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Regular City Council Meeting
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MINUTES

CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
FEBRUARY 12, 2024
5:30 p.m.
VIA ZOOM/ 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, Finance Director Angie Wilson, Community Development Director Joshua Chandler

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 Ell. Long, McGlothlin, Runyon, Randall, Richardson present.

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA

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

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PRESENTATIONS PROCLAMATIONS

FY 22/23 City Audit Presentation by KDP Certified Public Accountants

Andrew Sherwood of KDP Certified Public Accountants presented highlights from the City and Airport audit reports for Fiscal Year 2022-2023. He said the audits went very smoothly as The Dalles Finance department provided clear and prompt communication.

Mayor Mays pointed out on page 20 it is noted the City received a Certificate of Achievement for Excellence in Financial Reporting and recognized Finance Director Angie Wilson and the department for this work. He asked about the 7.8-million-dollar water fund revenue.

Public Works Director Dave Anderson said the additional revenue was because the Dog River Pipeline work had not proceeded as expected so the money spent was very much below what had been projected leading to the large revenue amount.

Mayor Mays pointed out trends he found interesting including;

- Assessed value doubled in last 10 years
- Leading tax payer changes
- Number of businesses and number of people employed
- Number of City employees reduced by nearly 10% in last 10 years

Richardson asked what lead to the 28% increase in the City's taxable assessed value over one year and 20% increase in property taxes collected.

Wilson said this was the first year taxes were collected from the 2005 build by Design LLC as it came onto the tax roll for the first time.

Mays, Klebes and Wilson thanked KDP Certified Public Accountants.

AUDIENCE PARTICIPATION

Rodger Nichols resident of The Dalles asked what the City was planning to do with the influx of money coming in from new tax infusions.

Klebes said associated with the recently completed City Council goal setting, discussions with Council and County were being planned. These discussions will focus on setting guiding policy for how Strategic Investment Program (SIP) funds will be utilized. SIP revenues will be coming in the next few years as two new data centers are developed.

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CITY MANAGER REPORT

City Manager Matthew Klebes reported;

- Chamber Distinguished Citizen's Banquet February 29th
- Introduced new Facilities Supervisor Mike Kasinger
- KODL Coffee Break
- Presented to Kiwanis
- Rotary presentation next week
- OCCMA conference will be in Hood River. Klebes is on Conference Planning committee with City Managers from Hood River, Cascade Locks and others
- Continuing professional development for leadership team next week via Executive Forum
- Met with representatives from Hillsboro to discuss their SIP agreements and how revenue was utilized, best practices
- Coordinating with County on several items including updating agreement associated with the Fort Dalles Museum and animal controls ordinances
- QLife board meeting
 - Construction project underway in the port area and continued discussions of QLife's development moving forward
- Budget Process work being done
 - New process for community nonprofit funding requests, will be vetting and all requests will be shared with Council.
- RARE Anne Moorhead projects include improving community free Wi-Fi and a ghost lights project for the Gitchell Building.

CITY COUNCIL REPORTS

Councilor McGlothlin reported;

- Briefing with the City Manager and Mayor
- Airport Commission meeting
- Meeting with various department directors
- KODL coffee break show
- Meeting discussing homelessness with City Manager, Police Chief, and City Attorney

Councilor Long reported;

- Urban Renewal (UR) meeting
 - Reappointed positions
 - Planned ghost sign project for Gitchell Building
 - Parks & Recreation updated agency on Millcreek Greenway project
 - Moving forward with Tony's Building redevelopment options

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- Reviewed agency goals and objectives
- Community participation and support at meetings is valued, encouraged more attendance
- Toured Safe Space in Hood River, about 60% of clientele is coming from the Dalles. Children who have been or are thought to have been molested/sexually abused have a Safe Space to go when evidence is being collected to aid in investigation and prosecution. She encouraged donations.

Councilor Randall reported;

- QLife board meeting, reappointed positions, reviewed revised contracting rules, insurance agent of record, and financial update

Councilor Richardson reported;

- UR meeting, Tony's property planning moving forward, action will be seen in the coming months
- City Manager meeting and briefing
- Meeting with Wasco County Sherriff Magill regarding Community Resolution Center
- Upcoming meetings: Houselessness Collaborative and History After Hours

Councilor Runyon reported;

- QLife board meeting
- Local Public Safety Coordinating Council (LPSCC)
- Mid-Columbia Veterans Memorial Committee (MCVMC)
- Briefing with Mayor, City Manager, Councilor Randall
- Citizen calls: one requesting updates on results and complaints of shopping cart ordinance

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the January 22, 2024 Regular City Council Meeting. 2) Approval of Resolution No. 24-004 Concurring with the Mayor's Appointments to the City Budget Committee and Urban Renewal Budget Committee.

CONTRACT REVIEW BOARD

Award of Engineering Services Contract for Design of the East 12th Street Storm and Sidewalk

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Improvements Project

Public Works Director Dave Anderson reviewed the staff report.

Mayor Mays said the project would improve safety at the location. He asked where Century West Engineering was located.

Anderson answered they were located in Lake Oswego, Oregon.

It was moved by McGlothlin and seconded by Long to authorize the City Manager to enter into contract with Century West Engineering in an amount not to exceed \$265,455.40 for Contract No. 2023-014, the Engineering Services for East 12th Street Storm and Sidewalk Improvements contract. The motion carried 5 to 0, McGlothlin, Long, Randall, Richardson, Runyon voting in favor; none opposed; none absent.

Award of SCADA System Upgrade Phase 1 Engineering Services Contract

Public Works Director Dave Anderson reviewed the staff report.

Richardson asked if it could be expected that Phase 2 would be a similar cost and pointed out that the system was created in 1996 which was 28 years ago.

Anderson answered the cost is expected to be similar for Phase 2.

It was moved by Richardson and seconded by Randall to authorize the City Manager to enter into contract with Jacobs Engineering Group for engineering services related to the SCADA System Upgrade Phase 1 project in an amount not to exceed \$1,030,542.00. The motion carried 5 to 0, Richardson, Randall, McGlothlin, Long, Runyon voting in favor; none opposed; none absent.

ACTION ITEMS

Columbia Gorge Regional Airport Tower Lease

Klebes reviewed the staff report.

Dave Anderson notified Council the SCADA system also uses the tower.

Long said the City is fortunate to have a City Manager with experience in working on this type of lease as they are very complicated.

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It was moved by McGlothlin and seconded by Long to authorize the City Manager to execute the Lease Agreement with Oregon RSA #2 Inc. and the Tower and Ground Space License Agreement, Generator Sharing Agreement, and Memorandum of Lease, as presented. The motion carried 5 to 0, McGlothlin, Long, Randall, 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 6:30 p.m.

Mayor Mays reconvene Open Session at 7:00 p.m.

Decision, if any: No decisions were made

ADJOURNMENT

Being no further business, the meeting adjourned at 7:02 p.m.

Submitted by/
Amie Ell, City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:



Amie Ell, City Clerk