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Regular City Council Meeting
January 8, 2024
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MINUTES

CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
JANUARY 8, 2024
5:30 p.m.

LIVE-STREAMED / IN PERSON

PRESIDING: Mayor Richard Mays

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

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Matthew Klebes, City Attorney Jonathan Kara, City Clerk Amie Ell, Public Works Director Dave Anderson, Police Chief Tom Worthy, Community Development Director Joshua Chandler, Human Resources Director Daniel Hunter, IT Director David Collins

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 Interim City Clerk Paula Webb. Councilors Long, McGlothlin, Runyon, Randall, Richardson present. None 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.

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APPROVAL OF AGENDA

Mayor Mays said an amendment would be made to the agenda moving the Executive Session to Item #5.

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

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.

Mayor Mays recessed Open Session at 5:37 p.m.

Mayor Mays reconvene Open Session at 6:00 p.m.

Decision: None

PRESENTATIONS PROCLAMATIONS

Historic Landmark Commission 2024 Goals Report

Senior Planner Kaitlyn Cook presented the report. See attached.

Dog River Pipeline: Stronger, Modernized, and in Service

This item was moved to later in the agenda due to technical difficulties.

AUDIENCE PARTICIPATION

Rian Beach thanked council for getting St. Vincent de Paul (SVDP) to the table to work towards a better balance for the Pentland and 3rd Street neighborhood. He encouraged council to involve neighbors of the area surrounding SVDP in parts of future planning and referenced Mid-Columbia Community Action Council as a model for providing services.

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CITY MANAGER REPORT

City Manager Matthew Klebes reported;

- Interviews with KGW, Oregon Fox12 and KODL regarding St. Vincent de Paul
- Highlighted services available throughout community with winter weather approaching
 - Mid-Columbia Community Action Council (MCCAC) Annex will offer surge capacity beds for winter weather
 - MCCAC distributing warming bundles
 - In contact with Oregon Department of Human Services and their regional emergency coordinator in partnership with Mid-Columbia Center for Living (MCCFL) and North Central Public Health to determine additional resources State can provide.
- Meeting with MCCFL for street outreach program pilot
 - Expected Council agenda item in February.
- City Council goal setting document being finalized and will be presented at next Council meeting.
- Met with representatives from Sister City organization on long term relationship with Miyoshi City, Japan and plan for upcoming budget cycle
- Distinguished Citizens Award Banquet will be on January 18th starting at 5:30 p.m.

CITY COUNCIL REPORTS

Councilor McGlothlin reported;

- Met with citizens concerning various topics

Councilor Long reported;

- Met with City Manager
- Urban Renewal meeting, discussed updating plan and the future of the agency
 - The next meeting has been moved to January 30th

Councilor Randall reported;

- Tri-County Hazardous Waste Committee meeting
- Historic Landmarks Commission meeting
- QLife board meeting

Councilor Richardson reported;

- Urban Renewal meeting
- Mid-Columbia Economic Development District (MCEDD) board meeting
- Meetings with constituents

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- Mid-Columbia Housing Authority meeting

Councilor Runyon reported;

- Met with Mayor
- Met with Andrea Klaas Executive Director of the Port of The Dalles
- Met with City Attorney
- Phone call with City Manager
- Visited Columbia Gorge Veterans Museum
- Responded to citizen calls and letters

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the December 11, 2023 Regular City Council Meeting.

PUBLIC HEARING

General Ordinance No 24-1405 An Ordinance Amending The Dalles Municipal Code Title 10 (Land Use and Development), Chapter 10.12 (Recreational Vehicle Parks)

Mayor Mays opened the public hearing at 6:25 and asked for the staff report.

Senior Planner Kaitlyn Cook presented the staff report and a presentation. See attached.

Mayor Mays asked for public testimony in favor. There was none.

Mayor Mays asked for public testimony opposed. There was none.

Mayor Mays closed the public hearing at 6:42 and asked for Council discussion.

Runyon asked clarifying questions regarding siting in a 100-year flood plain, shade tree requirements, and notification letter requirements.

Cook re-shared siting map showing flood plains. She said tree requirements did not include specific design plan because each site has different constraints. She said every property owner

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within the industrial zone was not notified because no use would be taken away, this land is already zoned commercial for this use and this aligned with requirements of Ballot Measure 56.

Runyon said in addition to residential there is value of industrial, recreational, and commercial land and value change could be triggered by addition of an RV park. He said he was curious why the City had not reached out to property owners in the commercial zones. He spoke with the Andrea Klaas, Director of the Port of The Dalles who said she had no knowledge of this meeting and had not seen any of the materials.

Mayor Mays asked council and staff about the possibility of delaying decision until the next council meeting to allow for Klaas to speak at the next meeting.

Klebes reminded Council that the reason this was being brought to council was because of concerns of RV park applications being submitted for residential neighborhoods. He said if this did not pass tonight then any new applications would still be under those old rules.

Joshua Chandler Director of Community Development said that currently RV parks are allowed under conditional use in industrial zones and this would remove conditional use and instead require a site plan review process. Economic development is not a criteria for either conditional use or a site plans for making a determination. A site plan instead of conditional use would be more streamlined.

Runyon asked what types of business are currently in the commercial recreational zones and if there would be a 30-day window for applications if it was passed tonight.

Chandler said examples included an electrical company, an in-door garden store, and a dog gelato company. He said yes, there would be a 30-day window from the date it would be passed.

Runyon said there needed to be clearer description of the occupancy limitations. The proposed wording allows an RV to move from space to space within the same RV park and he thought this was a problem.

Chandler said it is difficult for the City to regulate the number of days an individual stays at a park. He said limiting to 30 or less days also allows collection of Transient Room Taxes.

Runyon asked if this would affect the possibility of Parks and Recreation District using the Riverfront park as a location for RV to park.

Chandler said if the Parks and Recreation District was going to propose an RV park they would be subject to this.

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Richardson said this was a result of several Planning Commission meetings and concerns of RV Park applications in residential zones.

Kara said the public hearing process would have to be started over again if they were to decide to wait to hear testimony. If this occurred they would not be able to use information from this public hearing. This process had begun in July 2023.

Chandler said Ballot Measure 56 requires 40 days of noticing to over 2,000 properties costing between \$1800.00 - \$2000.00. The earliest the process could start over would be March.

Richardson said there is a need for RV spaces for construction workers who are coming to town to work on our infrastructure.

Long said the contention with proceeding was that we did not notice people in the commercial zone, and they would have come to talk with council about not wanting RV parks in their zone. She said RV parks are already allowed in these zones and this ordinance does not change that.

Chandler said RV parks are already allowed in this area and this ordinance makes the process easier. This will not allow RV parks to be in residential zones.

Long asked Runyon to clarify what he was asking for.

Runyon said he didn't care if they were to move forward with the ordinance. He said what he was asking for was that staff contact or notify more experienced people to help give direction for things that are making changes to get more ideas.

Klebes said with the new process streamlines the ability for an RV park to be established on a property, but adjacent property owners will be notified when RV park is proposed and would have the opportunity to appeal an application to the Planning Commission.

Cook added that property owners within 100 feet would be notified through the site plan review application process.

Chandler said that under the current ordinance a person can stay at an RV park for up to a year, this new one shortens the stay in any one site to 30 days.

Mayor Mays asked the Executive Assistant Abby Jara to read the Ordinance title.

Jara read Ordinance 24-1405 by title only.

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It was moved by Randall and seconded by Richardson to adopt General Ordinance No. 24-1405, an ordinance approving Zoning Ordinance Amendment No. 109-23 adopting amendments and findings attached herein. The motion carried 4 to 1, Randall, Richardson, Long, McGlothlin voting in favor; Runyon opposed; none absent.

CONTRACT REVIEW BOARD

Authorization to Purchase Emergency Back-Up Generators for City Water System

Public Works Director Dave Anderson presented the staff report.

Mayor Mays asked if the three pump stations have ever lost power.

Anderson said yes but fortunately the duration of the power loss had been short enough that they were able to draw on the reservoirs. He said if there were to be a power outage that extended more than 4, 5, or 6 hours the drop in supply would be greatly felt.

It was moved by Richardson and seconded by McGlothlin to authorize expenditure of funds for the purchase and installation of five emergency back-up generators for the City water system in an amount not to exceed \$842,277.00, contingent upon the award of a Hazard Mitigation Grant in the amount of \$530,635. The motion carried 5 to 0, Richardson, McGlothlin, Long, Randall, Runyon voting in favor; none opposed; none absent.

ACTION ITEMS

Resolution No. 24-001, A Resolution Amending the City Fee Schedule (Effective January 9, 2024)

Kara reviewed the staff report. He said ORS 294.160(1) requires the city to provide an opportunity for anyone who is interested to comment on the city's enactment on any resolution which prescribes a new fee or a fee increase or an increase in the rate or other manner in which the fee is determined or calculated. He said best practice would be for the Mayor to ask if anyone in the audience would like to comment.

Mayor Mays asked if anyone in the audience would like to comment

Rodger Nichols asked for clarification of why the large increase in the water filling rate.

Kara said that the justification for this was the Public Works Department had been made aware people from out of state and non-city residents are coming fill up to take advantage of a price that

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was far too low. He said the City looked at surrounding similarly sized jurisdictions such as Goldendale who is charging \$1.00 per gallon.

Public Works Director Dave Anderson added the Goldendale fee included delivery and that is why the City had chosen to charge a quarter of this.

Nichols asked if people would be charged the new \$500 fee when coming in to talk or ask questions in the planning department.

Kara said the fee will not be charged for those types of services. This fee is applied when a written interpretation from the Planning Director is requested that is thorough and concrete enough to be brought to Planning Commission.

Richardson asked Anderson what the volume of customers was that were coming to use our water.

Anderson said there was a customer with a 3,000 gallon tanker coming several times a week for agricultural property. He said there were many 200 and 300 gallon customers. He said primarily they are coming from Washington, all are out of city.

Richardson asked if it would be feasible to have a fee schedule different for those coming outside the city as opposed to residents.

Anderson said it is rare for someone filling to be a resident. The focus on the rate change this year was because of the uptake in the number of customers coming from out of state.

It was moved by McGlothlin and seconded by Long to adopt Resolution No. 24-001, a resolution amending the City Fee Schedule (effective January 9, 2024). The motion carried 5 to 0, McGlothlin, Long, Randall, Richardson, Runyon voting in favor; none opposed; none absent.

PRESENTATIONS PROCLAMATIONS

Dog River Pipeline: Stronger, Modernized, and in Service

Public Works Director Dave Anderson presented. See attached

ADJOURNMENT

Being no further business, the meeting adjourned at 8:03 p.m.

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Submitted by/
Amie Ell, City Clerk



SIGNED:

Richard A. Mays, Mayor

ATTEST:



Amie Ell, City Clerk

City of The Dalles
Historic Landmarks Commission
2024 Goals

Short-Term Goals (1-2 years):

- Update Historic Ordinance and Design Standards to be clear and objective.
- Provide a historic restoration workshop for local homeowners and contractors.
- Encourage the addition of a student representative on the Historic Landmarks Commission.
- Apply for a grant to create a Preservation Plan for The Dalles.
- Create a concept design for historic building plaques.
- Encourage the fabrication and installation of historic plaques throughout the community, including Amotan Field.
- Support the creation of tours of historic properties and the Pioneer Cemetery.
- Provide landscaping, informational signage, and maintenance of the Pioneer Cemetery.
- Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory available on the City of The Dalles website.
- Encourage the restoration of the upstairs windows of the Waldron-Gitchell Building
- Support the installation of the light capsule art project at the Waldron-Gitchell Building.

Continuous Goals:

- Encourage preservation and re-use of the Waldron-Gitchell Building.
- Collaborate with Main Street and The Dalles Art Center on further downtown restoration project goals.
- Make historic preservation educational and funding resources available online to assist restorers with assessment and other historic preservation needs.
- Provide annual recognition of historic restorations at the annual goal setting meetings.
- Provide onsite acknowledgements for notable restorations.
- Encourage historic restoration for downtown by providing historic background research.
- Encourage the collection and preservation of local history, including irreplaceable oral and written histories.

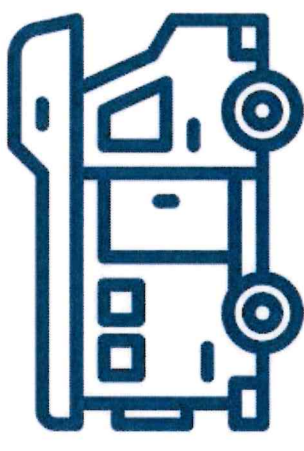
- Update historic inventories and encourage new nominations to local and national registries.
- Maintain Certified Local Government status.
- Support Historic Preservation Month, local historic preservation, and educational workshops.
- Assist with historic plaque costs and availability.
- Keep the Historic Walking Tour current in all formats.
- Increase communication on all Urban Renewal and Main Street projects, vision and goals.
- Provide optional historic and procedural commissioner trainings.
- Support the Fort Dalles/Anderson Homestead Museum and the Vehicle Storage Display Building.
- Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.
- Encourage continued preservation and compatible infill of Historic Chinatown.
- Encourage preservation and continued use of Rock Fort by following the adopted Preservation and Maintenance Plan.



City of The Dalles City Council

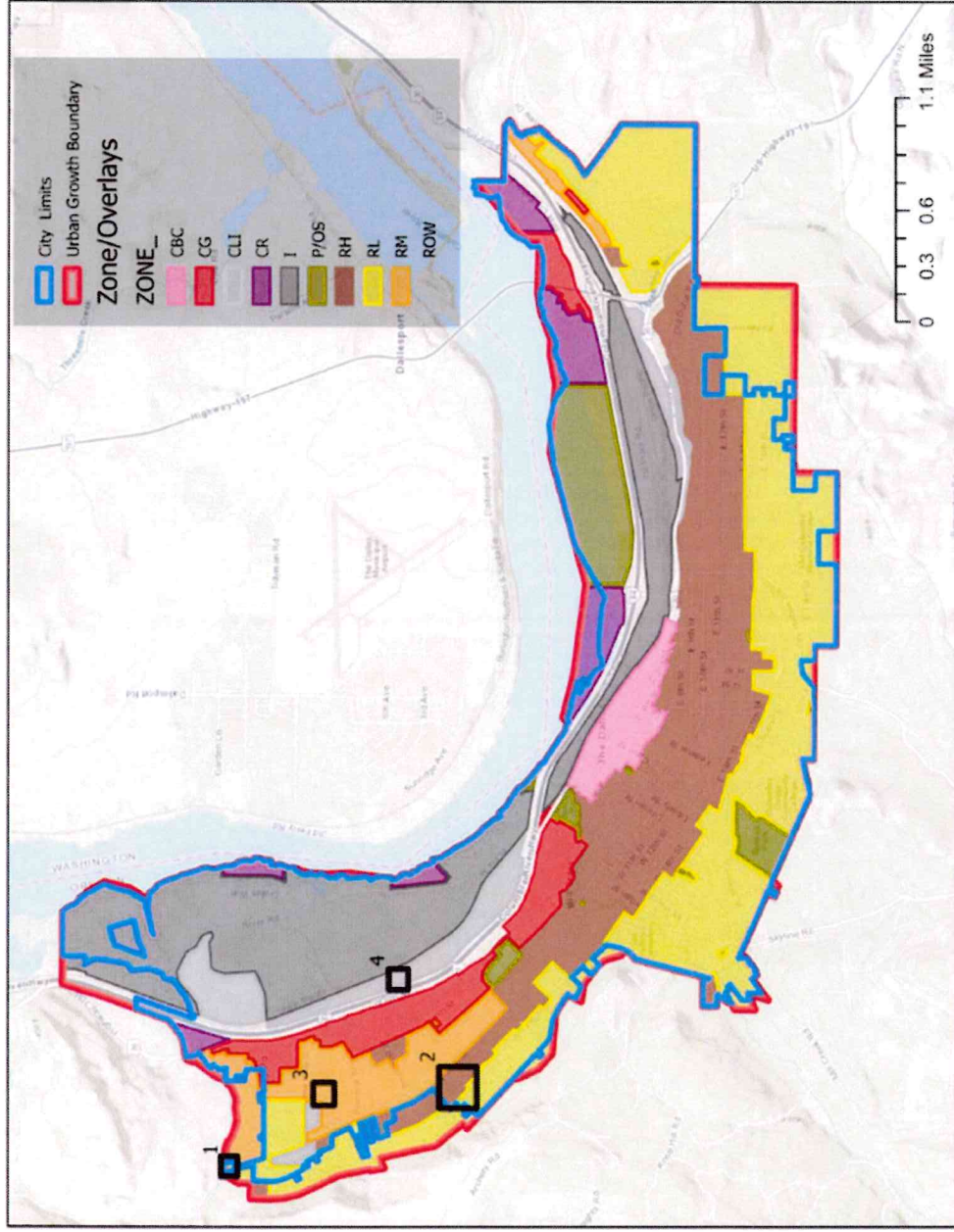
MONDAY, JANUARY 8, 2023 | 5:30 PM





RV Park Zoning Ordinance Amendment Background & Comments

Locations of RV Parks in The Dalles



Proposed Amendments- Park Operations

- i. Orderly appearance and remain free of litter, junk, and refuse.
- ii. On-site 24/7 Park Host
- iii. Operational Hours & Quiet Hours
- iv. No outside storage of materials or equipment.
- v. Noise consistent with TDMC Section 5.08.020.
- vi. External Generators prohibited



Proposed Amendments- Zoning

- A. No RV parks are allowed in residential zones.
- B. Recreational vehicle parks are permitted outright in the CG (General Commercial), CR (Recreational Commercial), CLI (Commercial Light Industrial) and Industrial zones.



Proposed Amendments- Development Standards

Environmental hazards

Pedestrian Circulation

RV Spacing

Utilities

Park Access

Lighting

Park Screening

Refuse Collection

Site Surfacing

Overnight Stays

Non-Recreational Vehicle Parking

Requirement



ORS 197.493 Placement and occupancy of recreational vehicle

ORS 197.493 prohibits local governments from imposing limitations on occupancy of a recreational vehicle under the following conditions:

(A) located in a manufactured dwelling park, mobile home park or recreational vehicle park;

(B) Occupied as a residential dwelling; and

(C) Lawfully connected to water and electrical supply systems and a sewage disposal system...



City of The Dalles Comprehensive Plan

Goal #1. Citizen Involvement

Goal #2. Land Use Planning

Goal #5: Open Spaces, Scenic And Historic Areas, And Natural Resources.

Goal #9: Economic Development

Oregon Administrative Rules 918-650 Recreational Vehicle Parks and Organizational Camps





Questions?



DOG RIVER PIPELINE REPLACEMENT PROJECT

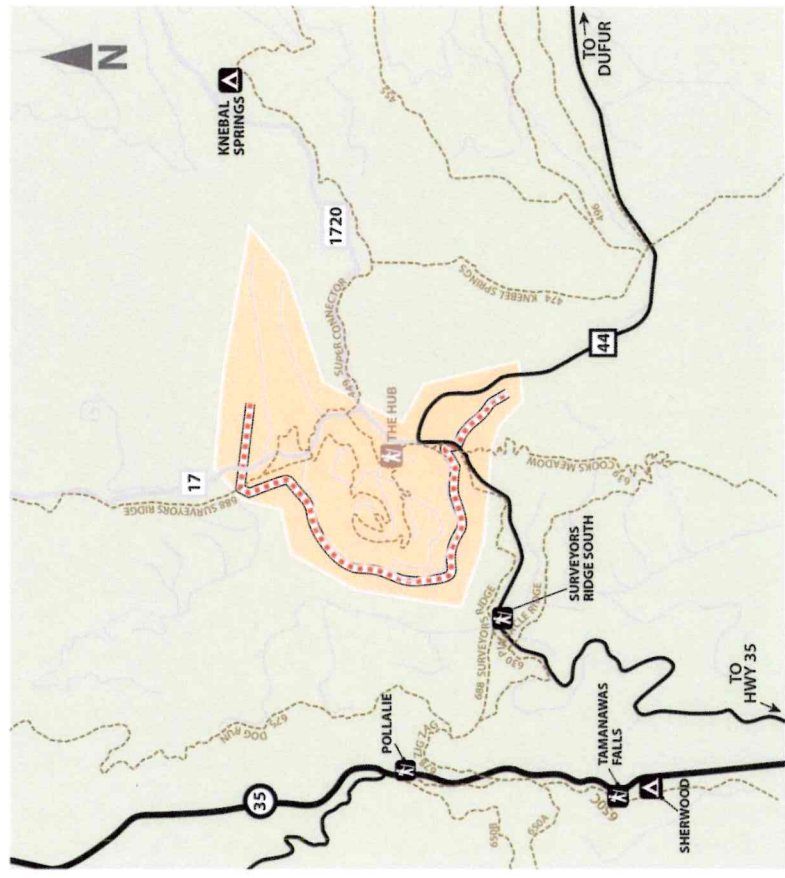
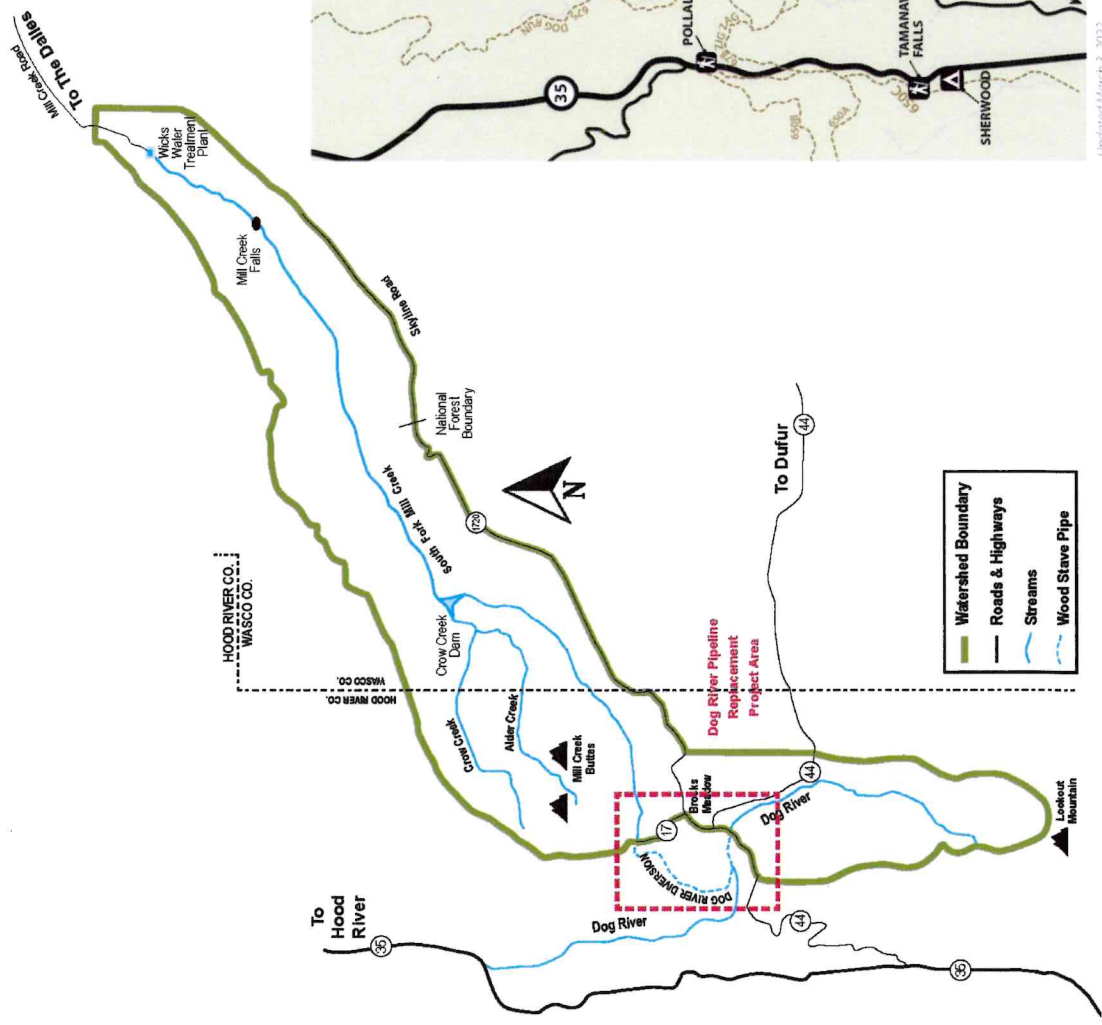
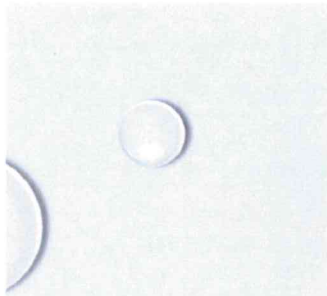
STRONGER, MODERNIZED, AND IN SERVICE

The Dalles City Council – January 8, 2024
Dave Anderson, Public Works Director

BACKGROUND

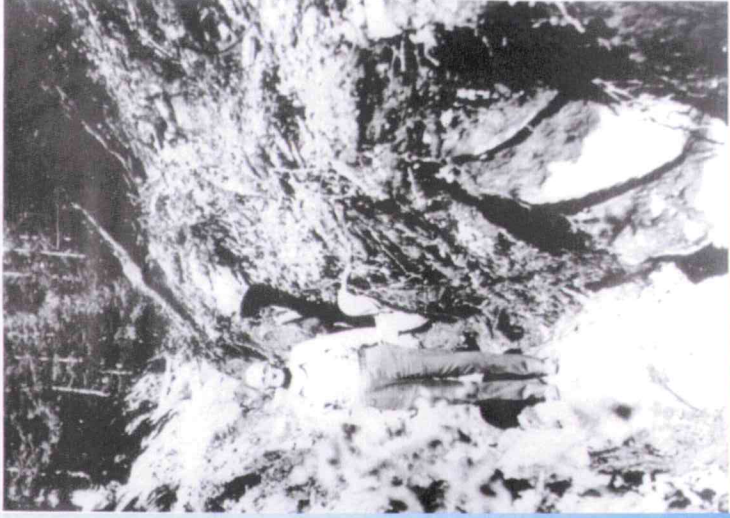
- Original 3.5-mile wooden pipeline constructed in 1913
- Located on lands administered by the US Forest Service
- Transports water from Dog River to South Fork Mill Creek
- Transported water is stored in Crow Creek Reservoir
- Currently supplies about 54% of City's annual water supply
- Was leaking up to 1 MGD at Springtime high flows





Updated March 3, 2022

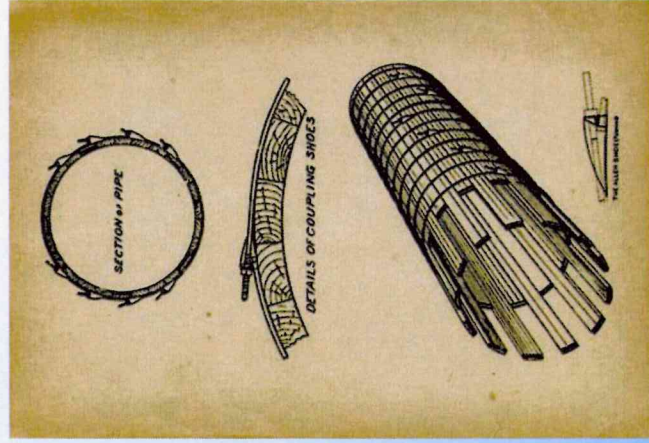
ORIGINAL CONSTRUCTION



Joe Knebel, c. 1913

- 20-inch diameter wood stave pipe
- Douglas fir staves wrapped with galvanized wire, coated with tar
- Hand-dug ditch
- Generally very shallow installation

WOODEN PIPELINE



OLD INTAKE AND OUTFALL



PROJECT HISTORY

- 1997 - Need for project identified in Forest Service Watershed Assessment
- 2008 - Conceptual design completed
- 2010 - Proposed Action submitted to Forest Service for NEPA analyses
- City conducted surveys for Northern Spotted Owls for 11 years
- 2018 – Received Preliminary Assessment
- 2020 – Received Final Decision from Forest Service authorizing the project
- 2021 – Project design completed

Decision Notice and Finding of No Significant Impact

DOG RIVER PIPELINE REPLACEMENT USDA Forest Service Mt. Hood National Forest Forest Management Plan Wasco County, Oregon

This decision notice is made available with the Environmental Assessment for the Dog River Pipeline Replacement project. The Environmental Assessment for the Dog River Pipeline Replacement (EAS) contains an in-depth discussion of the setting, ecological processes, resource conditions, the purpose and need for action, the proposed action designed to achieve the purpose and need, project design criteria, alternatives considered, the environmental impacts of the proposed action, and the cumulative impacts of the proposed action. The EAS also contains a summary of the resource specialist reports and/or analyses used to support the summary of effects discussed in the EA.

This project is located in T1S, R10E, section 34 and T2S, R10E, sections 2, 3, 4, 9, 10, 11, Williams Meadows. All section number references are to sections of the EA unless specified otherwise. The EA can be found on the legis.kag.edu website. Acre and mile are approximate since they are based on a map of the project area. The EA is a technical document that includes the standards and guidelines, as amended, are referred to as "the Forest Plan" in this document.

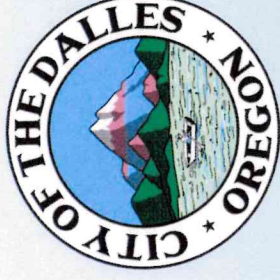
This decision notice documents my proposed decision and rationale for the selection of the proposed action alternative for the Dog River Pipeline Replacement Project.

Purpose and Need (Section 1.3)
The purpose and need for the existing Dog River pipeline. There is a need for action because the pipeline has become so deteriorated that it no longer provides the most efficient way of conveying water to the City of The Dalles municipal water supply to continue to fulfill the commitment under an existing Memorandum of Understanding (MOU).

Decision to Select the Proposed Action Alternative
I have reviewed the EA and the information contained in the project file. I have consulted with Katherine Sam, Harlow Doree Rainger, who has managed this project for many years. I have also reviewed and considered the public comments submitted on this proposal. Appendix A of the EA provides a detailed summary of the public comments received. Appendix B of the EA provides a detailed summary of the responses to the public comments. I have also reviewed the EA to the best of my ability to provide a clear and concise explanation of the rationale for the proposed action alternative. I have added more information in the Decision Rationale, section 2.2.2 to provide a clear and concise explanation of the rationale for the proposed action alternative. The proposed action is described in detail in Section 2.2.2 of the EA.

PROJECT FUNDING

- Project budget of \$13.6M
- Funding from:
 - City water utility rates and SDCs
 - Oregon Water Resources Dept grant - \$1M
 - Business Oregon Infrastructure Finance Authority Safe Drinking Water Revolving Fund low interest and forgivable loan (\$580K forgiven, \$7.45M at 1% for 30 years)



business
oregon

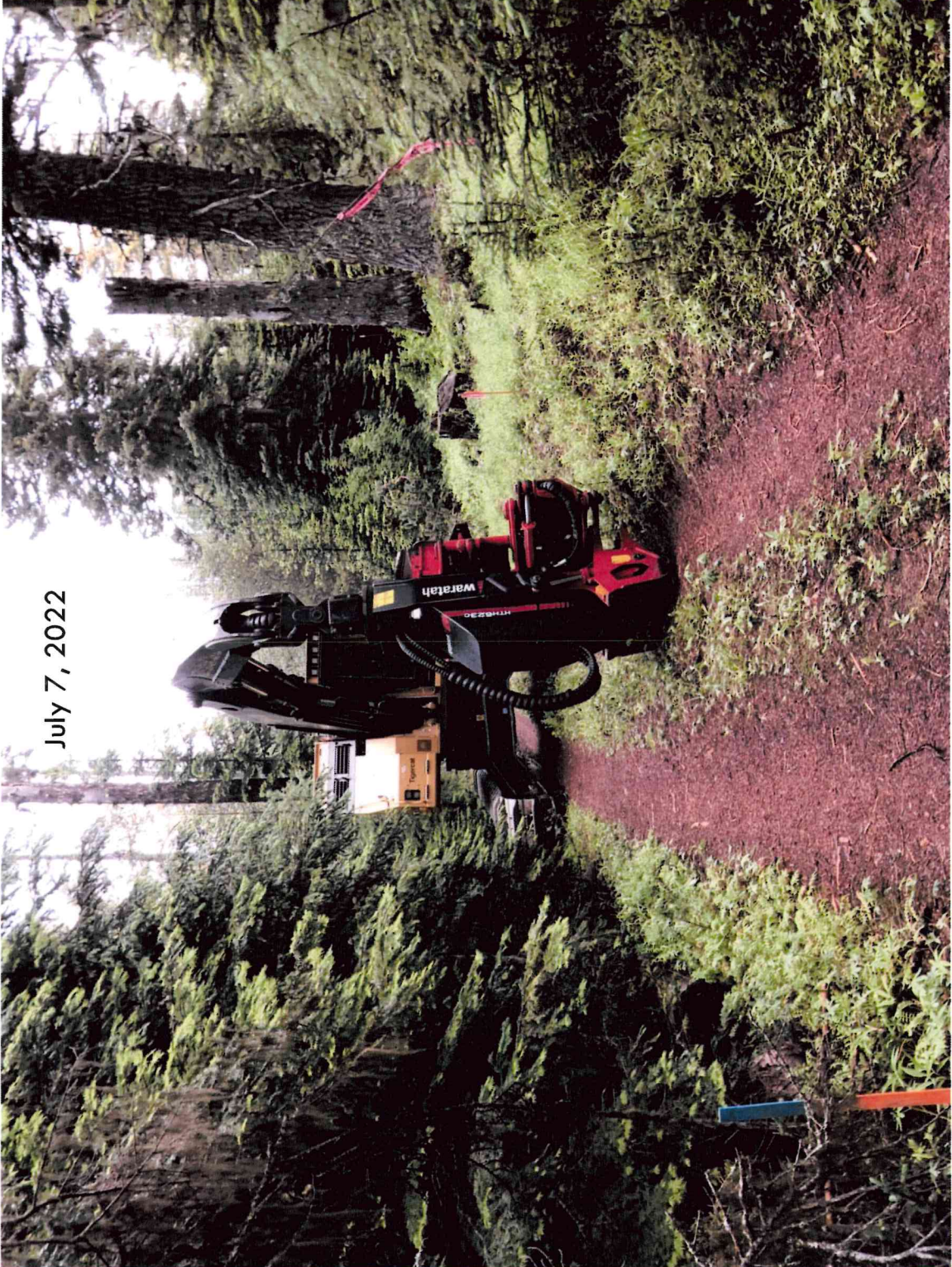
PROJECT CONSTRUCTION

- Project ground-breaking July 18, 2022
- Season 1 of construction - 2022
 - Cleared trees from pipeline corridor
 - Installed about 5700 feet of 30-inch diameter HDPE pipe
 - Work shut down for 3 days due to fire restrictions





April 8, 2022

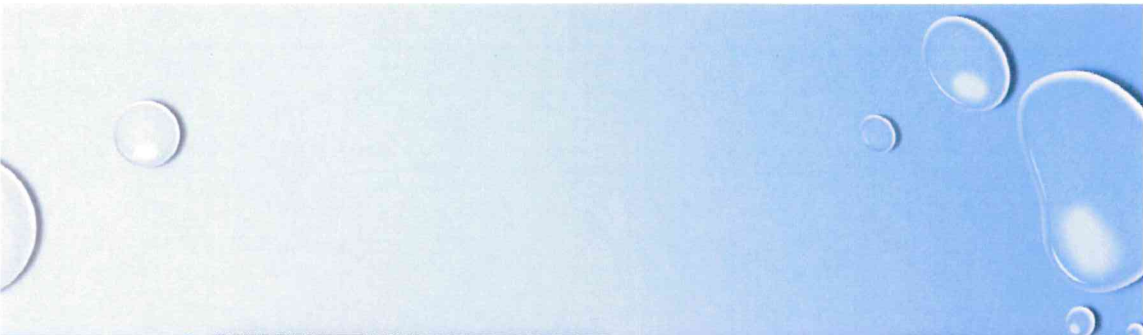


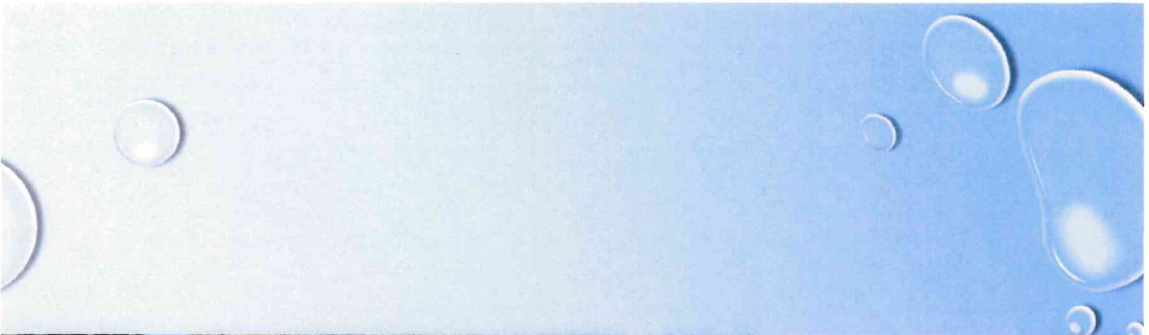
July 7, 2022

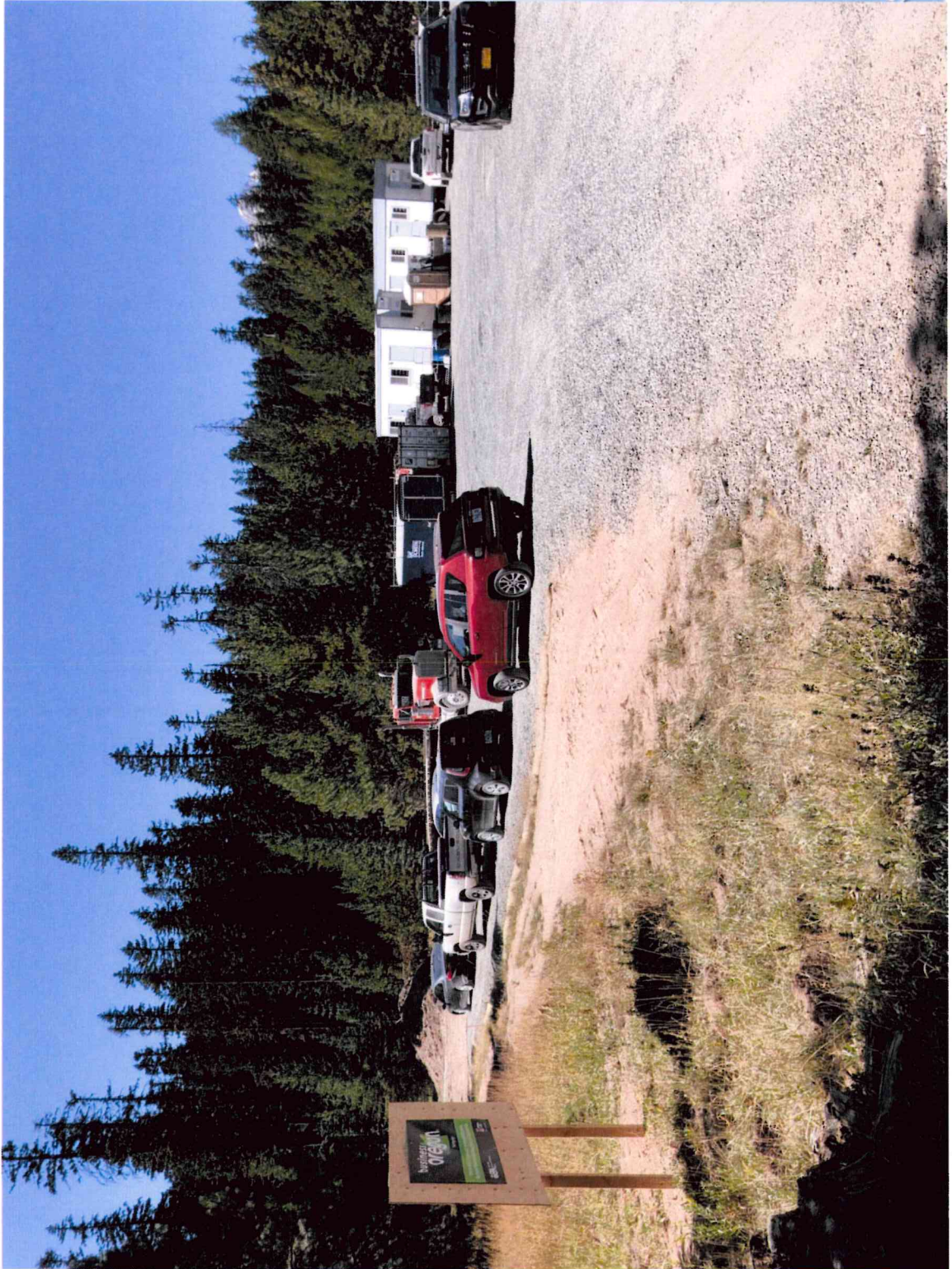






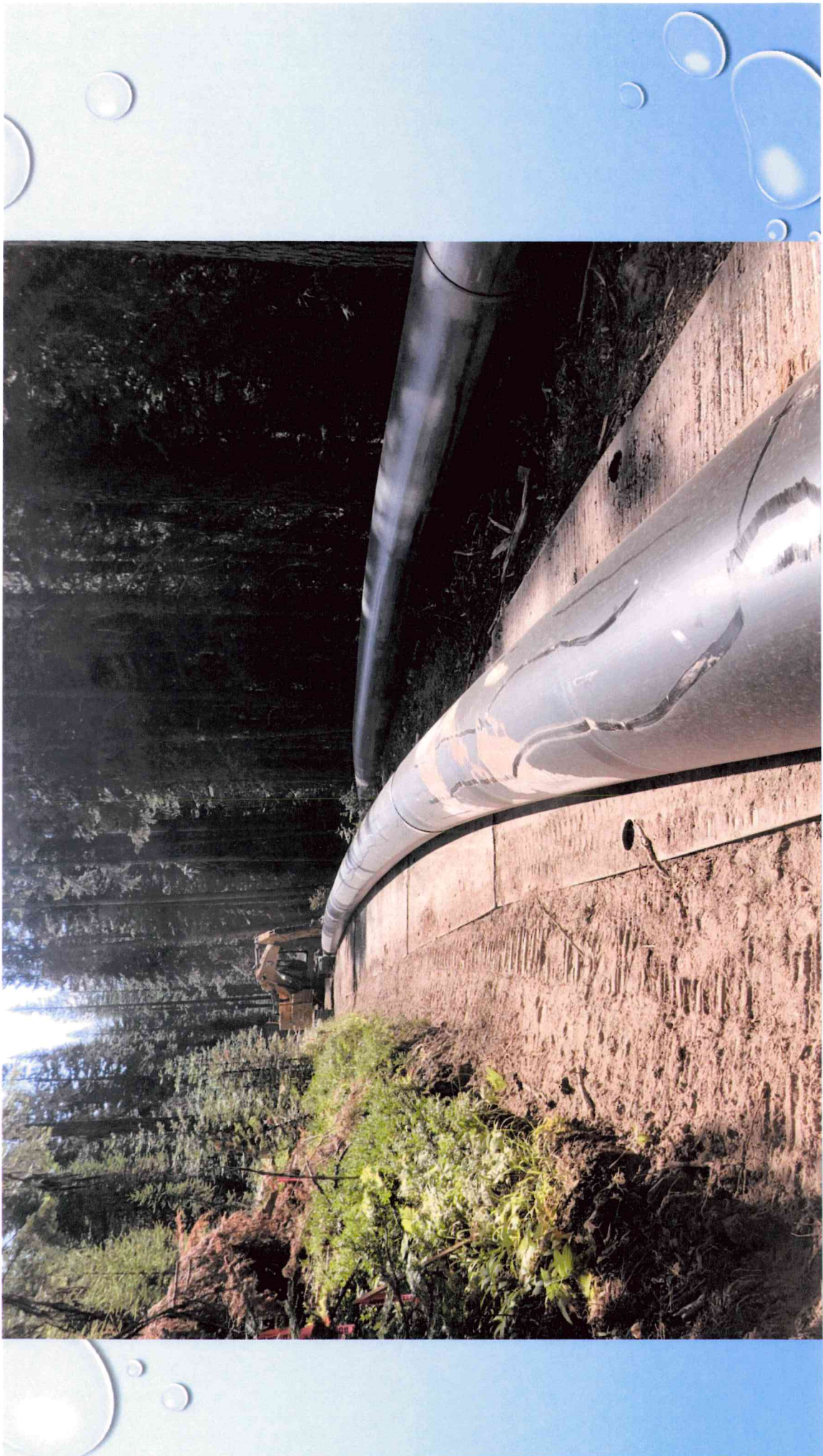






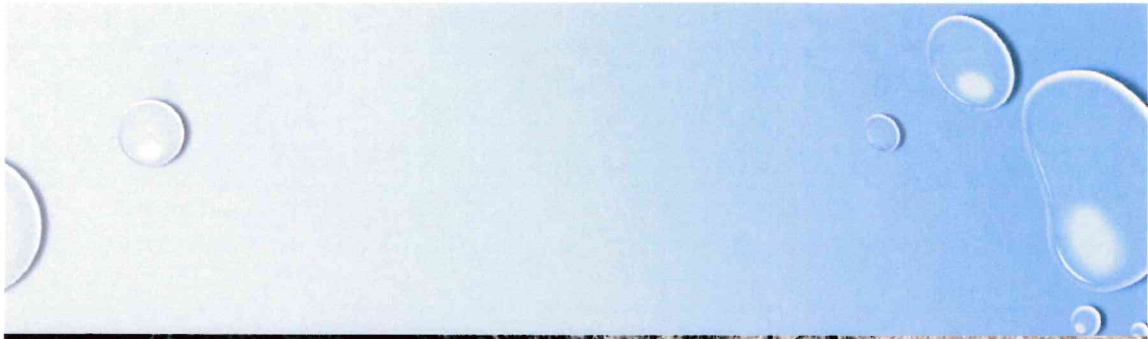




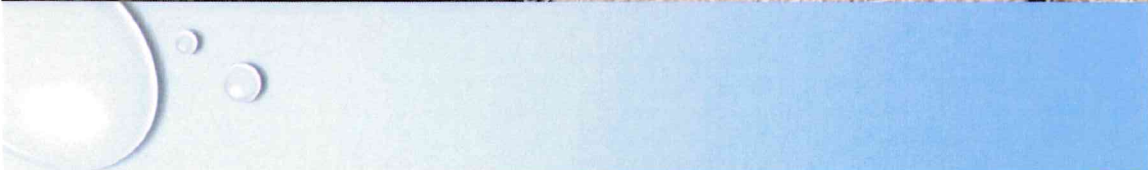






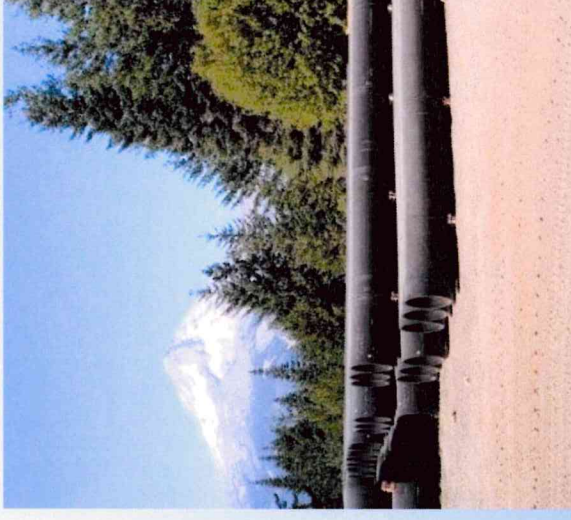


October 31, 2022

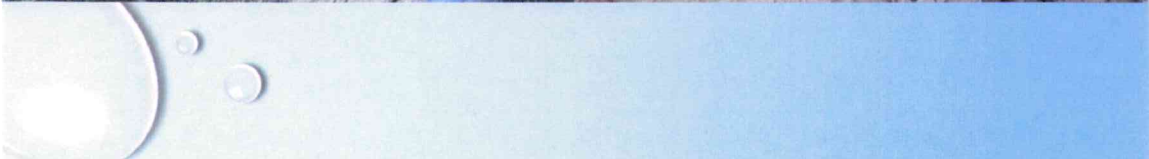
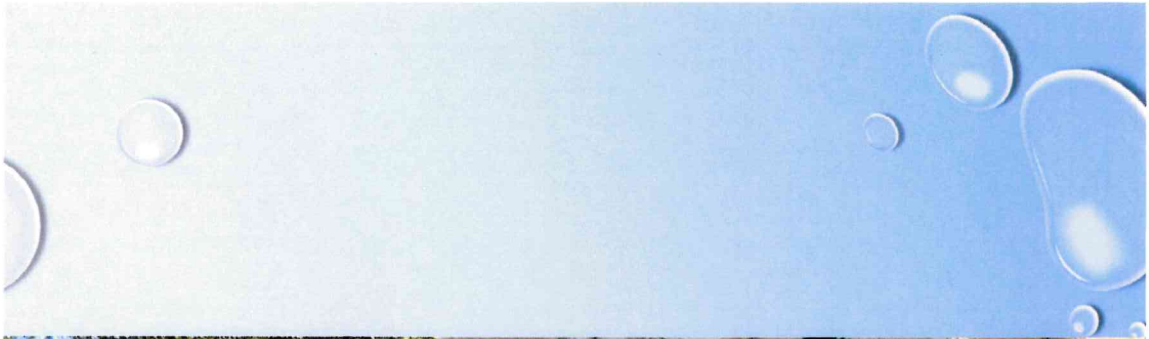


PROJECT CONSTRUCTION

- Season 2 of construction - 2023
 - Installed about 14,550 feet of 30-inch diameter HDPE pipe
 - Installed fish-friendly culvert on Brooks Meadow Creek
 - Removed and reset historic diversion cabin
 - Constructed new intake and fishway
 - Work shut down for 3 days and reduced to half-days for 4 weeks due to fire restrictions



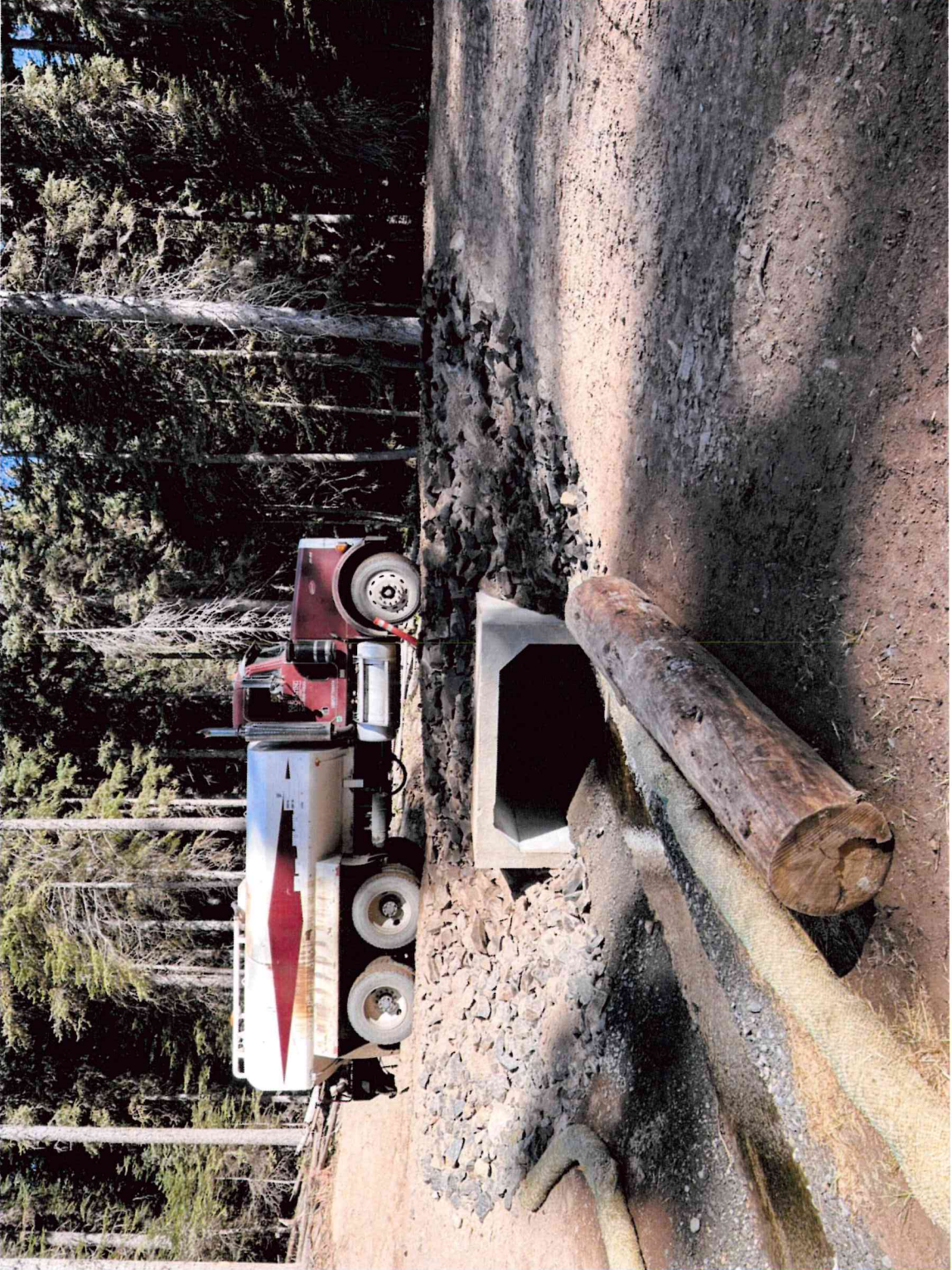
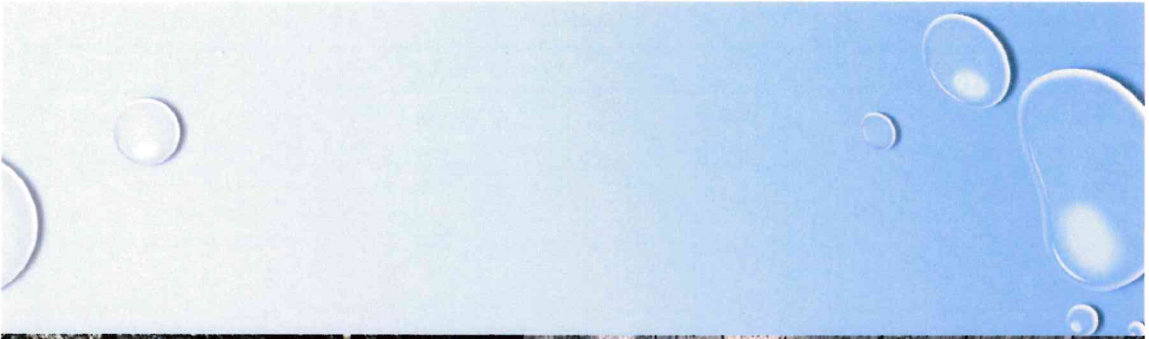




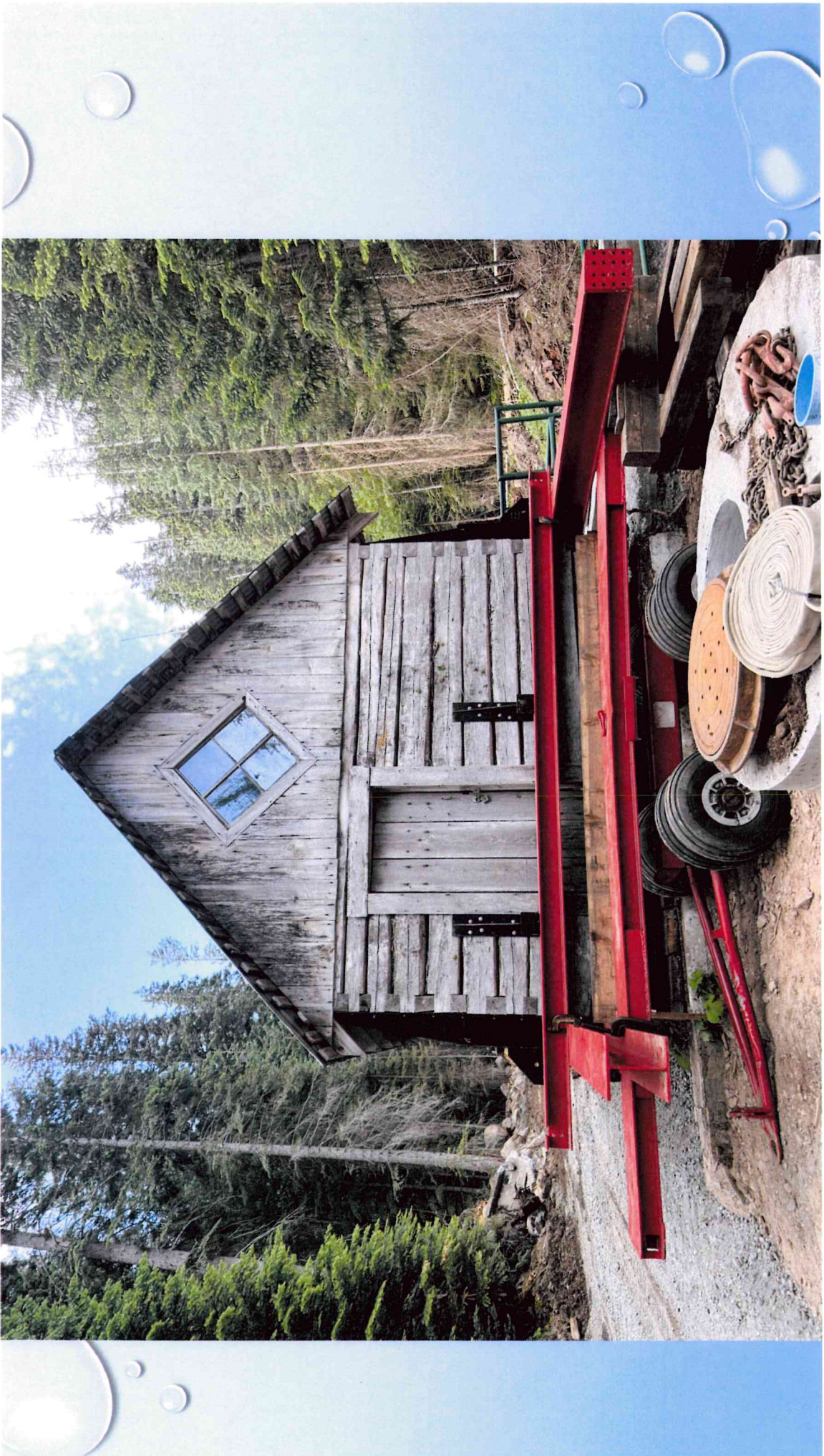


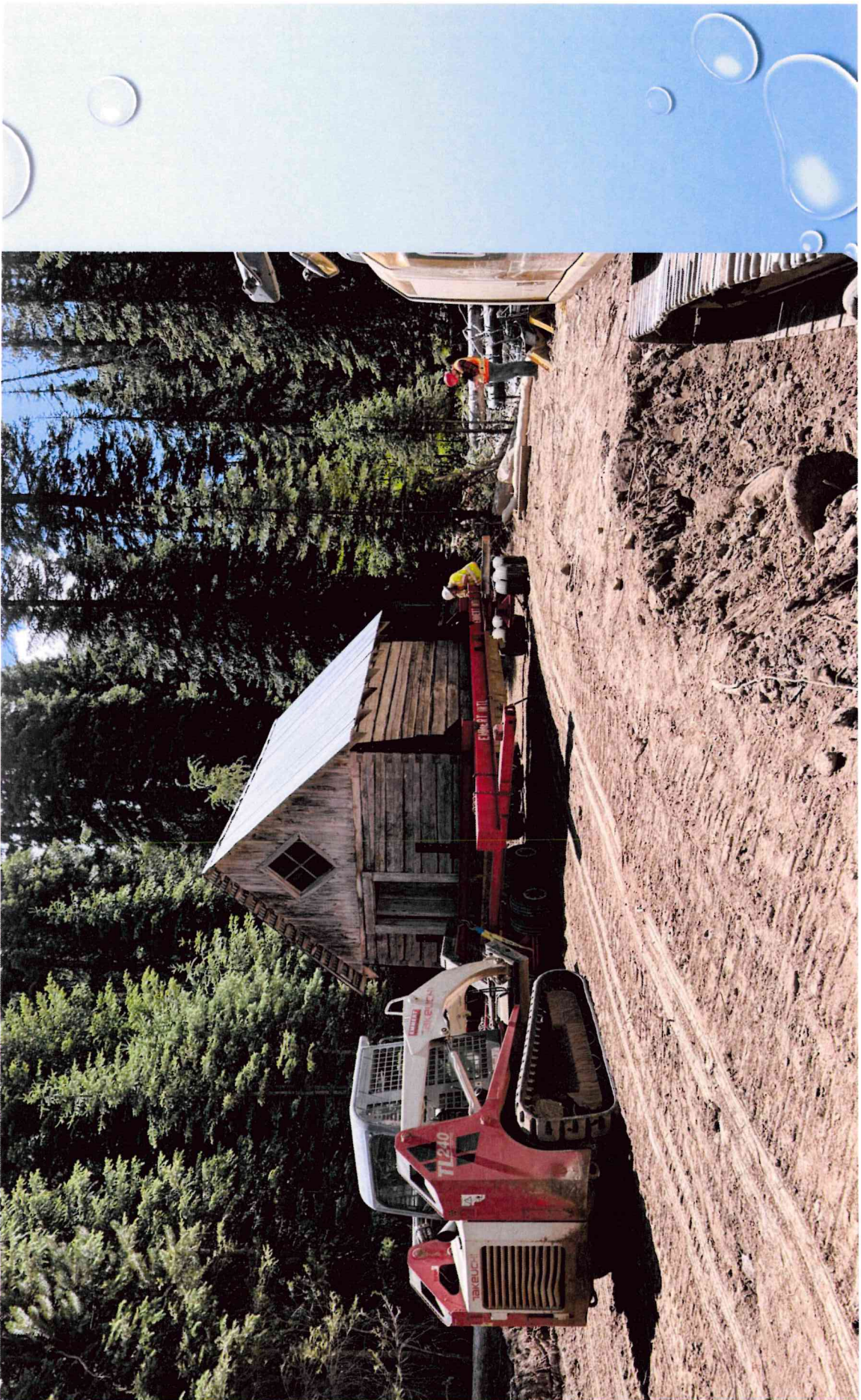




























October 14, 2023

PROJECT CONSTRUCTION

- Season 3 of construction - 2024
 - Installation of fish screens, handrails and walkways
 - Installation of water flow monitoring systems
 - Removal of temporary intake systems
 - Clean-up
 - Estimated 60 days to complete



PROJECT SUMMARY

- Over 25 years in development
- 8 service, land lease and procurement contracts related to construction
- Over 1000 pages of permits with 6 state and federal agencies
- Increased capacity of pipeline from 8 MGD to 17 MGD
- Installed fish passage systems
- Will install fish screening systems in 2024
- Installed fish-friendly culvert on Brooks Meadow Creek