build out of the area had been considered.

It was moved by Long-Curtiss and seconded by Brown to authorize purchase of three new Flygt pumps from Xylem Water Solutions for the Chenowith Lift Station in an amount not to exceed \$90,140. The motion carried, Miller absent.

### **ACTION ITEMS**

#### **Resolution No. 18-027 Initiating Partial Street Vacation to the Rear of 1707 Lincoln Way**

Planning Tech Joshua Chandler reviewed the staff report.

It was moved by McGlothlin and seconded by Long-Curtiss to adopt Resolution No. 18-027 initiating the street vacation process for a portion of right-a-way adjacent to 1707 Lincoln Way. The motion carried, Miller absent.

#### **Blue Zone Funding Request**

City Manager Julie Krueger reviewed the staff report.

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Krueger introduced Mimi McDonell.

McDonell said she was bringing this request at this time due to a funding short fall. She said Oregon Healthiest State would carry the current year deficit into next year, however, they need the commitment by March 2019.

Krueger recommended Council stick to the budget/funding process. She said there were funds in contingency that could be used. She noted that contingency was for emergency/unforeseen needs of the City.

Long-Curtiss said Blue Zones had told the City they would need support for three year. She said they didn't meet the request deadline, but were at the budget committee meeting.

Brown said the Council had worked hard to close the door to requests coming in all year long. He said he wasn't against Blue Zones, but wanted to stick to the process.

Elliott said he was in support of Blue Zones, but felt they shouldn't have taken the request off the table at the budget committee meeting.

In response to questions McDonell said if \$190,000 wasn't committed, staff would be given 90 days' notice and the program shut down.

McGlothlin said the City signed a letter of support to get the program to The Dalles. He said he was in favor of a \$25,000 donation.

It was moved by McGlothlin and seconded by Long-Curtiss to approve a \$20,000 donation for the current fiscal year, and directing staff to make the appropriate budget amendment.

Mayor Lawrence called for a roll call vote:

Voting opposed: Brown, Elliott

Voting in favor: McGlothlin, Long-Curtiss

Absent: Miller

To break the tie, Mayor Lawrence voted opposed.

The motion failed.

Blue Zones was encouraged to bring a request to the City Manager in January in preparation for the next budget.

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Columbia Gorge Regional Airport Mobile Home Lease Approval

Airport Manager Chuck Covert reviewed the staff report.

It was moved by Long-Curtiss and seconded by Elliott to approve the Lease with Life Flight for the use of mobile home space at Columbia Gorge Regional Airport contingent on approval of Klickitat County. The motion carried, Miller absent.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:18 p.m.

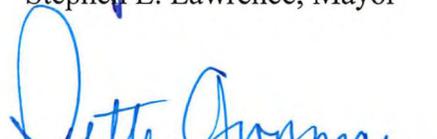
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Submitted by/  
Izetta Grossman  
City Clerk

SIGNED:

  
\_\_\_\_\_  
Stephen E. Lawrence, Mayor

ATTEST:

  
\_\_\_\_\_  
Izetta Grossman, City Clerk

OCT 22, 2018

## Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Honorable Mayor and City Council,

We write you at this time to urge the council to reconsider your action of September 24, 2018 directing staff to prepare an RFP for the demolition of the historic Waldron Drugstore, and respectfully request that you instead direct staff to work with interested community organizations to find a path towards the restoration and reuse of the historic Waldron Drugstore Building. Over the last few months substantial progress has been made toward the goal of saving and restoring this important piece of the history of The Dalles and the State of Oregon. In a series of weekly meetings, additional brainstorming sessions, public outreach, site visits by experts, and documentary research we have been able to gather important background information about the building, its condition, the issues of ownership, the Union Pacific (UP) right-of-way, and the projected timeline of wastewater treatment plant improvements and expansion, these are listed below:

- We learned that the 25 foot safety right-of-way only applies to UP owned property and that the Waldron Drugstore is entirely owned by the City of The Dalles.
- We learned that the City purchased the Waldron Drugstore in 1978 to mitigate the effects on the private owners of the building caused by the shifting of the UP tracks to the north side of 1<sup>st</sup> Street.
- We learned that the building was purchased by the city specifically to preserve it, and that access to it was insured by the establishment of a pedestrian crossing of the railroad tracks at Washington Street, and by the construction and improvement of the Port Haul Road. This road continues to provide limited access to the building from the Madison Street crossing via the north side of the wastewater treatment plant.
- We are investigating the reopening the pedestrian crossing of the railroad tracks at Washington Street.
- We learned that the long-term plan for the wastewater treatment plant does not envision expansion off the current site for at least the next 20 years.
- We consulted contractors and determined the cost to rehabilitate the building, and the feasibility and cost of moving it.
- We have identified grants and other funding sources to complete the restoration and reuse of the building.

With this background research done, it is now time to look at all of the possible options for the restoration and reuse of this building. We propose to prepare several detailed tangible and obtainable options and present them to council and the community for input at public meetings. Based on the input received we will prepare more detailed plans and timelines and present a plan to council for final approval. What we need to proceed on this path is council consent and a reasonable amount of time (6 months?) to carry out this important task.

The undersigned thank you for your consideration,

*Georgia Easter*  
President

*Columbia Page Genealogical Society*

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The undersigned thank you for your consideration,

 Hannah Purnell

OCT 22, 2018

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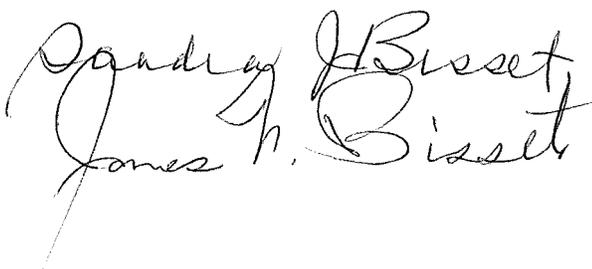
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The undersigned thank you for your consideration,

  
James H. Bisset

Oct 22, 2018

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The undersigned thank you for your consideration,

*Richard Erickson*

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The undersigned thank you for your consideration,

*Bambi Foy*  
Raptor Education Coordinator

OCT 22, 2018

Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Doug Leash - President - Treasurer, Old St Peter's L.M.

Colleen Ballinger - resident

Gwen Shaw - Tourist

Liz Crisafio

Kathy Schwartz

RJ O

Jacqueline Young - resident

Linda

William G. Lewis

[Signature]

Mutual Leash

Adrian Lutzbank

Claudia Leash

Dorinda J. Wolfe

Bill Wolfe

Doug Woolsey

Diana A. Ezelle

Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Karl J. Verconten  
Lee Wosbee  
Lendon Klaesche  
Robert A. Koch  
Diane Bungum  
Bevly Spivak  
Bob Veechul

C Bruce Schwarz  
Muffy Ramsey  
A J Ellis  
Margaret Stovall  
Eric R. Stovall  
Jay Knill

Drew Lall Carter  
Hori Carter

Don Page

Kathy Gay  
Chukabury  
Aly Klein  
Peter Gay  
Mark Thomas  
Micah Durr  
Sherry Stephenson  
Marta Hurl  
Jama Belton

Dirk Poel  
Mark Luetzger  
Alan D. Swartz  
Susan Stewart  
Bill March  
Kristine + John Dombroski  
Shannon Morgan

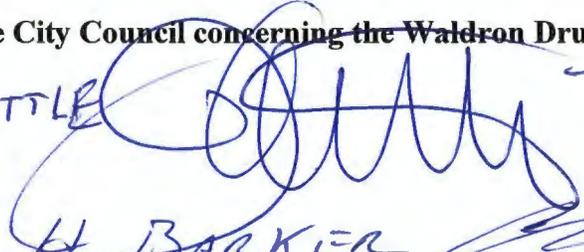
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Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Ann Marie Woolsey 10-15-18  
Kathy Kenevick 10-17-18  
Jayne Bridger 10-17-18  
Joanne Ward 10-17-18  
Samantha Luth 10-17-18  
Lana L. Eise 10-17-18  
Zulema Pariz 10-17-18  
Jeff Starks 10-17-18  
Paul Kenevick 10-17-18  
Cecilia March 10-17-18  
Barbara Jelfer 10-17-18  
Maggie Pando 10-17-18  
Karen Murray 10-17-18  
John Nelson 10-17-18  
Lorie Krummrich 10-17-18  
Lara Lenny 10-17-18  
Patricia Thompson 10-17-18  
Cathy Y 10-17-18  
Sandra Sullivan 10/17/2018  
Serena Smith 10/17/18  
Dana Kempf 10/17/18  
Sherrin Ungren 10/17/18

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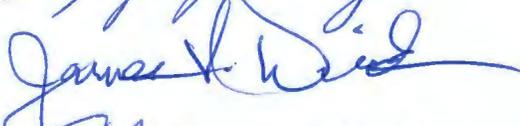
Letter to the City Council concerning the Waldron Drugstore Building, October 2018

JOHN A. LITTLE  The Dalles, OR

CHARLES H BARKER 

David Froh —  Mosier Or.

Katy Young  The Dalles, OR.

James V. Dick  The Dalles, OR

Christine Wallace  The Dalles, OR

Robert W. Showbrun  The Dalles, OR

Robert Kenyon  The Dalles, OR

Anthony A. Howe  The Dalles, OR

Fred Henshaw  The Dalles, OR

Sheila Dooley 

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Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Heather L Thompson	- 10-17-18
William C. Barker	- 10-17-18
Bretchen Kinsey	- 10-17-18
Steve <del>Mary</del> Steven T. Murray	10-17-18
Chris Bolton	10-19-18
Bill R. Jones	10-19-18
Adrienne Bentons-Jones	10-19-18
Maureen	10-19-2018
Brandy Lauke	10-20-2018
Darlene K. Lufki	10-20-2018
 Jeremy C. ...	10-21-2018
Madison Selmer	10-21-18
MARY MOONEY	10-21-18
JEFF MINNICK	10-21-18
Eric Stamer	10/21/18
Darlene C. Marick	10/22/18
Carlye Pucell	10/22/2018
Andy Zwick	10-22-18
Dakota Thompson	10-22-18

10/21/18

Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Widge Johnson

Kristin Klindt

Joyana Perez

Dyn Schectel

~~Kathryn Kelly~~

Mary O'Sullivan

Cheryl Godwin

Sheri Bissett

John E. Hennicks

Judith Miller

Glenn Adams

Caralyn Wood

Ben Eagry

(12)

October 22, 2018

Honorable Mayor and City Council:

The Waldron Drug/Gitchell building is a historically significant building for both The Dalles, Oregon and the nation as a whole. It is recognized as a primary resource in the National Register of Historic Places. As the last remaining historic building on the north side of 1<sup>st</sup> St. it provides the only visual reference point for visualizing the width and feel of 1<sup>st</sup> St.

Built by stone mason Henry Klindt in 1863, it has played many roles over the years starting as the Waldron Bros. Drugstore. Some of its other uses included serving as a Post Office, Masonic Lodge hall, a ticket office for The Dalles, Portland & Astoria Navigation Company, an apartment and office building (starting in the 20's), and as a sign painting business and artist studio for well-known local artist Percy Manser.

We have an opportunity to restore this building and make it an asset to the community again rather than having it join the list of all the other historic buildings in The Dalles that have been torn down over the years. Easily visible from the town and Interstate 84, this is the building that visitors see and remember as historic The Dalles. Its façade inspired street banners and the design of the Union St. underpass. Restored, among other uses, the building would serve as a welcoming sight to visitors arriving on the cruise ships.

This building has been a part of the life of our community almost from the town's inception. It has withstood fires, floods and neglect over the years. It now faces its greatest threat: demolition. Most of the public is unaware of the planned demolition as there has been no article about the vote in the newspaper.

There appears to have been a rush to demolish as at each of the 3 meetings at which this was on the agenda, there were different reasons given.

A group of citizens has been investigating these concerns and believe that the vote to demolish was not justified. It has also been frustrating to be left out of the process and unable to provide input at the 3 meetings. At the September 24, 2018 meeting reasons given for demolition included liability, stability of building, and cost. If the building were turned over to a non-profit, these would no longer be the City's concerns as the City would no longer be liable for the building.

In regards to a future expansion of the waste water treatment plant, the Waldron Drug building was purchased with General Fund monies and never planned to be part of this expansion, which won't be needed for an estimated 20 to 40 years according to the long term Master Plan for the waste water treatment plant.

We urge you to please reconsider your decision before it's too late.

Thank you.



Sheila Dooley

**Statement by Dan Spatz to The Dalles City Council 102218:**

On behalf of Columbia Gorge Community College, I wish to express our institution's appreciation to The Dalles City Council, Mayor Stephen Lawrence and City Manager Julie Krueger for your continuing interest in the college's request for Enterprise Zone funding for a workforce skills center and campus housing. The city's support to date has been instrumental in substantial progress toward realization of these new facilities, which require that the college obtain a fiscal match of \$7.3 million by Jan. 31, 2019, in order to receive a corresponding capital construction investment of \$7.3 million from the State of Oregon.

This past week the college presented to the Wasco County Commission, which together with the city council constitutes the decision-making authority for the college's Enterprise Zone request. This would be a significant public investment by the city, county, college, and the State of Oregon. A rigorous analysis of project financing, enrollment projections and operational costs is essential; the feasibility analysis completed early this year through support of the city council provided the basis for this analysis. We continue to refine our projections, and have every confidence we can provide the assurances needed in order for decisions to be presented and mutually agreed upon by the city, county and college board.

We anticipate bringing a request for these decisions to the respective boards in November.

Enterprise Zone partners will meet in early November to discuss the process through which this and other requests from various public partners should best be determined. Columbia Gorge Community College looks forward to participating in that allocations process, and welcomes the opportunity to address any and all questions related to our request.

Councilor Report 10/22/2018 - mcGlothlin

On September 22, I departed with five other representatives from The Dalles to Washington DC as a member of The Dalles Outreach Team. The trip was a well planned mission to introduce three policy topics and three financial requests to elected officials from both Washington and Oregon legislative branches. In addition, we met with teams from agencies such as the National League of Cities, the Nation League of Counties, the Labor Department and other important federal players, the team also met with key staff from Governor Brown's Office located in Washington D.C..

Members of the team included:

Randy Anderson - CFO North Wasco County School District 21  
Dave Griffith - Businessman and member of The Dalles Port board  
Dan Spatz - Administrator with the Columbia Gorge Community College  
Andrea Klass - Director of the Port of The Dalles  
Scott Hege - Wasco County Commissioner  
Timothy McGlothlin - The Dalles City Councilor

Issues such as continued funding of Perkins Grant, Columbia Gorge Regional Airport projects, support of a revising forest management practices to reduce threat of wildfires in our watershed, and the final payment for the Columbia Gorge Scenic Act of 87 that has yet been unpaid.

There was strong support from all agencies and legislature to move forward on our requests. I returned to The Dalles with a renewed sense that our voices were heard and action was forthcoming.

I was invited to speak on the KHR Mark Bailey Show last Thursday.

I was also invited to speak at the local Government Affair breakfast at the BBQ.

There is a Historical Landmark meeting this Wednesday that I will attend

Saturday is the mural ribbon cutting sponsored by the chamber that I will attend.



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

**MEMORANDUM**

**TO: Honorable Mayor and City Council**

**DATE: October 17, 2018**

**THRU: Julie Krueger, City Manager**

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

**RE: Dog River Pipeline Replacement Project Update**

There has been progress related to the Dog River Pipeline Replacement Project. As Council will recall, the project to replace the 100+ year old wooden pipeline is located on US Forest Service property. The City submitted a Proposed Action document to the Forest Service in October 2010 to begin the environmental review process in compliance with the National Environmental Policy Act (NEPA); this process will ultimately result in the release of an Environmental Assessment (EA) report. The Forest Service sought public comments on the project in 2011; only three comments were received and none of them opposed the project. The project was then placed on hold for a few years by the Forest Service because the City needed time (a few years) to secure funding for the project and the Forest Service, having limited resources to address competing priorities, prioritized more immediate projects to analyze over the Dog River project that was to be implemented later.

In March 2016, the Forest Service again sought public comments on the proposed project. This time comments were received that required the completion of Hydrology and Fisheries Studies analyzing the potential impacts of the project. In March 2017, the City Council authorized the City to enter into a cost recovery agreement with the Forest Service for completion of those studies by firms pre-qualified by the Forest Service for such work. Those studies have now also been completed. With information from the studies, the Forest Service developed a preliminary working draft of the Biological Assessment (BA), a document which is a part of the eventual Environmental Assessment, to City staff for review; comments were provided back to the Forest Service and they are to be incorporated into the final document. The Forest Service has also been coordinating closely with the US Fish and Wildlife Service in the development of the BA since they need to ultimately concur with the final EA.

The draft BA contained findings very favorable to the project. As of mid-September, the Forest Service was expecting to release a Draft EA in October with a Final EA to follow about a month later. The Final EA would then be published for a 45-day public comment period.

Staff is also working to finalize funding for the project. Outside funding is being pursued through two different sources – the Safe Drinking Water Revolving Loan Fund (SDWRLF) from which we are seeking \$1 million in grant and \$3 million in low-interest loans, and the Oregon Water Resources Department (OWRD) Water Projects Grants and Loan Program from which we

are seeking another \$1 million grant. The SDWSRF funding was tentatively awarded to the City three years ago and staff is currently working with the program to update eligibility documents. The City has been recommended for the OWRD \$1 million grant; funding under that program is scheduled to be finalized in November. The City has budgeted funds which, based upon existing project estimates, would be adequate to complete the funding needed for the project.

With a Final EA (after the public comment period) and secured funding, final engineering design for the project can begin this coming winter/spring.