

MINUTES
Regular City Council Meeting
May 22, 2023
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MINUTES

CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
MAY 22, 2023
5:30 p.m.

VIA ZOOM/ IN PERSON

PRESIDING: Mayor Richard Mays

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

COUNCIL ABSENT: Rod Runyon

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

CALL TO ORDER

The meeting was called to order by Mayor Mays at 5:30 p.m.

ROLL CALL OF COUNCIL

Roll Call was conducted by City Clerk Grossman. Councilors Long, McGlothlin, Richardson, Randall present; Runyon absent.

PLEDGE OF ALLEGIANCE

Mayor Mays asked Councilor Richardson to lead the Pledge of Allegiance.

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

APPROVAL OF AGENDA

Mayor Mays noted item 10A had been removed from the agenda.

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

PRESENTATIONS PROCLAMATIONS

Recognition – Spirit of Service Mary Davis

Mayor Mays presented Mary Davis with a Certificate of Recognition and a City Medallion.

He thanked her for her volunteerism and dedication to the history of The Dalles.

Mrs. Davis thanked everyone who was a part of the Floozies. She had the Pioneer Woman, Chinese Laundry Lady, Sheriff and Cowboys stand to be recognized. She said it wasn't just her it was the whole group, who continue to greet the ships.

LINK Transportation Update – Jesus Mendoza and Sara Cook, MCEDD

Jesus Mendoza and Sara Cook from Mid-Columbia Economic Development District reviewed the updated PowerPoint presentation. (attached)

Ms. Cook said as the Travel Trainer she worked with older citizens, people with disabilities, as well as the Native American, Latino populations to help them understand and use public transportation. She said she also worked with other agencies to distribute free passes to those in need.

FEMA Proposed Floodplain Map Update – FEMA Representative

Federal Emergency Management Agency (FEMA) representatives, Ted Perkins and Outreach specialist Lisa Adair reviewed the PowerPoint presentation that was part of the agenda packet.

They invited the community to an Open House at The Dalles High School from 5:30 to 7:30 p.m. They said there would be another Open House at the Wamic Community Center on Wednesday from 5:30 p.m. to 7:30 p.m.

They said an appeal to remove a property from the floodplain was possible, however there was a deadline and it took a lot of work to gather all the information. They encouraged anyone with a question to attend the Open House, where there would a number of people to answer questions and assist.

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Community Development Director Joshua Chandler said all property owners that would be affected by the new Floodplain Map, as identified using the Wasco County GIS, was sent a postcard on the process, and then a follow up invitation to the Open House. He said the City had a page on the City of The Dalles' website, and made a number of Facebook posts. He said over 300 postcards were sent letting property owners know if there were now inside or outside the floodplain.

Perkins said insurance was available through FEMA, if properties were required to have flood insurance.

He said there were three reasons that lead to a change in the map:

- Topography – the 1984 map missed some properties, technology has evolved
- Hydrology – the amount of water flowing into the river; gauges measured over a number of years – a slight increase creates 1% probability of flood
- Hydraulics – physics – how deep and wide the river is downstream

AUDIENCE PARTICIPATION

Mayor Mays said there was a timer that would be visible to audience and speaker to assist with timing each speaker.

Sarah Carpenter, The Dalles read a letter outlining requests of the neighbors in the Scenic Drive regarding issues with Short Term Rentals. More details are in the attached letter.

A few of the items were:

- Allocation of funds
- Amend the City Code
- Robust police presence

Councilor Richardson said Council had asked staff at the last meeting to look into these issues.

City Manager Matthew Klebes said the Community Development Department had begun research for best practices to bring back to the Council. He said he encouraged neighbors to contact Codes Enforcement and the Police Department.

In response to a question Carpenter said she had researched Palm Springs, CA; analysis of the City Code. She said she would like to see increased patrols in the Short Term Rental neighborhoods.

Joyce Overeem thanked Councilors McGlothlin, Long and Randall for reaching out to the

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neighborhood.

She voiced concerns about:

- Quite time not being adequate or enforced
- People coming to the area for jobs can't find housing – short term rentals are making it worse
- Traffic issues – blocking driveways

Chuck Gomez, Granada Theatre owner, played a tape of an interview he did on the Coast to Coast show promoting an upcoming event. He said there should be advertising, outreach for all the events in The Dalles. He mentioned the murals, live music, and Historic Walking Tour.

CITY MANAGER REPORT

City Manager Matthew Klebes reported:

- Next step in RARE process
- Hired Economic Development Officer and Facilities Manager
- Urban Renewal – exciting new projects
- Ride a long on Friday with Officer Call
- Thursday – reintroduction of The Dalles Main Street 5:15 p.m. at Gorge Wine Library
- July site visit of Congressional Field Staff at Columbia Gorge Regional Airport – regarding request for funds

CITY COUNCIL REPORTS

Councilor Richardson reported:

- New Urban Renewal Projects
- City Manager, City Attorney and Municipal Court Judge evaluations

Councilor Randall reported:

- Last meeting of the Climate Resiliency Committee
- Urban Renewal Budget meeting
- City Manager, City Attorney and Municipal Court Judge evaluations

Councilor Long reported:

- Urban Renewal meeting
- City Manager, City Attorney and Municipal Court Judge evaluations
- Short Term Rental complaints

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Councilor McGlothlin reported:

- City Manager, City Attorney and Municipal Court Judge evaluations
- City Attorney regarding shopping carts
- Short Term Rental complaints
- Urban Renewal meeting

Mayor Mays reported:

- Nurse's week celebration at Mid-Columbia Medical Center
- Civic Auditorium 100th year celebration
- Senior Decision Day at The Dalles High School
- KODL with the Chief of Police
- Oregon Food Bank opening
- The Dalles Athletic Hall of Fame celebration – back to 1920's

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the May 8, 2023 Regular City Council Meeting.

CONTRACT REVIEW BOARD

Annual Chip Seal Program Authorization

Public Works Director Dave Anderson reviewed the staff report.

Richardson asked what the expected life of project would be.

Anderson said usually the life of the chip seal was five to seven years. He said it depended on how heavy the traffic was on the street.

It was moved by McGlothlin and seconded by Randall to authorize the expenditures for the 2023 Chip Seal Project in an amount not to exceed \$182,698.00. The motion carried 4 to 0; McGlothlin, Randall, Long, Richardson voting in favor; none opposed; Runyon absent.

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ACTION ITEMS

Resolution No. 23-014 Authorizing Transfers of Budgeted Amounts Between Categories of Various Funds of The City of The Dalles Adopted Budget, Making Appropriations and Authorizing Expenditures for the Fiscal Year Ending June 30, 2023

Finance Director Angie Wilson reviewed the staff report.

It was moved by Richardson and seconded by Long to adopt Resolution No. 23-014 Authorizing Transfers of Budgeted Amounts Between Categories of Various Funds of The City of The Dalles Adopted Budget, Making Appropriations and Authorizing Expenditures for the Fiscal Year Ending June 30, 2023. The motion carried 4 to 0; Richardson, Long, Randall, McGlothlin voting in favor; none opposed; Runyon absent.

ADJOURNMENT

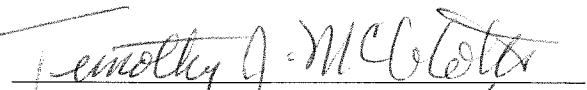
Being no further business, the meeting adjourned at 7:09 p.m.

Submitted by/

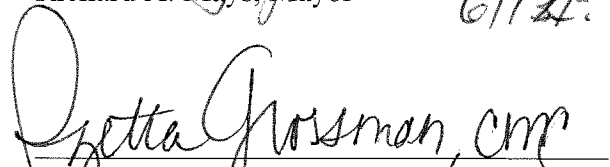
Izetta Grossman, CMC

City Clerk

SIGNED:


Richard A. Mays, Mayor 6/13/23

ATTEST:


Izetta Grossman, CMC City Clerk

THE LINK PUBLIC TRANSIT
PRESENTATION TO:
CITY OF THE DALLES

Jesus Mendoza, Transportation Operations Manager
Sara Crook, Travel Trainer/Mobility Manger
May 22, 2023

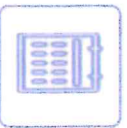
Blue Schedule — The Dalles Deviated Fixed Route

MONDAY – FRIDAY / LINES - WIERVES

7:00	7:04	7:06	7:08	7:11	7:13	7:15	7:19	7:22	7:26	7:28	7:32	7:35	7:38	7:41	7:43	7:47	7:51	7:56
LINK Transit Center - The Dalles Stop 1	Chenoweth Rim Apartments Stop 2	W 10th St & Pamona Stop 3	W 10th St & Myrtle Stop 4	One Community Health Stop 5	Mid-Columbia Senior Stop 6	Near Goodwill (Parking lot on Cherry Heights Rd) Stop 7	10th & Union St (Serves The Dalles High School) Stop 8	E Scenic & Garrison Stop 9	Columbia Gorge CC Bldg #3 Stop 10	Esther Way & E Scenic Dr Stop 11	Mid-Columbia Medical Center Stop 12	MCMC Family Medicine Stop 13	E 2nd & Taylor Stop 14	Veterans Service Office Stop 15	AutoZone Stop 16	Pallet House Stop 17	Port of The Dalles Stop 18	LINK Transit Center - The Dalles Stop 19
8:00	8:04	8:06	8:08	8:11	8:13	8:15	8:19	8:22	8:26	8:28	8:32	8:35	8:38	8:41	8:43	8:47	8:51	8:56
8:25	8:29	8:31	8:33	8:36	8:38	8:40	8:44	8:47	8:51	8:53	8:57	9:00	9:03	9:06	9:08	9:12	9:16	9:21
9:15	9:19	9:21	9:23	9:26	9:28	9:30	9:34	9:37	9:41	9:43	9:47	9:50	9:53	9:56	9:58	10:02	10:06	10:11
9:35	9:39	9:41	9:43	9:46	9:48	9:50	9:54	9:57	10:01	10:03	10:07	10:10	10:13	10:16	10:18	10:22	10:26	10:31
10:15	10:19	10:21	10:23	10:26	10:28	10:30	10:34	10:37	10:41	10:43	10:47	10:50	10:53	10:56	10:58	11:02	11:06	11:11
10:35	10:39	10:41	10:43	10:46	10:48	10:50	10:54	10:57	11:01	11:03	11:07	11:10	11:13	11:16	11:18	11:22	11:26	11:31
11:15	11:19	11:21	11:23	11:26	11:28	11:30	11:34	11:37	11:41	11:43	11:47	11:50	11:53	11:56	11:58	12:02	12:06	12:11
12:20	12:24	12:26	12:28	12:31	12:33	12:35	12:39	12:42	12:46	12:48	12:52	12:55	12:58	1:01	1:03	1:07	1:11	1:16
12:40	12:44	12:46	12:48	12:51	12:53	12:55	12:59	1:02	1:06	1:08	1:12	1:15	1:18	1:21	1:23	1:27	1:31	1:36
1:20	1:24	1:26	1:28	1:31	1:33	1:35	1:39	1:42	1:46	1:48	1:52	1:55	1:58	2:01	2:03	2:07	2:11	2:16
1:40	1:44	1:46	1:48	1:51	1:53	1:55	1:59	2:02	2:06	2:08	2:12	2:15	2:18	2:21	2:23	2:27	2:31	2:36
2:20	2:24	2:26	2:28	2:31	2:33	2:35	2:39	2:42	2:46	2:48	2:52	2:55	2:58	3:01	3:03	3:07	3:11	3:16
2:50	2:54	2:56	2:58	3:01	3:03	3:05	3:09	3:12	3:16	3:18	3:22	3:25	3:28	3:31	3:33	3:37	3:41	3:46
3:20	3:24	3:26	3:28	3:31	3:33	3:35	3:39	3:42	3:46	3:48	3:52	3:55	3:58	4:01	4:03	4:07	4:11	4:16
4:30	4:34	4:36	4:38	4:41	4:43	4:45	4:49	4:52	4:56	4:58	5:02	5:05	5:08	5:11	5:13	5:17	5:21	5:26



Improve efficiency of route service

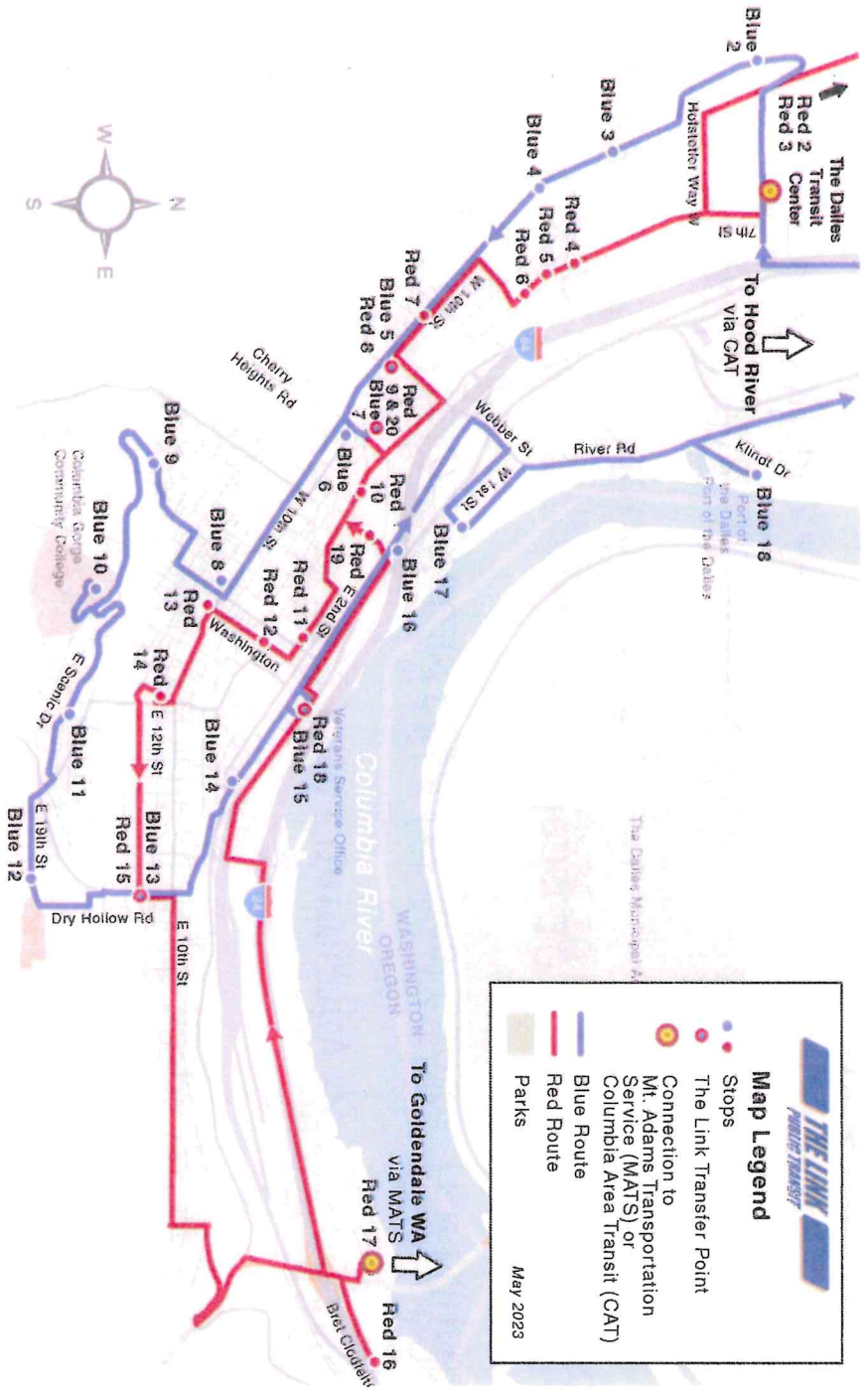


Increase weekend service



Extend Service Hours

Bus Route Map



Increase frequency



Connections & Increase Frequency

Change in Fares

- Fixed Routes will decrease from \$1.50 to \$1.00 .
- Dial-a-Ride service will increase from \$1.50 to \$2.00 for all one-way rides within The Dalles city limits.
- **These changes are set to go into effect on May 29, 2023.**
- The changes in price will make the Link's fares equal to the cost of fares that our partner transportation providers within the Gorge have established, so that the whole Gorge Regional transit system is consistent in price.
- Individuals can continue to use or purchase the GORge Pass for all fixed bus routes for a price of \$40 for adults and \$20 for kids 17 and under.
- The LINK will continue to offer discounted or free passes (both GORge Passes or Dial-a-Ride rickets) to low-income riders through the Gorge Transit Connect program.

Thank You to City of The Dalles

- Annual contribution leverages federal and state dollars
- Assistance with bus stop, bus shelter, Simme-seat siting and installation
- Promoting the service

GO VETS

COLUMBIA
GORGE

Transit Support & Travel Training for Veterans

- Free fares and transit passes
- Special shuttles: Shopping, South Wasco County
- Medical Shuttle
- Dial a Ride Services
- Individual Travel Training



Thank you!

Find us online at mcedd.org/link

Jessica Metta -- Executive Director, MCEDD

Jessica@mcedd.org

Kathy Fitzpatrick - Mobility Manager, MCEDD

Kathy@mcedd.org

Sara Crook -- Travel Trainer, MCEDD

Sara@mcedd.org

Jesus Mendoza -- Transportation Manager, MCEDD

Jesus@mcedd.org

The Dalles City Council
313 Court Street
The Dalles, Oregon 97058

May 22, 2023

Dear City Council,

At your last meeting, my neighbors and I shared with you the various ongoing and unexpected problems that have arisen from the spread of short-term rental properties in our neighborhood that is zoned as Low Density Residential. Based upon comments at the meeting, I need to ensure that you understand my reason for sharing these problems with you. My reason is to provide a basis for my request that the City take action by (1) amending the City code, and (2) altering the allocation of City funds.

My family did not sign up to live next to a Motel 6 or Holiday Inn. We chose to live in a Low Density Residential zone so as to avoid the traffic, noise, crime, and crowds found near transient lodging facilities. However, our neighborhood now has multiple transient lodging facilities that are marketed on internet sites such as Airbnb.com. Unlike a Holiday Inn, the transient lodging facilities – meaning the short term rental properties – in our neighborhood have no discernable on-site manager to address promptly the concerns that inevitably arise, such as noise, trash, traffic, crime, parking, and crude behavior.

Because the properties at issue are used as short-term rentals, the problems generated by these properties usually last for one to two days at a time before the renters vacate. That short duration means that, by the time I were to contact the City’s codes enforcement officer via email about a problem with a short-term rental and that officer were to respond to the incident location (which historically requires one or two business days), the renters who caused the specific problems would have already vacated. As a result, the instruction by your staff at the Council’s meeting on May 8, 2023, that my neighbors and I submit our problems to the codes enforcement officer in writing¹, would result in wasted time and resources.

Although most of the short term renters stay for a duration of one or two days at a time, there are distinct recurring problems that my neighbors and I have previously shared with you. The problems have not stopped and continue to infringe upon my ability to enjoy my own property peacefully.

Examples of the crowding and traffic problems:

¹ Based upon City code 8.02.110.



Photo from the morning of Sunday May 21, 2023. The photo shows West 20th Street in The Dalles, looking westward, as well as the vehicles parked along both shoulders of the street. This portion of West 20th Street is a two-lane cul-de-sac and is within a Low Density Residential zone. Several of the vehicles belonged to the short-term renters at 322 West 20th Street. The street cannot safely sustain two-way traffic with this level of congestion, especially if emergency vehicles need to respond to this location.



Photos from the morning of Sunday April 16, 2023. The photos show West 20th Street in The Dalles, looking westward, as well as the bus parked along the eastbound shoulder of the street. The bus belonged to the short term renters at 322 West 20th Street and was ultimately loaded that morning with about two dozen kids and adults from 322 West 20th Street.

The noise emanating from the short-term rental properties has become the most frequent problem. The public notice provision of City code 8.02.090² is inadequate to address noise problems. The reasons are that City code 8.02.090 only requires the City to provide notice to property owners within 100 feet of the short-term rental property. The sounds of screaming kids, raucous gatherings, hot tub cocktail parties, and dance music always radiate more than 100 feet away. For a neighbor like me, who lives more than 100 feet from the short-term rental party house at 300 West Scenic Drive, there is currently no requirement for the City to notify me about who operates the offending short-term rental. As a result, the stated purpose of City code 8.02.090 fails each time I am subjected to the emanations of 300 West Scenic Drive.

Bad actors have no difficulty in determining which properties are short-term rentals and whether those properties are vacant. The burglary last year of the short-term rental at 300 West Scenic Drive was the incident that prompted my own vigilance about property crimes in our neighborhood. I request you contact our police department to learn more about that specific incident.

To protect our City's livability and deter criminals in our community, I request the Council to take action by (1) amending the City code, and (2) changing the allocation of City funds. Specifically, I respectfully request the Council to:

- (1) Establish a minimum period of stay of 30 days in any short-term rental property sited in a Low Density Residential zone. In addition, set a maximum number of total rental contracts that may be formed per year for any short-term rental property sited in a Low Density Residential zone.
- (2) Require a person who owns or operates a short-term rental property sited in a Low Density Residential zone to reside on the premises being rented.
- (3) Establish a limit for how many short-term rental licenses the City will grant per year in Low Density Residential zones. Maintain the licensing provisions of City code 8.02.030. Establish a lottery to determine which licenses will be extended each year. Establish benchmarks which each property must meet before having its license renewed.
- (4) Change short-term rentals from being an accessory use to being a conditional use within a Low Density Residential zone. Ensure the City notifies all neighbors within a ½ mile radius about each conditional-use application and subsequent hearing.
- (5) Fund increased police patrols in neighborhoods with short-term rental properties. Increase the transient lodging tax to fund the increased police patrols.
- (6) Amend City code 8.02.090 to include mandatory notification to **all** neighbors – both property owners **and** long-term renters – who live within at least 1000 feet of a short-term rental property.
- (7) Evaluate making each of the above actions apply to all residential zones.

Sincerely,



Sarah E. "Sally" Carpenter
PO Box 371
The Dalles, Oregon 97058

² City code 8.02.090, Public Notice: Within 10 days after the receipt of a complete initial application, or any change in operator, the City shall provide notice to all property owners within 100 feet of the subject property. The list of affected property owners shall be compiled from the most recent property tax assessment roll. Information on the notice shall include the following: operator contact information; license number; number of guest rooms; maximum guest occupancy; and contact information for the City's Code Enforcement Division. The purpose of this notice is to allow adjacent property owners and residents to contact the authorized operator to report and request resolution of problems associated with the operation of the short-term rental. If the authorized operator's contact information changes during the license period, the new information must be mailed or distributed again. (Ord. 20-1377)