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CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
SEPTEMBER 23, 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, 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 McGlothlin to lead the Pledge of Allegiance.

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

APPROVAL OF AGENDA

Mayor Mays noted item #11A would be removed from the agenda.

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

PRESENTATIONS PROCLAMATIONS

Jill Hoyenga Award

Deputy Public Works Director Eric Hansen recognized Jill Hoyenga (see attached)

The Dalles Little League, President Katie Kelley and Patrick Urain

Patrick Urain presented an update of operations for The Dalles Little League (see attached)

Columbia Gorge Community College, Board of Education Chair Kim Morgan

Kim Morgan, Board Chair for Columbia Gorge Community College (CGCC), presented to the City Council, thanked Mayor Mays and the council for the opportunity. She stated that CGCC would be going out for a bond in November, as the current bond was set to expire in 2025. The new bond would continue at the same rate of 27 cents per \$1,000 of assessed value with no tax increase to voters, applying to both Wasco and Hood River Counties.

Morgan explained that CGCC prioritized equitable access to education and drove inclusive prosperity in the community. She noted that CGCC had 290 full-time students, 749 part-time students, and was recognized as the first Hispanic-serving institution in Oregon, with 28% Hispanic enrollment. A recent study showed that CGCC had contributed \$45 million in regional income and supported 645 local jobs.

Morgan mentioned the dual enrollment programs with The Dalles and Hood River high schools and discussed the 2019 groundbreaking for the Advanced Manufacturing Skill Center and residence hall. She emphasized that no bond was required for that project and that one of the goals of the new bond was to pay off that loan. She expressed gratitude for partnerships with the City of The Dalles and the Port of The Dalles.

Morgan highlighted the importance of the advanced manufacturing program, which had supported local businesses, and provided examples of successful collaborations, such as a prototype carburetor developed at CGCC. She also mentioned playground equipment projects with Adventist Health and Chenoweth Primary School.

The bond, if passed, would raise \$13 million, with \$5.5 million in matching funds from the state. It would enhance student safety and campus security, including installing lockdown measures,

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locks, and security cameras. Morgan also discussed refitting classrooms and labs, such as the nursing program's sim labs, which also benefited local hospital staff.

Morgan invited the councilors to visit CGCC to see the programs in action and asked if they had any questions.

Randall pointed out that CGCC had students enrolled in the electromechanical technology program who were a part of the Army Corp of Engineer's power plant training program. This program gave the skills and knowledge needed to go on to complete an apprenticeship then secure a professional career with the federal government.

Morgan noted the CGCC aviation maintenance program had recently graduated it's first cohort. She said they were trying very hard to get a hangar at the Columbia Gorge Regional Airport for the classroom space for this program.

Richardson emphasized the importance of highlighting the benefits of having a thriving community college with local trade programs and noted that the bond would not raise rates but simply continue the current one. He mentioned that his nephew had just started the aviation maintenance program, acknowledging a personal bias.

Long shared that two weeks prior, she had been in Washington, DC with the community outreach team, seeking assistance for the aviation maintenance program and other initiatives. She reminded the Council that the bond was asking for the same rate as 20 years ago. Long mentioned that project costs had doubled in recent years, and money was not going as far, but expressed confidence that with this bond, it would go farther. She noted that by refinancing the existing debt, the cost to taxpayers would ultimately be lower. Long praised the college for creating a world-class education facility that provided family living wage jobs, which were often hidden and underappreciated in The Dalles. She commended the college and College Board for making good decisions and not touting their accomplishments enough.

Morgan added that in 2019, CGCC opened a college food pantry. During the pandemic, when five food pantries operated throughout the Hood River and Wasco County region, the CGCC pantry was one of the only ones that remained open. She highlighted how helpful it had been for students who were food insecure and noted that the pantry was also open to the wider community.

Mayor Mays shared that he attended two meetings of the committee working to pass the bond and expressed his support for the bond. He stated that he planned to vote for it and encouraged everyone in the audience to do the same.

Local Government Academy Graduation Recognition

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Mayor Mays recognized the Local Government Academy graduates in attendance. He noted that there were 12 graduates being honored and presented them with certificates of achievement and medallions. He explained that the Academy consisted of seven sessions, each lasting about an hour and a half, which included presentations, tours, and demonstrations led by City staff. The Mayor expressed hope that the Academy educated the participants on how the City operates and encouraged them to consider volunteering for City commissions and committees, as past graduates had done. He then invited the graduates to come forward as their names were called to receive their certificates.

AUDIENCE PARTICIPATION

Sally Carpenter, resident of The Dalles read a letter to council about STRs (Short Term Rentals). (see attached)

Long thanked Carpenter for the feedback and thoughtful response to proposed STR amendments.

Mayor Mays suggested Carpenter and her neighbors pay close attention to the City website as the topic would be addressed at an upcoming Council meeting.

Klebes said the Leadership Team would be meeting the next day to firm up the plans for the next City Council meetings. He said it was tentatively scheduled for October on either the 14th or 28th.

Patrick Matson of 313 West 20th St said he was concerned about the agenda report completed on July 22, particularly the grandfathering clause that would allow all existing Short-Term Rentals (STRs) to be exempt from new regulations. He said he worried that, even after the moratorium and the establishment of new procedures, the community would face the same problems, leaving it in a similar situation as before. He said he understood that some property owners had invested capital to create commercial enterprises, but residents had also made substantial investments in their neighborhoods. He said his neighborhood had the highest concentration of STRs in residential areas, which he found inequitable. He believed new rules and regulations should apply to everyone, though he suggested that if grandfathering were allowed, it should be limited to three years. He said an indefinite exemption didn't seem fair to the community. Additionally, he said the current 100-foot notification requirement was inadequate, as he had not received any notification despite living within that radius. He proposed expanding the notification area to at least 500 feet, including the perimeter of every property, to ensure residents on the other side were informed.

Olga Maximo said she had recently moved to The Dalles and resided near Radio Way and West Scenic. She expressed appreciation for the work of City staff on the proposed code changes related to Short-Term Rentals (STRs) and described the proposal as a good start. She said she

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had previous experience living in a small destination town of 15,000 people, she highlighted two recommendations. First, she suggested that the distance metric between STRs be measured as a radius rather than a line, which she said would better control STR density in neighborhoods. Second, she expressed opposition to a grandfather clause for existing STRs, recommending that the City continue monitoring and regulating STR growth on a regular basis. She said that with effective STR regulation, there could be an opportunity to increase long-term rental availability and improve affordability in the area.

CITY MANAGER REPORT

City Manager Matthew Klebes reported;

- The Federal Street Plaza Ad Hoc Committee held its first meeting a few weeks prior, with the next meeting scheduled for Wednesday evening. The committee began exploring options for the plaza.
- Human Resources Director Daniel Hunter completed the Emergency Response Toolkit, which included: An updated Continuity of Operations Plan, an updated City Evacuation Plan, acquisition of "stay bags" with supplies to support up to 50 Public Works staff for 14 days during an emergency.
- Attended the Dog River ribbon-cutting/completion ceremony and a Small Cities meeting organized by Business Oregon.
- Expressed appreciation to Local Government Academy participants and thanked staff who stayed late to assist, noting their efforts to make presentations transparent, welcoming, and engaging for the community.
- Extended personal and community gratitude to Dave Anderson for his diligent work on the Dog River Pipeline project, acknowledging its lasting benefits.

CITY COUNCIL REPORTS

Councilor Runyon reported;

- Attended the Mid-Columbia Fire and Rescue observance marking the 23rd anniversary of the 9/11 attacks, including the Twin Towers, Pentagon, and Pennsylvania events.
- Held a phone meeting with the City Manager.
- Attended the POW/MIA National Day of Recognition at the Kelly Viewpoint.
- Participated in a briefing session with the City Manager, City Attorney, and Richardson.
- Made individual phone calls following the briefing with both the City Manager and Mayor Rich Mays to discuss various issues.

Councilor Richardson reported;

- Agreed with Councilor Runyon that the recent briefing session was productive and

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helpful in preparing for upcoming negotiations.

- Attended the Preparedness Expo and assisted the Lions Club in grilling.
- Participated in the first official meeting of the Plaza Ad Hoc Committee.

Councilor McGlothlin reported;

- Attended a meeting with the Homeless Committee.
- Participated in an Urban Development meeting.
- Attended the POW/MIA ceremony at Kelly Viewpoint.
- Attended an Airport Commission meeting.
- Served on the Mid-Columbia Fire District interview panel.
- Held a briefing session with the City Manager.

Councilor Long reported;

- Traveled to Washington, DC, with community outreach team September 9 – 13. A more detailed report would follow.
- Attended Urban Renewal Agency, discussed potential increase in maximum indebtedness.
- Participated in a briefing session with the City Manager, another Councilor, and Mayor.
- Missed the Dog River Pipeline event due to a canceled flight and overnight delay.

Councilor Randall reported;

- Attended the 9/11 commemorative event
Participated in briefing session with the Mayor, Councilor Long, the City Manager, and the City Attorney.

Mayor Mays reported;

- All items had already been covered.

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 September 9, 2023 Regular City Council Meeting; 2) The minutes of the August 19, 2024 City Council Work Session Meeting; 3) Resolution No. 24-022 Concurring with The Mayor's Appointment to the Planning Commission, Pipinich

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Runyon said he would like to point out speaker had requested a list of all STR residential and email addresses. He said this list was already available in the minutes from the September 9th meeting.

Mayor Mays recognized Carrie Pipinich who had joined via Zoom was in attendance.

PUBLIC HEARING

Special Ordinance No 24-603 Vacating Portions of Public Right-Of-Way Adjacent to 1405 East 10th Street

Mayor Mays read the Quasi-Judicial Hearing rules.

Mayor Mays opened the public hearing at 6:42 pm and asked for the staff report.

Joshua Chandler Community Development Director reviewed the staff report.

Mayor Mays asked if there was anyone present who would like to testify in favor of the proposed vacation. There were none.

Mayor Mays asked if there was anyone present who would like to testify in opposition of the proposed vacation. There were none.

Mayor Mays asked if there was anyone present who would like to testify or ask questions on the proposed vacation. There were none.

Mayor Mays confirmed had enough information to make a decision. He closed the public hearing at 6:53 pm.

Ell read the Ordinance by title.

It was moved by Richardson and seconded by Randall to adopt Special Ordinance No. 24-603, approving the Petition for Public Right-of-Way Vacation, Application No. 075-24 vacating portions of the public right-of-way adjacent to 1405 East 10th Street, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report, by title only, as presented. The motion carried 5 to 0, Richardson, Randall, Long, McGlothlin, Runyon voting in favor; none opposed; none absent.

EXECUTIVE SESSION

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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.

Randall recused himself, stating he had a conflict of interest.

Mayor Mays recessed Open Session at 6:57 pm.

Mayor Mays reconvene Open Session at 7:50 pm.

It was moved by Richardson and seconded by Long to approve the memorandum of agreement with The Dalles Police Association implementing a 36-hour workweek pilot policy for sworn police officers until June 30, 2025. The motion carried 5 to 0, Richardson, Long, McGlothlin, Randall, Runyon voting in favor; none opposed; none absent.

It was moved by Runyon and seconded by McGlothlin to approve a retention and recruitment adjustment for the remainder of the fiscal years 23/24 equaling a gross amount of \$127.42 per payroll for each full-time exempt employee. The motion carried 5 to 0, Runyon, McGlothlin, Long, Randall, Runyon voting in favor; none opposed; none absent.

Long noted the discussion during executive session was to approve this because there had been a huge increase in the insurance premiums for people after the regular budgeting process and they wanted to be able to retain and recruit excellent City employees.

It was moved by McGlothlin and seconded by Long to approve a retention and recruitment adjustment for the remainder of the fiscal years 23/24 equaling a gross amount of \$127.42 per payroll for each full-time staff represented by SEIU barring and object from said union. The motion carried 5 to 0, McGlothlin, Long, Randall, Runyon, Richardson voting in favor; none opposed; none absent.


It was moved by Long and seconded by Richardson to approve a retention and recruitment adjustment for the remainder of the fiscal years 23/24 equaling a gross amount of \$127.42 per payroll for each full-time staff represented by The Dalles Police Association barring and object from said union. The motion carried 5 to 0, Long, Richardson, Runyon, McGlothlin, Randall voting in favor; none opposed; none absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:54 pm.

Submitted by/Amie Ell, City Clerk

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SIGNED: 

Richard A. Mays, Mayor

ATTEST:


Amie Ell, City Clerk

September 23, 2024

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

Re: 2024 City Code Amendments for Short Term Rentals

Dear City Council,

We are residents within a low-density residential zone of The Dalles, which we selected in part for the minimal noises and congestion in such a neighborhood. We have previously spoken with you regarding the problems created by the high concentration and lax management of short-term rental properties in our neighborhood. The short-term rental properties creating the most problems in our neighborhood are all owned by limited liability companies based in Portland. To the best of our knowledge, there are no on-site managers or long-term residents at these properties.

We appreciate your review of potential City code amendments in order to improve the current short-term rental problems in our community. We have reviewed the staff report to the Council by Community Development Director Joshua Chandler, dated July 22, 2024, and the related Analysis and Policy Recommendations from MIG, dated July 3, 2024.

First, we request that you extend the current moratorium on the City issuing licenses for short-term rentals for an additional six months. Such an extension would provide the City with time to seek and gather community input on this matter. To date we know of only one such outreach event by City officials, when Mayor Mays spoke at a neighborhood gathering in July.

Second, we request that you limit the total number of short-term rental licenses issued by the City and further place a prohibition on licensing of a new short-term rental that is within a one thousand foot radius of an existing short-term rental property. The high concentration of multiple short-term rental properties presently in our neighborhood – some of which are marketed by the owners as “The Scenic Series”¹ – has consumed available parking spaces and resulted in unacceptable noise levels.

Third, we request that you publish a list of the addresses for all short-term rental properties in The Dalles, their managers, and the managers’ current telephone numbers. Presently, due to the limited notification to neighbors who live a mere one hundred feet away from a short-term rental property, neighbors who live one hundred twenty feet away from an offending short-term rental have no information for how to notify the manager of the offending property.

¹ See, for example: https://www.airbnb.com/rooms/705755151662945069?check_in=2024-10-22&check_out=2024-10-27&guests=1&adults=1&s=67&unique_share_id=41b4bca4-2b2d-45a3-ba72-730b408a2dfa This property advertises, “Scenic Series- Looking to host a larger group? Check out Pano Gorge Views with a connecting gate for access to larger groups.” See also: https://www.airbnb.com/rooms/48103819?check_in=2024-10-22&check_out=2024-10-27&guests=1&adults=1&s=67&unique_share_id=204dcbe9-1e91-4c96-9a71-543dc7837465 This property advertises, “Our Scenic series homes give guest the opportunity to book more than one home in the same vicinity and all walking distance for larger gatherings. Please see our other listings or directly inquire for more details.”

Fourth, we request that you amend the City code to require notification to all neighbors within a one thousand foot radius that the City has licensed a short-term rental property. We request that the notification to neighbors include an active phone number for the manager and that the manager be required to respond to the problem within one hour.

Fifth, we request that the City fund and implement some type of 24-hour accessible resource to respond promptly to problems arising at short-term rental properties. The existing reporting structure for complainants outlined in ordinance 8.02.110 is impractical and unrealistic. The reasons include (1) the codes enforcement officers work only during daytime hours; (2) many noise, crowding, behavior, and parking problems emanating from short-term rentals occur at night; and (3) by the time that the codes enforcement officers receive and respond to a written complaint, not only have the noise, crowding, behavior, or parking problems changed, but the short-term renters have also vacated the property. For the City to expect sworn police officers² to respond to every non-emergency noise, crowding, and parking problem at short-term rentals is a very expensive consumption of City resources. The City needs to develop a new pathway to receive and respond promptly to the problems that arise because of short-term rentals.

Sixth, we request that you amend the City code for Low-Density Residential Zones³ to change “Bed and Breakfast and Vacation Rentals” from an Accessory Use Permitted Outright to a Conditional Use. What we have shared with you about the various problems arising from the high concentration of short-term rentals in our neighborhood aligns with the purpose for making some property uses conditional; see ordinance 10.3.050.010. The conditional use permitting process would provide all community members with notice and an opportunity to be heard about their concerns before the Planning Commission.


Finally, we request that the City require **all** short-term rental properties, their owners, and their operators to comply with existing and future City ordinances. The City should not grant exemptions from compliance with amended or future ordinances based upon a property’s present operation as a short-term rental. The annual licensing requirement should involve deeper review, inspection, and enforcement by the City before any license is renewed. We request transparency by the City in its review, inspection, and enforcement of ordinances governing short-term rentals, much in the same manner as North Central Public Health publishes its reports of inspections of area hotels and restaurants⁴.

We appreciate your work to improve the quality of life for all residents of The Dalles.

Sincerely,



Sally Carpenter
PO Box 371
The Dalles, Oregon



Pat Matson
313 W. 20th Street
The Dalles, Oregon

² For example, see OAR Chapter 259, Division 8, for minimum training and certification requirements.

³ Ordinances 10.5.020.020 and 10.5.020.030.

⁴ <https://inspections.myhealthdepartment.com/or-north-central-public-health>

Sept 23, 2024

The Dalles City Council

313 Court St.

The Dalles, Oregon 97058

Re: Code Amendment for STR

Dear City Council Members,

I would first like to state that I agree with the letter sent to you from Sally Carpenter regarding the code amendments. She stated most of the points needing to be addressed by the council except for the parking and traffic safety. Joshua Chandler did cover that but not in detail. My understanding for parking spaces is that there is an allowance for one car per each guest room and that parking is on the property, not on the street. There is a maximum number of people allowed to occupy the STR home so this is an easy way to make sure that rule is enforced.

I wanted to emphasize that the concentration of STR fall in just a few areas. Within those areas are also long term rentals. This point needs to be addressed as the distance between STRs needs to be increased in order not to add to the density of rentals in general in one area. Sally Carpenter stated that distance between STRs be increased to 1000 ft. I would hope that the council considers expanding the distance between STR but consider the overall number of rentals before allowing more STR in an area.

STRs that are not owner occupied continue to pose a problem. The owner or manager is not present when guests arrive posing a safety issue. There have been instances where a guest has gone to the wrong address and has begun to unpack their car. Fortunately, the owners were at home. But how can we guard against this happening again? I, for instance as a senior resident, have a real problem if I were to come into a room in my home and find strangers there. Without the manager or owner being present to direct where they park and other rules guests need to follow, a number of problems could be avoided. Noise and partying continue even if they aren't allowed. We need to be more clear to what we expect from these owners that are using homes in a residential neighborhood for commercial use. Or should we not allow this in the first place?

I see that parties continue at one of the non owner occupied homes. Even though it's not allowed according to the city's ordinance as well as the rules stated by BnB's, this

particular owner, Steve Day, must feel that he is above the law. And he may rightly feel this way as we are going to grandfather his STRs as to not have him be subjected to new ordinances. If you were to ask every person who lives by his rentals or is affected by them if they believe this is fair, you would get a resounding NO.

Please extend the moratorium for another 6 months so we can work out more of these issues.

Thank you for your time,

Jann Oldenburg

2151 Radio Way

The Dalles, Or 97058