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Regular City Council Meeting  
September 27, 2021  
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MINUTES

CITY COUNCIL MEETING

SEPTEMBER 27, 2021

5:30 p.m.

VIA ZOOM

LIVESTREAM VIA City website

**PRESIDING:** Mayor Richard Mays

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

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Julie Krueger, Legal Counsel Jonathan Kara, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Alice Cannon, Public Works Director Dave Anderson, Police Chief Tom Worthy

**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 Randall to lead the Pledge of Allegiance.

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

### **APPROVAL OF AGENDA**

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

### **PRESENTATIONS PROCLAMATIONS**

#### Northwest Natural Gas Update on Low Carbon Pathway

Tonya Brumley, local Northwest Natural Gas representative introduced Kathryn Williams, Vice President Public Affairs and Sustainability, and Mary Moerlins, Director of Environmental Policy.

Moerlins reviewed the PowerPoint presentation (attached).

### **CITY MANAGER REPORT**

City Manager Julie Krueger said it had been three years since City Council moved to demolish the Gitchell Building. She said she was double checking with Council, before moving forward with request for proposals for the demolition.

City Manager Krueger said there was interest in recreating the mural on the building in another location.

### **CITY COUNCIL REPORTS**

Councilor Long reported:

- Traffic Safety Commission
  - No parking loading zone at Lone Pine
  - Awareness of fog lights and tires beyond fender being illegal; no action
  - Burgerville alley – not two way, drive through blocking traffic on Liberty
  - Chenoweth Elementary – parents blocking northbound traffic; representatives will attend next meeting
- Urban Renewal Agency Board meeting

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Councilor Randall reported:

- QLife meeting – financial report

Councilor McGlothlin reported:

- Urban Renewal Agency Board meeting

Councilor Richardson reported:

- Various meetings with Citizens – has reviewed with staff
- Urban Renewal Agency Board – 1<sup>st</sup> Street moving along; Strategic Planning process in the fall

## **CONSENT AGENDA**

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

Items approved on the consent agenda were: 1) The minutes of the September 13, 2021 Regular City Council Meeting.

## **ACTION ITEMS**

### Reimburse Klickitat County for Installation of Aviation Fuel Tank System at the Airport

Finance Director Angie Wilson reviewed the staff report.

It was moved by McGlothlin and seconded by Randall to authorize the payment of the Klickitat County Invoice in the amount of \$58,887.82 and to authorize the payment to Klickitat County for the upgrade to Bulk Fuel Farm for the Jet A conversion in the amount of \$109,768.33. The motion carried 5 to 0, McGlothlin, Randall, Richardson, Runyon, Long voting in favor; none opposed.

## **DISCUSSION ITEMS**

### Potential Development Agreement with Design LLC Related to Utilities

Mayor Mays stated the utilities agreement was a discussion item. He said the potential agreement was not the Strategic Investment Project that had been discussed a number of times at public meetings.

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Mayor Mays said that the Council would be taking audience comments after the staff report and Council questions.

Mayor Mays asked Public Works Director Anderson to review his qualifications.

Anderson said he had worked for the City for over 33 years; managed the Wicks Water Treatment Plant and The Dalles Municipal Watershed for about 15 years before becoming the City's Public Works Director wherein he served for the last 14+ years. Anderson said he had been involved in the City's water supply planning and managed the City's water rights for over 20 years, defending its existing rights when they've been challenged, applying for and obtaining new rights to meet future needs, and consolidating and extending water rights to optimize flexibility for the City. He said he was the lead staff person for the City to negotiate the 2015 Development Agreement with Design for their last development in town.

Anderson said the other members of the City's utility planning team were Eric Hansen, Public Works Asst Director and Dale McCabe, City Engineer.

Public Works Director Dave Anderson reviewed the staff report.

The Council thanked Anderson for a thorough report, and asked questions regarding:

- Amounts of water available long term (the project increases water availability 5 million gallons/ more than the development will need);
- Why Anderson was in favor of the agreement (storage of the water benefit; City having control of water use; \$28 million project paid by Google);
- Did the agreement only applying to the specific buildout (Google would need a new development agreement for any other development done);
- Effects of climate change (reports looked at climate change and seismic issues as part of the criteria).

The following citizens commented:

Vance Ellet

Dawn Rasmussen 1335 Oak Hill Drive

Steve Murray, 2645 East 11<sup>th</sup>

Rodger Nichols, 1617 Oregon

Philip Mascher, 914 West 15<sup>th</sup>

Sarah McKenna, 112 West 13<sup>th</sup>

Bruce Schwartz, 348 3 Mile Road

Benjamin, 1014 East 14<sup>th</sup>

Karen, 1822 Cherry Heights

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Mike Ballinger  
Mike Courtney  
James

The citizens questioned:

- Legal expertise (City Legal Counsel experienced; Anderson experience with development agreements and water sewer issues);
- Affect on water outside City of The Dalles (cannot compete with senior water rights; State steps in if water drops; The Dalles groundwater not defined to the south);
- Current Google used water (goes to city sewer system plant; plant must meet DEQ discharge requirements);
- Superfund site (not owned by Google)
- Evaporation loss (not part of the 10% that must stay in the Aquafer Storage & Recovery (ASR);
- Dog River leakage (1 million gallons/day during peak months, once new pipeline in place this could be stored in ASR);
- Non-Disclosure – water use revealed in other states (City is bound by non-disclosure; other states law suits involved)
- Can citizens vote on agreement (not something that could go to referendum; City Charter updated in 2020, continued giving Council authority);
- Who paid for three reports (Google, City helped create the criteria, challenged initial analysis)

Bill Lennox, 1005 Federal, asked if City would consider a policy giving special districts/non-profits a reduced rate. He said Northern Wasco County Parks & Recreation District (NWCPRD) could use a reduced water rate to keep parks green and healthy.

City Manager Julie Krueger said everyone wasn't aware that the City provides NWCPRD 2% of the Transient Room Tax revenues annually. She said last year that amount was \$300,000; their irrigation bill was \$40,000.

Mayor Mays thanked everyone for their questions. He said the agreement would come before Council for approval at the October 25, 2021 Regular City Council meeting.

Long said she welcomed comments for all citizens.

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Mayor Mays said all the Councilors welcomed comments.


**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:55 p.m.

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Submitted by/  
Izetta Grossman, CMC  
City Clerk

SIGNED:

  
Richard A. Mays, Mayor Pro Tem  
T. McColts

ATTEST:

  
Izetta Grossman, CMC City Clerk

# Our Low Carbon Pathway: Vision 2050



Mary Moerlins

Director of Environmental Policy & Corporate Responsibility



**NW Natural®**



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# DEFINING ZERO

## *What carbon-neutral means and why we're considering it*

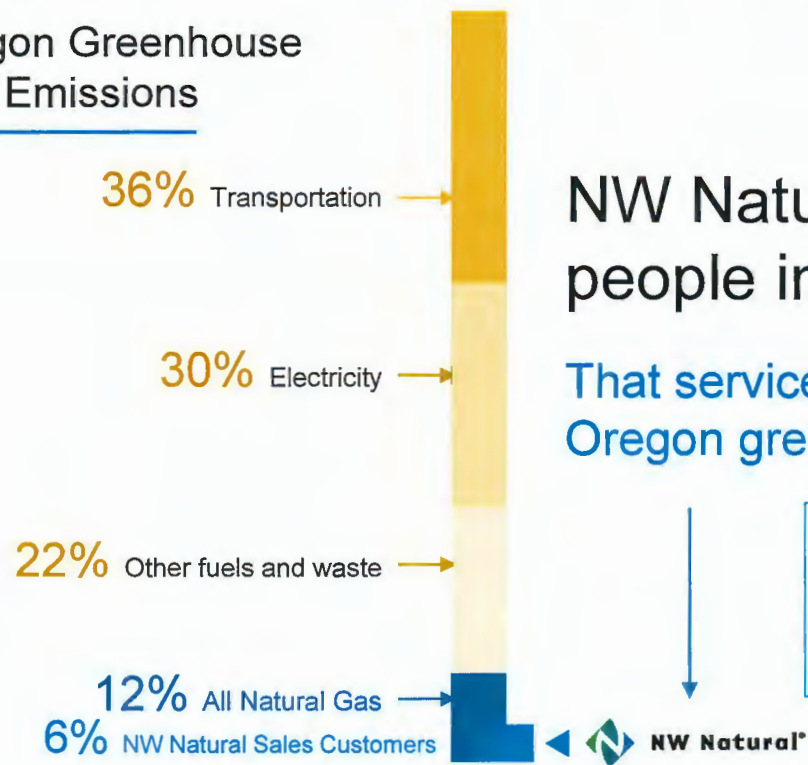
- Carbon neutrality means having a balance between emitting carbon and absorbing carbon from the atmosphere in carbon sinks and displacement.
- In order to achieve net zero emissions, all worldwide greenhouse gas (GHG) emissions will have to be counterbalanced by carbon reducing actions.
- Holistically, a carbon neutral goal optimizes for the least cost - highest impact solutions.





# Role of our Current System

## Oregon Greenhouse Gas Emissions



NW Natural serves 2.5 million people in 140 communities.

That service creates 6% of the current Oregon greenhouse gas emissions.

**In Washington, our customers' use of gas is approximately 0.5% of state GHG emissions**

Source: ODEQ In-Boundary GHG Inventory

# Our Shared Values

We must innovate and evolve together, in a way that leaves no one behind.

## EQUITY

Provide warmth affordably to the people that depend on us



## ENVIRONMENT

Drive down emissions with efficiency, renewables, new technology



## ECONOMY

Use our tightest, modern system to support economic vitality and health



# Getting to Zero

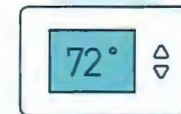
The pathway to our vision of carbon neutral by 2050



Renewable sources that do not contribute new carbon to the atmosphere



Partnership with cleaner electric systems to create seasonal and peak energy storage



Encouraging end-use innovation for deep efficiency

# SMART ENERGY PARTICIPATION

Residential Customer Participation Rate<sup>1</sup>

Hood River 7.6%

The Dalles 5.9%

Gresham 4.2%

**7.9%** of all residential customers  
Participating  
across territory  
(WA + OR)

<sup>1</sup> As a percentage of NW Natural sales customers in each city June 2020.





# Carbon Regulation & Low Carbon Goals

## OR & WA Building Carbon Regulation programs

- Executive order in OR (Climate Protection Program)
- Legislative approach in WA (cap and trade)

## Directional alignment with NW Natural Carbon Neutral Goal

- Deep decarbonization is possible through conservation, renewable integration & innovation

## Goal achievement is possible, tactics matter.

- NW Natural is actively engaged in both states advocating for thoughtful program design & customer protections

## Regulation, Goals and Impacts

- NW Natural can and will decarbonize the system and the product delivered to customers
- *How* we achieve the regulated and voluntary goals is influenced by the rules-
  - NW Natural formal comments and engagement
  - Input from community members, industry and advocates
- All energy systems in our region are decarbonizing- all sectors will see cost impacts
- Best outcomes happen with all solutions on the table



## Our View

**We embrace the change.** With the electric and gas systems working together, The Northwest and beyond can meet climate goals.

**We're committed to a carbon neutral pipeline by 2050.**

There is no technical barrier.

**Coal plants will close.**

Nearly half of Oregon natural gas use is for power generation, and more will be needed without coal.

**Electrification of heating is ineffective and expensive.**

Roughly 2 out of 3 Oregonians rely on natural gas for home heating, yet it's 3% of greenhouse gas emissions.

**Reliability must be a part of the solution.**

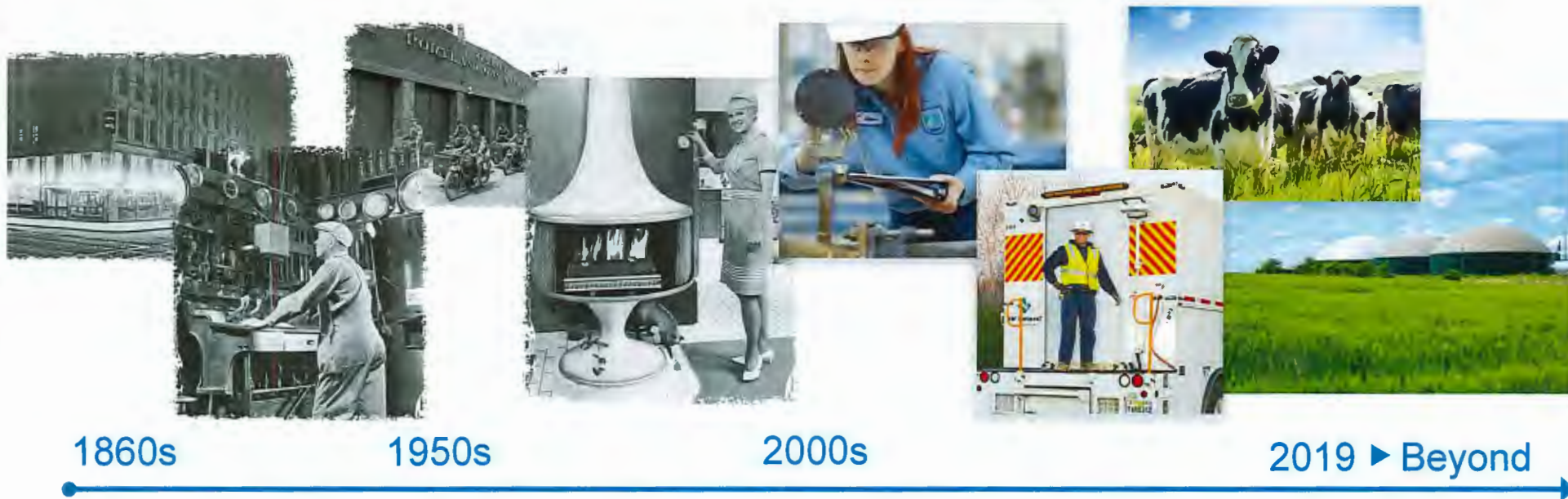
Designed for winter; with 3x the peak capacity of the electric grid and seasonal storage, gas system can also operate when the power is out.

**Citizens choose natural gas.**<sup>1</sup>

- **73%** of voters support use of natural gas because its affordable, reliable and has lower emissions.
- **78%** of voters agreed that families and businesses should have a choice of energy options to meet their needs.
- **83%** of voters believe use of renewable natural gas should be encouraged.

<sup>1</sup>DHM Research in NW Natural Service area, Nov. 2019.

# A History of Looking Forward



Manufactured  
gas for lighting  
and heat

Network expands with  
arrival of Northwest  
pipeline

- Modernized system
- Leads rate decoupling
- First carbon offset program, Smart Energy

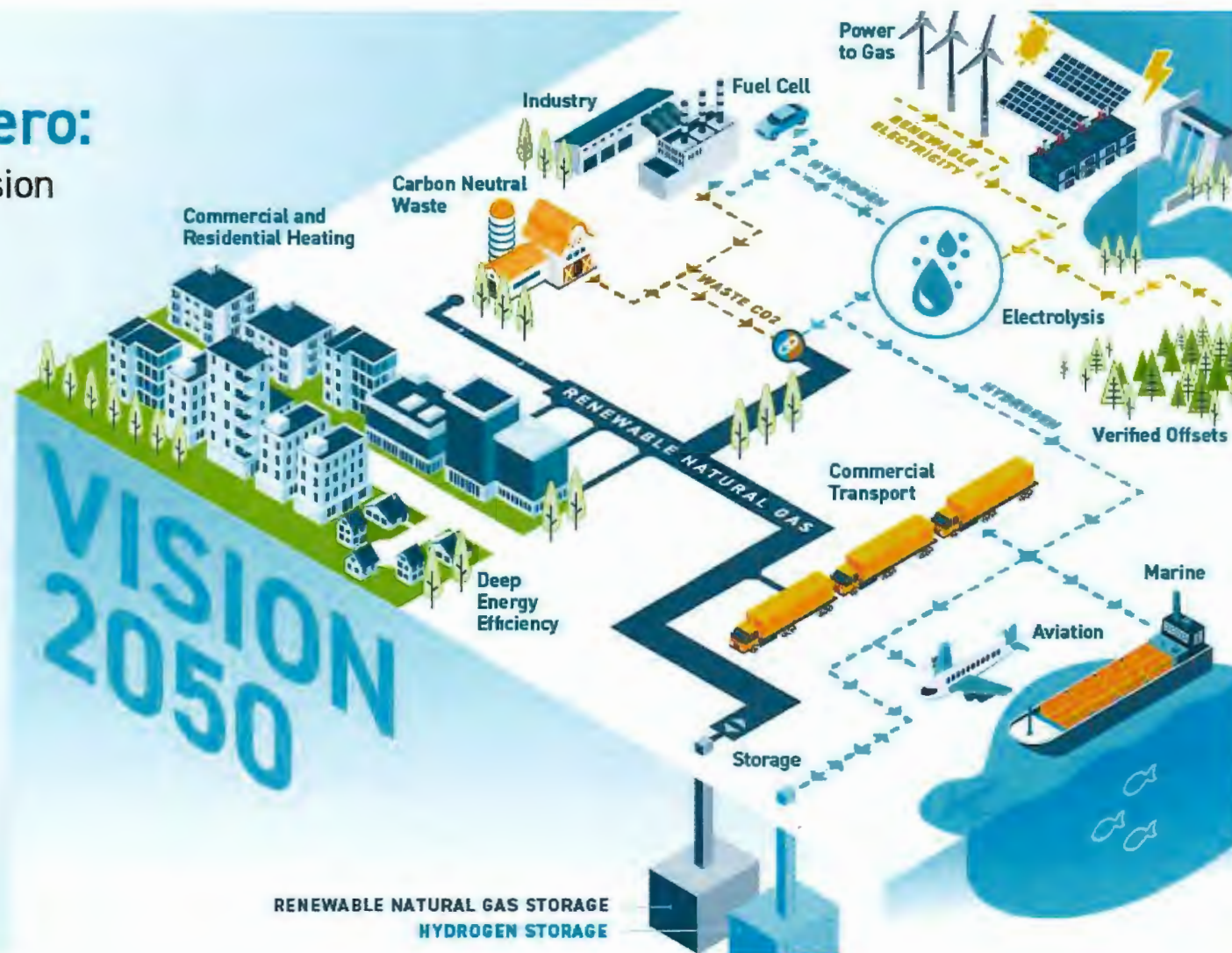
RNG and Renewable  
Hydrogen to deeply  
decarbonize

# Destination Zero:

The pathway to our vision of carbon neutral

A decarbonizing network:

- Renewable Natural Gas
- Hydrogen
- Waste CO<sub>2</sub>
- Renewable Electricity







Let's create the future we imagine.