

MINUTES
Regular City Council Meeting
January 10, 2022
Page 1

MINUTES

CITY COUNCIL MEETING
JANUARY 10, 2022
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, City Attorney Jonathan Kara, City Clerk Izetta Grossman, Human Resource Director Daniel Hunter, Finance Director Angie Wilson, Community Development Director Alice Cannon, Public Works Director Dave Anderson, Police Chief Tom Worthy, Senior Planner Dawn Hert

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 Long to lead the Pledge of Allegiance.

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

MINUTES

Regular City Council Meeting

January 10, 2022

Page 2

APPROVAL OF AGENDA

It was moved by Long and seconded by Richardson to approve the agenda as submitted. The motion carried 4 to 0 ; Randall absent; Long, Richardson, Runyon, McGlothlin voting in favor; none opposed.

PRESENTATIONS PROCLAMATIONS

Main Street Program Update - Tory Davis

Tory Davis, Executive Director The Dalles Main Street reviewed the report.

CITY COUNCIL REPORTS

Councilor Runyon reported:

- Google Land Tour
- Wasco County LPSCC
- QLife Board
- Wasco County Commission meeting
- National Veterans Group
- Police Officer swearing in
- City Manager
- County Administrator
- Mayor
- survey of issues with citizens

Councilor McGlothlin reported:

- Airport runway lights – solutions being addressed
- Wasco County Commission meeting
- Police officer swearing in
- Eisland regarding adjacent property to airport
- Kudos to Donny Lewis who has been returning shopping carts to stores

Councilor Long reported:

- Google property tour

Mayor Mays reported:

- Google property tour
- Wasco County Commission meeting

Councilor Randall arrived at the meeting.

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the December 6, 2021 Council Work Session Meeting; 2) The minutes of the December 13, 2021 Regular City Council Meeting; 3) Resolution No. 2022 – 001 Concurring with Mayor’s Appointment to Various Commissions and Committees.

CONTRACT REVIEW BOARD

Contract with Ranit Healthcare Consulting LLC to Provide Professional Services and Project Management Regarding Police Department Accreditation

Police Chief Tom Worthy reviewed the report.

In response to questions Worthy reported that hiring a temporary employee would be the way to go, but none were available. The firm recommended was local and known to Kenny LaPointe. He said the accreditation requires an outside evaluation of policies, procedures, set of proofs for records management process.

Worthy said the evaluation was top down; broad and deep, paying careful attention to detail. He said the process could take up to a year.

Worthy said the full grant must be used for the accreditation.

It was moved by McGlothlin and seconded by Runyon to approve contracting authority for the City Manager to execute a contract in support of accreditation in an amount not to exceed \$65,000. The motion carried 5 to 0; McGlothlin, Runyon, Long, Randall, Richardson voting in favor; none opposed.

ACTION ITEMS

Strategic Investment Program Community Service Fee

Mayor Mays said the process for this item would be: staff report, Council questions, allow for

public questions/comments, then Council deliberations.

Enterprise Zone Manager Matthew Klebes reviewed the staff report. He said since the staff report was provided to Council he learned that both Projects 1 and 2 distribution had to be determined together.

Klebes said the Strategic Investment Program developed by the State of Oregon has a component that requires an applicant to pay a Community Service Fee each year of an abatement. This fee equals 25% of each year's tax savings, capped at \$2.5 million outside of a Strategic Investment Zone.

He said the distribution of the Community Service Fee could be set by formal agreement between the County, City where the development is located, AND tax districts listed in ORS 198.010 or ORS 198, which have a sum of property tax authority that equals or exceeds 75% of the total for all such districts. Property tax authority consists of the sum of a district's permanent and local option rate authority, whether used and unused but it excludes the levy/tax rates for bonded indebtedness.

He said the Taxing Districts listed in the ORS include:

- City
- County
- Fire and Rescue
- Parks and Rec
- Library
- Port
- 4H
- Soil Conservation
- ESD

Klebes said the distribution formula shall determine the exact percentage of the CSF received or retained and this schedule of distribution formula may vary from year to year. This distribution may also be mutually amended or revised at a later time.

Klebes said there were three items for the Council to decide on:

1. Consensus of support of the process to solicit input from all the Taxing Districts, followed by a meeting with two (2) representatives each from the City of The Dalles, Wasco County, and each of the taxing districts listed in the ORS.

MINUTES

Regular City Council Meeting

January 10, 2022

Page 5

2. Approve the City's recommended methodology for distribution: the sum of a district's permanent and local option rate authority, whether used and unused but it excludes the levy/tax rates for bonded indebtedness to all tax districts in that tax code area.
3. Approve a loan from the Initial Fee on Project 1, in the amount of \$750,000.00 to Mid-Columbia Fire and Rescue to provide resources in consideration of the demands placed on their services from the time construction begins. This loan would be paid back over 15 years, through their CSF funding or, if insufficient, any other legal means.

Richardson asked if there were other options for distribution of the CSF.

Klebes said they had looked at other communities plans and found there were no consistent plans. He said it was the recommendation to provide funds to each taxing district using their tax rates, and submit the plan to Business Oregon for approval. He said if the City and County couldn't provide a plan to Business Oregon by the 90-day deadline, Business Oregon would decide.

Richardson said he was not in favor of the loan. He said he needed more details, such as why do they need the funds and what would it be used for.

Long said the loan was against their portion of the CSF, which would be paid back. She said it was Mid-Columbia Fire and Rescues money, the Council couldn't tell them what to do with it.

Tyler Stone, Wasco County Administrator, said Fire Chief Palmer was having audio issues and asked him to let Council know that the loan was needed immediately to hire 6 new employees (2 per shift) to meet Fire Protection Standards. He said the loan would be from the initial fee, paid back over 15 years.

In response to a question Klebes said the District Representatives would take the plan back to their boards for approval.

Travis Dray, Mid-Columbia Medical Center, 3110 Old Dufur Road asked if it would be possible to explore great good projects to enhance the community.

Mayor Mays said there were opportunities for greater good projects using the Annual Fees and Initial Fees.

MINUTES
Regular City Council Meeting
January 10, 2022
Page 6

It was moved by Long and seconded by Runyon to approve distribution of Project 1 and 2's Community Service Fee to all taxing districts in the Tax Code Area consistent with the sum of each district's permanent and local option rate authority, whether use or unused but excluding the levy/tax rates for bonded indebtedness. The motion carried 5 to 0; Long, Runyon, Randall, Richardson, McGlothlin voting in favor; none opposed.

It was moved by Randall and seconded by McGlothlin to approve a loan in the amount of \$750,000 to Mid-Columbia Fire and Rescue from the initial fee of Project 1, to be repaid over a 15-year period. The motion carried 4 to 1; Randall, McGlothlin, Long, Runyon in favor; Richardson opposed.

Richardson said he was opposed to coupling the loan with negotiation of CSF.

General Ordinance No. 22-1388, an Ordinance Amending Sections 10.2.030, 10.5.060.030 and 10.5.070.020 of The Dalles Municipal Code, Title 10 - Land Use and Development

Senior Planner Dawn Hert reviewed the staff report. (additional PowerPoint attached).

Hert said there would be a tickler for Planning to bring back a report in the Spring of 2023.

Kenny LaPointe, Mid-Columbia Community Action Council, 313 4th Street thanked the Council for the responsiveness to their concerns. He said MCCAC had been selected to participate in a pilot project (Wasco, Hood River, Sherman Counties) for coordination of homeless projects. He said the award was \$1 million over the next two years, pending final approval. He said the funds could help pay for operations.

LaPointe said he planned to come to Council with an update on the Navigation Center in mid-February.

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

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

City Clerk Grossman read General Ordinance No. 22-1388 by title only.

It was moved by Long and seconded by Randall to adopt General Ordinance No. 22-1388 General Ordinance No. 22-1388 Amending Sections 10.2.030, 10.5.060.030 and 10.5.070.020 of The Dalles Municipal Code, Title 10- Land Use and Development by title only. The motion carried 5 to 0; Long, Randall, McGlothlin, Runyon, Richardson voting in favor; none opposed.

MINUTES
Regular City Council Meeting
January 10, 2022
Page 7

Resolution No. 22-002 Approving a Rate Increase Averaging Approximately 5.05% Resulting from Increased Operational and Disposal Fee Costs Incurred by The Dalles Disposal Service, Effective January 1, 2022

Human Resources Director Daniel Hunter reviewed the staff report.

Hunter said he received an email today in response to his inquiry from other cities regarding rate increases. He said Beaverton's ordinance says not to exceed 9% increase and Hillsboro's says not to exceed 8% increase.

He said The Dalles Disposal has a 38.5% gross profit margin.

It was moved by Long and seconded by Randall to adopt Resolution No. 22-002 approving a rate increase averaging approximately 3.0 % resulting from increased operational and disposal fee costs incurred by The Dalles Disposal Service, effective January 1, 2022. The motion carried 3 to 2; Long, Randall, Richardson voting in favor; Runyon, McGlothlin opposed.

Resolution No. 22-003 Authorized under General Ordinance No. 21-1387 and Directing the City Attorney to Issue a Subpoena for the Production of Records Relating to Steven Day and Ensuring Compliance with and Enforcement of The Dalles Municipal Code Chapters 8.02 and 8.04

City Attorney Jonathan Kara reviewed the staff report. Kara said he spoke with Mr. Day's office on November 22, 2022 alerting them that their records were incomplete. Kara said he never received a response.

It was moved by Richardson and seconded by Long to adopt Resolution No. 22-003 Directing the City Attorney to Issue Subpoenas for the Production of Records Relating to Steven Day and Ensuring Compliance with and Enforcement of The Dalles Municipal Code Chapters 8.02 and 8.04. The motion carried 5 to 0; Richardson, Long, Runyon, McGlothlin, Randall voting in favor; none opposed.

Runyon asked if this approval had to come before Council.

Kara said the ordinance was written giving final approval to the Council. Kara said if Council desired it could be a consent agenda item in the future.

Runyon said he would like a memo regarding what should be done.

Mayor Mays said this type of decision needed to be an action item.

MINUTES
Regular City Council Meeting
January 10, 2022
Page 8

Authorizing the City Attorney to Execute and Submit all Necessary Settlement Documents
Connected with National Opioid Litigations

City Attorney Jonathan Kara reviewed the staff report.
It was moved by Runyon and seconded by McGlothlin to authorize the City Attorney to execute and submit all necessary settlement documents connected with the National Opioid Litigation as substantively described. The motion carried 5 to 0; Runyon, McGlothlin, Long, Richardson, Randall voting in favor; none opposed.

DISCUSSION ITEMS

Potential Disposition of Real Property Located at 700 Union

City Attorney Jonathan Kara reviewed the staff report. Kara said there were four different private entities interested in purchasing the State Office Building; 2 committed to continuing to rent to the State.

He said the Council could decide to divide the property and keep the parcel that didn't include the building for future use by the City.

Finance Director Angie Wilson said the rent goes into City Hall fund, Capital Project Fund. She said option for funds, if sold would be Reserve for Future Use – Capital Project Fund. She said the LGIF interest was very low currently.

There was discussion regarding keeping the building for future use as needs of City Hall increased; concern that the State services might leave the community; concern about City being able to afford the capital improvements on the building long term.

City Manager Julie Krueger said the first year could be lean. She said staff would look into creating a Capital Reserve Fund specifically for the State Office building.

It was the consensus of the Council to keep the building at this time.


McGlothlin asked Kara keep Council informed of lease negotiations.

MINUTES
Regular City Council Meeting
January 10, 2022
Page 9

ADJOURNMENT

Being no further business, the meeting adjourned at 8:23 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED: 
Richard A. Mays, Mayor

ATTEST: 
Izetta Grossman, CMC City Clerk



City of The Dalles City Council

MONDAY, JANUARY 10 | 5:30 PM



Zoning Ordinance Text Amendment - ZOA #106-21

Proposal: *Consideration of proposed changes to The Dalles Municipal Code, Title 10 - Land Use and Development. Amendment to expand the permitted uses in the Commercial General and Commercial Light Industrial zones to allow Shelter Housing, also defined as Established and Seasonal Shelters, as permitted uses subject to proposed standards.*

Properties: *All properties located in the Commercial General and Commercial Light Industrial Zoning Districts within the City of The Dalles Urban Growth Boundary.*


City Council Public Hearing

December 13, 2021

At the December 13, 2021 City Council public hearing, the Council agreed with a majority of Planning Commission's recommendations at the close of the hearing. However, the Council made two modifications to the proposed code amendments and directed staff to make the following changes to General Ordinance No. 22-1388:

- *1) For established and seasonal shelters in the CG – General Commercial zone, seasonal shelters were removed from Conditional Uses in the CG – General Commercial zone to uses that are Permitted Outright. (Established and seasonal shelters remain listed as permitted uses in the CLI – Commercial/Light Industrial zone.)*
- *2) Bathing facilities requirement was removed for both established and seasonal shelters.*

In addition, staff will return to City Council in Spring of 2023 to revisit the Commercial General modifications to the Municipal Code. At that time, Council may direct staff to proceed with a new land use application to make any necessary changes to the shelter housing code.



Council Alternatives

- 1. Staff recommendation to City Council:** *Move to adopt General Ordinance No. 22-1388 amending three sections in Title 10 – Land Use and Development of The Dalles Municipal Code.*
- 2. Decline the adoption of General Ordinance No. 22-1388.**