

**AGENDA**

**REGULAR CITY COUNCIL MEETING**

**MARCH 14, 2022**

**5:30 p.m.**

**VIA ZOOM**

<https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVyRnRbExmQT09>

Meeting ID: 881 4776 0127

Passcode: 007612

Dial by your location

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

A. Columbia Gorge Regional Airport Update – Jeff Renard, Airport Manager

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 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.

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**CITY OF THE DALLES**

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

- A. Approval of the February 14, 2022 Regular City Council Meeting Minutes
- B. Approval of Resolution No. 008 Concurring with the Mayor's Appointments to the Planning Commission, Historic Landmarks Commission, City of The Dalles Budget Committee and the Urban Renewal Agency Board
- C. Approval of refund of Appeal Fee to Ken Whiteman

10. PUBLIC HEARINGS

- A. Resolution No. 22-006 Authorizing the Formation of a Reimbursement District for the East 17th Street Sanitary Sewer Main Project

11. EXECUTIVE SESSION

In accordance with ORS 192.660(2)(e) to conduct deliberations with persons you have designated to negotiate real property transactions.

- A. Recess Open Session
- B. Reconvene Open Session **VIA ZOOM LINK ABOVE**
- C. Decision, if any

12. ADJOURNMENT

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This meeting conducted VIA Zoom

Prepared by/  
Izetta Grossman, CMC  
City Clerk

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**CITY OF THE DALLES**

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



## AGENDA STAFF REPORT

**AGENDA LOCATION:** Item #10 A-C

**MEETING DATE:** March 14, 2022

**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 14, 2022 Regular City Council Meeting Minutes.

**BUDGET IMPLICATIONS:** None.

**SYNOPSIS:** The minutes of the February 14, 2022 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 14, 2022 Regular City Council meeting minutes.

- B. **ITEM:** Concurrence with the Mayor's Appointments to the Planning Commission, Historic Landmarks Commission, City of The Dalles Budget Committee and the Urban Renewal Agency Board

**BUDGET IMPLICATIONS:** None

**SYNOPSIS:** Resolution No. 22-008 Concurring with the Mayor's Appointments to the Planning Commission, Historic Landmarks Commission, City of The Dalles Budget Committee and the Urban Renewal Agency Board has been prepared for your review.

**RECOMMENDATION:** Approve Resolution No. 22-008 Concurring with the

Mayor's Appointments to the Planning Commission, Historic Landmarks Commission, City of The Dalles Budget Committee and the Urban Renewal Agency Board

- C. **ITEM:** Recommending Approval of Refund of Appeal Fee for APL 032-22

**BUDGET IMPLICATIONS:** Return of \$700 appeal fees.

**SYNOPSIS:** At its February 17, 2022, regular meeting, the Planning Commission affirmed the Administrative denial of Minor Partition Application No. 401-21 (proposing to partition one lot addressed 2206 E. 16<sup>th</sup> Street into three lots) appealed by Applicant Ken Whiteman. The lot is zoned *RL Low Density Residential* and the Planning Commission found the lot is approximately 600 square feet short of the Land Use and Development Ordinance's requirements for the proposal. Mr. Whiteman expressed he does not wish to further appeal the Planning Commission's denial. On February 23, 2022, Mr. Whiteman sent and the City Manager received a letter requesting a refund of his appeal fee. Mr. Whiteman has satisfied all conditions for a refund of appeal fee outlined in TDMC 10.3.020.080(I), which finally provides the City Council shall take final action on approving his request after this recommendation is included on the Consent Agenda.

**RECOMMENDATION:** The City Manager recommends the City Council approve the refund of appeal fee for APL 032-22.

MINUTES

CITY COUNCIL MEETING  
FEBRUARY 14, 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, Legal Counsel 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

**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.

### **APPROVAL OF AGENDA**

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

### **PRESENTATIONS PROCLAMATIONS**

#### **Mid-Columbia Community Action Council Navigation Center Update**

Executive Director Kenny LaPointe reviewed his PowerPoint presentation, updating the Council on the past years programs (attached).

He also reviewed the Navigation Center Fact Sheet (attached).

In response to a question on rent for other agencies, LaPointe said some of the agencies would have space at the Navigation Center, but were not moving the whole organization into the Center. He said the goal was to have the Center debt free upon completion and to have the other agencies share in the cost of maintenance and monthly utilities.

LaPointe said he would be attending other government agency meetings to update them on the project and seek funding. He said those agencies were Wasco County, Hood River County and others that would benefit from the Navigation Center.

Mayor Mays said since 2019 it seems Mid-Columbia Community Action Council had been busier than usual and receiving more funding.

LaPointe said he wasn't shy about requesting grants, or other funding. He said it was a new era, which was reflected in the Mission Statement "Build a Better Future".

Mayor Mays thanked Mr. LaPointe for his work.

### **AUDIENCE PARTICIPATION**

Colleen Ballinger, 1015 Lincoln, said she was a 40-year resident of The Dalles.

She thanked Mr. LaPointe for his work. She said she felt like the Calvary was coming.

Ms. Ballinger summarized the various kinds of work that happens at St. Vincent de Paul on 3<sup>rd</sup> Place in The Dalles. (see attached)

She said the Navigation Center was needed.

Judy Merrill, 400 West 11<sup>th</sup>, said she was a 22-year resident of The Dalles.

She said she had brought up the need for a downtown restroom at previous Council meetings.

She said she was aware of the ADA restroom installed at the Veteran's Services Center.

Ms. Merrill said she was asking City Council to budget for a LOO in downtown. She said the LOO was a 24/7 stainless steel, ADA compliant, vandalism resistant facility with a sharps container and was easy to clean and maintain. She said the cost of one facility was \$138,000.

Mayor Mays asked if there was discount for two facilities. Ms. Merrill said the company had said there was a possibility.

Councilor Runyon said the request should go through the process of giving the information to the City Manager for review and recommendation.

City Manager Krueger said she had not included the LOO in the budget preparation, as the restroom at the Veteran's Services Center had just been completed. She said she had all the information on the facilities. She said with installation, water and sewer, the cost would be closer to \$200,000.

It was the consensus of the Council to add the item to the fiscal year 2022-23 budget.

City Manager Krueger said she would work with the Finance Director to put a place holder in the budget for further discussion at the budget committee meeting in May.

### **CITY MANAGER REPORT**

City Manager Julie Krueger said she had three items to report.

She said the City of The Dalles had purchased its first hybrid vehicle, the Engineering vehicle due for replacement and it had been replaced with a hybrid.

She asked for a motion to use \$13,200.00 of the Safety Funds line item to replace Ballistic Vests for the Police Department.

It was moved by Runyon and seconded by McGlothlin to approve purchase of the ballistic vests for the Police Department. The motion carried 5 to 0; Runyon, McGlothlin, Long, Randall, Richardson voting in favor; none opposed.

City Manager Krueger said the Walldog's group had requested a waiver of the \$85 application fee to Historic Landmarks for each of the murals. She said there were 9 murals left to be approved at \$765.00.

It was the consensus of the Council to waive the remaining application fees.

### **CITY COUNCIL REPORTS**

Councilor Randall reported:

- Historic Landmarks Commission meeting – two Walldog murals were approved; discussion of short- and long-term goals
- QLife Agency meeting – election of officers
- Meeting with the Mayor and Councilor McGlothlin

Councilor McGlothlin reported:

- Airport Board Meeting/Master Plan
- Urban Renewal Meeting
- Meeting with Mayor; City Manager; Councilor Randall
- Emails with citizens on visioning process
- Meeting with Eiesland family regarding possible golf course and housing at Airport

Councilor Runyon reported:

- Quality Life Agency meeting
- Wasco County Administrative Officer on Strategic Investment Program
- Mayor
- Columbia Gorge Veterans Museum
- Mid-Columbia Veterans Memorial Committee
- Citizen emails and calls

Councilor Long reported:

- Meeting with staff, Council and citizens

She said she had concerns about the Waste Management Contract. She said she would like to see the City do an audit and make changes to contract if feasible.



## MINUTES

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Councilor Richardson reported:

- Meeting with staff, Mayor
- Community Outreach Team
- Beautification Committee meeting – projects Street Trees; downtown furniture

Mayor Mays reported:

- KACI talk show
- Community Outreach Team
- Chamber of Commerce Virtual Awards Banquet
- Citizens

## **CONSENT AGENDA**

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

Items approved on the consent agenda were: 1) The minutes of the January 24, 2022 Regular City Council Meeting; 2) Resolution No. 22-007 Concurring with the Mayor's Appointment of Lindsay Gaimei to the Urban Renewal Board.

## **CONTRACT REVIEW BOARD**

### **Award of Contract No. 2022-002 for the Purchase of Water Pipeline Materials and Appurtenances for the Dog River Pipeline Replacement Project**

Public Works Director Dave Anderson reviewed the staff report.

Anderson reported the Dog River Pipeline Construction Bid was planned for March; with construction to begin Spring of 2022. He anticipated completion in 2023.

Richardson said yahoo!!! Great news! He congratulated Anderson on the good contracting work.

Richardson asked if the City had worked with Core and Main in the past.

Anderson said the City had not worked with Core and Main, however, Jacobs (the managers of the waste water treatment plant had. He said references had been checked.

It was moved by McGlothlin and seconded by Randall to authorize the City Manager to enter

into Contract No. 2022-002 for the purchase of pipe with Core and Main LP in an amount not to exceed \$951,882.45. The motion carried 5 to 0 ;McGlothlin, Randall, Long, Richardson, Runyon voting in favor; none opposed.

### **DISCUSSION ITEMS**

#### **The Dalles Vision 2040 Plan Update**

City Manager Julie Krueger said Councilors Richardson and McGlothlin had contacted her regarding slowing down the process. She said she had discussed it with the consultant Aubrie Koenig. She said Ms. Koenig would be presenting a revised schedule for Council consideration.

Aubrie Koenig of Barney and Worth reviewed the PowerPoint on the results of the first survey.

She said modernization of the High School and Cultural Events came up frequently in the survey. She said she felt the number of responses on a first survey was good.

Koenig said an amended timeline would be:

Virtual Town Hall meeting – March 9<sup>th</sup>, 5:30 p.m. to 7:00 p.m.  
Community Vision Priority Survey – March 17<sup>th</sup> through March 31<sup>st</sup>  
Council Work Session – April 11<sup>th</sup>  
Final Adoption – April 25<sup>th</sup> or May 9<sup>th</sup>

Koenig said the Town Hall would have break out rooms, for smaller groups of discussion.

It was the consensus of the Council to use the new timeline.

There was discussion regarding outreach to include as many venues as possible:

- Social Media
- Press Release
- Chamber blast
- Email list
- Insert flyer in utility bill
- Spanish and English communication

MINUTES  
Regular City Council Meeting  
February 14, 2022  
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**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:15 p.m.

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Submitted by/  
Izetta Grossman, CMC  
City Clerk

SIGNED:

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Richard A. Mays, Mayor

ATTEST:

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Izetta Grossman, CMC City Clerk



# Mid-Columbia Community Action Council

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Serving Hood River, Wasco and Sherman Counties  
312 E. Fourth St.  
The Dalles, OR 97058  
541-298-5131

# Presenter:

Kenny LaPoint

Executive Director

Email: [klapoint@mccac.com](mailto:klapoint@mccac.com)

Phone: 541.848.1667

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# Who is Mid-Columbia Community Action Council (MCCAC)?

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MCCAC is the Community Action Agency serving Hood River, Wasco and Sherman Counties. We provide Housing, Shelter, Household Utility and Home Weatherization assistance to lower income and houseless community members. Our primary funding comes from state and federal sources.



# Mission

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Our mission is to build a better future for our community through partnership and equity-centered programs that prevent and eliminate poverty and homelessness.





**In 2021:**

- \$4,070,022 in services were accessed by over 4,000 individuals and families in our three counties of Wasco, Sherman, and Hood River.
- Collaborations were formed with ten partner agencies to help address physical and behavioral health, employment, education, and other social needs.
- Updated website with better functionality and language access.
- MCCAC invested over \$6m dollars into our communities, lifting up participants, and the local economies.

## Weatherization & Utilities

**Utility Assistance Programs:**

- \$1,067,818 in bill pay assistance.
- 2,713 people served.
- 46.4% of participants were, Native, People of Color, or Latinx.

**Weatherization Programs:**

- In 2021, 17 homes were weatherized improving home energy efficiency and resulting in overall healthier homes.
- 76% of households served were Latinx community members.

## Housing

**Housing Assistance Programs:**

- 1,300 people were provided with housing assistance to help prevent and end homelessness.
- 32% of participants were Native, People of Color, or Latinx.
- 488 households were provided rent assistance in partnership with Mid-Columbia Housing Authority.
- \$934,679 was paid in rent assistance to local landlords, preventing eviction and financial disruption to the local economy.

## Shelter

**Shelter Programs, in 2021:**

- 20,936 nights of shelter we're provided across 3 counties.
- 21 shelter clients transitioned into permanent housing.
- Held two vaccination clinics and two COVID-19 testing clinics for our shelter guests.
- Shelters did not have a single shelter guest test positive for COVID-19 in 2021.

## Veterans

**Veterans Programs:**

- 18 Veteran households served by Supportive Services for Veteran Families (SSVF) Program.
  - Five placed into permanent housing.
  - Three prevented eviction.
- Ten Veteran households housed in the Hamilton Apartments.
- 31% of those Veterans were People of Color, Native or Latinx.



# Long Term Progress



## Our Future...

Now, as we turn this corner and look to keep the momentum in 2022. This year will be critical as we focus keenly on the development of our Navigation Center in The Dalles while also shoring up our operational infrastructure and systems. We will also be working with our development partners to secure funding to develop permanent supportive housing in the region. To find out more or to help support these projects you can visit our website, donations welcome. [MCCAC.com/donate](https://MCCAC.com/donate)

## Stabilizing Families

All in all, we were able to deepen our impact in the community through the provision of \$4,070,022 in client assistance in 2021 (compare to \$2,645,899 in 2020). These resources stabilized individuals and families by helping to keep the heat, air and lights on; helped move those experiencing houselessness into permanent housing; prevented houselessness from those at risk of eviction due to the impacts of COVID-19; provided shelter and connected resources to vulnerable community members experiencing houselessness; and reduced household energy reliance and created healthier built home environments through energy efficient upgrades and improvements.



Karen - Housing Outreach



Rob Mendoza - Shelter Operations Manager



The Dalles "Pallet Shelter" / Transitional Housing Facility



(Right) Samantha - Shelter Staff  
(Left) Lela - Successful Re-housed Program Participant

[MCCAC.com](https://MCCAC.com)

Pg. 02 MCCAC 2021 Overview

# The Dalles Navigation Center

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- \$1.5 million received from the Oregon Legislature in the 2021 Session (House Bill 5006)
- Future MCCAC offices, co-located with The Dalles 36-bed Transitional Shelter and other partner agencies.
- Co-located agencies: The Next Door, MCHA, The Oregon Human Development Corporation, Bridges to Health, Mid-Columbia Center for Living, One Community Health, Columbia Gorge Health Council, Nch'I Wana Housing



# The Dalles Navigation Center

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- **Project Vision:**

The Navigation Center is envisioned as a “one stop” service center where those experiencing houselessness, housing instability or poverty can come to receive culturally specific services including shelter, case management, career advancement, physical and behavioral health and other resource connections that help stabilize individuals and families with the goal of household self-sufficiency.



# The Dalles Navigation Center

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- Core project team identified:
  - The Housing Development Center
  - ACCESS Architecture
  - Bremik Construction
- Core project construction and design goals and values:
  - Hire local subcontractors to the greatest extent possible, allowing dollars to be invested into the local economy
  - Utilize businesses owned by Veterans, Women, Native, Latinx and People of Color
  - Trauma-informed and equity-centered design



# The Dalles Navigation Center

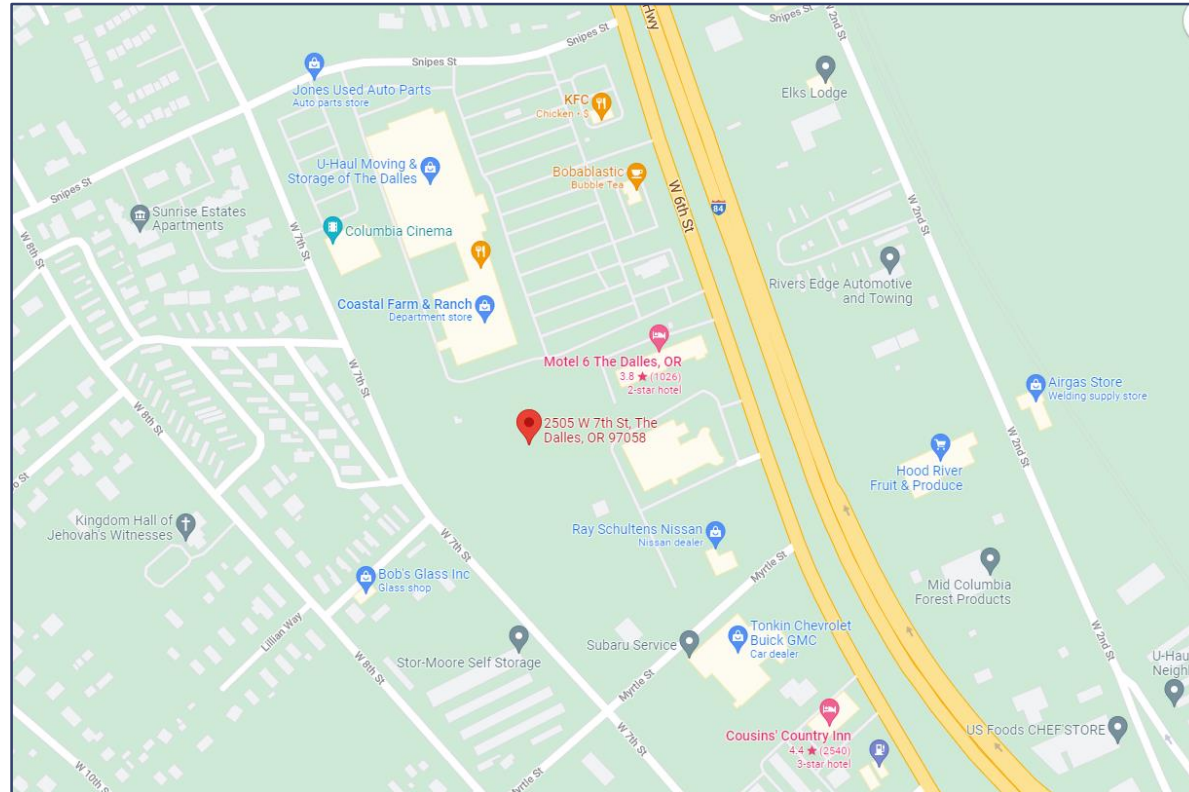
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- Programming completed with key partners and people with lived experience of homelessness
- Top 5 Navigation Center needs identified:
  - Community Meeting Space for large gatherings and meetings
  - Career Resource Center and Computer Lab
  - Classroom spaces
  - Commercial Kitchen
  - Drop-in childcare space for families receiving services



# The Dalles Navigation Center

- **Site identification:**  
Approximately 2.6 acres of land has been donated to MCCAC for the location of the Navigation Center.







MCCAC NAVIGATION CENTER - SITE PLAN

SITE PLAN KEYNOTES

- (A) TRAILER PARKING
- (B) HYGIENE STATION
- (C) OUTDOOR GATHERING SPACE
- (D) SHELTER OFFICE
- (E) TRASH ENCLOSURE
- (F) COVERED BIKE PARKING (12)
- (G) FIRE DEPT. HAMMER HEAD
- (H) PARKING (29 STALLS TOTAL)
- (I) MAIN ENTRY
- (J) PEDESTRIAN ACCESS
- (K) GAZEBO (2 TOTAL)

- (L) NON-CONGREGATE FREE STANDING SHELTER (18 TOTAL)
- (M) COMMUNITY GARDEN
- (N) STORMWATER/DETENTION POND
- (O) COVERED PATIO
- (P) NAVIGATION CENTER
- HIGHLIGHTED PROGRAM ELEMENTS:
  - LARGE MULTI-PURPOSE ROOM
  - COMPUTER LAB
  - COMMERCIAL KITCHEN / FOOD PANTRY
  - MID-COLUMBIA COMMUNITY ACTION COUNCIL (MCCAC) OFFICES
  - COLUMBIA GORGE HEALTH COUNCIL | BRIDGES TO HEALTH (CGHC) OFFICES
  - COALITION PARTNER OFFICES
  - SHARED MEETING ROOMS
- (Q) SHELTERED BUS STOP

PROGRAM INFORMATION:

<u>SITE AREA:</u>	110,750 SF (2.61 ACRES)
<u>PROJECT SCOPE AREA:</u>	59,621 SF
<u>NOT IN SCOPE:</u>	51,129 SF
<u>BUILDING AREA:</u>	13,750 SF

KEY PLAN (NTS):





## One Community Health

Hood River, OR

Built adjacent to One Community Health's operating clinic, Bremik built a new two-story healthcare facility that opened Fall 2020. The new medical and dental clinics within were intentionally designed to offer One Community Health's staff a more efficient workplace and more pleasant experience for their patients. Skylights and large windows allow natural light to flood the interior, and the contrasting black brick and warm wood exterior will bring contemporary flare to Hood River.

Contract value by local Subs: \$2,374,000 – 18.88% of total contract



## The Dufur School

Dufur, OR

After Bremik completed the addition of five classrooms, a vocational education facility, and new cafeteria and kitchen for the rural K-12 school in 2009, the District hired our team in 2019 to add a more welcoming and secure front entrance to the school with new administrative offices; build a new bus barn; renovate the existing football field; renovate the parking lot and bus drop off; and improve energy efficiency throughout the building. The majority of the work is occurred during school operations on an occupied campus.

Contract value by local Subs: \$3,203,000 – 44.7% of total contract



## Columbia Gorge Community College

The Dalles, OR

Bremik was hired to build two new buildings for the Columbia Gorge Community College campus. The wood framed additions include one new 11,000 sf two-story student residence hall and a 19,000 sf one-story Skills Center. The new facilities share the same lot and include site work, such as egress and adjoining pathways. This addition to the campus provides students with close proximity living and learning, where the Skills Center provides construction, robotics, and aviation labs.

Contract value by local Subs: \$3,245,000 – 25% of total contract



## Sahale Lodge

Mt. Hood Meadows, OR

The 23,500 sf steel building at Mt. Hood Meadows is one of Oregon's top destinations for skiing and snowboarding. The new Sahale Lodge was completed over two summers and opened November 2020. The new lodge is home to the Meadows Learning Center and new ski and snowboard equipment rental facility. The second floor features 230 seats for dining, increasing the resort's much needed capacity by 60%, and features a bar and outdoor deck. Sahale Lodge connects to the existing South Lodge by a second-floor skybridge, tying the resorts base facilities together.



# The Dalles Navigation Center

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- Estimated completion costs: \$5.8 million
- Sources:
  - Oregon Legislature: \$1.5 million
  - City of The Dalles: \$500,000
  - Oregon Health Authority Planning Grant: \$50,000
  - The Oregon Human Development Corporation: \$400,000
  - MCCAC Real Estate Equity Contribution: \$300,000

Total Current Contribution: \$2,750,000

Current Gap: \$3,050,000



# The Dalles Navigation Center

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- Potential Other Sources:
  - Oregon Health Authority: \$125 million funding round to be released soon; \$8 million max per project
  - Community Development Block Grant: \$1,500,000 potential
  - Oregon Housing and Community Services: \$500,000 potential (targeted for operating support)





**Mid-Columbia  
Community  
Action Council**

## Contact us



**Facebook**

[www.facebook.com/mccactd](http://www.facebook.com/mccactd)



**Website**

[www.MCCAC.com](http://www.MCCAC.com)



**Email**

[info@mccac.com](mailto:info@mccac.com)



**Phone**

541.298.5131

# MCCAC Navigation Center | Fact Sheet

**The Mid-Columbia Community Action Council (MCCAC) Navigation Center** will address the shelter and service needs of our most vulnerable and at-risk community members. A partnership of public and private agencies serving Hood River, Sherman, and Wasco counties, the MCCAC Navigation Center will streamline access to essential services, improve operational efficiency and sustainability for service providers, and establish a permanent location for MCCAC's non-congregate shelter.

Located on a site donated by a generous community member, the MCCAC Navigation Center is the product of months of planning, collaboration, and community engagement. The project is in the advanced stages of design and has secured \$2.8 million in funding; it must close a funding gap of \$3 million.

## PROJECT PROFILE

<b>Location</b>	2505 West 7th Street, The Dalles North of downtown, close to services, shops, and transportation
<b>Shelter</b>	Non-congregate free-standing shelter with office and sanitation facilities
<b>Navigation Center</b>	Multi-use space and offices for MCCAC, partner, and direct service providers
<b>Services</b>	Service navigators, healthcare, behavioral healthcare, jobs and employment resources, housing services, communal dining, parking and bike storage for shelter guests

## SERVICE PARTNERS

Oregon Human Development Corporation  
Columbia Gorge Health Council  
Bridges to Health  
Next Door  
Nch'I Wana Housing  
Center for Living  
Mid-Columbia Housing Authority  
One Community Health



## FUNDING STRATEGY

<b>Total Est. Development Costs</b>	\$5,800,000
<b>Sources</b>	
Oregon Legislature Grant (House Bill 5006)	\$1,500,000
City of The Dalles	\$500,000
Oregon Human Development Corp.	\$400,000
MCCAC Real Estate Equity Contribution	\$300,000
Oregon Housing and Community Services	\$50,000
Oregon Health Authority	\$50,000
<b>Funding Needed</b>	<b>\$3,000,000</b>

# MCCAC Navigation Center Site Plan



MCCAC NAVIGATION CENTER - SITE PLAN



## SITE PLAN KEYNOTES

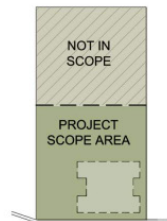
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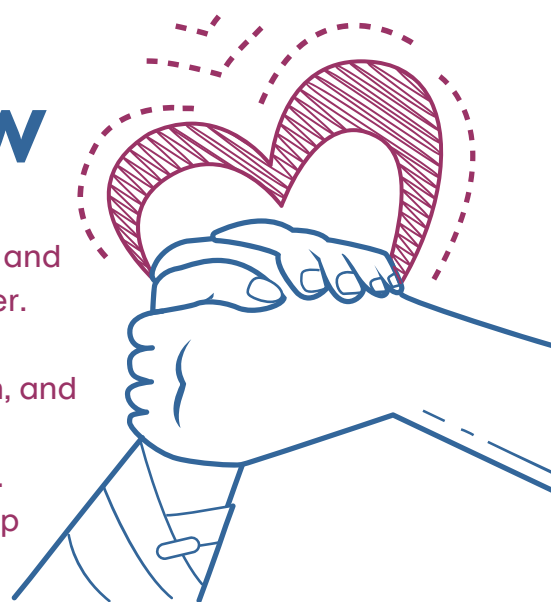
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## KEY PLAN (NTS):





# 2021 OVERVIEW



## In 2021:

- \$4,070,022 in services were accessed by over 4,000 individuals and families in our three counties of Wasco, Sherman, and Hood River.
- Collaborations were formed with ten partner agencies to help address physical and behavioral health, employment, education, and other social needs.
- Updated website with better functionality and language access.
- MCCAC invested over \$6m dollars into our communities, lifting up participants, and the local economies.

## Weatherization & Utilities

### Utility Assistance Programs:

- \$1,067,818 in bill pay assistance.
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### Weatherization Programs:

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- 76% of households served were Latinx community members.

## Housing

### Housing Assistance Programs:

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- \$934,679 was paid in rent assistance to local landlords, preventing eviction and financial disruption to the local economy.

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### Shelter Programs, in 2021:

- 20,936 nights of shelter we're provided across 3 counties.
- 21 shelter clients transitioned into permanent housing.
- Held two vaccination clinics and two COVID-19 testing clinics for our shelter guests.
- Shelters did not have a single shelter guest test positive for COVID-19 in 2021.

## Veterans

### Veterans Programs:

- 18 Veteran households served by Supportive Services for Veteran Families (SSVF) Program.
  - Five placed into permanent housing.
  - Three prevented eviction.
- Ten Veteran households housed in the Hamilton Apartments.
- 31% of those Veterans were People of Color, Native or Latinx.



# Long Term Progress

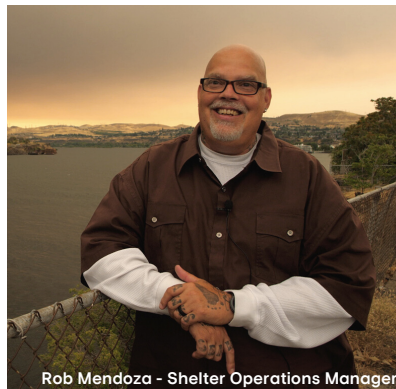


## Stabilizing Families

All in all, we were able to deepen our impact in the community through the provision of \$4,070,022 in client assistance in 2021 (compare to \$2,645,899 in 2020). These resources stabilized individuals and families by helping to keep the heat, air and lights on; helped move those experiencing houselessness into permanent housing; prevented houselessness from those at risk of eviction due to the impacts of COVID-19; provided shelter and connected resources to vulnerable community members experiencing houselessness; and reduced household energy reliance and created healthier built home environments through energy efficient upgrades and improvements.



Karen - Housing Outreach



Rob Mendoza - Shelter Operations Manager



The Dallas "Pallet Shelter" / Transitional Housing Facility

## Our Future...

Now, as we turn this corner and look to keep the momentum in 2022. This year will be critical as we focus keenly on the development of our Navigation Center in The Dalles while also shoring up our operational infrastructure and systems. We will also be working with our development partners to secure funding to develop permanent supportive housing in the region.

To find out more or to help support these projects you can visit our website, donations welcome.

[MCCAC.com/donate](https://MCCAC.com/donate)



(Left) Lexi - Successfully Re-housed Program Participant  
(Right) Samantha - Shelter Staff

Honorable Mayor and City Council,

My name is Colleen Ballinger. My address is 1015 Lincoln St. I've lived in The Dalles for over 40 years. Recently, I retired from Hospice nursing.

My intention tonight is to provide a more accurate understanding of the organization and the work of the St. Vincent De Paul Society in our community by sharing some frontline perspective. I also hope to clarify our relationship with the different organizations that operate out of our facilities. Until joining the St. Vincent de Paul board last year, I was very confused about who was who and who did what, and where they did it.

Here is what I have learned about the workings of the different entities. Downtown on West 3rd Place is the SVDP Ministry building. This is where SVDP has functioned for over 30 years, serving the poor and disadvantaged, providing showers, basic hygiene products, laundry, meals, clothing, tents, sleeping bags, blankets, and vouchers for more clothing, temporary lodging, household items, propane, gas.

Also operating in the Ministry building are two independent organizations:

Bread and Blessings is a local organization that receives private donations of money and food with which they serve breakfast Monday thru Friday, for anyone who needs it. A recent Resource Guide for the Columbia Gorge inaccurately listed them as providing gas and hotel vouchers.

Community Meals, another local volunteer organization, also operates in the SVDP Ministry Building, serving dinner to anyone every Friday, Saturday and Sunday year-round, now including delivery of dinners to the Pallet homes. Recently when I had to call the police to dispose of live ammunition we had found in our building, the dispatcher acknowledged our location by saying, "Oh, you mean the Community Meals building". In spite of the lighted sign advertising Community Meal, it is the SVDP Ministry building in which the Community Meals program operates. That same Resource Guide I mentioned earlier, lists St Vincent de Paul together with Community Meals, serving on W 9th St. which is also inaccurate.



To further add to the confusion, there is the St. Vinnie's Thrift store on West 9th St. that is now operated by the Lane County St. Vincent De Paul Conference. Then, in the basement of the Thrift Store is our Food Pantry, another ministry of our local SVDP Conference, where volunteers have set up a grocery shopping experience with limited hours for any client who needs food. The food pantry is affiliated with Oregon Food Bank.

Our downtown Ministry building has been equipped for many years to handle the unfortunate circumstances that happen when a family is down on their luck, or a person is having a hard time making ends meet, or a crisis has happened and someone needs resources for next steps. We also help people with obtaining ID cards, getting temporary housing in a hotel, providing food, and help with rent to prevent another person on the streets. We also provide lunches, including daily delivery to the residents at the Pallet homes.

In the past year the number of people and the needs of the people we serve has increased with the growing addiction rate and more untreated mental illness.

More and more of our clients are those who have fallen through the cracks of public assistance and St. Vincent De Paul is often the net that catches them.

We met the city's request to provide a space for the unhoused to sleep during the cold nights with our Warming Place. In our small dining room: all the tables and chairs are folded up. They are then replaced with cots and very grateful bodies. We pulled together an amazing team of paid staff and volunteers who set up, take down and clean every single night we are open, and again in the morning. The Warming Place is at capacity every night.

After an exhausting winter, our volunteers and paid staff have experienced some burn-out. Our clientele include people who are incontinent, people with draining wounds, people with scabies and lice, chronic coughs, respiratory infections, not to mention the complexities of COVID protocols. 20 years ago a person or family could be helped into an affordable apartment using their Social Security check supplemented by a section 8

voucher. Due to rising rents and unavailable affordable housing, we have no long term solutions to offer our unhoused.

Addictions are also more challenging with new street drugs. We encounter needles and syringes on our property, and in the bathrooms.

With the growing numbers of people who congregate on our backlot, a few weeks ago, we found it necessary to install 2 Porta-Potties. Days later it became apparent that they were severely over used, and we had to double that to 4 sanitary units with twice weekly servicing, which costs \$900/month.

Many of the people who gather at our new outdoor covered area really need a treatment center. We are not equipped to deal with the advanced needs of debilitating mental illness.

We are dealing with the chronic pain of hallucinations and the loud suffering of those who are delusional. Our clients are experiencing real emotional, soul crushing pain. They have unmanaged diagnoses of Schizophrenia, Bipolar Disorder, Depression, Paranoia, Developmental Delays, to name a few. When these folks are put together without coping skills, to huddle in small groups outside the ministry building to survive the elements, it can become a volatile situation and a threat to the peace and safety of our neighbors.

Our SVDP staff, volunteers and board members often feel as helpless as our clients do. At times we are simply overwhelmed but we carry on to the best of our ability. Thank you very much for listening. The Dalles is a wonderful and generous community and we are committed to working with you to preserve that fact.

I will leave you with a challenge from an old Irish proverb:

“’Tis in the shelter of *each other* that people live.”

**RESOLUTION NO. 22-008**

**A RESOLUTION CONCURRING WITH THE MAYOR'S APPOINTMENTS  
TO THE PLANNING COMMISSION, HISTORIC LANDMARKS COMMISSION, THE  
CITY OF THE DALLES BUDGET COMMITTEE AND  
URBAN RENEWAL AGENCY BOARD**

**WHEREAS**, there are vacancies on the Planning Commission, Historic Landmarks Commission, City of The Dalles Budget Committee and Urban Renewal Agency Board;

**WHEREAS**, the Mayor has elected to appoint Nic Portella to the Planning Commission to fill the position left vacant with the resignation of Linda Miller; Scott Stephenson to the Historic Landmarks Commission to fill the position left vacant by the passing of Doug Leash; Serena Smith to the City of The Dalles Budget Committee and Shanon Saldivar to the Urban Renewal Agency Board to fill the position left vacant by the passing of John Fredrick;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS  
FOLLOWS:**

Section 1. The City Council concurs with the appointment of:

Nic Portella to the Planning Commission, with a term expiring April 30, 2024; Scott Stephenson to the Historic Landmarks Commission with a term expiring May 31, 2025; Serena Smith to the City of The Dalles Budget Committee with a term expiring June 30, 2024 and Shanon Saldivar to the Urban Renewal Agency Board with a term expiring December 31, 2023.

Section 2. This Resolution shall be effective March 14, 2022.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF MARCH, 2022.**

Voting Yes, Councilors: \_\_\_\_\_  
Voting No, Councilors: \_\_\_\_\_  
Absent, Councilors: \_\_\_\_\_  
Abstaining, Councilors: \_\_\_\_\_

**AND APPROVED BY THE MAYOR 14<sup>h</sup> DAY OF MARCH, 2022.**

SIGNED:

ATTEST:

\_\_\_\_\_  
Richard A. Mays, Mayor

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



## **AGENDA STAFF REPORT**

### **AGENDA LOCATION: Public Hearing Item #10A**

**MEETING DATE:** March 14, 2022

**TO:** Honorable Mayor and City Council

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

**ISSUE:** Establishment of Reimbursement District and Fees for the 8-Inch East 17<sup>th</sup> Street Sanitary Sewer Main Improvements

**BACKGROUND:** The City Council previously authorized a process whereby developers can recover the costs of constructing water and sanitary sewer system improvements that can benefit properties other than their own when it adopted Resolution No. 16-003 on February 8, 2016. The process for recovering these costs, now codified as Chapter 2.12 of The Dalles Municipal Code, involves the creation of a reimbursement district which requires City Council approval.

On April 12, 2021, City Council authorized the provision of water and sanitary sewer services to properties located outside the City limits in the area of East 17<sup>th</sup> Street, west of Morton Street. At that time, staff presented to the Council its proposal for the City to construct a new sanitary sewer main to serve undeveloped residential properties in the area and to then form a reimbursement district to recover the costs of construction. In this case, for the purposes of the reimbursement district, the City served as the “developer” for construction of the new sewer main. The project was designed by the City’s engineering staff and constructed by the Wastewater Collection Division. The project was completed on December 17, 2021.

A Public Works Director’s Report has been prepared to present information relevant to the proposed reimbursement district and fees.

The Dalles Municipal Code Section 2.12.050(A) requires that a public hearing is to be conducted, for informational purposes only, to allow for public comment on the proposed reimbursement district. Following the public hearing, the City Council may approve, reject or modify the recommendations contained in the Public Works Director’s Report and may decide to form the reimbursement district. All affected property owners were notified of the scheduled public hearing at least 10 days in advance of the public hearing.

Following conclusion of the informational hearing, if Council so desires, the attached Resolution No. 22-006 can be adopted which finalizes the process of forming the reimbursement district for the City by establishing the reimbursement fee. Once formed, a reimbursement district exists for 15 years.

The project was completed at a cost of \$69,955.06 which exceeded the estimated budget by about \$9,000 due to there being more rock excavation than was anticipated. Efforts were made to minimize the additional costs such as utilization of a larger rented excavator and reducing project staffing when rock excavation was underway and construction was slow.

**BUDGET IMPLICATIONS:** If the proposed reimbursement district and fees are approved by City Council, properties owners/developers will be required to pay to the City reimbursement fees equal to \$13,836.05 per acre when they develop and connect to the new sanitary sewer main.

**ALTERNATIVES:**

1. **Staff Recommendation:** *Following the public hearing, move to adopt Resolution No. 22-006, A Resolution Authorizing The Formation Of A Reimbursement District For The East 17th Street Sanitary Sewer Main Improvements And Setting An Effective Date.*
2. Deny adoption of Resolution No. 18-024 and provide additional direction to staff.

## **RESOLUTION NO. 22-006**

### **A RESOLUTION AUTHORIZING THE FORMATION OF A REIMBURSEMENT DISTRICT FOR THE EAST 17TH STREET SANITARY SEWER MAIN IMPROVEMENTS AND SETTING AN EFFECTIVE DATE**

**WHEREAS**, the City Council adopted General Ordinance No. 06-1275 (codified as Chapter 2.12 of The Dalles Municipal Code) on December 11, 2006, authorizing the creation of reimbursement districts for the purpose of making water system and sanitary sewer system public improvements;

**WHEREAS**, on April 12, 2021, Public Works Department staff presented to the City Council information indicating its intent to construct a new sanitary sewer main to serve developing properties along East 17<sup>th</sup> Street, west of Morton Street (“Reimbursement District”), and then to subsequently work through the City Council to form a reimbursement district to recover associated costs as property owners connect to the new sewer main;

**WHEREAS**, the project to construct sanitary sewer system improvements for the Reimbursement District has been substantially completed and the costs of construction finalized;

**WHEREAS**, the improvements can benefit properties other than those owned by the City when they develop in the future;

**WHEREAS**, the Public Works Director has reviewed and evaluated the application submitted by the City, serving as the Developer, and has submitted a written report to the City Council;

**WHEREAS**, the City mailed notice of the proposed reimbursement district to all owners of property within the proposed district; and

**WHEREAS**, the City Council conducted an informational public hearing on March 14, 2022, to consider the Public Works Director’s report dated February 25, 2022, and to allow any interested person an opportunity to comment on formation of the proposed reimbursement district.

### **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:**

Section 1. Report Approved. The Public Works Director’s report dated February 25, 2022, attached to and made part of this Resolution as Exhibit “A” is hereby approved.

Section 2. District Established. The Reimbursement District for the construction of an eight-inch (8”) diameter sanitary sewer main in East 17<sup>th</sup> Street and extending to East 16<sup>th</sup> Street, west of Morton Street, is hereby established. The Reimbursement District shall include the

properties described in Section 5 of the Public Works Director's report as provided in Exhibit "A" hereto.

Section 3. Reimbursement Fee. Payment of the applicable reimbursement fee of \$13,836.05 per acre of developable lot size, as specified in the Public Works Director's report, is a precondition of receiving City permits applicable to the development of parcels located within the Reimbursement District pursuant to The Dalles Municipal Code 2.12.100.

Section 4. Administration Charge. The administration charge shall be waived.

Section 5. Interest Rate. The interest rate to be applied to the reimbursement fee shall be 0.00% per year.

Section 6. Agreement with Developer. The City Council hereby waives The Dalles Municipal Code Section 2.12.060(C)'s requirement the City enter into an agreement with the Developer because the City itself is the Developer as authorized by The Dalles Municipal Code Section 2.12.010.

Section 7. Effective Date. This Resolution is effective upon its adoption.

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF MARCH, 2022.**

Voting Yes, Councilor: \_\_\_\_\_  
Voting No, Councilor: \_\_\_\_\_  
Absent, Councilor: \_\_\_\_\_  
Abstaining, Councilor: \_\_\_\_\_

**AND APPROVED BY THE MAYOR THIS 14<sup>TH</sup> DAY OF March, 2022.**

\_\_\_\_\_  
Richard A. Mays, Mayor

ATTEST:

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

**Exhibit A**  
**PUBLIC WORKS DIRECTOR'S REPORT**  
**February 25, 2022**

In Response to an Application submitted by City of The Dalles (City) for Establishment of a Reimbursement District for an 8-Inch East 17<sup>th</sup> Street Sanitary Sewer Main Improvement in the Proposed Amount of \$69,955.06.

**SECTION 1: CONTENT OF PUBLIC WORKS DIRECTOR'S REPORT**

This report follows the criteria established in General Ordinance 06-1275 which was approved by City Council on December 11, 2006; the terms of that ordinance are now included in Municipal Code 2.12. This written report considers and makes a recommendation concerning each of the following factors:

- A. The project for which an application has been made for formation of a reimbursement district, the reasons for the cost distribution proposal, and an evaluation of the public interest served by the project.
- B. The actual or estimated cost of the public improvement serving the area of the proposed reimbursement district and the portion of the public improvement cost that is reimbursable.
- C. The boundary and size of the reimbursement district.
- D. A methodology for spreading the cost among the properties within the reimbursement district and, where appropriate, defining a "unit" for applying the reimbursement fee to property which may, with City approval, be partitioned, subdivided, altered or modified at some future date.
- E. The amount to be charged by the City for an administration fee for the reimbursement agreement. The administration fee shall be fixed by the City Council and will be included in the resolution approving and forming the reimbursement district. The administration fee is due and payable to the City at the time the agreement is signed.
- F. Whether the public improvements will or have met City standards.

**SECTION 2: APPLICATION FOR ESTABLISHMENT OF REIMBURSEMENT DISTRICT**

City has made application for the establishment of a reimbursement district for a public improvement as outlined in Chapter 2.12 of The Dalles Municipal Code. The project is:

- The construction of an 8-inch diameter sanitary sewer main extending approximately 684 feet westward in East 17<sup>th</sup> Street from about 114 feet west of Morton Street, then extending northward approximately 210 feet to East 16<sup>th</sup> Street, including all appurtenances to make a complete system. The project will serve residential properties yet to be developed or connected to the City sanitary sewer systems in the area. The project was constructed by City and the application fee was waived accordingly.



I have read the project description in the application, reviewed project plans and inspection reports, and reviewed the project with technical staff which indicated that the 8-inch East 17<sup>th</sup> Street Sanitary Sewer Main improvements were designed and constructed to comply with city standards and provide safe and effective sanitary sewer service to the affected area. The project achieved substantial completion on December 17, 2021.

The concept of financing this type of project utilizing a Reimbursement District has been acceptable to the City Council, as indicated by the adoption of General Ordinance 06-1275. This improvement has been determined to be important and beneficial to the identified properties in the area if they develop or connect to the City sanitary sewer systems and, therefore, cost sharing conditions are proposed on those properties prior to their development or connection.

This project was discussed with the City Council prior to its construction on April 12, 2021 during which time the Council authorized the provision of water and sanitary sewer service to certain properties outside the City limits, some of which would be served by this improvement; those properties have since been annexed into the City.

### **SECTION 3: FINANCING FOR THE 8-INCH EAST 17<sup>TH</sup> STREET SANITARY SEWER MAIN REIMBURSEMENT DISTRICT**

The City funded the construction cost of the 8-inch East 17<sup>th</sup> Street Sanitary Sewer Main improvements, and the services provided by these public improvements are available to properties other than those owned by the City.

### **SECTION 4: COST OF THE PUBLIC IMPROVEMENT SERVING THE PROPOSED REIMBURSEMENT DISTRICT**

The total construction cost of the project was \$69,955.06. The City constructed the project with its in-house crews from the Wastewater Collection Division and purchased all materials for the project utilizing Wastewater Funds. Based upon the actual cost of construction, it is recommended that the reimbursable costs be established at \$69,955.06.

### **SECTION 5: BOUNDARY AND SIZE OF THE REIMBURSEMENT DISTRICT**

In accordance with General Ordinance 06-1275, now The Dalles Municipal Code Section 2.12, the reimbursement district provides a mechanism whereby both previously conditioned properties and future developable properties will share in the costs of the public improvements that have been funded by City. By resolution, properties owned by or dedicated to the City or the State of Oregon are excluded from any reimbursement district.

There are certain other undeveloped properties and properties not currently connected to the City sanitary sewer system located along East 17<sup>th</sup> Street, west of Morton Street, that will benefit from the improvements when they are developed or connected in the future.

The following reimbursement district properties are to be considered as part of the reimbursement agreement for the 8-inch East 17<sup>th</sup> Street Sanitary Sewer Main improvements:

1. Tax Lot 1N 13E 11 AA 1400 (map 1N13E11AA revised 5-19-21) owned by Debra Tipton
2. Tax Lot 1N 13E 11 AA 1501 (map 1N13E11AA revised 5-19-21) owned by C&E LLC
3. Tax Lot 1N 13E 11 AA 1600 (map 1N13E11AA revised 5-19-21) owned by Scott Gayer

4. Tax Lot 1N 13E 11 AA 2700 (map 1N13E11AA revised 5-19-21) owned by Linda Holcomb
  5. Tax Lot 1N 13E 11 AA 1500 (map 1N13E11AA revised 5-19-21) owned by Scott Gayer
  6. Tax Lot 1N 13E 11 AA 2600 (map 1N13E11AA revised 5-19-21) owned by Sherry Stephenson
  7. Tax Lot 1N 13E 11 AA 2200 (map 1N13E11AA revised 5-19-21) owned by Annette Byers
  8. Tax Lot 1N 13E 11 AA 2201 (map 1N13E11AA revised 5-19-21) owned by Annette Byers
- These properties are outlined in the map included as Attachment "A".

## **SECTION 6: METHODOLOGY FOR REIMBURSEMENT FEE ALLOCATION TO REIMBURSEMENT DISTRICT**

The reimbursement district for the 8-inch East 17<sup>th</sup> Street Sanitary Sewer Main improvements includes property that is residentially zoned. All of the reimbursement properties are located within the Urban Growth Boundary.

There are a number of methods that could be used for apportionment of costs for a reimbursement agreement for sanitary sewer system improvements: linear frontage, lot size or area, or number of lots. The lots proposed for this reimbursement district are of various sizes and some will likely partition into smaller lots as they develop. It is impossible to accurately predict how they may be developed in the future. The linear frontage of these lots does not realistically reflect the relative value of the improvement to each lot.

The size of each lot most closely represents the potential value each may receive from the improvements, with larger lots potentially supporting more residential developments with greater utility demands. Therefore, the method proposed for apportionment of costs for this reimbursement district is area (measured in acres). Each acre of area in the proposed district has equal opportunity to receive water services from the 8-inch East 17<sup>th</sup> Street Sanitary Sewer Main improvements. Since the value of the improvement to all property in the proposed district is equal, area-based assessments are recommended.

The “size” of two parcels in the proposed reimbursement district have been adjusted to reflect the net developable acres that can be served by the improvement. In one case, it is anticipated that a portion of the parcel will be dedicated as public right-of-way and therefore couldn’t be developed. In the other case, about one half of a parcel is already served by the existing City sanitary sewer system.

Utilizing the methodology outlined above, a district with a total developable area of 5.056 acres is proposed. It is recommended that the reimbursement fee be established at \$13,836.05 per acre.

## **SECTION 7: ADMINISTRATIVE FEE AND INTEREST RATE TO BE APPLIED TO REIMBURSEMENT DISTRICT**

- A. It is recommended that the administration fee as outlined in The Dalles Municipal Code Section 2.12.030(E) shall be waived since the City is the developer.
- B. It is recommended that the interest rate to be applied to the unpaid reimbursement fee be fixed at zero percent (0.00%) as has historically been done for City-constructed improvements.

# ATTACHMENT A

