

MINUTES
Regular City Council Meeting
February 14, 2022
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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 3rd Place in The Dalles. (see attached)

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She said the Navigation Center was needed.

Judy Merrill, 400 West 11th, 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.

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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.

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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 Gaimel 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

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

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

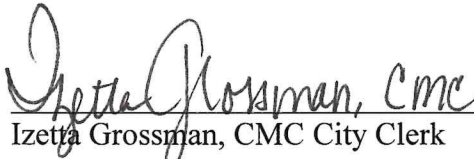
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ADJOURNMENT

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

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED: 
Richard A. Mays, Mayor

ATTEST: 
Izetta Grossman, CMC City Clerk



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.
- 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

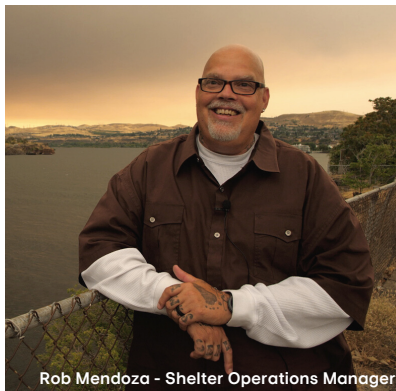


Stabilizing Families

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

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



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

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

Location	2505 West 7th Street, The Dalles North of downtown, close to services, shops, and transportation
Shelter	Non-congregate free-standing shelter with office and sanitation facilities
Navigation Center	Multi-use space and offices for MCCAC, partner, and direct service providers
Services	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

Total Est. Development Costs	\$5,800,000
Sources	
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
Funding Needed	\$3,000,000

MCCAC Navigation Center Site Plan



MCCAC NAVIGATION CENTER - SITE PLAN



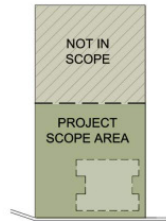
SITE PLAN KEYNOTES

- | | |
|-------------------------------|--|
| (A) TRAILER PARKING | (L) NON-CONGREGATE FREE STANDING SHELTER (18 TOTAL) |
| (B) HYGIENE STATION | (M) COMMUNITY GARDEN |
| (C) OUTDOOR GATHERING SPACE | (N) STORMWATER/DETENTION POND |
| (D) SHELTER OFFICE | (O) COVERED PATIO |
| (E) TRASH ENCLOSURE | (P) NAVIGATION CENTER |
| (F) COVERED BIKE PARKING (12) | HIGHLIGHTED PROGRAM ELEMENTS: |
| (G) FIRE DEPT. HAMMER HEAD | • LARGE MULTI-PURPOSE ROOM |
| (H) PARKING (29 STALLS TOTAL) | • COMPUTER LAB |
| (I) MAIN ENTRY | • COMMERCIAL KITCHEN / FOOD PANTRY |
| (J) PEDESTRIAN ACCESS | • MID-COLUMBIA COMMUNITY ACTION COUNCIL (MCCAC) OFFICES |
| (K) GAZEBO (2 TOTAL) | • COLUMBIA GORGE HEALTH COUNCIL BRIDGES TO HEALTH (CGHC) OFFICES |
| | • COALITION PARTNER OFFICES |
| | • SHARED MEETING ROOMS |
| | (Q) SHELTERED BUS STOP |

PROGRAM INFORMATION:

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

KEY PLAN (NTS):





Mid-Columbia Community Action Council

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

Phone: 541.848.1667



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

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

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:

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- Collaborations were formed with ten partner agencies to help address physical and behavioral health, employment, education, and other social needs.
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The Dalles "Pallet Shelter" / Transitional Housing Facility



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

The Dalles Navigation Center

- \$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

- **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

- 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



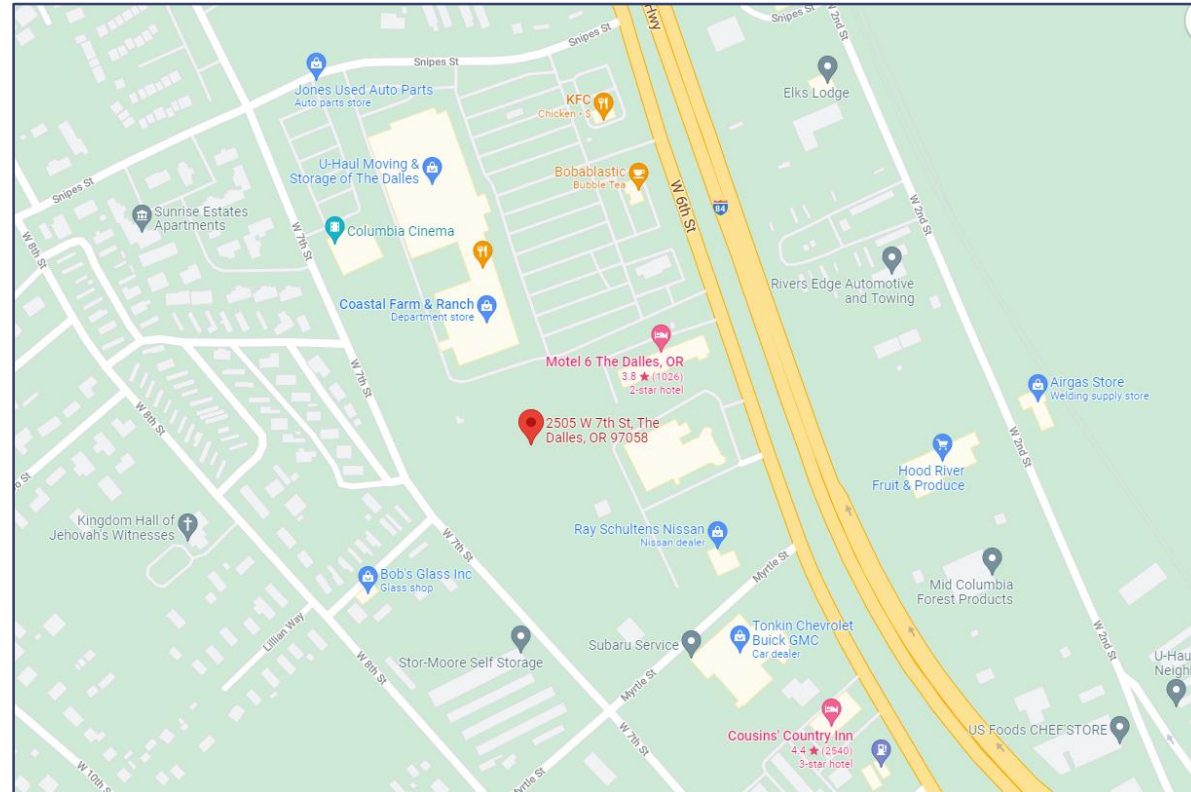
The Dalles Navigation Center

- 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

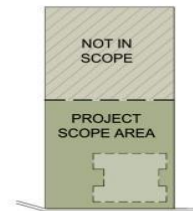
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KEY PLAN (NTS):





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

- 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

- 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



Website

www.MCCAC.com



Email

info@mccac.com



Phone

541.298.5131

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.”