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City Council Meeting  
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MINUTES

CITY COUNCIL MEETING  
COUNCIL CHAMBER, CITY HALL  
OCTOBER 28, 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, 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 City Clerk Ell. Long, McGlothlin, Randall, Richardson 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**

Long requested the agenda be amended to add an item 11E for consideration of a resolution in

support of the Columbia Gorge Community College bond measure 33-111.

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

### **PRESENTATIONS PROCLAMATIONS**

Elijah Preston, Wasco County Treasurer, reported on the recent Veterans Stand Down hosted by the Wasco County Veterans Service Office, which he supervises. He noted that this year, the event was unexpectedly organized by their office after another agency withdrew at the last minute. Chelsea Perritt took the lead in planning and executing the event, which focused on connecting veterans with various social services, including health, mental health, transportation, and housing. Approximately 35 veterans attended and received support at the event, which required significant planning and effort, with Perritt dedicating nearly six months to its preparation.

Mayor Mays thanks Perritt for her work and presented a certificate of recognition.

Perritt expressed gratitude to the Mayor and City Council for the opportunity to speak. She emphasized the importance of collaboration among social services to support the community, stating that "we are better together." She quoted Mr. Rogers' mother, encouraging everyone to "look for the helpers," recognizing the efforts of the Council and social services in aiding those in need. Perritt reported an increase in walk-ins this year, with 35 veterans attending compared to 31 last year. She acknowledged the contributions of sponsors, including Spooky's Pizza, Oregon Equipment, Crestline Construction, and the Hood River Elks Lodge. She highlighted that connecting veterans to social services benefits the local economy, noting that her office brought in \$138,000 last quarter, which strengthens the community and gives people a voice.

### **AUDIENCE PARTICIPATION**

Bob Kenyon, a resident of The Dalles, shared his experience attending the recent Witches Walk, highlighting the vibrant atmosphere downtown with crowds and people visiting local stores. He compared it to a similar festive event he attended in Sequim, Washington. Kenyon expressed his enthusiasm for creating a similar space in The Dalles, providing copies of photos taken by his son that showcase a park setting. He noted the ongoing review of proposals for the area and hoped to see a park included, referencing past community letters that suggested various ideas for development.

### **CITY MANAGER REPORT**

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City Manager Matthew Klebes reported;

- Announced a public city council goal-setting session on November 15, aimed at reviewing progress and managing workload.
- Attended the League of Oregon Cities conference, where Councilors McLaughlin and Runyon were also present.
- Reported replanting of downtown street trees and pouring of concrete pads for new trash cans, which would be decorated by local artists.
- The ad hoc Federal Street Committee hired Walker Macy for Federal Street Plaza design, with the kickoff meeting held last week.
- The Dog River pipeline project received an award from the Oregon Division of State Lands, with thanks to Dave Anderson for his contributions.
- Recapped the water master plan work session, highlighting its importance and potential adjustments to water rates.
- Showcased gifts from Sister City Miyoshi, which were to be displayed outside the city council chambers
- A joint meeting with Wasco County was scheduled for November 4 to finalize discussions on the Strategic Investment Program and Google funding. The meeting would take place at the County Commission meeting room, 401 East Third Street.
- November 5 marked Election Day, with a reminder for residents to vote.
- There would be no council meeting on November 11 in observance of Veterans Day.
- The new process for City Council funding requests was posted online, with the application form shared across the city's media platforms.

Tom Worthy Police Chief provided a staffing update for the City Police Department. He recognized Jamie Carrico as the department's most senior officer, having served nearly 30 years. Chief Worthy also acknowledged Sergeant Eric McNabb, who recently left to accept a promotion at the Gladstone Police Department, highlighting the healthy progression within the organization. He introduced three new hires: Dante Avila, a local resident transitioning from HVAC, and William Brian Askey, previously in information technology, both set to attend the police academy on November 4<sup>th</sup>. Gabriel Wilson joined from the Hood River Police Department and holds an Advanced Certificate in law enforcement. All new officers will undergo training to meet the department's standards and serve the community effectively.

Worthy said the police department had become fully staffed, a milestone not reached in some time. This staffing level would enable the department to reinvigorate specialty programs, including traffic enforcement, narcotics, and community outreach positions. He noted that 50% of the officers had less than five years of experience, indicating a youthful department, with six officers having less than a year of experience. He emphasized the importance of mentoring and

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training for the new officers, all of whom had demonstrated the aptitude to learn and develop their skills. The department planned to focus on training and exposure to ensure their success.

Mayor Mays said he had the honor of attending the swearing-in ceremonies for the new officers and welcomed them to the police department. He emphasized that they were joining an organization with strong support from both the City Council and the community. Mays noted the department's excellent culture and expressed confidence that this community support would contribute to their success.

### **CITY COUNCIL REPORTS**

Councilor Randall reported;

- Attended Water Master Plan work session
- Explained that he had been called to work at a call center of the Army Corp of Engineers district office to help respond to help sign up people for temporary roofing who had been impacted by Hurricane Milton in Florida.

Councilor Long reported;

- Attended the police swearing-in ceremony for two officers.
- Attended the Youth Empowerment Shelter's fundraiser, noting participation from local law enforcement, including new officer Bryant Askey.
- Special Urban Renewal Agency meeting that initiated a substantial plan update to be presented to the City Council.
- Declared surplus property, specifically signs from the old car lot, with plans to offer them to local residents first.
- Attended Community Outreach Team meeting.
- Water Master Plan work session.

Councilor Richardson reported;

- Attended the Urban Renewal meeting
- Federal Street Plaza Committee meeting, where it was noted that Walker Macy has been retained for the project.
- Water Master Plan work session.

Councilor McGlothlin reported;

- Attended the League of Oregon City conference with the City Manager and Councilman Runyon.
- Participated in the Urban Renewal meeting.
- Attended the City work session on the Water Master Plan.

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- Recognized students visiting from Miyoshi, Japan, during the Sister City event held last Friday.
- Announced that the Lions Halloween traffic control will take place this Thursday to ensure safety for children, thanking the Public Works and Police Departments for their support.

Mayor Mays reported;

- Conducted a radio interview with Al Wynn on KODL and a similar interview with Mark Bailey on KACI.
- Participated in the recent visit from approximately 20 high school students and four chaperones from Japan, which culminated in a Jamata party at the Civic Auditorium.

### **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, Randall, Richardson voting in favor; none opposed; Runyon absent.

Items approved on the consent agenda were: 1) The minutes of the October 14, 2024 Regular City Council Meeting; 2) Resolution No. 24-026 A Resolution Assessing the Real Properties Located at 310 & 314 East 13th Place; 1414 East 13th Place; and 1290 West 8th Street the Costs of Nuisance Abatements

### **CONTRACT REVIEW BOARD ACTIONS**

Authorization for Amendment to Contract Issued for Emergency Repairs to Digester 1 Cover

Dave Anderson public Works Director reviewed the staff report.

Richardson asked what might happen if the repairs were not made.

Anderson said they would not be able to operate within the permit limits through the winter and could face DEQ regulation fines of up to \$10,000 per day.

McGlothlin asked if there had been any injuries.

Anderson said there had not.

It was moved by McGlothlin and seconded by Long to authorize an amendment to the

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construction contract with Record Steel and Construction Inc for emergency repairs to Digester 1 in an amount of \$484,509.00. The motion carried 4 to 0, McGlothlin, Long, Randall, Richardson voting in favor; none opposed; Runyon absent.

**ACTION ITEMS**

Resolution No. 24-025 Assessing the City's Abatement of Real Property Located at 3221 West 10th Street

City Attorney Jonathan Kara reviewed the staff report and introduced Code Enforcement Officer Nikki Lesich.

Lesich addressed the Mayor and Council, affirming Kara's detailed summary and supporting documentation. She added that three calls were received from two concerned property owners, especially worried around the Fourth of July about fire risks posed by three- to five-foot-high vegetation along the back side of properties. Lesich noted that the property owner in question never contacted the code enforcement office throughout the process, despite the office's standard practice of accommodating reasonable timelines. The owner only reached out after receiving the bill.

Richardson asked for confirmation from Lesich that she was not aware of what had happened to the steel bin referenced in the staff report.

Lesich confirmed that while the property owner claimed to have hired someone to address the property, she received no further communication. She added that Kara, present during her conversation with the contractor, verified that the contractor only removed vegetation and garbage, without disposing of any bins.

McGlothlin asked if there appeared to be anyone living on the property or if it was vacant.

Lesich said it was vacant.

Mayor Mays noted that the property owner claimed he wasn't properly notified, did not grant permission for entry, and that the five-day response time was insufficient. Mayor Mays confirmed that the initial contact made with the property owner was through a voluntary compliance letter dated June 27.

Lesich clarified that while the City had been in contact with the property since May 14, it was not specifically regarding vegetation issues. For this particular abatement case, the initial contact was indeed the voluntary compliance letter sent on June 27.

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Long asked for clarification, confirming that Lesich had been in contact with the property owner regarding a different nuisance issue before addressing the current vegetation abatement.

Lesich confirmed it was indeed the same issue of non-response. She noted that the initial contact on May 14 concerned a tree obstructing the public right-of-way, which the school district had requested to clear due to buses hitting the limbs. There had been no response from the property owner regarding that issue either.

McGlothlin commented that representation is requested in cases where extenuating circumstances may impact the situation but questioned whether that applied here. He then asked if Mr. or Mrs. Valkov were present at the meeting.

Kara stated that the City had notified the property owners via certified mail that the council would be considering their objections. The notice confirmed that the meeting would be held at 5:30 p.m. this evening, although it appeared the property owners were not in attendance.

Mayor Mays asked for an estimate of how many staff hours had been spent on the case.

Kara estimated 5 hours of paralegal time and 2 hours of the City Attorney's time.

Lesich noted that a collective effort of approximately eight hours was spent on this property, which included tasks such as inspections, re-inspections, obtaining warrants and supporting affidavits, contacting the judge, consulting with the legal department, and coordinating with supervisors to ensure all parties were informed about the case.

Mayor Mays noted that the property owner did respond to the Notice of Assessment sent in September, which was directed to the same address as previous notices.

Richardson expressed his frustration with the situation, stating that it was not why he got involved in public service to impose penalties on individuals, but acknowledged that such measures can be necessary. He emphasized the importance of taking interactions with police and code enforcement seriously. He then proposed a motion to reduce the abatement cost by \$150, not because he believed the staff had acted incorrectly, but as a gesture of goodwill. He moved to adopt Resolution 20-4025, which assessed the city's abatement of the property located at 3221 West 10th Street, with the amended amount set at \$1,450.

There was no second.

It was moved by McGlothlin and seconded by Long to adopt Resolution No. 24-025, a resolution assessing the City's abatement of the real property located at 3221 West 10th Street, as

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presented. The motion carried 4 to 0, McGlothlin, Long, Richardson, Randall voting in favor; none opposed; Runyon absent.

Randall acknowledged the distasteful nature of abatement cases. He commended the City for its thorough documentation and adherence to established processes in these matters. He reiterated confidence in the City's ability to follow codes and maintain proper procedures, concluding his remarks with gratitude.

### Resolution No 24-027 Approving a Rate Increase Resulting from Increased Operational and Disposal Fee Costs Incurred by Waste Connections of Oregon, Inc. (Dbn The Dalles Disposal)

City Manager Matthew Klebes reviewed the staff report. He noted a correction that the increase was based on 85% CPI and not as it was written at 65%.

Jim Winterbottom of The Dalles Disposal provided specific examples of rate adjustments, stating that a customer with a 32-gallon weekly service would see an increase of 44 cents per month, bringing the total to \$21.78, or 10 cents per pickup. A similar increase for a 90-gallon roll cart would raise the cost by 15 cents per pickup. For businesses using a yard-and-a-half dumpster, the rate would increase from \$114.17 to \$116.55 for weekly service. He invited the Council to ask any questions regarding the proposed changes.

Klebes highlighted the importance of the annual rate adjustment process. He acknowledged that while the percentage increases might seem small, maintaining a consistent approach is crucial to align with the rising costs faced by the entity. He warned against delaying adjustments for several years, which could lead to significant increases needed to catch up. He highlighted that this consistency helps avoid sudden spikes in costs and allows for better management of rate changes over time.

Mayor Mays complimented Jim Winterbottom and his employees for their excellent service. He noted that he personally received many positive comments from the community regarding the truck drivers and their efforts, stating they consistently go above and beyond in their work.

Klebes also thanked Winterbottom for collaborating on providing service and liners for the new downtown trash cans that would be deployed downtown in the coming weeks or months. They worked together to choose a design that would complement the downtown area while ensuring convenient servicing.

McGlothlin expressed appreciation for the involvement with Lions Christmas tree pick-up. He inquired about the special rate for seniors.



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Winterbottom confirmed the existence of a special rate for low-income, elderly, and disabled persons through MCCAC, noting a \$3 monthly credit that had not been increased since 2009. He explained they would also be raising the credit to \$6, which would also adjust with future rate increases, ensuring the discount remains proportional.

Richardson inquired about a \$10.11 special charge related to difficulties encountered by waste collection staff, specifically asking for clarification on the term "roll off curb" and whether it refers to items that physically fall off the curb or another situation.

Winterbottom explained that he couldn't recall the last time a charge was applied under that category. He clarified that the charge would be relevant if a container had to be physically rolled off a curb without an adequate approach, emphasizing that safety is a primary concern in such situations.

It was moved by Richardson and seconded by McGlothlin to adopt Resolution No. 24-027 Approving a Rate Increase Resulting from Increased Operational and Disposal Fee Costs Incurred by Waste Connections of Oregon, Inc. (Dbas The Dalles Disposal), Effective January 1, 2025. The motion carried 4 to 0, Richardson, McGlothlin, Long, Randall voting in favor; none opposed; Runyon absent.

### Proposed IT Network Position

City Manager Matthew Klebes reviewed the staff report and invited IT Director David Collins to address Council and answer questions.

Mayor Mays asked how many would be in the IT department with this new position.

Klebes stated that the IT department will be expanding to include a fourth position. Previously, the department had an IT manager and a help desk technical support individual. A systems administrator was added when the IT department was created, and this new position will be the fourth addition to the team.

Richardson expressed appreciation for the thoughtful and cautious approach taken before adding positions to the IT department. He requested an explanation of why it is deemed necessary to have four personnel in the IT department.

Klebes detailed the need for an additional position in the IT department, emphasizing the proactive measures required to address system issues and vulnerabilities. He noted that the IT staff has been in a reaction mode due to the end of life for certain systems and the need to manage changes in internet service. He highlighted that without this additional role, the

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department may continue to struggle for 18 to 24 months without effectively addressing ongoing challenges.

Collins added that the lack of a dedicated person in the IT department has resulted in accumulating technical debt, which hinders the department's ability to proactively address issues. He emphasized that resolving these problems sooner rather than later would benefit the city as a whole, allowing for a more proactive approach to IT support and management. He clarified that technical debt refers to the challenges arising from inadequate management of technology, leading to obsolescence and increased difficulty in handling specific systems. As technology becomes outdated, fewer individuals possess the necessary skills to manage it effectively, necessitating the hiring of external experts with specialized knowledge. This approach, while sometimes more costly, ultimately requires less ongoing effort compared to merely managing aging systems on a day-to-day basis.

Long noted that by avoiding necessary spending now, the City ultimately incurs higher costs in the long run. This approach of deferring investment in technology can lead to increased expenses due to the challenges of managing outdated systems and the need for specialized external expertise.

McGlothlin emphasized the importance of staying current with technological advancements, particularly with the emergence of AI, which significantly impacts law enforcement and record-keeping. He highlighted that adequate equipment and operating systems are essential to meet these evolving demands and expressed his support for adding the proposed IT position.

Klebes added that maintaining legacy equipment and ensuring basic operational functionality are critical tasks for the IT department. He mentioned upcoming projects, such as the CAD RMS program and the increased interest in security cameras for City facilities, which could be adversely affected if the department is not adequately staffed. He stressed that insufficient resources could lead to delays and hinder the City's ability to execute these important initiatives effectively.

Mayor Mays inquired about the confidence level regarding attracting and hiring a sufficient number of qualified individuals for the IT position. He directed the question to either David or Matthew.

Collins expressed optimism about attracting qualified candidates for the IT position, referencing the previous hiring of a systems administrator, which yielded a strong pool of candidates. He anticipated that they would be able to find a suitable long-term fit for the position.

It was moved by Long and seconded by Randall to adopt the October 28, 2024 Wage Table,

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adding a Network Administrator Position. The motion carried 4 to 0, Long, Randall, Richardson, McGlothlin voting in favor; none opposed; Runyon absent.

Resolution No. 24-024 Authorizing Transfers of Budgeted Amounts Between Various Departments of The General Fund of the City Of The Dalles Adopted Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2025.

Finance Director Angie Wilson reviewed the staff report.

Long noted that although hiring a contractor for the Emergency Management Plan incurs immediate costs, it is essential for ensuring that projects are included in the plan to qualify for federal funding sources. She emphasized that this investment could yield significant benefits in the future.

Klebes provided an example related to seeking funding for Q Life, a collaborative entity involving the City, County, and PUD for fiber deployment in the region. He highlighted the importance of establishing a co-location facility on the east side of the Cascade Mountain Range as a key hub for fiber communications, particularly in light of potential Cascadia events. He noted that FEMA resiliency grants often require projects to be explicitly listed in emergency management plans to support funding applications.

Long clarified that the current IT services are primarily sourced from Portland and Seattle. She emphasized that, in the event of a Cascadia earthquake, the region could be better positioned to withstand the disaster compared to the west side of the state. She explained that the goal was to establish additional services locally to create a new hub for these resources. However, she pointed out that the lack of inclusion of this initiative in the Emergency Management Plan hindered their ability to effectively advocate for funding to support these efforts.

It was moved by McGlothlin and seconded by Richardson to adopt Resolution No. 24-024 Authorizing Transfers of Budgeted Amounts between Categories of Various Funds of the City of The Dalles Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2025. The motion carried 4 to 0, McGlothlin, Richardson, Long, Randall voting in favor; none opposed; Runyon absent.

Resolution 24-028 A Resolution Approving City Council Support for Columbia Gorge Community College Bond Measure 33-111

Long indicated that all council members had a copy of the proposed resolution, titled The Dalles City Council's Resolution 24-028. She clarified that the staff was not required to be present for this discussion, as it was a council-only resolution and not related to City of The Dalles staff. She

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proceeded to read the resolution aloud, noting that it was not included in the packet.

Whereas The Dalles City Council recognizes the importance of Columbia Gorge Community College, the college as a vital institution for education and workforce development in Our community. And whereas the college seeks voter approval of bond measure 33-111 to issue \$13 million in general obligation bonds, which will maintain the current bond tax rate of 27 cents per 1000 of assessed property value. And whereas approval of the bond measure would secure 5.5 million in state matching funds critical for enhancing the college's ability to upgrade and improve its facilities. And whereas the college formed a Facilities Planning Committee in 2023 composed of community and college volunteers, which recommended improvements to the college's educational and workforce training facilities. And whereas the bond measure will fund essential projects including enhancing student and staff safety with modern security systems, updating aging building systems for better efficiency and accessibility, modernizing classrooms and labs and making significant improvements to the Dallas and Hood River campuses. And whereas the City Council believes that the successful passage of bond measure 33-111 will significantly benefit the North Wasco County School District and Hood River County School District students, staff and the broader community by ensuring that the college's facilities are safe, modern and equipped to support high quality education and job training. Now, therefore, let it be resolved. The Dallas City Council resolves as follows, one, the Dallas City Council hereby expresses its full support for Columbia Gorge bond measure 33-111 and the continued investment in local education and workforce development. Two, the Council encourages all eligible voters within the district to carefully consider the merits of bond measure 33-11, and the positive impact it will have on the future of education in our region.

Richardson expressed his support for the resolution, noting that he had previously endorsed the college bond in comments made to the council. He described the resolution as a wise investment that essentially maintained business as usual, stating that it would not raise the tax rate but would continue to upgrade and modernize the college. He also expressed gratitude to Long for bringing the resolution forward for their consideration.

McGlothlin confirmed his historical support for the resolution and expressed his continued support during the meeting.

It was moved by Richardson and seconded by Randall to approve Resolution 24-028 as read into the record by Councilor Long. The motion carried 4 to 0, Richardson, Randall, Long, McGlothlin voting in favor; none opposed; Runyon absent.

## **DISCUSSION ITEMS**

The Dalles Downtown Parking Assessment

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Community Development Director Joshua Chandler introduced Rick Williams of Rick Williams Consulting and reviewed the staff report.

Williams presented the parking assessment study.

Richardson sought clarification regarding the assessment findings, specifically asking if it was accurate to state that approximately 43% to 45% of the on-street parking spaces were likely occupied by employees.

Williams confirmed that a significant portion of the on-street parking is likely occupied by employees, estimating that over 300 vehicles are parked throughout the day in the 1,200 available stalls. He indicated that this could represent around 43% to 45% of the on-street parking supply being utilized for long-term parking, primarily by employees.

Mayor Mays inquired whether there could be other reasons for vehicles being parked in downtown stalls for over five hours, aside from employee parking. He suggested that tenants or residents living downtown might contribute to this situation and asked if the majority of long-term parking was indeed attributed to employees.

Williams acknowledged that while a significant portion of the long-term parking in downtown stalls is likely attributed to employees, there are also residents who park on the street. He noted that residents typically attempt to park outside of exclusion zones but confirmed that the majority of long-term parkers are probably employees. He explained that the analysis utilized license plate data for analytical purposes, which does not identify the specific individuals, making it challenging to determine whether vehicles belong to employees or residents. However, based on field observations and conversations, it is inferred that employees constitute the larger group.

Richardson expressed appreciation for the detailed and readable nature of the parking report. He inquired about the proposed purpose of a parking website in relation to the parking assessment.

Williams explained that the proposed parking website would initially serve as a simple and accessible resource for customers and employees to address their parking questions. In the long term, as the city anticipates growth in visitors and development, the website could support various functions, such as employee permit programs and enforcement initiatives. He emphasized that the website would aim to reduce customer frustration by providing information on parking rules, handling parking tickets, and promoting the overall parking system, ultimately contributing to a cohesive brand for the City.

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Klebes added that the parking website could include information about the overnight parking permit system available in the First Street parking lot. He also suggested that the site could serve as a resource for the proposed bike hub at Federal Street Plaza, catering to visitors looking to access local trails or share rides upon arrival.

Richardson inquired whether Williams had any thoughts on the necessity of marking handicap spots downtown, noting that he did not see any mention of this in the report.

Williams confirmed the importance of marking handicap spots downtown, stating that federal ADA law now requires that 4% of commercial on-street parking supply be designated as ADA parking. He explained that under the new standards adopted in 2024, if a city has 1,000 on-street stalls, it would need to mark at least 40 as ADA compliant. He emphasized that while marking is required for off-street parking, it is also necessary for on-street parking to ensure convenience and compliance with federal design standards.

Richardson suggested that, as the Council moves toward developing a management plan, it may be beneficial to refine the study area's boundaries. He proposed potentially excluding the eastern and western lobes of the area, specifically around Taylor and Liberty Streets, just east of St. Peter's and near the "Y" on the east side of downtown.

Williams agreed that refining the study area could be beneficial and suggested a hybrid approach similar to Springfield, Oregon. He explained that instead of entirely separating the downtown, they defined a central core as their parking management zone and established "wings" as a secondary management zone. This allowed for different management practices based on utilization levels while still maintaining oversight of parking in those areas. He noted that while some zones may currently be underutilized, they could become more significant in the future, and it would be wise to anticipate that and apply appropriate management strategies accordingly.

Mayor Mays inquired about the duration of the business, noting it had been in operation since 1995. He then asked for an estimate of the number of parking studies conducted during that 30-year period.

Williams responded that his business has conducted hundreds of parking studies across the country since its inception in 1995, specializing in the Pacific Northwest, California, Montana, and Idaho. He indicated that they have worked with cities of various sizes, from large cities like Dallas, Texas, to smaller ones like Canby, Oregon, with a preference for Main Street cities, having completed approximately 50 to 75 studies in such areas.

Mayor Mays asked for a definition of a site.

Williams clarified that a "defined site" refers to a specific parcel designated for parking, which

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may serve a larger property, such as a building. He noted that the areas indicated on the map represent parcels specifically allocated for parking, which could cater to the general public or be linked to a particular adjacent land use.

Mayor Mays asked for clarification of where the \$40 million estimate had come from.

Williams explained that the figure of \$53,500 was multiplied by 750 stalls based on data from a comprehensive study conducted in downtown Vancouver. He noted that while this number provided useful context from another community's experience, it could be further refined for The Dalles by using a similar data collection process. He acknowledged that the actual parking supply in The Dalles might be less than 750 stalls, especially in light of previous discussions about how downtown is defined.

Mayor Mays inquired whether the colors on the parking utilization map, which represent high and low demand areas, would change if the city were to eliminate long-term parking (over five hours a day). He acknowledged that such a scenario is not realistic but sought to understand the potential impact on the map's representation of parking demand.

Williams affirmed that if the city could determine the percentage of the 300 long-term parked vehicles located within the highlighted blue zone and successfully relocate them off-street, the parking demand numbers represented on the map would decrease. He emphasized that this strategy would not require aggressive measures but could focus on practical solutions to free up parking in that area. Williams suggested that further analysis could provide insights into how many vehicles could be moved, resulting in a lighter representation of demand on the map.

Mayor Mays inquired whether, in Williams' professional opinion, the low demand indicated by the green color on the parking pyramid could be attributed to the perception that there are insufficient parking spaces available.

Williams stated that in his experience with various cities, there is often a perception of parking constraints due to complaints from businesses and users who find it frustrating to park downtown. He noted that while he cannot provide a definitive answer, gathering more information could potentially alleviate these perceptions under existing conditions. Williams suggested that a significant portion of parking issues—approximately 60%—stem from perception, while about 40% can be identified through data analysis. He emphasized that complaints often arise even when parking is available just a short distance away, highlighting the importance of ongoing efforts to manage the parking system effectively.

Mayor Mays asked Williams what, if anything, makes The Dalles unique compared to other cities he has studied, given his extensive experience conducting hundreds of similar studies.

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Williams highlighted that the unique aspects of The Dalles include its architecture and history, which can be leveraged for development. He emphasized the opportunity for growth in the downtown area, noting that even with low parking demand, the city should not become complacent. Instead, the focus should be on better management of existing parking resources. He remarked that The Dalles is in a favorable position with ample parking supply and the potential to create effective partnerships and systems to enhance downtown vitality, contrasting this with other cities that face more severe constraints.

Mayor Mays inquired about the attendance and feedback from the September 30 open house, expressing optimism for the upcoming developments and growth in The Dalles.

Chandler reported that approximately 15 people attended the September 30 open house, with half being staff members. He noted that attendees raised questions regarding whether the numbers presented included projections related to the Basalt Commons development, to which he clarified that such projections could not be made for developments not yet realized. Overall, the event primarily served to provide information, with Williams' team contributing valuable insights through their presentations.

Richardson suggested that the team could make reasonable estimates regarding the parking impact from the Basalt Commons development. He proposed developing a transparent formula that considers factors such as occupancy rates and the average number of cars per unit. Richardson emphasized that this approach would provide transparency and address public concerns about potential parking constraints in the downtown area. Additionally, he noted that it would be beneficial for the team to proactively assess whether more parking space or emphasis is needed in anticipation of these developments.

Chandler acknowledged that while Williams' team could assist in projecting parking numbers related to the Basalt Commons development, a fundamental issue for addressing parking in The Dalles is the need for effective management and enforcement of parking. He noted that this topic had been discussed with the advisory committee, particularly concerning the constrained area. Chandler emphasized the importance of establishing solid management practices before fully assessing the overall impacts of parking in relation to new developments.

Richardson said to anticipate questions from the public about Basalt Commons.

Chandler explained that the Basalt Commons project was a significant factor in initiating the downtown parking study, as concerns about parking are frequently raised in development discussions. He emphasized the need to demonstrate that The Dalles has the capacity for downtown growth and to encourage the effective use of existing land, particularly the first street



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parking lots, which have been perceived as uninviting. Chandler noted the importance of identifying underutilized parking spaces throughout the area, highlighting that there are approximately 2,800 parking spaces available. He acknowledged that the five-story multifamily development would have an impact, but reassured that the data indicates The Dalles can manage this growth effectively.

Richardson reflected on the historical context of urban renewal in The Dalles, noting that the urban renewal agency had previously considered a project to build a downtown parking garage. He expressed relief that the community did not invest significantly in that project, implying that the current approach to managing and optimizing existing parking resources is more favorable.

Chandler discussed the historical context of parking considerations in The Dalles, referencing a preferred parking plan from 2005 by David Evans Associates, which included the idea of a parking garage. He expressed relief that the City did not proceed with that project, citing the high costs associated with building parking garages. He noted that The Dalles has the advantage of existing parking lots on First Street that can remain in use. He concluded by stating that should the need for a parking garage arise in the future, the city has the space available to accommodate it.

Long expressed her concerns about the parking discussions in The Dalles, highlighting a disconnect between public perception and the realities of parking availability. She noted that some individuals complain about parking problems while simultaneously opposing growth, indicating a reluctance to change. She emphasized that such attitudes often stem from nostalgia for the past rather than current data or needs. She criticized the influence of a vocal minority that seeks to halt progress, suggesting that their views may not reflect the broader community's desires for economic growth. She called for a focus on forward-thinking solutions and pledged to be more vocal against proposals that would hinder progress, urging everyone to consider viable options for moving into the future.

Councilor McGlothlin recalled his experience with parking meters during his time as a downtown business owner, describing it as a significant inconvenience. He expressed a desire to avoid returning to such a system.

Mayor Mays acknowledged the need for effective enforcement to address the issue of long-term parking downtown, emphasizing that relying on businesses alone would not suffice. He noted his experience in other cities and highlighted the importance of having a structured approach, such as parking meters or enforcement officers. He expressed enthusiasm for implementing the recommendations outlined in the report, particularly those related to improving parking management.


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**ADJOURNMENT**

Being no further business, the meeting adjourned at 8:02 p.m.

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Submitted by/  
Amie Ell, City Clerk

SIGNED:   
Richard A. Mays, Mayor

ATTEST:   
Amie Ell, City Clerk