

AGENDA**REGULAR CITY COUNCIL MEETING****NOVEMBER 14, 2022****5:30 p.m.****CITY HALL COUNCIL CHAMBER****313 COURT STREET****And****VIA ZOOM****<https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVYRnRrbExmQT09>**

Meeting ID: 881 4776 0127

Passcode: 007612

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS
 - A. The Dalles Disposal Rate Increase – Jim Winterbottom
 - B. Mid-Columbia Houseless Collaborative (MCHC) Strategic Plan and House Bill 4123 – Mid-Columbia Community Action Council Director, Kenny LaPoint, MCCAC’s Director of the Office of Housing Stabilization, Kelli Horvath and Leslie Narramore, the Washington Gorge Action Programs

6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Up to five minutes per person will be allowed. Citizens are encouraged to ask questions with the understanding that the City can either answer the question tonight or refer that question to the appropriate staff member who will get back to you within a reasonable amount of time. 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

CITY OF THE DALLES**"By working together, we will provide services that enhance the vitality of The Dalles."**

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.

- A. Approval of the October 24, 2022 Regular City Council Meeting Minutes

10. ACTION ITEMS

- A. Columbia Gorge Regional Airport Land Lease Rates
- B. The Dalles Vision Action Plan 2040 Adoption
 - i. Resolution No. 038 Adopting The Dalles Vision Action Plan 2040

11. EXECUTIVE SESSION

In accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

- A. Recess Open Session
- B. Reconvene Open Session
- C. Decision, if any

12. ADJOURNMENT

This meeting conducted VIA Zoom

Prepared by/
Izetta Grossman, CMC
City Clerk

CITY OF THE DALLES

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



WASTE CONNECTIONS
Connect with the Future®

The Dalles City Hall
313 Court St
The Dalles, OR 97058

November 3, 2022

Attention:
Mayor Richard Mays
Council Members

Dear Mayor Mays and Council Members,

The Dalles Disposal would like to respectfully request a rate adjustment averaging approximately 7.37% to help offset rising operational costs and disposal fees. We request this adjustment to be effective January 1, 2023. Some examples of these increases include but are not limited to, health care cost, fleet maintenance, fuel and containers.

We use The Consumer Price Index (CPI) for the Standard Metropolitan Statistical Area (West-C) to benchmark our changes in operational costs. The most recent July to July comparison increased 8.67% and we believe this is a good indicator of our overall experience. The Wasco County Landfill will be increasing both its gate rate and the pass-through Household Hazardous Waste tax by 7.37% effective January 1, 2023. We have incorporated these increases into the attached proposed rate schedule.

We would like to be scheduled on the council agenda at your earliest convenience to discuss our proposal. We appreciate the continued opportunity to provide The Dalles with high quality solid waste services.

Sincerely,

Jim Winterbottom
District Manager

Enclosure: Proposed Rate Sheets



**Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed City of The Dalles Rates
Effective January 1, 2023**

SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
RESIDENTIAL					
CANS/ROLLCARTS					
Weekly					
- (1) 20 gal can	\$13.41	\$0.15	\$0.84	\$0.99	\$14.40
- (1) 32 gal can	\$19.36	\$0.26	\$1.17	\$1.43	\$20.79
- 90 gal rollcart	\$28.51	\$0.67	\$1.44	\$2.11	\$30.62
- 105 gal cart (Phase Out)	\$30.71	\$0.78	\$1.48	\$2.26	\$32.97
- each add'l can	\$19.36	\$0.26	\$1.17	\$1.43	\$20.79
EOW					
- (1) 32 gal can	\$15.78	\$0.15	\$1.01	\$1.16	\$16.94
Call In					
- (1) 32 gal can	\$13.74	\$0.07	\$0.94	\$1.01	\$14.75
- 90 gal rollcart	\$20.63	\$0.19	\$1.33	\$1.52	\$22.15
YARD DEBRIS					
* 12 month min sign-up period					
* \$18 restart fee if service cancelled and restarted within year					
* 60 gal yard debris cart					
Weekly	\$9.35	\$0.44	\$0.25	\$0.69	\$10.04
EOW	\$6.43	\$0.26	\$0.21	\$0.47	\$6.90
SPECIAL CHARGES					
* The following additional charges are assessed to customers whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.					
Additional Charge:					
- Sunken Can	\$8.29	\$0.00	\$0.61	\$0.61	\$8.90
- Excess distance	\$8.29	\$0.00	\$0.61	\$0.61	\$8.90
- Steps/stairs	\$8.29	\$0.00	\$0.61	\$0.61	\$8.90
- Through gate	\$8.29	\$0.00	\$0.61	\$0.61	\$8.90
- extra can/bag/box	\$7.61	\$0.03	\$0.53	\$0.56	\$8.17
- loose yardage per yd	\$32.56	\$0.51	\$1.89	\$2.40	\$34.96
(over-the-top extra around conts-cans-rollcarts or on the ground)					
- bulk items (*Bring to transfer station)					
- return trip can	\$8.42	\$0.03	\$0.59	\$0.62	\$9.04
- return trip rollcart	\$11.17	\$0.08	\$0.75	\$0.83	\$12.00
- rollcart redelivery	\$11.59	\$0.00	\$0.85	\$0.85	\$12.44
- Off day PU	\$8.29	\$0.00	\$0.61	\$0.61	\$8.90
- Delinquent fee	\$14.55	\$0.00	\$1.07	\$1.07	\$15.62
(Acct delinquent after 30 days from billing)					
- NSF/unhonored check fee	\$34.39	\$0.00	\$2.54	\$2.54	\$36.93
- New Acct set up fee	\$6.63	\$0.00	\$0.49	\$0.49	\$7.12
- Change in service (name/address/service)	\$6.63	\$0.00	\$0.49	\$0.49	\$7.12

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SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
COMMERCIAL					
CANS/ROLLCARTS					
Weekly					
- (1) 32 gal can	\$23.13	\$0.26	\$1.45	\$1.71	\$24.84
- 90 gal rollcart	\$35.01	\$0.67	\$1.92	\$2.59	\$37.60
- 105 gal cart (Phase Out)	\$35.74	\$0.78	\$1.85	\$2.63	\$38.37
- each add'l can	\$23.13	\$0.26	\$1.45	\$1.71	\$24.84
EOW					
- (1) 32 gal can	\$19.28	\$0.15	\$1.27	\$1.42	\$20.70
Call In					
- (1) 32 gal can	\$15.14	\$0.07	\$1.04	\$1.11	\$16.25
- 90 gal rollcart	\$22.79	\$0.19	\$1.49	\$1.68	\$24.47
SPECIAL CHARGES					
* The following additional charges are assessed to customers whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.					
Additional Charge (Cans):					
- Sunken Can	\$8.29	\$0.00	\$0.61	\$0.61	\$8.90
- Excess distance	\$8.29	\$0.00	\$0.61	\$0.61	\$8.90
- Steps/stairs	\$8.29	\$0.00	\$0.61	\$0.61	\$8.90
- Through gate	\$8.29	\$0.00	\$0.61	\$0.61	\$8.90
-extra can/bag/box	\$7.61	\$0.03	\$0.53	\$0.56	\$8.17
- loose yardage per yd	\$32.56	\$0.51	\$1.89	\$2.40	\$34.96
(*extra garbage ontop or around cans and rollcarts which must be manually handled & placed in truck)					
- bulk items (*Bring to transfer station)					
- return trip can	\$8.42	\$0.03	\$0.59	\$0.62	\$9.04
- return trip rollcart	\$11.23	\$0.08	\$0.75	\$0.83	\$12.06
- rollcart redelivery	\$11.59	\$0.00	\$0.85	\$0.85	\$12.44
- Off day PU	\$8.42	\$0.00	\$0.62	\$0.62	\$9.04
- Delinquent fee	\$14.55	\$0.00	\$1.07	\$1.07	\$15.62
(Acct delinquent after 30 days from billing)					
- NSF/unhonored check fee	\$34.39	\$0.00	\$2.54	\$2.54	\$36.93
- New Acct set up fee	\$6.63	\$0.00	\$0.49	\$0.49	\$7.12
- Change in service	\$6.63	\$0.00	\$0.49	\$0.49	\$7.12
(name/address/service)					
CONTAINERS					
1 1/2 Yd Containers					
- Call In	\$35.28	\$0.42	\$2.18	\$2.60	\$37.88
- EOW	\$51.75	\$0.90	\$2.91	\$3.81	\$55.56
- 1XPW	\$103.59	\$1.80	\$5.83	\$7.63	\$111.22
- Additional day rate = # days x 1 x wk rate					

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SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
2 Yd Containers					
- Call In	\$49.66	\$0.55	\$3.11	\$3.66	\$53.32
- EOW	\$69.22	\$1.20	\$3.90	\$5.10	\$74.32
- 1XPW	\$138.40	\$2.40	\$7.80	\$10.20	\$148.60
- Additional day rate = # days x 1 x wk rate					
3 Yd Containers					
- Call In	\$70.58	\$0.83	\$4.37	\$5.20	\$75.78
- EOW	\$103.53	\$1.80	\$5.83	\$7.63	\$111.16
- 1XPW	\$207.19	\$3.60	\$11.67	\$15.27	\$222.46
- Additional day rate = # days x 1 x wk rate					
SPECIAL CHARGES					
- Delivery	\$37.45	\$0.00	\$2.76	\$2.76	\$40.21
- Rent	\$36.52	\$0.00	\$2.69	\$2.69	\$39.21
- Rent-a-bin	\$82.18	\$0.00	\$6.06	\$6.06	\$88.24
- Loose yardage	\$32.56	\$0.51	\$1.89	\$2.40	\$34.96
Containers with difficult access (per cont chg)					
- Not on solid surface	\$9.17	\$0.00	\$0.68	\$0.68	\$9.85
- Stuck in the mud	\$9.17	\$0.00	\$0.68	\$0.68	\$9.85
- Lodged in loose gravel	\$9.17	\$0.00	\$0.68	\$0.68	\$9.85
- Overweight	\$9.17	\$0.00	\$0.68	\$0.68	\$9.85
- Excess distance	\$9.17	\$0.00	\$0.68	\$0.68	\$9.85
- Rolloff curb	\$9.17	\$0.00	\$0.68	\$0.68	\$9.85
COMPACTORS					
* 50,000 max gross weight					
- Per compacted yard	\$36.40	\$1.40	\$1.28	\$2.68	\$39.08
- over 2 tons for 10 yds					
- over 4 tons for 20 yds					
- over 6 tons for 30 yds					
- over 50,000 GW x Fee (*Per each 2,000 lb excess)	\$405.57	\$0.00	\$29.91	\$29.91	\$435.48

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Proposed City of The Dalles Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
DROP BOXES					
- 10 yd min fee empty	\$225.79	\$5.10	\$11.54	\$16.64	\$242.43
- 15 yd min fee empty	\$347.74	\$7.65	\$17.98	\$25.63	\$373.37
- 20 yd min fee empty	\$451.59	\$10.20	\$23.08	\$33.28	\$484.87
- 30 yd min fee empty	\$677.40	\$15.30	\$34.62	\$49.92	\$727.32
- 40 yd min fee empty	\$903.19	\$20.41	\$46.16	\$66.57	\$969.76
- Delivery	\$77.98	\$0.00	\$5.75	\$5.75	\$83.73
- Demurrage per day after 5 days	\$16.61	\$0.00	\$1.22	\$1.22	\$17.83
- LS ydg	\$22.58	\$0.51	\$1.15	\$1.66	\$24.24
- over 2 tons for 10 yds					
- over 4 tons for 20 yds					
- over 6 tons for 30 yds					
- Overweight charge	\$48.74	\$0.00	\$3.59	\$3.59	\$52.33
- over 50,000 GW x Fee (*Per each 2,000 lb excess)	\$405.57	\$0.00	\$29.91	\$29.91	\$435.48
TRANSFER STATION					
Household Garbage					
* 1 can or 1 bag	\$8.43	\$0.07	\$0.55	\$0.62	\$9.05
- Per Yard (After Minimum)	\$15.81	\$0.51	\$0.65	\$1.16	\$16.97
- MINIMUM CHARGE (3 Yards)	\$31.63	\$1.53	\$0.80	\$2.33	\$33.96
* Compacted garbage (3yd)	\$96.76	\$4.21	\$2.92	\$7.13	\$103.89
* TS Scale fee	\$11.92	\$0.00	\$0.88	\$0.88	\$12.80
Bulk Items:					
- Mattress/box springs					
- Recliners/large chairs					
- Couches/furn/tv's (minimum fee plus)	\$9.98	\$0.15	\$0.59	\$0.74	\$10.72
Appliances:					
- each	\$13.34	\$0.45	\$0.54	\$0.99	\$14.33
- Refrigerators	\$37.10	\$0.36	\$2.38	\$2.74	\$39.84
- Tires (each)	\$14.94	\$0.00	\$1.10	\$1.10	\$16.04
- Tires with rims to 16" (each)	\$29.87	\$0.00	\$2.20	\$2.20	\$32.07
Brush and Wood:					
(Must be clean/no garbage/ for recycling)					
- Per Yard (After Minimum)	\$7.80	\$0.27	\$0.31	\$0.58	\$8.38
- MINIMUM CHARGE (3 Yards)	\$23.40			\$1.74	\$25.14

Yardage calculation: multiply width x length x height divide by 27 = total yards

Destination: Home

A COORDINATED APPROACH TO HOUSING AND HOUSELESSNESS IN
THE MID-COLUMBIA REGION

FIVE-YEAR STRATEGIC PLAN, 2022-2027



Background

To date, there have been multiple, localized efforts to collaborate on work to prevent and end homelessness. However, this work has yet to be thoroughly coordinated across the five-county Mid-Columbia region, resulting in fragmentation across communities.

That's why the Mid-Columbia Houseless Collaborative was founded.

- Rising rates of housing insecurity and homelessness in Oregon and Washington
- Housing supply has lagged while demand has grown
- Investors have begun buying up more single-family homes
- Rents have sky-rocketed
- Homelessness has become more complex—chronically homeless population has greater needs
- Disproportionate impacts on traditionally underserved communities

Collaborative Planning Participants

Mid-Columbia Community Action Council (MCCAC) and Washington Gorge Action Programs (WAGAP), the lead homeless service providers in the Mid-Columbia region, convened the Collaborative beginning in early 2022.



White Salmon Valley Community Library



White Salmon Valley School District



Youth Empowerment Shelter



City of Bingen



City of Goldendale



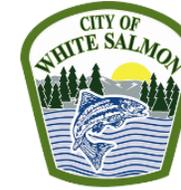
City of Hood River and Hood River Homeless Stakeholders Coalition



City of Stevenson



City of The Dalles and The Dalles Unhoused Taskforce



City of White Salmon



Columbia Gorge Education Service District



Columbia Gorge Health Council/Bridges to Health Pathways Program



Father's House



GEM Immigrant Relief Fund



Guided Path Shelter



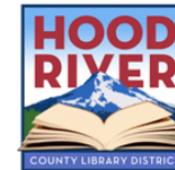
HAVEN from Domestic and Sexual Violence



Helping Hands Against Violence



Hood River County



Hood River County Library District



Hood River Shelter Services



Collaborative Planning Participants

Nearly 40 organizations, plus individuals with lived experience with houselessness, helped build the foundation for the Collaborative and create a strategic plan between January –September, 2022.

Beginning July 1, 2022, HB 4123 (Oregon) funds supported launch of Office of Housing Stabilization to help coordinate this effort.



Klickitat County Homeless Housing Council



Mid-Columbia Community Action Council



Mid-Columbia Center for Living



Mid-Columbia Housing Authority



Mid-Columbia Economic Development District



Mid-Columbia Medical Center



Neh'i Wana Housing



One Community Health



Oregon Human Development Corporation



PacificSource / Columbia Gorge Coordination Care Organization



Providence Hood River Memorial Hospital



Wasco County Sheriff's Office



Sherman County Sheriff's Office



Skamania County Homeless Housing Council



St. Paul's Episcopal Church | The Dalles



The Next Door, Inc.



Wasco County



Washington Gorge Action Programs



Vision

The Mid-Columbia Houseless Collaborative envisions a region with equitable opportunities and support, where everyone who needs stable housing can find and afford it—especially communities who have faced disproportionate barriers to housing—so everyone can achieve the best quality of life possible.

Mission

Through collaboration and advocacy, we work to reduce homelessness in the Gorge by expanding housing capacity and ensuring supportive services are provided in culturally affirming ways that uphold human dignity.

Values

Compassion and humanity are at the core of our work. As a collaborative, we recognize the hardships that houseless community members experience and the common humanity we all share, regardless of our housing status.

We value **collaboration and partnership**; working together helps us provide greater support to houseless and unstably housed community members.

Advocacy allows us to do more to support the vulnerable populations we serve when we champion strategic investments, projects, and policy changes.

We elevate **diversity, equity, and lived experience**. We cannot do this work without acknowledging the disproportionate barriers the housing crisis has created for communities of color and other traditionally marginalized populations. We cannot effectively advocate for solutions without lifting up the voices of those who are or have been houseless.

We value **tenacity and perseverance**. Houselessness is a complex issue that cannot be solved overnight; we acknowledge that this work requires visionary leadership and resilience.



Equity Statement

Owning our History

The Mid-Columbia Houseless Collaborative is aware that housing inequities are rooted in our country's history. When colonizers displaced the first people of these lands, a base of racial and other inequities was built for future generations who call this place home. Our Collaborative recognizes not every person is born with the same opportunities to succeed, and because we care about people and our human rights, we must adjust our work to help solve these disparities. Further, we know each of us holds onto beliefs about people that are biased, flawed, and need to be challenged in a healthy and just way.

Committing to Equity

We know our differences in race, ethnicity, national origin, ancestry, language, skin color, disability, family or marital status, gender identity, sexual orientation, language, physical or mental ability, traumas, politics, religion, socio-economic status, veteran status, and other identities make each of us unique and valuable members of our community. We believe basic human rights include equitable access to safe and easy to afford housing, and other tools that help people get into and stay in housing: health care, education, living wage jobs, social services, and more. We also believe inclusion is key to helping all people in our community to feel valued and have a sense they belong. As a Collaborative, we commit to equity by working with partners in our region to engage fully in efforts to end poverty and houselessness. To achieve equity in our housing work, we will:

- Find and address root cause(s) of inequity, in our work and our own lives
- Improve housing systems where personal identities predict inequitable outcomes
- Use data to drive decisions and focus resources so equity is not just a concept, but a practice
- Include the voices of people who are or have been houseless, with a focus on communities of Black, Indigenous, and other People of Color (BIPOC)

Strategic Plan

Four key goal areas:

- Shelter
- Services
- Housing
- Advocacy

Goal Area 1: Shelter

When someone becomes houseless, having a safe place to go matters. So do services that help people get back into housing quickly. We must make sure shelters in our area have the funding they need to keep their doors open. We can also set shelter guests up for more success if we help cover the costs for them to find housing again. Most importantly, we should give them other tools they need to stay housed.

Strategic Priorities:

- Build better systems to coordinate shelter placements and services that help end houselessness

- Make sure our region has enough funding to provide shelter, treat shelter staff well, and help shelter guests find housing quickly

Goal Area 2: Services

Tools that enhance people's overall way of life make them more likely to find housing, and to avoid being houseless again. Those resources could relate to housing—like help paying rent. Or they could address other needs—like job training, affordable childcare, a reliable way to travel to work, mental health services, or paperwork in a language someone knows. To help houseless people get and stay housed, we should expand services in our area. Service providers can also be the most helpful if we respect people's cultures and their experience being houseless.

Strategic Priorities:

- Improve access to resources houseless people need by asking them what would be helpful, and by valuing their culture
- Add more services in our area that help people who need behavioral health care, support after leaving jail or prison, housing that makes it easier to recover after a health event, and resource navigation
- Make it simpler for service providers to coordinate care

Goal Area 3: Housing

For too many people in our region, especially people of color and other underserved communities, paying for housing has become very tough. Housing supply does not match demand, investors are buying more homes, and prices are high. Rent is going up. The idea of becoming houseless is getting more familiar for our friends, families, and neighbors. We cannot address houselessness if we do not protect and expand accessible housing that people can afford.

Strategic Priorities:

- Make it easier to build housing that low-income households can afford— and construct at least 262 affordable, accessible housing units in the five-county Mid-Columbia region by 2027
- Preserve the region’s existing supply of affordable housing
- Help people of color and other underserved populations access housing
- Help leaders and the public understand the need for more affordable, accessible housing

Goal Area 4: Advocacy

We need support at all levels to do this work. Growing houselessness is not an individual problem. It affects us all. It also costs our economy resources that we could save by working together. We need to address this issue with the help of the public, non-profits, small businesses, community leaders, governments, tribes, landlords, programs that do culturally responsive work, private donors, and people with first-hand experience being houseless.

To do that, we will:

- Explain the need for our work to build community support
- Use data to challenge myths about houselessness and teach people about the impact our region's housing shortage has on all of us
- Advocate for funding and policies that help us make real progress on these issues

Implementation

We will continue to convene regularly to execute detailed work plans in each of our strategic goal areas, evaluate our progress, and make updates to the plan as new challenges and opportunities arise.

- Support workgroups to act on specific goal areas and strategic priorities
- Fully staff the Mid-Columbia Office of Housing Stabilization and develop/execute workplans
- Coordinate work with relevant partner organizations/governments
- Provide Collaborative members, including lived experience workgroup and House Bill 4123 Advisory Board members, with quarterly reports linked to the goals outlined in strategic plan
- Conduct annual listening sessions to get feedback about headway made on the Collaborative's strategic plan and equity commitments

Other Key Projects that will Promote Housing Stabilization in our Region

Navigation Center

(Timeline: open by late 2023)

MCCAC's SERVICE PARTNERS:

Oregon Human Development Corporation

Columbia Gorge Health Council/Bridges to Health
Pathways Program

Next Door

Nch'i Wana Housing

Center for Living

Mid-Columbia Housing Authority

One Community Health



Other Key Projects that will Promote Housing Stabilization in our Region

Project Turnkey 2.0 Site

(Timeline: open by early 2023)

Transitional housing units (24-50)

Set-aside units for houseless clients enrolled in partner organizations' programs

Drop-in office/meeting space for Navigation Center and other partners to provide on-site casework

Questions?

Contact us!

www.midcolumbiahouselesscollaborative.org

DIRECTOR, OFFICE OF HOUSING STABILIZATION: KELLI HORVATH: KHORVATH@MCCAC.COM

MCCAC EXECUTIVE DIRECTOR: KENNY LAPOINT: KLAPOINT@MCCAC.COM

WAGAP EXECUTIVE DIRECTOR: LESLIE NARAMORE: LESLIE@WAGAP.ORG

Destination: Home

A COORDINATED APPROACH TO HOUSING AND
HOUSELESSNESS IN THE MID-COLUMBIA REGION

Five-Year
Strategic Plan
2022-2027



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Introduction

Across Oregon and Washington, communities are facing rising rates of housing insecurity and homelessness. For too many families, staying in housing has become increasingly difficult, if not impossible. Housing supply has lagged while demand has grown. Investors have begun buying up more and more single-family homes. Rents have sky-rocketed. As a result, the idea of being just one illness or car repair away from eviction has become all too familiar to our friends, families, and neighbors.

The issue of homelessness has also become more complex than it used to be. Increasing numbers of unhoused individuals are chronically homeless, meaning they have experienced homelessness for at least a year, or multiple times throughout their lives. Additionally, a growing portion of the homeless population has untreated mental illnesses or substance use disorders that make rehousing more difficult without intensive case management and other supports.

Like with any crisis, homelessness hits some communities harder than others. People of color, LGBTQ+ people, and other historically underserved communities are overrepresented in the homeless population. Families experiencing homelessness are typically headed by women, many of whom are young parents with children, and some of whom are fleeing domestic or sexual violence. People who have been incarcerated are more likely to experience homelessness and struggle to access housing stabilization resources than the general public due to their criminal records.

The Mid-Columbia region is unfortunately not immune from these trends. Preventing and ending homelessness in our area requires urgent, thoughtful work—and most importantly, partnership. Although this is a daunting task, our communities are up to the challenge. To date, there have been multiple, localized efforts to collaborate on work to prevent and end homelessness. However, this work has yet to be thoroughly coordinated across the five-county Mid-Columbia region, resulting in fragmentation across communities. That's why the Mid-Columbia Homeless Collaborative was founded.

In early 2022, Mid-Columbia Community Action Council (MCCAC) hired a consulting team, Sarah Kellems and Heidi Venture, to develop and convene a Collaborative of organizations and local governments from Hood River, Wasco, Sherman, Skamania, and Klickitat Counties working to address homelessness. With supportive leadership from Washington Gorge Action Programs (WAGAP) and generous funding from Providence, the consultants and MCCAC guided members of the Collaborative through a strategic planning process over the next nine months.

The plan included here represents the work members of the Mid-Columbia Houseless Collaborative will do over the next five years to develop a more strongly connected regional houselessness response system that provides the highest level of service to our most vulnerable community members. It explains how we will leverage and coordinate existing efforts throughout the region, and how we'll partner to enhance sorely needed services that will help our communities prevent and respond to houselessness more effectively.

This document also serves as the official work plan for MCCAC's Office of Housing Stabilization. This office was established in July, 2022 with funding from the Oregon Legislature following the passage of House Bill 4123, which allocated resources to a handful of communities across Oregon, including in Hood River, Wasco, and Sherman Counties, to strengthen their regional houselessness response systems.

As we begin the work of implementing this plan, we need support from the entire, five-county Mid-Columbia community. Growing houselessness is not simply an individual problem with individual solutions. This issue affects the families and children who are unhoused. It impacts our neighborhoods and divides our communities. And it costs our local and statewide economies significant resources that could be saved if we implemented more proactive interventions. At the end of the day, preventing and ending houselessness is our collective responsibility. It requires a unified, systems-level commitment from key community leaders, local governments, housing developers, tribal leaders, social service agencies, landlords, organizations that provide culturally responsive services to underserved populations, private sector partners, and people who have been or are houseless.

Members of the Mid-Columbia Houseless Collaborative have already demonstrated they are ready to make that commitment by writing this plan, and we look forward to the next phase of our efforts together to implement it. As we work to address one of the most complex challenges of our time, we invite you to join us so we can make the Mid-Columbia region the most vibrant community possible for everyone who calls this place home.

Onward,

Kelli Horvath
Director of the Office of Housing Stabilization
Mid-Columbia Community Action Council

September, 2022

Words and Phrases to Know

In an effort to make our strategic plan as accessible as possible to all audiences, Mid-Columbia Houseless Collaborative planning participants requested the inclusion of the following definitions:

Affordable and Accessible Housing

Affordable and accessible housing includes features that make it usable for people with disabilities or limited mobility and allows residents to spend no more than 30% of their income to live there. In this strategic plan, we also define “affordable” housing to mean housing that is reserved for households making 80% or less of the Area Median Income.

Area Median Income (AMI)

The household income for the “middle” household in a geographic region. Half of the families in a region earn more than the AMI, and half earn less. The U.S. Department of Housing and Urban Development calculates and defines the AMI for specific geographic areas across the country every year. Housing providers then use this number as a reference point when setting local income and affordability requirements for available housing units.

Acquisition and Rehabilitation/Rehab

The process of gaining ownership and management rights over a real estate property and renovating existing units rather than developing new units. Acquisition and rehab are valuable tools used by proponents of affordable housing and preservation.

BIPOC

An acronym that stands for “Black, Indigenous, and people of color.” This is a term used to describe communities of color, while centering the experience of Black and Indigenous people, who experience disproportionately high institutional barriers.

Chronically Houseless

Experiencing houselessness for at least a year, or repeatedly over time, while struggling with a disabling condition like a serious mental illness, substance use disorder, or physical disability.

Construction Excise Taxes

A charge placed on new construction (except for affordable and accessible housing projects) or additions to existing structures, the revenue from which can be used to fund incentives for building affordable housing and other housing-related programs.

Coordinated Entry

A process developed to ensure that all people experiencing a housing crisis have fair and equal access to resources and are quickly assessed for, referred, and connected to housing and other assistance based on their vulnerabilities and strengths.

Culturally Responsive/Culturally Specific Services

Being able to understand and consider the different cultural backgrounds of clients, and respecting clients' customs, experiences, perspectives, and language when assisting them to access resources.

Equity/Equitable

While an equal approach means giving everyone the same resources, an equitable approach acknowledges that each person has different circumstances, needs, and institutional barriers they have faced. Equity means allocating resources and opportunities in a way that creates equal outcomes.

General Obligation Bonds

Municipal bonds (debt obligations issued by government entities) that provide a way for state and local governments to raise money for public projects that may not yield revenue. General obligation bonds are backed by the state or local government's ability to use taxes to pay bondholders.

Houseless/Houselessness

Lacking a place to live. Many housing and social service providers have begun using this term instead of "homeless," because many people who are or have been unhoused prefer it. This is because "home" is more than a building where a person lives; it represents community, social connections, memories, friends, family, or more. People who lack a physical house often still identify strongly with a place they call home.

Housing Stabilization

The process of connecting to a wide range of individualized services—not just those that are directly related to housing—that help facilitate a person's ability to find and/or stay in housing.

Impact Fees

Fees charged to property developers by local governments for the new infrastructure that must be built to accommodate new development.

Jail Diversion

Community-based services that are designed to keep individuals, especially those with behavioral health issues, from becoming incarcerated by connecting them to other community-based resources like mental health support, substance abuse services,

employment services, and housing. Jail diversion aims to minimize the contact individuals have with law enforcement and help them avoid or reduce jail time.

LGBTQ+

An abbreviation for lesbian, gay, bisexual, transgender, queer or questioning, and more. These terms are used to describe a person's sexual orientation or gender identity.

Lived Experience (With Houselessness)

Personal knowledge about houselessness that has been gained because of going through houselessness first-hand rather than through representations constructed by others.

Medical Respite

Medical respite care is short-term residential care for people experiencing houselessness who are too ill or frail to recover from an illness or injury on the streets, but not ill enough to be in a hospital. Medical respite care helps people rest and recover in a safe environment while accessing medical care and other supportive services.

Point in Time Count

Also known as the PIT Count, this is the annual count of sheltered and unsheltered people experiencing houselessness across the U.S. during the last ten days of January.

Preservation

The process of retaining existing affordable housing, whether at subsidized or fair market costs, and protecting its affordability for current and future tenants.

Rapid Re-Housing

A type of housing assistance that quickly helps people experiencing houselessness to get into housing with the help of application fees, security deposit funding, time-limited rent assistance, incentives to encourage landlords to place clients in their units, and case management services.

Reintegration After Incarceration

The process a person goes through to re-enter society and become a productive member of the community after serving time in jail or prison.

Services/Supportive Services

Aid that makes it easier for someone to get into and stay in housing long-term by enhancing their overall way of living. Examples include help directly related to housing—such as rent assistance—or other resources, such as reliable transportation, affordable childcare, food assistance, training in budgeting and money management, health care, job training, mental health services, or substance abuse treatment.

Supportive Housing

The combination of ongoing affordable housing assistance, such as rent subsidies, with flexible and supportive services for people experiencing homelessness. The goal of supportive housing is to help people stay housed and live a more productive life in the community. There are multiple models of supportive housing: it could include the construction or renovation of new housing, setting aside units in privately-owned buildings, or leasing individual apartments throughout a specific geographic area where clients can receive services from supportive case managers.

System Development Charges

Fees charged on new development, and in some cases on redevelopment. Revenue raised by these fees can help fund new infrastructure or upgrades to existing infrastructure.

Traditional Health Workers

Frontline public health workers who work in health care clinic or community to assist individuals to achieve positive, health-related outcomes. Examples of traditional health workers include community health workers, personal health navigators, peer support specialists, and peer wellness specialists. Traditional health workers may have a particular specialty area or background, such as being a peer support specialist who uses their personal experience recovering from addiction to help a client struggling with a substance use disorder. Or they may promote health on a more holistic level by helping clients navigate multiple supportive services, including those that are not related to health care but contribute to overall well-being and stability.

Urban Renewal

A set of plans and activities, often attached to public financing mechanisms, to upgrade neighborhoods that are in a state of disrepair or decay.

Vision, Mission, and Values

Vision

The Mid-Columbia Houseless Collaborative envisions a region with equitable opportunities and support, where everyone who needs stable housing can find and afford it—especially communities who have faced disproportionate barriers to housing—so everyone can achieve the best quality of life possible.

Mission

Through collaboration and advocacy, we work to reduce houselessness in the Mid-Columbia region by expanding housing capacity and ensuring supportive services are provided in culturally affirming ways that uphold human dignity.

Values

Compassion and humanity are at the core of our work. As a collaborative, we recognize the hardships that houseless community members experience and the common humanity we all share, regardless of our housing status.

We value collaboration and partnership; working together helps us provide greater support to houseless and unstably housed community members.

Advocacy allows us to do more to support the vulnerable populations we serve when we champion strategic investments, projects, and policy changes.

We elevate diversity, equity, and lived experience. We cannot do this work without acknowledging the disproportionate barriers the housing crisis has created for communities of color and other traditionally marginalized populations. We cannot effectively advocate for solutions without lifting up the voices of those who are or have been houseless.

We value tenacity and perseverance. Houselessness is a complex issue that cannot be solved overnight; we acknowledge that this work requires visionary leadership and resilience.

Equity Statement

Owning our History

The Mid-Columbia Houseless Collaborative is aware that housing inequities are rooted in our country's history. When colonizers displaced the first people of these lands, a base of racial and other inequities was built for future generations who call this place home.

Our Collaborative recognizes not every person is born with the same opportunities to succeed, and because we care about people and our human rights, we must adjust our work to help solve these disparities. Further, we know each of us holds onto beliefs about people that are biased, flawed, and need to be challenged in a healthy and just way.

Committing to Equity

We know our differences in race, ethnicity, national origin, ancestry, language, skin color, disability, family or marital status, gender identity, sexual orientation, language, physical or mental ability, traumas, politics, religion, socio-economic status, veteran status, and other identities make each of us unique and valuable members of our community.

We believe basic human rights include equitable access to safe and easy to afford housing, and other tools that help people get into and stay in housing: health care, education, living wage jobs, social services, and more. We also believe inclusion is key to helping all people in our community to feel valued and have a sense they belong.

As a Collaborative, we commit to equity by working with partners in our region to engage fully in efforts to end poverty and houselessness. To achieve equity in our housing work, we will:

- Find and address root cause(s) of inequity, in our work and our own lives
- Improve housing systems where personal identities predict inequitable outcomes
- Use data to drive decisions and focus resources so equity is not just a concept, but a practice
- Include the voices of people who are or have been houseless, with a focus on communities of Black, Indigenous, and other People of Color (BIPOC)

Collaborative Planning Participants

- City of Bingen
- City of Goldendale
- City of Hood River and Hood River Homeless Stakeholders Coalition
- City of Stevenson
- City of The Dalles and The Dalles Unhoused Taskforce
- City of White Salmon
- Columbia Gorge Education Service District
- Columbia Gorge Health Council/Bridges to Health Pathways Program
- Father's House
- GEM Immigrant Relief Fund
- Gorge Native American Collaborative
- Guided Path Shelter
- HAVEN from Domestic and Sexual Violence
- Helping Hands Against Violence
- Hood River County
- Hood River County Library District
- Hood River Shelter Services
- Klickitat County Homeless Housing Council
- Mid-Columbia Community Action Council
- Mid-Columbia Center for Living
- Mid-Columbia/Columbia Gorge Housing Authority
- Mid-Columbia Economic Development District
- Mid-Columbia Medical Center
- Nch'i Wana Housing
- One Community Health
- Oregon Human Development Corporation
- PacificSource/Columbia Gorge Coordination Care Organization
- Providence Hood River Memorial Hospital
- Sherman County
- Sherman County Sheriff's Office
- Skamania County Homeless Housing Council
- St. Paul's Episcopal Church (The Dalles)
- The Next Door, Inc.
- Wasco County
- Wasco County Sheriff's Office
- Washington Gorge Action Programs
- White Salmon Valley Community Library
- White Salmon Valley School District
- Youth Empowerment Shelter

The Collaborative also includes volunteers and people who are or have been houseless.

Strategic Plan



Goal Area #1: Shelter

Goal Area #2: Services

Goal Area #3: Housing

Goal Area #4: Advocacy

Goal Area #1: Shelter

Objective: Stabilize the region’s shelter system and improve coordination between shelters and service providers

Strategic Priorities

1: Unite agencies in the 5-county Mid-Columbia region to better coordinate shelter placement and supportive services

Strategy: Shelter and re-house people more quickly by creating a shared system for tracking shelter openings and aligning referral and intake processes

Actions:

- ❑ Convene subcommittee of shelter staff and service providers by October 15th, 2022, to review existing coordinated entry procedures, develop a common intake process and improved tracking of shelter openings, and explore options for shared referral and case management platforms
- ❑ By March 31st, 2023, choose and begin implementing improved system to track shelter openings and coordinate intake, referrals, and case management
- ❑ By June 30th, 2023, research shelter and houseless services hotlines in other rural areas and write report to outline resources that would be needed for our region to create one

2: Prioritize stable shelter funding, rapid re-housing funding, and staff support

Strategy: Stabilize shelter system and rapid re-housing program funding

Actions:

- ❑ Partner with domestic violence survivor advocacy organizations, other shelter service providers, and local elected officials in the region to apply and advocate for shelter and rapid re-housing funding
- ❑ By November 1st, 2022, hire a staff member based in MCCAC’s Office of Housing Stabilization to lead fundraising efforts for the Collaborative’s shelter, rapid-re-housing, and other priorities
- ❑ Pursue Project Turnkey funds in Oregon in 2022 to increase the number of shelter and transitional housing units in the Mid-Columbia region; pursue similar funding opportunities in Washington at the local and state levels when possible

Strategy: Enhance training and support for shelter staff and caseworkers

Actions:

- By December 31, 2022, convene subcommittee and conduct survey to address supports needed for shelter staff and caseworkers
- Each January, publish report on the region's shelter and housing casework staff compensation and benefits; include suggestions on how to improve staff support
- At least once a year, host trauma-informed convenings for shelter and casework staff to attend trainings and share best practices

Goal Area #2: Services

Objective: Ensure the region’s supportive services meet client needs in a culturally responsive way

Strategic Priorities

1: Increase accessibility of services with a focus on needs identified by clients

Strategy: Provide culturally responsive and bilingual services

Actions:

- Regularly work with The Next Door, Inc. and use online readability tools to screen regional housing assistance forms for accessible, plain language
- Hire local interpreters to translate housing assistance and other services enrollment documents into English and Spanish, and pair houseless clients with caseworkers who speak their native language whenever possible
- Support Collaborative partner organizations to use tools such as bilingual pay differentials to diversify shelter and casework staff
- At least once per year, provide trainings about culturally responsive care to help service providers better serve the region’s diverse houseless population
- By January 1st of each year, coordinate to create annual, Collaborative-wide fundraising strategy to support and expand culturally responsive services that promote housing stabilization

Strategy: Elevate the voices of people with lived experience and use client feedback to improve services

Actions:

- By October 1, 2022, establish a workgroup of people with lived experience with houselessness to advise on the Collaborative’s work and share feedback on services
- By December 31, 2022, support lived experience workgroup to publish a conversation template that caseworkers and shelter staff can use to create more client-led housing stabilization plans
- By December 31, 2022, publish a toolkit to help Collaborative partner organizations collect feedback from houseless clients about improving services
- Coordinate with lived experience workgroup to organize annual opportunities for community leaders, service providers, and law enforcement officers to experience a day in the life of a houseless person

- ❑ Support Collaborative partner organizations to identify people with lived experience with houselessness to serve on hiring panels for shelter and casework staff
- ❑ Secure funding to provide stipends for lived experience workgroup members
- ❑ Encourage policymakers to provide opportunities for houseless individuals and frontline caseworkers to give policy input

2: Address gaps in services for houseless clients

Strategy: Improve access to existing services in the region that promote housing stabilization

Actions:

- ❑ By December 31, 2022, create and distribute a bilingual (English and Spanish) flowchart or other user-friendly document to depict key services in the region and how to access them
- ❑ Update supportive services document at least annually and re-distribute to regional partner organizations for use by caseworkers and clients
- ❑ Coordinate at least two informational sessions about rapid re-housing program offerings in the region to area social service agencies, property management companies, and independent landlords by March 31st, 2023
- ❑ Explore ways to enhance transportation options for houseless clients who need caseworkers to accompany them to enroll in services
- ❑ Find flexible resources to pay for gift cards and other incentives to help build trust and help houseless clients feel more comfortable accessing services

Strategy: Secure resources for services that need to be created or enhanced to improve support for the region’s houseless community

Actions:

- ❑ Regularly seek funding to sustain and improve services houseless people reliably connect to like shelter, street outreach services, emergency medical care, and law enforcement
- ❑ Advocate to improve and expand services houseless people struggle to connect to reliably, such as supportive housing, medical respite care, jail diversion and reintegration after incarceration, and wraparound case management
- ❑ Involve Collaborative members in regional plans focused on expanding behavioral health and substance use disorder support services
- ❑ Support behavioral health providers to advocate for the resources needed to expand the region’s behavioral health programs, especially crisis response services

- ❑ Support Providence Hood River to ensure strong coordination of services during and after their launch of the [Better Outcomes thru Bridges Program](#) in the Mid-Columbia region
- ❑ Pursue funding to increase the number of Traditional Health Workers—especially Peer Support Specialists—in our region who can provide housing, behavioral health, and other navigation services to houseless clients
- ❑ Develop plan and resources to provide more educational opportunities for houseless clients, such as renter education classes and know your rights trainings focused on interactions with law enforcement
- ❑ Invest in making resources such as those offered by the [PCC CLEAR Clinic](#) more accessible to houseless clients in our region to help them clear criminal and eviction records

3: Strengthen communication between service providers

Strategy: Decrease barriers to services by enhancing coordination of client intake processes, referrals, and case management

Actions:

- ❑ Include service providers in the subcommittee that will assess technology platforms before choosing and implementing a shared intake, referral, and case management system for houseless clients by March 31st, 2023
- ❑ Support subcommittee to propose and test case conferencing models to improve coordination of care, especially for chronically houseless clients and those with significant behavioral health or substance abuse needs

Goal Area #3: Housing

Objective: Preserve and expand affordable, accessible housing

Strategic Priorities

1: Increase the supply of housing units that low-income households (80% Area Median Income or below) can afford

Strategy: Advocate to increase funding and lower costs for affordable and accessible housing development

Actions:

- By December 31st, 2022, convene subcommittee to conduct research on the best ways to enhance funding for affordable housing in the region, especially in rural and unincorporated areas
- By March 31st, 2023, publish report about subcommittee's research and recommendations
- Advocate with relevant local governments to waive system development charges and impact fees
- Advocate with relevant local governments to establish and use construction excise taxes
- Engage Collaborative members in urban renewal funding discussions and encourage use of urban renewal funds to build affordable, accessible housing
- Work with service providers and local elected officials to secure adequate supportive services and rent assistance to align with funding used to construct affordable housing

Strategy: Take public actions to support Columbia Cascade Housing Corporation, tribal housing authorities, local governments, and other partners to build at least 262 affordable, accessible housing units in the region by 2027

Actions:

- Support completion of the [Rand Road project](#) in Hood River (129 units total, 39 of which will be for households at or below 30% AMI and 90 of which will be for households at or below 60% AMI)
- Help complete the Westgate Market project in The Dalles (75 units total, all of which will be for households at or below 80% AMI and a portion of which will be reserved specifically for low-income veterans)

- ❑ Support completion of the White Salmon Assisted Living Facility project (52 units total with 13 at or below 50% AMI and the rest at or below 120% AMI with a potential for some below 80% AMI pending future funding)
- ❑ Support completion of the Wishram Project (45 units total, all of which will be for households at or below 50% AMI and 23 of which will be reserved for houseless applicants)
- ❑ Explore and foster private land donations for affordable, accessible housing development

2: Use preservation, acquisition, and rehabilitation to protect the region’s existing supply of affordable, accessible housing

Strategy: Advocate for relevant funding, policies, and projects

Actions:

- ❑ Support completion of the Rhine Village acquisition and rehab project in White Salmon (36 units total, 35 units for households at or below 60% AMI)
- ❑ Support completion of the Columbia View acquisition and rehab project in Cascade Locks (12 units total, all of which will be for households at or below 60% AMI)
- ❑ By June 30th, 2023, work with the Columbia Cascade Housing Corporation to write regional report on affordable, accessible housing preservation opportunities; include advice about new acquisition and rehabilitation projects to pursue
- ❑ In coordination with local elected officials, governments, and agencies, apply for funding to support eligible projects
- ❑ Work with local governments to pass policies that promote affordable and accessible housing preservation, such as preserving mobile home parks and closing loopholes on short-term apartment rentals
- ❑ Find and work with local supportive governments and organizations to advocate for the Community Development Block Grant program and housing rehabilitation loan programs

3: Prioritize access to affordable, accessible housing units for communities of color and other traditionally underserved populations

Strategy: Partner with organizations who serve culturally specific populations to ensure equitable access to affordable housing

Actions:

- ❑ By March 31st, 2023, convene subcommittee to identify strategies to make access to affordable housing more equitable, such as preference policies for applicants referred by providers serving culturally specific populations

- ❑ Seek additional funding for tools to enhance the ability of organizations who provide culturally specific services to place client in vacant housing units, such as housing placement service fees
- ❑ Ensure robust marketing to traditionally underserved communities when units are made available, including through creation and use of a language access plan

4: Educate elected officials, community leaders, and the public about why our region needs more affordable and accessible housing

Strategy: Collect and share data and personal stories to educate people about houselessness and highlight the need for more housing

Actions:

- ❑ Support MCCAC and WAGAP to expand the annual Point in Time Count, including by involving providers who provide culturally specific services to underserved populations, and those who support clients with behavioral health needs
- ❑ By November 30th, 2022, publish local report with personal stories from people in our area who have been houseless and data on regional housing needs from the Corporation for Supportive Housing, Oregon Affordable Housing Inventory, recent regional studies on land and affordable housing inventory, and the National Low Income Housing Coalition’s “Out of Reach” report
- ❑ By January 1st, 2023, have meetings with local and state elected officials in our region to share the report, highlight its impact on our communities, and ask them to support the Collaborative’s housing goals during the 2023 legislative session and beyond

Goal Area #4: Advocacy

Objective #4: Advocate, engage the community, and build support for the region's efforts to address houselessness

Strategic Priorities

1: Communicate to build awareness and support

Strategy: Develop and implement a strategic communications plan

Actions:

- By November 1st, 2022, hire at least a half-time staff member based in MCCAC's Office of Housing Stabilization to implement a strategic communications plan and coordinate the Collaborative's community relations work
- Regularly collect and publicly share real stories of people who have experienced houselessness or struggled to access services

2: Use accurate data to inform people of the realities of houselessness and to address opposition to the Collaborative's priorities

Strategy: Collect and share data about regional houselessness and housing

Actions:

- Secure stable, long-term funding to pay at least one staff member to support the Collaborative's data collection and reporting needs
- Coordinate with local hospitals, law enforcement, employers, and organizations who provide culturally specific services to collect and share data about the impact of houselessness—and of houselessness prevention and response services—on the community
- Publish annual press release in English and Spanish to highlight regional houselessness statistics, emphasize success stories, dispel myths about affordable housing and houselessness, and share progress on the Collaborative's equity commitments

3: Advocate for funding and policies that support the Collaborative's strategic investments

Strategy: Participate in statewide, regional, and local task forces focused on houselessness

Actions:

- Advocate to secure appointments on task forces for members of the Collaborative
- Provide opportunities at monthly Collaborative meetings for task force members to report on their work and ensure institutional memory is not lost when their time on task forces ends and new members are appointed
- Leverage policy tools and resources for the region

Strategy: Pursue public funding at the federal, state, and local level

Actions:

- Work closely with local elected officials and governments to identify additional government funding opportunities to support the Collaborative’s long-term priorities
- Every year, coordinate a delegation of local leaders to meet with their representatives and advocate for funding at the state and federal level
- By January of 2023, develop and begin training an advocacy team made up of people who are or have experienced houselessness to publicly share their stories and lobby decision-makers
- Meet at least quarterly with state or federal agency staff to nurture relationships and strengthen applications for grants they administer

Strategy: Seek foundation and other private funding opportunities

Actions:

- By December 31st, 2022, create a region-wide grant pipeline and direct the Collaborative’s fundraising staff to coordinate its implementation
- Include strategy for cultivating foundation relationships in grant pipeline and regularly engage Collaborative members in meetings with potential funders

Strategy: Build a committed base of donors to support the Collaborative’s objectives

Actions:

- Direct the Collaborative’s fundraising staff to develop and begin implementing a major donor strategy by March 31st, 2023
- By June 30th, 2023, launch a small donor fundraising program to enhance flexible resources for the Collaborative’s work and build community support for the region’s houselessness response and prevention efforts
- By October 31st, 2023, secure enough sponsorships to host the first annual Collaborative fundraising event to raise money for the Collaborative’s priorities, highlight the impact of our work, and publicly thank supporters

Implementation

The completion of this strategic plan represents the first step of the Mid-Columbia Houseless Collaborative’s work together over the next five years. The only way we can accomplish the goals we have outlined is by building on the momentum we have created.

Next Steps:

We will continue to convene regularly to execute detailed work plans in each of our strategic goal areas, evaluate our progress, and make updates to the plan as new challenges and opportunities arise.

In practice, this means:

- ❑ Presenting our plan and providing updates as needed to local government bodies and relevant organizations in the Mid-Columbia region
- ❑ Appointing and convening subcommittees comprised of Collaborative planning participants to begin acting on specific goal areas and strategic priorities
- ❑ Coordinating with Mid-Columbia Community Action Council and Washington Gorge Action Programs to fully staff the Mid-Columbia Office of Housing Stabilization and develop detailed workplans to execute strategic plan initiatives
- ❑ Directing staff to coordinate work on specific goal areas with relevant partner organizations/governments on an individual or small group basis as needed
- ❑ Providing the full group of Collaborative planning participants, including the lived experience workgroup and House Bill 4123 Advisory Board members, with quarterly reports linked to the goals and strategies outlined in the strategic plan
- ❑ Conducting annual listening sessions to get feedback from community leaders and partners about headway made on the Collaborative’s strategic plan and equity commitments
- ❑ Reviewing the strategic plan annually with the full group of Collaborative planning participants to evaluate progress, update established metrics if needed, and revise the plan to ensure it continues to be responsive to the community’s needs

Contact Information

Questions?

Want to get involved?

Fill out the contact form on our website at:
www.midcolumbiahouselesscollaborative.org

Or email our Director of the Office of Housing
Stabilization at:
khorvath@mccac.com

Strategic Plan Summary



To build the best community possible for everyone who calls this area home, the Mid-Columbia Houseless Collaborative works together to address houselessness. From January—September 2022, we wrote a five-year plan on the best ways to do that. Entitled *Destination: Home—A Coordinated Approach to Housing and Houselessness in the Mid-Columbia Region*, the plan serves as a roadmap for action on four key goal areas: shelter, services, housing, and advocacy.

What is the Mid-Columbia Houseless Collaborative?



Background

Over the years, there have been several, local efforts to work together to prevent and end houselessness. But this work has never been coordinated across all five counties in Oregon and Washington in the Mid-Columbia area. So, in 2022 the region's leading houselessness assistance providers, Mid-Columbia Community Action Council and Washington Gorge Action Programs, founded the Mid-Columbia Houseless Collaborative. They brought together nearly 40 organizations, local governments, and individuals from Hood River, Wasco, Sherman, Skamania, and Klickitat Counties to write a five-year strategic plan to improve our response to houselessness. Now, the Collaborative is partnering to make it a reality.

Vision

The Mid-Columbia Houseless Collaborative envisions a region with equitable opportunities and support, where everyone who needs stable housing can find and afford it—especially communities who have faced disproportionate barriers to housing—so everyone can achieve the best quality of life possible.

Mission

Through collaboration and advocacy, we work to reduce houselessness in the Mid-Columbia region by expanding housing capacity and ensuring supportive services are provided in culturally affirming ways that uphold human dignity.

Strategic Plan Summary

Goal Area #1: Shelter

When someone becomes houseless, having a safe place to go matters. So do services that help people get back into housing quickly. We must make sure shelters in our area have the funding they need to keep their doors open. We can also set shelter guests up for more success if we help cover the costs for them to find housing again. Most importantly, we should give them other tools they need to stay housed.

To do that, we will:

- Build better systems to coordinate shelter placements and services that help end houselessness
- Make sure our region has enough funding to provide shelter, treat shelter staff well, and help shelter guests find housing quickly

Goal Area #2: Services

Tools that enhance people's overall way of life make them more likely to find housing, and to avoid being houseless again. Those resources could relate to housing—like help paying rent. Or they could address other needs—like job training, affordable childcare, a reliable way to travel to work, mental health services, or paperwork in a language someone knows. To help houseless people get and stay housed, we should expand services in our area. Service providers can also be the most helpful if we respect people's cultures and their experience being houseless.

To do that, we will:

- Improve access to resources houseless people need by asking them what would be helpful, and by valuing their culture
- Add more services in our area that help people who need behavioral health care, support after leaving jail or prison, housing that makes it easier to recover after a health event, and resource navigation
- Make it simpler for service providers to coordinate care

Goal Area #3: Housing

For too many people in our region, especially people of color and other underserved communities, paying for housing has become very tough. Housing supply does not match demand, investors are buying more homes, and prices are high. Rent is going up. The idea of becoming houseless is getting more familiar for our friends, families, and neighbors. We cannot address houselessness if we do not protect and expand accessible housing that people can afford.

To do that, we will:

- Make it easier to build housing that low-income households can afford—and construct at least 262 affordable, accessible housing units in the five-county Mid-Columbia region by 2027
- Preserve the region’s existing supply of affordable housing
- Help people of color and other underserved populations access housing
- Help leaders and the public understand the need for more affordable, accessible housing

Goal Area #4: Advocacy

We need support at all levels to do this work. Growing houselessness is not an individual problem. It affects us all. It also costs our economy resources that we could save by working together. We need to address this issue with the help of the public, non-profits, small businesses, community leaders, governments, tribes, landlords, programs that do culturally responsive work, private donors, and people with first-hand experience being houseless.

To do that, we will:

- Explain the need for our work to build community support
- Use data to challenge myths about houselessness and teach people about the impact our region’s housing shortage has on all of us
- Advocate for funding and policies that help us make real progress on these issues

Questions?

Want to get involved?

Fill out the contact form on our website at:
www.midcolumbiahouselesscollaborative.org

Or email our Director of the Office of Housing
Stabilization at:
khorvath@mccac.com



AGENDA STAFF REPORT

AGENDA LOCATION: Item #9A

MEETING DATE: November 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 October 24, 2022 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the October 24, 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 October 24, 2022 Regular City Council meeting minutes.

MINUTES

CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
OCTOBER 24, 2022
5:30 p.m.

VIA ZOOM/ IN PERSON

PRESIDING: Council President Tim McGlothlin

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

COUNCIL ABSENT: Darcy Long, Mayor Mays

STAFF PRESENT: City Manager Matthew Klebes, City Attorney Jonathan Kara, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Joshua Chandler, Public Works Director Dave Anderson, Police Chief Tom Worthy, Human Resources Director Daniel Hunter

CALL TO ORDER

The meeting was called to order by Council President Tim McGlothlin at 5:30 p.m.

ROLL CALL OF COUNCIL

Roll Call was conducted by City Clerk Grossman. McGlothlin, Runyon, Randall, Richardson present. Long and Mayor Mays absent.

PLEDGE OF ALLEGIANCE

Council President McGlothlin asked Councilor Richardson to lead the Pledge of Allegiance.

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

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APPROVAL OF AGENDA

Council President McGlothlin stated the Executive Session had been removed from the agenda and the Supplement agenda item 12D had been moved to 12A.

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

PRESENTATIONS PROCLAMATIONS

Underground Feasibility Study – Martin Stoddard, Stoddard Power Systems

Martin Stoddard and Jerry Witkowski presented the PowerPoint.

In response to a question Mr. Stoddard said the project could be done in phases, however more disruptive

Roger Kline, General Manager of Northern Wasco County PUD thanked Stoddard and Witkowski for their excellent work. He said he recalled talking with Mayor Mays about the possibility of underground utilities a few years ago.

Kline said the City determined a feasibility study was needed. He said the PUD partnered with the City on the study.

He said the PUD had higher priorities for the next 15 years, making improvements to existing systems. He said to move all utilities underground was not practical or financially feasible.

In response to a question Kline said the project could be done by sections, or by property.

AUDIENCE PARTICIPATION

Judy Merrill, 400 West 11th Street asked for an update on the Mayor's Homeless Taskforce. She said she heard a lot of rumors that she feels were not good for the community.

Merrill asked if there would be a warming shelter this year, and if St. Vincent de Paul would be closing.

City Manager Klebes said he would pull together the finer points for her. He said there had been talk of St. Vincent de Paul moving locations, but nothing final.

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He said the Taskforce couldn't direct the work of any entity.

Klebes said there were ongoing conversations regarding the warming shelter options.

Kenny LaPointe, Executive Director of Mid-Columbia Community Action Council reported

- Looking at options for warming shelter
- 34 beds in town at the pallet shelter site, there are still a few beds available
- 2000 shelter bed nights in 2021 – more year to date 2022
- Taskforce cannot make the decision on warming shelter; that is a St. Vincent de Paul decision

Merrill asked how would the public be informed of the progress of the Taskforce.

City Manager Klebes said there was a meeting of all agencies to improve communication.

Lisa Farquharson, The Dalles Area Chamber of Commerce CEO/President gave an update: 100 year celebration of the Columbia Highway was well attended. She thanked those involved:

- Oregon Department of Transportation
 - St. Peter's Landmark
 - Floozies and Friends
 - Friends of the Columbia Highway
 - Karl Vercooteren, Emcee for the entire event
- Historian / Kiwanis Member (Kiwanis put on the celebration 100 years ago) /
Muralfest representative / Original County Courthouse

Farquharson reminded Council and community of:

- November 11th at 11 a.m. Veteran's Day Parade; with fly over at 10:50 a.m.
 - Entries are free, must fill out the entry form
- November 25th annual Community Tree Lighting and Starlight Parade
 - Entries for parade on Chamber website

CITY MANAGER REPORT

City Manager Matthew Klebes reported:

- Joshua Chandler had been hired at the Community Development Director, his first day was October 24th. He said Mr. Chandler had worked for the City for 3 years beginning as a Planning Tech, Planner and Senior Planner before taking the Interim position in June.
- November 4th is the Gorge Economic Symposium put on by Mid-Columbia

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- Economic Development District, at the Civic Auditorium, 8:30 a.m. to Noon
- Only one regular city council meeting in November on the 14th; the November 28th regular meeting has been cancelled
- City Council Goal Setting Session November 29th, 1:00 p.m. to 5:00

CITY COUNCIL REPORTS

Councilor Runyon reported:

- Meeting with City Manager on future location of the Veteran's Museum

Councilor Richardson reported:

- Climate Resiliency meeting
- Litter pick up

CONSENT AGENDA

Council President McGlothlin noted the Executive Session had been removed from the agenda and Item 12D from the supplemental agenda was renumbered to Item 12A.

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

Items approved on the consent agenda were: A) The minutes of the October 10, 2022 Regular City Council Meeting; B) Resolution No. 22-036 A Resolution Authorizing the City Manager to Execute a Grant Application on Behalf of Mid-Columbia Community Action Council for the Oregon Department of Energy's Community Renewable Energy Grant Program; C) Resolution No. 22-035 Authorizing the City Manager to Execute Intergovernmental Agreements with Oregon Department of Transportation and Oregon Business Development Department to Partner in the Administration of the Disadvantaged Business Enterprise Unified Certification Program.

PUBLIC HEARING

Supplemental Budget

Council President McGlothlin reviewed the public hearing process.

Finance Director Angie Wilson reviewed the staff report.

In response to a question Police Chief Tom Worthy said the title of the grant wasn't just for DUII

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overtime. He said it was a grant for traffic safety, seat belt, speed. He said a more accurate title would be “Enforcement Overtime”.

Councilor Richardson said there had been a robust conversation during the Budget Committee meetings regarding the State Office Building, this action was carrying out the direction.

Council President McGlothlin asked for public testimony, hearing none he closed the hearing.

Resolution No. 22-034 Adopting a Supplemental Budget for Fiscal Year 2022/2023, Making Appropriations and Authorizing Expenditures from and within Various Funds of the City of The Dalles Adopted Budget

It was moved by Runyon and seconded by Richardson to adopt Resolution No. 22-034 Adopting a Supplemental Budget for Fiscal Year 2022/2023, Making Appropriations and Authorizing Expenditures from and within Various Funds of the City of The Dalles Adopted Budget. The motion carried 4 to 0, Runyon, Richardson, Randall, McGlothlin voting in favor; none opposed; Long absent.

CONTRACT REVIEW BOARD

Contract No. 2022-005 City Water Master Plan Update

Public Works Director Dave Anderson reviewed the staff report.

Councilor Runyon asked that it be noted the optional items funds could only be used for those items. He also noted that the city wasn't late in updating the Master Plan. He said common practice was every 20 years.

Councilor Richardson asked what the timeline was for the project.

Anderson said the plan should be complete for Council review in 18 months.

It was moved by Richardson and seconded by Runyon to authorize the City Manager to enter into contract with Consor Engineering LLC in an amount not to exceed \$734,887.00 for Contract No. 2022-005, the Water Master Plan Update contract. The motion carried 4 to 0; Richardson, Runyon, Randall, McGlothlin voting in favor; none opposed. Long absent.

ACTION ITEMS

Abatement Appeal – R. Douglas Powell

City Attorney Jonathan Kara reviewed the staff report. He reminded Council the only question before them was “Is the house a nuisance pursuant to The Dalles Municipal Code Chapter 5.04”.

Kara noted that City Codes Enforcement Officer, Nikki Lesich was in attendance if questions came up.

He asked if Council had any ex parte contact, bias or conflict of interest which would prevent an impartial decision. Hearing none he proceeded with the staff report.

R. Douglas Powell, 1423 East 11th Street, presented the Council with a written statement (see attached). He said the house was legally placed in the right of way and he pays taxes on it. He said the house was at that location in 1896.

Mr. Powell said he never consulted with the attorney that Mr. Kara was negotiating with on his behalf. He said he would like to negotiate a resolution with Council in Executive Session. He said he unknowingly purchased the property and shouldn't be responsible for the cost of removal.

Kara said the Executive Session on the agenda had been canceled.

Powell said the City knew the house was in the right of way for a long time. He said the issue should have addressed a long time ago. He offered to sell the property to the City for \$150,000.

In response to questions Powell said he:
owned a number of properties
purchased the property from the estate of a friend
did not have a survey done at the time of purchase
assumed the house was on the property he purchased
paid \$25,000 about 7 years ago

Councilor Randall asked if the offer to remove the structure at no cost was still on the table.

City Attorney Kara said probably not. He said as the attorney for the City he did not recommend negotiations.

Kara restated the issue before Council: Is the house a nuisance.

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City Manager Matthew Klebes said if the Council decides a nuisance exists, Mr. Powell had 3 days to demo the house or the City could abate at City's costs that would be passed on to Mr. Powell.

Councilor Runyon asked who City Attorney Kara was negotiating with. Kara said Timothy B. Ramus who was representing Mr. Powell.

Mr. Powell said he knew nothing about negotiations until he got a bill, and the name on the bill was not Mr. Ramus.

Councilor Richardson asked if the property tax changed anything.

Kara said it did not.

Richardson asked if Mr. Powell was collecting rent on the property.

Mr. Powell said yes, for six years. He said it currently rented for \$900.

Richardson noted that Mr. Powell had made his purchase price back.

Mr. Powell said he had to do lot of repairs as well.

It was moved by Randall and seconded by Richardson to determine the structure (on East 9th Street) constitutes an existing nuisance pursuant to The Dalles Municipal Code Chapter 5.04. The motion carried 4 to 0; Randall, Richardson, Runyon, McGlothlin voting in favor; none opposed; Long absent.

Consideration Termination of 1st Street Project Grant Partnership with Oregon Department of Transportation

Community Development Director Joshua Chandler reviewed the staff report and the attached PowerPoint presentation.

It was moved by Runyon and seconded by Randall to authorize the City Manager or designee to write, sign, and send a letter or email to ODOT indicating the City's desire to cancel the First Street/Downtown Riverfront Access Project and terminate Local Agency High Priority Project Agreement No. 24441. The motion carried 4 to 0, Runyon, Randall, Richardson, McGlothlin voting in favor; none opposed; Long absent.

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General Ordinance No. 22-1390 An ordinance amending The Dalles Municipal Code Chapter 2.20 (Sidewalk Maintenance) and Chapter 2.24 (Public Rights-of-Way) for Legal Sufficiency

City Attorney Jonathan Kara reviewed the staff report.

Councilor Runyon asked if Kara saw any ramifications of this ordinance.

Kara said the only change is in no way could the City be held liable for anything, for example injury from a fall on a sidewalk.

Councilor Richardson asked if maintenance included removal of ice and snow.

Rodger Nichols, Y102 Radio, asked if the ordinance would increase fines for people who don't clear their sidewalks. Kara said it would not.

Richardson asked for clarification regarding "owner or apparent owner".

Kara said the language was designed to be as overly inclusive as possible.

Mayor asked if any Councilor wanted the ordinance read in full. Hearing none, he asked the City Clerk to read the ordinance by title only.

City Clerk Grossman read General Ordinance No. 22-1390 by title only.

It was moved by Randall and seconded by Richardson to adopt General Ordinance No. 22-1390, an ordinance amending an ordinance amending The Dalles Municipal Code Chapter 2.20 (Sidewalk Maintenance) and Chapter 2.24 (Public Rights-of-Way) for legal sufficiency by title only. The motion carried 4 to 0, Randall, Richardson, Runyon, McGlothlin voting in favor; none opposed; Long absent.

Letter of Understanding for Purchase of Property Located within The Dalles Municipal Watershed

Public Works Director Dave Anderson reviewed the staff report.

Anderson noted that he received an email today suggesting a revision to the Letter of Understanding to be between the City of The Dalles and Lupine Forest, LLC. He said those changes would be made prior to signing the document.

In response to a question he said it would be between 2-4 years before the grant would be

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awarded.

It was moved by Runyon and seconded by Richardson to authorize the execution of a Letter of Understanding with Columbia Land Trust and The Conservation Fund to secure funding for the purchase of approximately 3,400 acres of land owned by Lupine Forest LLC located within and near the drainage of The Dalles Municipal Watershed. The motion carried 4 to 0, Runyon, Richardson, McGlothlin, Randall voting in favor; none opposed; Long absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:05 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:

Richard A. Mays, Mayor

ATTEST:

Izetta Grossman, CMC City Clerk

1. I have done nothing wrong. I inadvertently bought this problem property about 7 years ago. The City had had 113 years to fix this issue instead of springing it on an unsuspecting owner. At the least, the City should have taken care of this issue when they first became aware of it; something more than 20 years ago instead of waiting until I happen to be the unfortunate owner and victim of its nonfeasance.
2. It is I who should be suing the City, not the other way around.
3. This should never have gone as far as taking legal action, as I have always been willing to negotiate an agreement.
4. This is an Eminent Domain issue. A takings, which under Oregon's and the US constitutions requires compensation before acquiring someone's property and/or buildings.
5. I cannot be held liable for removing something on a city right of way that I did not put there, especially since the city was aware of this issue decades before I purchased the property.
6. According to deed research, the house was there in 1896, long before the street right of way was put in place. Not that it matters, compensation must be paid regardless. The 1920 date was an estimate made by a tax assessor in 1925. There were no inspections of Addition Plot Maps in 1909. Somehow, this house and at least a couple others fell under the radar.
7. The April 6th deadline does not apply as it was postponed when discussions began with my former attorney.
8. I do have permission from the City to have the house there, evidenced by the acceptance of property taxes by the city and county for this structure for many decades.
9. Wasco County should not have jurisdiction over any legal action taken on this matter due to conflicts of interest.
10. I am in contact with one of the best Eminent Domain attorneys in Oregon who is confident that we have an excellent case. We are waiting to see if this is really the direction the City wants to go before I retain him.
11. We can settle this right now. Last year the house was worth \$177,000. My asking price. You can counter offer with this year's value of \$145,000. I have other losses and expenditures including lost rent, attorney fees, lost value, repairs ect. So lets just settle on \$150,000 for the house and be done with it. I also want one week to get my property and anything else I want from the house before demolition.
12. I will not negotiate with Mr. Kara due to his abrasive and sour demeanor. Also;

He does not negotiate in good faith.

He changes the terms of an agreement.

He makes false statements, assumptions and allegations.

He is wasting my City's money, including paying my tenant an exorbitant amount of money related to vacating the unit.

He treats me like a criminal, which I am not.

R Douglas Powell



First Street Project

Consideration for the Termination of Local Agency
Agreement No. 24441 | Grant Agreement w/ ODOT

CITY OF THE DALLES

CITY COUNCIL

MONDAY OCTOBER 24, 2022

Project Location



Project Background

- Original Grant Agreement ODOT/City of TD approved: **May 2008**
 - Project partially funded by federal **American Recovery and Reinvestment Act (ARRA) grant 2009-2010**
 - **\$1.6M Federal funds** awarded
- Agreement amended and scope reduced by City Council: **June 2018**
- HDR hired as owner's rep for City & ODOT coordinator: **March 2021**

Project Status

- Project Design Firm: KPFF
- Plans are currently **95% complete**
- Major design and coordination tasks remaining:
 - Finalize retaining wall design from Union to Washington
 - Finalize ROW coordination with railroad

Finalization of plans and bid documents currently on hold to address funding questions and next steps

Project Status: Delays

- Fall 2021: KPFF performed structural assessment of masonry walls between Union and Washington
- Current plan requires the reconstruction of these walls, triggering additional federal funding requirements:
 - Section 106 NEPA permitting
 - 2-3 years of additional ODOT review/permitting
 - Construction Monitoring
 - **Overall project delay**



Federal Funding

Primary risks of using federal funds:

- Adds 2 to 3 years of review to schedule (2026 completion)
- Unprecedented construction cost escalation and labor shortage
- Challenges with federal funding aspects of the project:
 - Environmental and historic/cultural permitting
 - ROW coordination
 - Private property coordination and improvements

After receiving this information, staff researched the option of delivering the project “locally” and without grant funding

Project Delivery: ODOT or City of TD

ODOT w/ Federal funding:

- **2026 construction** and associated cost escalation (**app. \$1.7 million**)
- Extensive ODOT costs for construction monitoring and environmental permitting (**app. \$500K**)
- Approximately **\$5.1 million** anticipated cost-to-complete project and construction

City of TD w/ KPFF:

- **2024 construction** and substantially reduced cost escalation (2 fewer years of increases)
- Simplified construction monitoring and environmental review
- Approximately **\$4.3 million** anticipated cost to complete project and construction
- **Conservative savings of approximately \$800K (including paying back federal funds)**

URAB Meeting: July 19

- Staff recommend the “local” (City of TD/KPFF) project delivery
 - Void existing ARRA grant and funds awarded to The Dalles
 - **Repayment of \$320k** of ARRA funds used to date
 - **Contract with KPFF** to complete the following tasks:
 - Additional environmental and historic/cultural permitting
 - Additional construction management/monitoring tasks
 - Additional ROW coordination
- URAB was in favor of terminating the ODOT agreement, moving forward with completing the project locally w/o federal grant

Project Update

- September 23 email w/ David Amiton *ODOT Region 4 Planning & Programming Manager*:
 - ODOT confirmed their willingness to mutually terminate grant agreement; if City Council agrees
 - ODOT encouraged City to request an “exception” on repayment of the \$320K to FHWA

Council Alternatives

- 1. Staff recommendation: *Move to Authorize the City Manager or designee to write, sign, and send a letter or email to ODOT indicating the City's desire to cancel the First Street/Downtown Riverfront Access Project and terminate Local Agency High Priority Project Agreement No. 24441.***
- 2. Decline to authorize the City Manager and provide additional direction.**



City of The Dalles City Council

QUESTIONS?



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #12A

MEETING DATE: November 14, 2022

TO: Honorable Mayor and City Council

FROM: Jeff Renard, Airport Manager

ISSUE: Annual Lease Rates for both Aeronautical and Non-Commercial Aeronautical Land Areas

BACKGROUND: The Columbia Gorge Regional Airport (KDLS) has been the subject of renewed interest recently. More specifically, numerous individuals have approached the Airport indicating a desire to enter into long-term land leases where they intend to construct hanger spaces for personal aircraft or lease space.

Prior to entertaining a lease, staff felt it appropriate to conduct a rent analysis to determine market rates for airport land leases. The analysis reviewed existing airport lease rates and compared KDLS to nearby airports. Today, the base lease rate is set at \$.14 per square foot (sf) on an annual basis which was established in the early 2000's, while the study recommends a price range of \$.20 to \$.65 per sf per year.

Staff is recommending a base lease rate of \$0.20 sf per year on an annual basis for the “**airside**” building lots. These square foot calculations will be based on the dedicated space to the project. If the project requires dedicated ramp space and parking this area would be included in the total square footage.

Staff is recommending a base lease rate of \$0.30 per sq. ft. per year on an annual basis for the “**business park**” building lots. These square foot calculations will also be based on the dedicated space to the project.

Each of these leases shall have a consumer price index (CPI) increase annually at the rate of 2.6% per year which is applied to the rental rates at the term of the agreement.

The CPI is an index generated by the Bureau of Labor Statistics that measures the prices paid by urban consumers for a representative basket of goods and services. The index is used in leases as an attempt to fairly increase or decrease the rent required to be paid by a tenant to correspond. For our purposes we have taken an average of the previous 5 years as our rate.

As part of this rate study staff found that our T and box hangar rates are competitive to other markets. The finding needing to be corrected is the disparity of rates for the same space in each building, due to missed rate increases or CPI adjustments. Staff would like to stabilize these rates as per the attached “Rate Schedule” as well as start the annual CPI increase of the 2.6%

BUDGET IMPLICATIONS: The adjustment of the lease rates and CPI increases will create additional revenue in each of the following years 2.6%

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Authorize the Staff to adjust the Land Lease Rates as described above.*
2. Move to authorize Staff to change Land Lease Rates with recommended modifications.
3. Decline to authorize and provide additional direction.



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item# 10B

MEETING DATE: November 14, 2022

TO: Honorable Mayor and City Council

FROM: Joshua Chandler
Community Development Director

ISSUE: Adoption of The Dalles Vision Action Plan 2040

BACKGROUND: Every 10 years, The Dalles Community Vision Action Plan (VAP) is updated to reflect current community views and opportunities for the future using input from residents, local businesses, and community organizations. During the January 2021 City Council Goal Setting session, the Council identified the update to the 2011 VAP as one of their top priorities. For assistance with the update, the City selected Barney & Worth, Inc. (now Consor Engineers) as project consultant and The Dalles Vision Action Plan 2040 launched in the fall of 2021.

In the year since the project started, a robust community engagement process took place to hear from as many locals as possible using a “Let’s talk about our future” platform shared with residents and community partners. This engagement process included three parts: an online survey, an online town hall and follow-up survey, as well as a partner organization work session. The initial online survey was conducted in November and December of 2021 with 444 respondents. In March 2022, 138 town hall attendees provided input through live polling and facilitated breakout group discussions, followed by an online survey with 601 respondents. Surveys were provided in both English and Spanish, with Spanish translators available during the town hall. After collecting input from community members, The City hosted a partner organization work session in September 2022, which included representatives from 10 local agencies.

The result of this process recognized five community focus areas with supporting priorities and projects. Collectively, these focus areas represent essential elements of The Dalles as a strong, healthy, vibrant community that is a welcoming home and thriving place of business for current and future generations. The five focus areas include:

- Enhancing Education

- Creating Economic Vitality
- Providing Recreation and Open Space
- Strengthening and Sustaining Community Life
- Improving Governance and Infrastructure

Of these projects and priorities, two major (or “watershed”) opportunities were identified that offer the greatest potential for positive impact and help address near-term needs. Like many of the projects identified in this plan, these watershed opportunities are collaborations involving multiple community organizations. These watershed opportunities include:

- Modern, State-of-the-Art School Facilities, *and*
- Attainable, Affordable Housing Options

On November 3, 2022, Staff distributed the final draft of the VAP to partner organizations and encouraged any additional response prior to the November 14 Council meeting.

The final draft of the VAP has been included as an attachment with this report, as well as a brief summary of the project that will be added to the City’s website following Council adoption. Additionally, Staff will use this updated VAP for additional discussion at the upcoming City Council Goal Setting session on November 29, 2022.

BUDGET IMPLICATIONS: The Dalles Vision Action Plan 2040 Plan project is budgeted under the City’s general fund. No additional budget implications are requested.

COUNCIL ALTERNATIVES:

1. ***Staff recommendation: Move to adopt Resolution No. 22-038 Adopting The Dalles Vision Action Plan 2040.***
2. Direct Staff to make amendments to Resolution No. 22-038 and bring back to Council for adoption.
3. Decline adoption and provide staff additional direction.

ATTACHMENTS:

- The Dalles Vision Action Plan 2040 – Final Draft
- The Dalles Vision Action Plan 2040 – Project Summary



The Dalles **VISION** **2040**

The Dalles VISION 2040

The Vision Action Plan 2040 reflects input from hundreds of community members to envision a future that maintains the distinctive identity of The Dalles while striving to continually improve quality of life. Over the course of several months, community members contributed ideas and priorities to help shape a roadmap of actions to achieve that future.

The result is a 2040 update to the Vision Action Plan organized around five community focus areas with supporting priorities and projects. Collectively, these focus areas represent essential elements of The Dalles as a strong, healthy, vibrant community that is a welcoming home and thriving place of business for current and future generations.

Community focus areas:

- Enhancing Education
- Creating Economic Vitality
- Providing Recreation and Open Space
- Strengthening and Sustaining Community Life
- Improving Governance and Infrastructure

To recognize the potential for greatest positive impact, the plan also identifies two watershed projects and a number of collaboration projects involving multiple partner organizations.

Watershed opportunities:

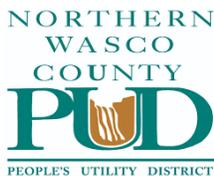
- Modern, state-of-the-art school facilities
- Attainable, affordable housing options

Thank you to the community members and organizations who contributed to this plan by sharing ideas and priorities to help make The Dalles even better. Along with the community, the following organizations are some of the key partners working with the City to help bring this vision to life.

The Dalles Vision 2040 Partner Organizations:



**COLUMBIA GORGE
COMMUNITY COLLEGE**



Vision 2040 Overview

In fall 2021, The Dalles embarked on a community-wide visioning process with the goal of creating a shared vision for The Dalles 2040 and an actionable roadmap to achieve that future. Every 10 years, the Vision Action Plan is updated to reflect current community views and opportunities for the future using input from residents, local businesses, and community organizations.

The three key phases of work are outlined below:

- **Phase 1 Report Card: "What have we accomplished?"**
City staff work session and community stakeholder interviews.
- **Phase 2 Vision: "Where are we going?"**
English and Spanish online community survey, followed by an online community town hall and second online survey.
- **Phase 3 Action Plan: "How do we get there?"**
Partner work session, followed by City Council adoption.

Through this effort, five community focus areas were selected along with supporting priorities and projects described in this plan.



LET'S TALK ABOUT OUR FUTURE.

The Dalles Vision 2040 brings the community together to create a shared understanding of where we have been and where we are heading. We need your help to set a vision for 2040 and make The Dalles even better!

Take the Community Survey:
Nov. 8-Dec. 6, 2021

We want to hear from as many local voices as possible. Complete this survey, and your name will be included in a prize drawing for a \$100 Visa gift card.

Take the survey online:
surveymonkey.com/r/TheDallesVision2040




Community Visioning Process



Community Focus Areas



About The Dalles

The Dalles is a welcoming, hard-working community with a rich heritage and collaborative spirit that values ingenuity, diversity, and access to the outdoors. With a population of 16,000, The Dalles is the largest city in Wasco County. The community is within easy access of city, desert, and mountain escapes. Residents and visitors alike enjoy the family-friendly, rural feel of a small-town community and the sunshine and beautiful scenery of the nearby Columbia River.

In thinking about the future, community members imagine The Dalles as the commercial, recreational, and social hub of the Columbia Gorge region—a desirable place to both grow up and age gracefully that draws multi-generational families, young professionals, and visitors. Alongside those dreams, community members recognize there are also near-term needs for community health and wellbeing.

Watershed Opportunities

The visioning work identified two watershed opportunities that offer the greatest potential for positive impact and to help address near-term needs. Like many of the projects identified in this plan, these watershed opportunities are collaborations involving multiple community organizations.

Modern, State-of-the-Art School Facilities

Community members pointed to upgrading current school facilities as critical for youth and families, as well as local businesses.

Potential strategies:

- Support get-out-the-vote for school bond to build modern, state-of-the-art facilities.
- Host community events at school facilities to increase awareness of current needs.
- Explore short-term strategies for current students and interim facilities.

Attainable, Affordable Housing Options

Community members identified attainable and affordable housing for a range of community needs as essential to support the local economy.

Potential strategies:

- Update 2016 housing study to better understand current needs and opportunities.
- Explore west side area plan (e.g., W. 2nd Street redevelopment, Chenoweth Loop development).
- Continue vertical housing program, including redevelopment of downtown upper stories.



Community Engagement

The community engagement process was designed to hear from as many local voices as possible using a "Let's talk about our future" call to action shared with residents and community partners. The key phases of community engagement are highlighted below to gather initial vision ideas and then refine and prioritize those ideas into the actionable path forward summarized in this plan.

Community Survey: Vision Ideas

Initial outreach included an online community survey in English and Spanish to gather ideas for the future of The Dalles. In November and December 2021, 444 participants shared their ideas to sustain and grow the unique character of The Dalles.

Highlights:

- Appreciate the Columbia River, friendly hometown feeling, and unique history of The Dalles.
- Would like more local shopping, outdoor family-friendly events, and access to paths and trails.
- Would like to improve affordable housing and living-wage work opportunities.

Community Town Hall and Survey: Vision Priorities

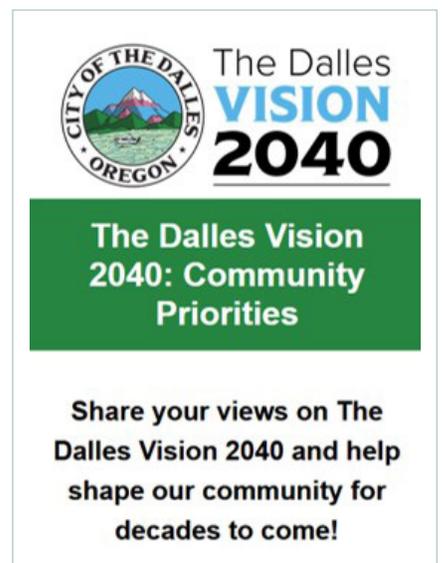
The next phase of outreach included an online community town hall followed by a second online community survey in English and Spanish to refine and prioritize initial vision ideas.

In March 2022, 138 town hall attendees provided input through live polling and facilitated breakout group discussions. Attendees had a chance to hear about initial vision ideas and share what was most important to them.

The community feedback collected during the town hall shaped the second community survey. In April 2022, 601 survey participants shared their input on the most important focus areas and top priorities for the community.

Partner Work Session: Vision Actions

After collecting input from community members, The City of The Dalles hosted a partner organization work session to identify vision actions. In September 2022, representatives from the City and roughly ten community organizations came together to discuss projects and initiatives to help achieve the community priorities.





COMMUNITY FOCUS AREA

Enhancing Education

COMMUNITY PRIORITY

1.1 Invest in local school facilities, including outdoor learning spaces and safe ways to bike and walk to school.

Projects to achieve priority:

- Partner on safe routes to schools, including safety corridors and off-street school to park connections (e.g., Chenoweth Loop Road/10th Street safety corridor, Mill Creek greenway).
- Enhance outdoor learning through school and parks partnerships to fund multi-use facilities and through ongoing efforts to improve Mill Creek and Riverfront Park access.

1.2 Support internship programs that provide mentorship and hands-on learning with local, small businesses and the technology sector.

Projects to achieve priority:

- Support programs at recently completed skills center to promote trade-based careers and connect students with living-wage work locally.
- Support the Gorge Works Internship program to connect local businesses and students, including opportunities to earn credits and use student housing.
- Develop a reverse pitch program where students help local businesses create solutions.
- Revive high school summer carpentry program where students help build a house.

OTHER OPPORTUNITIES

- Consider options for a community childcare center, including potentially re-purposing the high school as a childcare space.
- Collaborate with schools on a bilingual lifeguard and swim instructor training program.
- Support grant funding application for youth programs (e.g., ESD 21st Century grants).



Representative Quotes

“A good school district helps recruit young professionals”

“Good higher education leads to better local business development”

“Take pride in youth and offer quality learning and mentoring”

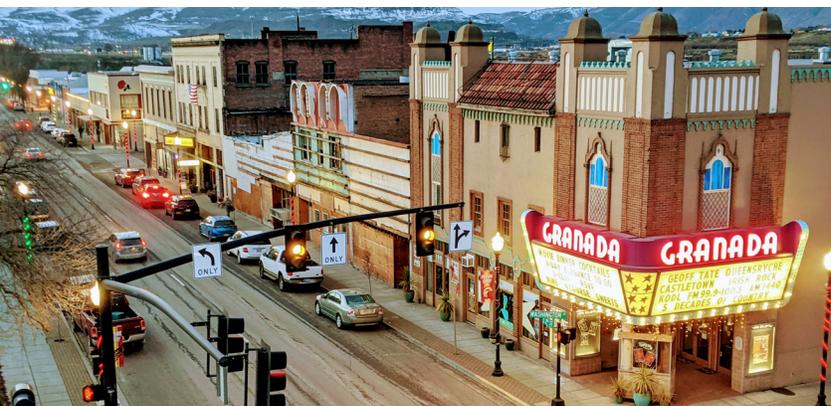
—Community Feedback



COMMUNITY FOCUS AREA

Creating Economic Vitality

COMMUNITY PRIORITIES	
2.1	<p>Look for funding strategies to make mixed-use development and rehabilitation of downtown historic building spaces more economical.</p> <p>Projects to achieve priority:</p> <ul style="list-style-type: none"> • Coordinate maintenance and capital improvement projects with urban renewal efforts. • Continue urban renewal agency efforts. • Explore energy efficiency programs to reduce operating costs in historic buildings. • Encourage retail and restaurants in ground floor spaces, including downtown grocery.
2.2	<p>Raise awareness and add resources to help service workers and small businesses succeed.</p> <p>Projects to achieve priority:</p> <ul style="list-style-type: none"> • Use recent Wasco County planning efforts to help identify needs for fostering emerging businesses. • Improve "Open for Business" guide to build awareness of existing resources and make sure process is easy to follow and appealing (e.g., free business license). • Continue building relationships with current business owners and identify new businesses to recruit to downtown locations.
OTHER OPPORTUNITIES	
	<ul style="list-style-type: none"> • Support beautification efforts, including new holiday lights, repainting buildings, and improving attractiveness from the freeway. • Support Columbia Gorge Regional Airport. • Explore and support efforts to increase average wage in addition to creating jobs.



Representative Quotes

"We need to be able to live AND work in this community"

"Affordable housing is vital to attract and retain employees"

"Need long-term planning to attract visitors and grow businesses"

—Community Feedback



COMMUNITY FOCUS AREA

Providing Recreation & Open Space

COMMUNITY PRIORITIES	
3.1	<p>Invest in shady, well-maintained parks that provide equitable recreation access, including considering a new park on the west side.</p> <p>Projects to achieve priority:</p> <ul style="list-style-type: none"> • Secure additional funding to complete Sorosis Park rehabilitation project. • Complete skate park expansion and pumptrack project. • Explore Federal Street plaza concept. • Build a community dog park.
3.2	<p>Invest in safe, well-maintained trails and paths to connect the community, including the Riverfront Trail and bike paths downtown.</p> <p>Projects to achieve priority:</p> <ul style="list-style-type: none"> • Coordinate bus stop with bicycle and pedestrian improvements to help connect parks, schools, downtown, and the riverfront. • Complete Riverfront Trail and Mill Creek greenway projects. • Improve connections between the dock, underpass, Lewis & Clark park, and downtown, including welcome paths and bike hub location.
OTHER OPPORTUNITIES	
	<ul style="list-style-type: none"> • Invest additional resources to maintain downtown trees, landscaping, and other amenities. • Look for grant funding to create wayfinding signage, including a west entrance welcome for visitors and cyclists. • Use or develop existing property as a community youth center.



Representative Quotes

“Recreation helps define our community”

“Livability improvements have a large economic impact”

“Outdoor recreation opportunities increase equity and access for all”

—Community Feedback



COMMUNITY FOCUS AREA

Strengthening & Sustaining Community Life

COMMUNITY PRIORITIES	
4.1	<p>Recruit volunteers to promote family-friendly community events such as art walks, farmers markets, movie nights, and concerts in the park.</p> <p>Projects to achieve priority:</p> <ul style="list-style-type: none"> • Partner with service groups and high schools to recruit event volunteers and potentially offer modest compensation or credits. • Create hubs of activities and events that draw shoppers and more retailers to the downtown core.
4.2	<p>Plan and promote cultural events that celebrate the community's rich heritage and diversity.</p> <p>Projects to achieve priority:</p> <ul style="list-style-type: none"> • Create an annual community-wide Cultural Day or series of events. • Increase marketing effort for current community calendar to attract residents and visitors.
4.3	<p>Obtain funding to help preserve and tell the story of historic buildings.</p> <p>Projects to achieve priority:</p> <ul style="list-style-type: none"> • Support Main Street and efforts to get Oregon Main Street funding. • Work with local museums on events to promote The Dalles' history. • Preserve the Gitchell building.
OTHER OPPORTUNITIES	
	<ul style="list-style-type: none"> • Offer local leadership or local government academy through the Chamber of Commerce to engage youth and others. • Involve climate resilience committee in ongoing planning efforts.



Representative Quotes

"We have nice things here—we need to take care of them"

"Build a place of community for people of all ages"

"Bring people together with art walks, movie nights, music in the park"

—Community Feedback



COMMUNITY FOCUS AREA

Improving Government & Infrastructure

COMMUNITY PRIORITIES	
5.1	<p>Continue working on long-range strategies to attract and retain businesses and diverse retail.</p> <p>Projects to achieve priority:</p> <ul style="list-style-type: none"> • Support brownfield redevelopment. • Look to diversify industrial base and seek redevelopment opportunities on existing properties. • Support broadband efforts to help businesses and residents (e.g., QLife project). • Collaborate on large-scale infrastructure planning to support continued business growth with timely and correctly sized infrastructure.
5.2	<p>Successfully deliver partnership projects such as the new hospital campus and youth athletic complex.</p> <p>Projects to achieve priority:</p> <ul style="list-style-type: none"> • Support multi-agency social service programs to help address houselessness (e.g., Navigation Center). • Explore shared grant writer to find and manage funds for priority projects. • Develop strategy for electric vehicle charging (City and North Wasco PUD).
OTHER OPPORTUNITIES	
	<ul style="list-style-type: none"> • Continue focusing on infrastructure maintenance, including streets and sidewalks. • Continue supporting the Link and other public transportation.



Representative Quotes

“Local governance working together and making a team effort is important—we’re too small to do it alone”

—Community Feedback



The Dalles **VISION** **2040**

The Dalles Community Vision Action Plan

Every 10 years, the Vision Action Plan is updated to reflect current community views and opportunities for the future using input from residents, local businesses, and community organizations.

Vision 2040 Overview

In fall 2021, The Dalles embarked on a community-wide visioning process with the goal of creating a shared vision for The Dalles 2040 and an actionable roadmap to achieve that future. Through the visioning effort, five community focus areas were selected along with supporting priorities and projects described in the Vision Action Plan 2040.

Highlights from the community engagement effort and the resulting Vision Action Plan are noted below.

Watershed Opportunities

Modern, State-of-the-Art School Facilities

Strategies related to this opportunity include:

- Support get-out-the-vote for school bond to build modern, state-of-the-art facilities.
- Host community events at school facilities to increase awareness of current needs.
- Explore short-term strategies for current students and interim facilities.

Attainable, Affordable Housing Options

Strategies related to this opportunity include:

- Update 2016 housing study to better understand current needs and opportunities.
- Explore west side area planning options (e.g., 2nd Street redevelopment, Chenoweth Loop development).
- Continue vertical housing program, including redevelopment of downtown upper stories.

Community Focus Areas and Priorities

The five focus areas and supporting priorities are highlighted below with further information provided in the Vision Action Plan 2040.

Enhancing Education

Community priorities related to this focus area include:

- **1.1** Invest in local school facilities, including outdoor learning spaces and safe ways to bike and walk to school.
- **1.2** Support internship programs that provide mentorship and hands-on learning with local, small businesses and the technology sector.

Creating Economic Vitality

Community priorities related to this focus area include:

- **2.1** Look for funding strategies to make mixed-use development and rehabilitation of downtown historic building spaces more economical.
- **2.2** Raise awareness and add resources to help service workers and small businesses succeed.

Providing Recreation and Open Space [\[include icon\]](#)

Community priorities related to this focus area include:

- **3.1** Invest in shady, well-maintained parks that provide equitable recreation access, including considering a new park on the west side.
- **3.2** Invest in safe, well-maintained trails and paths to connect the community, including the Riverfront Trail and bike paths downtown.

Strengthening and Sustaining Community Life [\[include icon\]](#)

Community priorities related to this focus area include:

- **4.1** Recruit volunteers to promote family-friendly community events such as art walks, farmers markets, movie nights, and concerts in the park.
- **4.2** Plan and promote cultural events that celebrate the community's rich heritage and diversity.
- **4.3** Obtain funding to help preserve and tell the story of historic buildings.

Improving Government and Infrastructure [\[include icon\]](#)

Community priorities related to this focus area include:

- **5.1** Continue working on long-range strategies to attract and retain businesses and diverse retail.
- **5.2** Successfully deliver partnership projects such as the new hospital campus and youth athletic complex.

Community Engagement Summary

Community Survey: Vision Ideas

Initial outreach included an online community survey in English and Spanish to gather ideas for the future of The Dalles. In November and December 2021, 444 participants shared their input.

Community Town Hall and Survey: Vision Priorities

The next phase of outreach included an online community town hall followed by a second online community survey in English and Spanish. In March 2022, 138 town hall attendees provided input through live polling and facilitated breakout group discussions. Then in April 2022, 601 survey participants shared their input on the most important focus areas and top priorities for the community.

Partner Work Session: Vision Actions

After collecting input from community members, The City of The Dalles hosted a partner organization work session in September 2022 to discuss projects and initiatives to help achieve community priorities.

Resources

- Vision Action Plan 2040
- [February 2022 Council Presentation](#)
- [March 2022 Community Town Hall](#)
- [July 2022 Council Presentation](#)
- November 2022 Council Presentation

RESOLUTION NO. 22-038

**A RESOLUTION ADOPTING THE DALLES
VISION ACTION PLAN 2040**

WHEREAS, The Dalles Vision Action Plan (VAP) is updated every decade to reflect current community views and opportunities for the future after an interactive process with residents, local businesses, and community organizations;

WHEREAS, in January 2021, the City Council held a Goal Setting session to identify the update to the 2011 VAP as a City Council priority; and

WHEREAS, in March 2022, the City engaged in an interactive process with residents, local businesses, and community organizations, to seek input on an updated VAP and in September 2022, the City hosted a partner organization work session to that end; and

WHEREAS, as a result of those involved and interactive processes, the City recognized certain focus areas (including supporting priorities and projects) to concentrate its specific attention towards connected with maintaining The Dalles as a strong, healthy, and vibrant community and emphasized in the VAP.

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

1. The City Council of the City of The Dalles hereby adopts The Dalles Vision Action Plan 2040, attached to and made part of this Resolution as Exhibit “A”.
2. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF NOVEMBER, 2022.

Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 14TH DAY OF NOVEMBER, 2022.

Richard A. Mays, Mayor

ATTEST:

Izetta Grossman, CMC, City Clerk