

MINUTES
City Council Meeting
February 24, 2025
Page 1

MINUTES

CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
FEBRUARY 24, 2025
5:30 p.m.

VIA ZOOM/ IN PERSON

PRESIDING: Mayor Richard Mays

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

COUNCIL ABSENT: Ben Wring

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, Interim Deputy Public Works Director Dale McCabe, Airport Manager Jeff Renard

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. McGlothlin, Runyon, Randall, Richardson present. Wring absent.

PLEDGE OF ALLEGIANCE

Mayor Mays asked Councilor Richardson to lead the Pledge of Allegiance. Councilor Richardson invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Mays said item #12A would be moved to be after item #9A, all subsequent numbering of agenda items would be adjusted.

MINUTES
City Council Meeting
February 24, 2025
Page 2

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

PRESENTATIONS PROCLAMATIONS

Presentation of the 2024 Employee Recognition Awards

Mayor Mays presented employee recognition awards to Vince Cobb, Tyler Caldwell, and Cori Clark.

AUDIENCE PARTICIPATION

There was none.

CITY MANAGER REPORT

City Manager Matthew Klebes reported;

- Dale McCabe was introduced as the new Public Works Director with an official start date of March 3, 2025
- Attended Urban Renewal Agency (UR) meeting
- Attended Airport Board meeting
- Met with the Mayor
- Met with Councilor Wring
- Worked with staff on upcoming budget
- Participated in the Federal Street Plaza open house
- The tourism promotional services contract had been posted with a closing date of March 25th
- Was in the process of reviewing funding request applications with the Finance Director

CITY COUNCIL REPORTS

Councilor Runyon reported;

- Several contacts from citizens

Councilor Richardson reported;

- The Federal Street Plaza open house had been well attended, he estimated more than 65 people
- Attended UR meeting where staff had been directed to negotiate with the fermentation

MINUTES

City Council Meeting

February 24, 2025

Page 3

hub partners for the Tony's building site

Councilor Randall reported;

- Nothing to report

Councilor McGlothlin reported;

- Attended airport board meeting
- Attended UR board meeting
- Met with constituents regarding animal ordinance

Mayor Mays reported;

- Attended Fort Dalles Museum board meeting
- Participated with Councilor Wring in KODL radio interview
- Met with new executive director of The Dalles Art Center, Ellen Woods-Potter
- Met with Councilor Wring about performance evaluation process and asked if another councilor would like to be a part of a work group to review and update the process.
 - Councilor Randall agreed to participate in a review with Councilor Wring.
- Recognized Dave Anderson's retirement and his final City Council meeting as the Public Works Director.

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the February 10, 2025 Regular City Council Meeting; 2) Resolution No. 25-012 Concurring with The Mayor's Appointment to the Beautification and Tree Committee

DISCUSSION ITEMS

Discussion on proposed amendments to TDMC Chapter 5.16 (Animals)

Matthew Klebes City Manager introduced the staff report.

Jonathan Kara introduced Nikki Lesich Code Enforcement Officer and Jake Baker Animal Control Officer and completed the review of the staff report.

Runyon asked what other communities were used as comparisons.

MINUTES

City Council Meeting

February 24, 2025

Page 4

Kara highlighted ordinances of other cities including;

Pendleton:

- Banned swine entirely—no pigs allowed anywhere in the city.
- Defined livestock similarly to The Dalles.
- Did not appear to have a permit system or specific prohibitions beyond definitions.

Madras:

- Banned exotic, wild, and dangerous animals.
- Allowed only specific animals, including: cats, dogs, fish in tanks, non-poisonous reptiles, gerbils, hamsters, mice, squirrels, chipmunks, ferrets, amphibians under one foot long.
- Livestock, defined as cattle, sheep, horses, goats, swine (all pig species), mules, and fur-bearing animals raised in pens, cages, or hutches.

La Grande:

- Banned swine, peacocks, guinea hens, and roosters.
- Restrictions depended on zoning districts:
- Residential zones allowed up to six rabbits, ducks, or chickens (no roosters) per single-family dwelling.
- The lot had to be at least 10,000 square feet, with an adequately enclosed coop and a 20-foot setback.
- Livestock was prohibited in multi-family housing.
- Seasonal exceptions existed for 4-H and youth activities.
- Rural residential zones allowed animals based on available pasture space:
 - 10,000 sq. ft. per horse, cow, mule, or burro.
 - 5,000 sq. ft. per goat, sheep, or llama.
 - 500 sq. ft. per poultry or rabbit.

McMinnville:

- Allowed one horse or cow per half-acre (21,780 sq. ft.) over the minimum lot size.
- Allowed two sheep, goats, or similar livestock per half-acre over the minimum lot size.
- Did not allow chickens or rabbits on lots smaller than 5,000 sq. ft.
- Banned all animals except: dogs, cats, gerbils, hamsters, non-carnivorous fish, non-venomous reptiles, and domestic rabbits, one Vietnamese pot-bellied pig per residence, domestic fowl or birds (no roosters or peacocks allowed).

Gresham:

- The "Gresham Chicken Code" allowed three chickens with a permit.
 - The lot had to have a single-family dwelling where the owner resided.

Prineville:

- One chicken, fowl, or rabbit per 1,000 sq. ft.
- One horse or cow per 20,000 sq. ft.
- One llama, ostrich, or emu per 10,000 sq. ft.

MINUTES

City Council Meeting

February 24, 2025

Page 5

- One sheep or goat per 5,000 sq. ft.
- Banned all other livestock, including horses, mules, cattle, sheep, swine, goats, llamas, and poultry (including turkeys).

Kara said these ordinances along with the Leagues of Oregon Cities (LOC) model animal ordinance had been incorporated in the proposed changes.

Runyon noted La Grande and Prineville were the more comparable communities to The Dalles from that list.

Richardson asked Officer Baker if the ordinance's requirement of four escapes in 12 months for a public nuisance designation was reasonable and enforceable or if it should be reconsidered.

Baker shared an incident involving a 1,000-pound pig that repeatedly left its property to eat apples at a neighbor's house. Due to the pig's size, he was unable to transport it and had to herd it back, uncertain of its owner. He noted that larger animals, anything bigger than a goat, are difficult to manage and transport. While catch poles work for smaller animals, they are ineffective for larger ones. Regarding the ordinance, he stated that a threshold of two to four escapes would be appropriate, with four being reasonable.

Runyon asked what the reason was for changing the permit to have an annual fee and if the other researched communities had one.

Kara explained a one-time \$25 fee initially made sense when the City's role was limited to processing payments and maintaining a simple spreadsheet of permit holders. However, under the proposed ordinance, more administrative oversight would be required, including the police chief's authority to revoke permits and opportunities for follow-up. He clarified the ordinance did not propose a fee; instead, the City Council would determine it through the fee schedule. He noted that nearly all communities with an annual permit also required an annual fee.

Klebes explained that the previous one-time permit system, which required a \$25 fee for an animal's lifetime, led to outdated and inaccurate records. Since the City was never notified when an animal died or was removed, an annual process was identified to allow for updates and permit reviews. However, he noted that this approach remained open for Council discussion.

Runyon questioned whether annual reviews were necessary or if a longer review cycle, such as every two to four years, would be more appropriate, considering staff workload. He said if the City was only collecting money without providing services, it would not be fair.

Kara said while annual fees were common, they weren't required. He said renewing permits

MINUTES

City Council Meeting

February 24, 2025

Page 6

every three or five years could be explored. If the ordinance remained as drafted, the City would not simply be collecting fees but managing involved processes across multiple departments. The roles of the police chief, planning, animal control, code enforcement, and legal staff justified the fee to cover administrative costs.

Runyon emphasized The Dalles' agricultural roots and expressed concern about major ordinance changes affecting longtime animal owners. He said the impact of restricting animal replacements, could cause potential hardships.

Mayor Mays asked why alpacas had not been included and how many of the cities prohibited horses and goats.

Kara said exceptions such as alpacas, would be handled case by case by the police chief, who had discretion under the ordinance and that grievances could be appealed to the municipal judge. He said in La Grande, horses and goats were only allowed in specific rural residential zones and prohibited elsewhere. McMinnville permitted them on parcels at least half an acre. Gresham banned them, and Prineville allowed one horse per 20,000 square feet and one goat per 5,000 square feet. Pendleton only banned swine and Madras allowed goats and horses.

Mayor Mays said a resident had sent a letter to the City asking if current livestock owners would be required to remove their animals or if exceptions would be made for existing permit holders.

Kara said current livestock owners would not be required to remove their animals as long as they had obtained a permit before the deadline set by the Council.

Mayor Mays asked if anyone in the audience wanted to speak on the topic.

Kyle Van Cleave, resident of The Dalles asked why Hood River was not included in the comparable city analysis.

Kara said Hood River had an intergovernmental agreement with the County for animal control, meaning County laws applied within city limits and the City had no animal control regulations of its own. This arrangement was rare in Oregon. He spoke with Hood River's city attorney about their challenges, primarily related to dogs, and noted that Hood River had not yet explored changes to its current system.

Debbie Richelderfer, resident of The Dalles, addressed council on the subject. She highlighted;

- Exempting or grandfathering RR1 properties in city limits from new livestock regulations
- Existing regulations since 1996 had worked without issue

MINUTES

City Council Meeting

February 24, 2025

Page 7

- Administrative burden and budget impacts on police and code enforcement
- Livestock's role in teaching responsibility and preserving the community's rural character
- Opposition to a one-size-fits-all approach and concerns about space requirements for different animals

Julie Krueger, resident of The Dalles addressed council on the subject. She highlighted;

- Appreciation for staff sending out the notice and maintaining the permit system
- She had 13 years of experience keeping chickens without nuisance complaints.
- It was important to keep multiple chickens due to their social nature
- Her chickens had ample space, a well-maintained coop, a run, and garden access.
- Believed the current ordinance was effective for small animals like chickens and ducks
- Belief that rooster restrictions had reduced noise complaints
- Chickens' benefits, including insect control and minimal noise
- Opposition to additional limits, as nuisance issues were already addressed through complaints
- Concern that new administrative rules for poultry would be unnecessary
- The proposed ordinance would have limited the number allowed based on lot size, restricting sustainable egg production. She had six chickens, but only two still laid eggs. She planned to get three more to maintain egg production, increasing her total to nine.

Chuck Covert, resident of The Dalles addressed council on the subject. He highlighted;

- Lived in The Dalles since 1989 on an 11-acre property within city limits.
- Kept two horses for over 20 years; neighbors and children often visited and enjoyed them.
- Opposed prohibiting horses in city limits and asked for reconsideration.
- Had built a barn with four stalls, a feed room, a tack room, and fenced the entire property to accommodate horses.
- Supported a requirement of at least half an acre per horse to ensure adequate space.
- Noted that the proposed 10-foot setback rule could require property owners to install double fencing, depending on neighbor agreements.
- Stated that, unlike goats, horses were easy to contain if properly fenced and fed.
- He asked how many issues the City had with large animals and if any animal applications had been revoked.

Kara said the City's permit tracker was outdated and inaccurate, with some listings dating back to the 1990s. He explained that permits did not require renewal, meaning the data was only accurate at the time of issuance. He suggested implementing a renewal process every three to five years to maintain accuracy and offered to send out the tracker for review.

Lesich said within the last six months, there was a request to keep a horse in a backyard within a

MINUTES

City Council Meeting

February 24, 2025

Page 8

residential area near the center of town. The space was insufficient, and neighbors complained. This was the most recent example of a permit denial that she was aware of.

Kara explained that under the current code, a permit can only be revoked if over 50% of the owners and residents of abutting properties sign and file a petition with the City Clerk requesting revocation. Alternatively, a permit may be revoked if the animal is being kept in a way that creates a public nuisance or disrupts neighbors' enjoyment of their property.

Caleb Wageman, resident of The Dalles addressed council over Zoom on the subject. He highlighted;

- Ordinance would push the city toward urbanization, resembling Gresham rather than maintaining its small-town identity.
- He owned chickens, goats, ducks, a goose, and turkeys and he worried about restrictions on replacing animals over time.
- Emphasized value of raising animals for children and the financial challenge of moving outside city limits.
- Agreed with cleanliness and nuisance provisions but felt enforcement should focus on issues like loose dogs.
- Criticized the classification of rabbits as livestock, requiring permits, while larger animals like potbelly pigs were allowed.

Jesse Trosper, resident of The Dalles addressed council on the subject. He highlighted;

- Raised both egg-laying and meat chickens.
- Noted meat birds are typically raised for only 6–8 weeks, or up to 12 weeks for certain breeds.
- Expressed concern that the proposed ordinance would limit the number of chickens he could raise, making it difficult to produce enough meat for personal use.

Stephanie Van Cleave resident of The Dalles addressed council on the subject. She highlighted;

- Owns goats and chickens but was unaware they required permits until receiving a letter addressed to the deceased previous owner.
- Purchased property as an advertised horse property near Dry Hollow, close to cherry orchards and the city limit line.
- Noted children from Dry Hollow often stop to interact with her animals.
- Expressed concern the new ordinance would prevent her from replacing livestock if they die and would impact her ability to sell her property as a horse property.
- Stressed that her property, an acre on a hill, relies on goats for vegetation management.
- Agreed with the need for some restrictions but advocated for exemptions for certain properties near the city limit.

MINUTES

City Council Meeting

February 24, 2025

Page 9

Klebes expressed appreciation for the civility and productivity of the discussion, noting that civil discourse was often lacking in institutions across the country. He emphasized that the intent of the ordinance discussion was to gather community feedback to help inform the City Council's decisions. He acknowledged that the ordinance originated for various reasons, as outlined in the staff report, and reiterated the importance of community input in shaping local regulations. He thanked everyone for their participation and the respectful tone of the conversation.

McGlothlin stated that the City Council's purpose was to review and consider public input before making decisions in the best interest of the community. He emphasized the importance of ensuring the City's safety, noting that not everyone follows the law or acts as responsibly as many of the residents present. He explained that rules and regulations are typically created to address those who do not act responsibly, citing an example of a 1,000-pound pig escaping multiple times as an unreasonable situation that regulations should prevent. He assured the audience that the Council would carefully consider their persuasive comments and work to address as many concerns as reasonably expected. He added that the Council did not wish to overregulate or become like Gresham but remained committed to preserving The Dalles' character.

Runyon shared that he grew up in The Dalles, spending time at his grandfather's house, where he helped with a chicken coop. He emphasized the valuable lessons learned from those interactions and questioned the need for major ordinance changes when there had been few complaints over the years. He supported minor adjustments for administrative costs if necessary but argued against unnecessary regulations.

Richardson thanked the speakers and staff, emphasizing the importance of reviewing ordinances to ensure necessary updates. While he agreed unnecessary changes should be avoided, he noted past issues with unexamined STRs and water rates. He asked the code enforcement and animal control officers for a rough estimate of the percentage of calls related to large animals compared to chickens and dogs.

Baker said there was a very low percentage of calls related to chickens or large animals, the majority of calls were for dogs.

Lesich said most chicken-related issues involve noise from roosters, while summer complaints often relate to odor and chickens damaging gardens.

Richardson said he had raised chickens for ten years and questioned the necessity of an annual permit. While acknowledging the need for strong responses to nuisance animals—especially dogs—he noted that chickens were rarely a problem. He suggested considering exceptions for larger parcels on the city's edge that back up to state or county land, as they may warrant different regulations than smaller neighborhood lots.

MINUTES

City Council Meeting

February 24, 2025

Page 10

Randall noted that several councilors had experience raising livestock and could relate to the community's concerns. He emphasized that while the ordinances might need some review or refinement, no drastic changes were necessarily required.

Runyon asked if The Dalles required dog licensing, noting that it had been a while since it was in place. He also noted chicken flock sizes naturally fluctuate over time due to attrition and reproduction. He expressed concern about enforcing strict limits, as numbers can change unpredictably.

Klebes said that in the process of reviewing the animal ordinance staff had identified various concerns related to both livestock and dogs. Staff thought it would be prudent to structure the ordinance update in a two-step process to allow for thorough discussion and refinement based on community feedback and Council input.

Mayor Mays noted that the ordinance update stemmed from the City Council's goal-setting session in November and was brought forward by staff based on perceived concerns. He acknowledged potential changes to the proposal and mentioned that dog-related regulations would be addressed separately. He also questioned whether complaints about chickens came from long-term or newer residents, suggesting that buyers should be aware of their surroundings when purchasing property.

Richardson said that nuisances required clear limits and guidance, regardless of how long a resident had lived in the area. He noted that while rural settings might have different expectations, most neighborhoods should have reasonable standards for addressing nuisances.

Mayor Mays acknowledged the expectation of reasonable standards but also emphasized that homebuyers should be aware of their surroundings before purchasing property.

Lesich noted that while some homeowners may not initially be bothered by nearby chickens, issues can arise if the animals are not properly managed. Poor manure handling or feed storage can lead to problems like mice infestations, which may affect neighbors regardless of how long they have lived there.

Klebes read two comments from Councilor Wring. The first concerned non-conforming animals, noting the proposed amendment could unintentionally limit owners' ability to renew licenses or replace grandfathered animals after their death or removal. The second addressed the livestock permit appeal process, suggesting animals should be allowed to remain in place during an appeal unless they pose a significant risk to public health, safety, or property.

Mayor Mays said staff needed feedback and direction on how to proceed with the proposal. He

MINUTES

City Council Meeting

February 24, 2025

Page 11

noted there seemed to be consensus among the Council that the proposal should be less far-reaching and asked for input on which elements should remain and which should be removed.

Council discussed and gave direction for the 10 proposed items. These were;

- Council agreed with the municipal judge who had reviewed an advanced copy of the ordinance and recommended changing Part B, number one, to reduce the allowable time from 15 minutes to 10 minutes in any 30-minute period for continuous annoyance.
- Remove pot-bellied pigs from the household pet category and classifying them as livestock, which would require a permit.
- Goats, horses, donkeys, mules and other similar animals that were proposed to be prohibited animals should instead be included in the livestock category. The definition should be clarified to distinguish livestock from smaller animals such as chickens, ducks, and rabbits.
- Council clarified that non-conforming permits should allow for the replacement of animals. For example, if a permitted pony must be removed, the owner could replace it with another pony.
- Council directed staff to include a tiered approach to livestock limits based on animal size. For smaller livestock a maximum number should be established. For larger livestock, such as horses, a specific acreage requirement per animal should be included.
- Council agreed the Planning Department should review matters related to land use, particularly regarding livestock regulations. Additionally, there was no objection to requiring applicants to commit to keeping the designated area open for inspection at reasonable times by the animal control officer.
- Shift the issuing of permits from the City Clerk's Office to the Police Department, ensuring the department is prepared for this change and in coordination with the Finance department for the collection permit fees.
- Allow the Animal Control Officer or Police Chief to exercise case-by-case discretion regarding repeat violations
- Set the maximum fine at \$1,250

Kara said the ordinance update was not as significant a lift as it might seem, given that staff had been working on it alongside the dog control ordinance for the past year. He noted many discussions and meetings had addressed both topics simultaneously. He said that when Council reviewed the upcoming dog control ordinance, they would see alignment in provisions, such as the continuous annoyance regulations, to ensure consistency across enforcement measures. This approach was intended to provide clarity and confidence for the Animal Control Officer and Code Enforcement Officers in applying regulations.

Mayor Mays recess council for a break at 7:42 p.m.

MINUTES

City Council Meeting

February 24, 2025

Page 12

Reconvened at 7:50 p.m.

CONTRACT REVIEW BOARD ACTIONS

Award of East 9th Street Rock Drill Contract No. 2025-001

Dale McCabe Interim Deputy Public Works Director reviewed the staff report.

Richardson asked if he believed using a heavy-duty rock hammer would have impacts on multiple houses or properties

McCabe said the impact was not widespread, as the affected house was located on the corner, adjacent to the sewer trench. He explained that the sanitary sewer had to be realigned, requiring coordination with Zayo over the past year to relocate their fiber line. The sewer line had run adjacent to the property but was eventually moving away. He noted that the sanitary sewer was being installed along East Ninth Street in the gravel portion where a new water line had been placed a few years ago, while the storm system was extending closer to Heck Park. The primary concern was the one house, which was constructed of stacked rock with mortar filling the joints.

Richardson questioned whether there would be a significant price difference between spending the proposed amount to prevent a problem and setting aside a smaller amount, such as \$100,000, for potential repairs or fixes.

McCabe explained that there was a significant amount of rock throughout the trench areas, requiring rock hammering for the entire project. He stated that using a rock drill for pre-drilling was expected to speed up the process rather than spending extended periods breaking through rock. He noted that the type of rock encountered would impact the difficulty, mentioning that blue basalt, one of the hardest rocks in the area, often turned to dust rather than fracturing under repeated hammering. In such cases, a rock drill contractor would need to be brought in. He emphasized that the pre-drilling approach served multiple purposes in the project.

It was moved by Randall and seconded by Runyon to authorize the City Manager to enter into contract with McCallum Rock Drilling for the East 9th Street Rock Drill, Contract No. 2025-001, in an amount not to exceed \$192,710.00. The motion carried 4 to 0, Randall, Runyon, Richardson, McGlothlin voting in favor; none opposed; Wring absent.

ACTION ITEMS

Resolution No. 25-011, Adopting the City of The Dalles 2025 Downtown Parking Management Strategy Action Plan

MINUTES

City Council Meeting

February 24, 2025

Page 13

Mayor Mays noted Councilor Wring was unable to attend the meeting and had requested the downtown parking management strategy action plan be postponed for two weeks until the next City Council meeting. Wring had contacted both the City Manager and the Mayor, expressing concerns about two aspects of the study. First, he intended to propose a reduction in the amount of off-street parking outlined in the study. Second, he wanted to remove Lot ID 64, the City-owned parking lot on Fifth Street near the State Office Building, due to its location relative to the rest of downtown. Mayor Mays stated that he did not have an issue with the. He confirmed that there was no urgency to the matter.

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

Mayor Mays asked the consultants who would be best suited to address Councilor Wring's concern. He stated that, if he understood correctly, Councilor Wring was concerned that 88% of the approximately 1,200 parking spaces identified in the study were on private property and therefore not truly available for public parking.

Chandler explained the advisory committee had established a strategy to account for the entire inventory of the downtown parking system, including both on-street and off-street parking. He said while only 12% of the parking lots were City-owned and Urban Renewal Agency owned, private parking lots remained an untapped resource for overflow parking as development increased. He said private property owners could choose to charge for parking, and excluding off-street parking from the study would not provide a complete picture of the parking system. Regarding Lot 64, he clarified that it was the Department of Health Services lot, which had been requested for removal from the study. He said the lot was a valuable parking resource, particularly on Saturdays during the Saturday Market, and included 65 spaces. While it was not centrally located to businesses on Second and Third Streets, it remained an important component of the downtown parking system.

Mayor Mays noted that approximately 200 on-street parking spaces were occupied for more than five hours. He recalled raising this concern in October and that many of these spaces were being used by business employees. He observed that this was a common issue in many cities unless regulated through measures such as chalking tires or parking meters.

Chandler stated that 98-99% of the downtown parking system was unregulated, with no timed parking restrictions except for ADA spaces and a few reserved spots at the courthouse.

Mays agreed the parking lot on Fifth Street was only two blocks from downtown and did not see its location as a significant issue.

MINUTES

City Council Meeting

February 24, 2025

Page 14

Richardson noted that the lot was five blocks from the proposed Federal Street Plaza and asked if removing the requested parking spaces from the calculation would significantly change their recommendations for the downtown parking plan.

Chandler responded that removing a single lot might not have a significant impact, but eliminating 88% of off-street parking could create more urgency in adopting some recommendations. On-street parking appeared adequate, so striking those spaces might not greatly affect implementation. It would be a substantial shift from the past nine months of data collection and documentation but did not believe it would be too detrimental.

Ronchelli said the plan considered the entire downtown, integrating both public and private off-street parking. He said removing private off-street parking from the management plan would be short-sighted, as it plays a crucial role in balancing the system. Efficiently utilizing existing parking reduces the need for additional surface lots, which can detract from the pedestrian environment. Prioritizing existing parking allowed for better land use, more active spaces, and supports businesses. He stressed the importance of shared use in the strategy.

Collins said private off-street parking had served as a release valve for the system. While not an immediate solution, it provided flexibility in managing on-street parking demand. Without it, the City might have needed to implement other strategies more quickly and rely more heavily on public parking. Maintaining private off-street parking as part of the plan had offered a valuable backup option.

Runyon said while the cover of the city parking lot plan featured the county courthouse, it seemed more appropriate for City Hall to be depicted instead. He expressed approval of the change from "central business zone boundary" to "downtown parking management district." He found the term "accessory and non-accessory parking access" in the first paragraph of the action statement unclear. He wondered whether it meant that new parking built should not impose unintended restrictions on the operation or use of that parking.

Ronchelli explained that parking requirements were often tied to the type and size of development. For example, a hardware store might have been required to provide 2.5 parking spaces per 1,000 square feet, resulting in a requirement of 60 stalls for a 2,000-square-foot store. In this context, those parking spaces were considered "accessory" to the use of the property. He clarified that the goal of relaxing the accessory designation for parking was to allow shared use. Many communities had city codes that prevented shared use of parking spaces, but the intention was to enable businesses, like the hardware store, to share parking with nearby developments, such as leasing extra spaces to neighboring apartments.

Runyon asked whether private landowners with parking areas were currently allowed to charge

MINUTES

City Council Meeting

February 24, 2025

Page 15

for parking, and if there were any rules or regulations preventing them from doing so.

Chandler said it was not regulated by the City, as long as landowners still meet the minimum parking requirements on their property. If they are providing the required amount of parking, there wouldn't be an issue with them charging for it.

Runyon suggested clarifying that private landowners can charge for parking, but only if certain requirements are met. He expressed support for parking fees, which he appreciated when visiting other communities, as they provide a clearer visual of available parking spaces. He said parking durations in downtown were generally not excessive, suggesting 2- or 3-hour parking limits in high-density areas to ensure turnover. He emphasized the importance of signage, recommending more directional signs to public parking lots and a public relations effort to encourage businesses to direct employees to park in public lots, freeing up prime spaces for customers.

Mays said encouraging employees to park in public lots could be effective, but it required consistent reinforcement by employers. While it worked initially, the impact tended to fade over time unless employers continued to actively remind employees.

Runyon suggested Main Street and Chamber of Commerce could help encourage employees to park in public lots. He raised a concern about enforcement, questioning whether the City would need to hire an additional traffic employee to handle parking regulations. This would involve additional costs. He expressed strong support for improving lighting in public parking lots, emphasizing that he would be willing to allocate funds for this cause.

Chandler agreed that improved lighting in back lots was necessary for safety and usage. He noted that during an advisory committee discussion, concerns were raised about the dim lighting, which discouraged people from using those spaces. Better lighting would help promote their use.

Klebes explained the goal was to take a holistic approach to managing downtown parking, including both public and private spaces. Strategies like signage and lighting would be implemented as the downtown area evolves. Staff would continuously assess what's most effective, with input from the City Council as needed.

Runyon suggested that by immediately encouraging businesses to have their employees use public parking, a significant change could occur quickly.

Chandler emphasized the importance of both code enforcement and the City acting as ambassadors for parking. He said using communication tools, such as website updates, pamphlets, and encouraging business owners to distribute materials to employees. He believed that these efforts would help increase parking utilization downtown and provide opportunities for

MINUTES

City Council Meeting

February 24, 2025

Page 16

further improvements.

The Council agreed to wait for Councilor Wring and asked Chandler to bring the item back to the next council meeting.

Resolution No 25-010 Authorizing the City Manager to Execute a Joint Grant Management Agreement with Klickitat County on Behalf of the City of The Dalles

Matthew Klebes City Manager reviewed the staff report.

Richardson asked if they needed to be mindful that this was a federal would there be significant risk to the City if the federal government did not honor the reimbursement agreement, and if it was a reimbursement grant.

Klebes said he had been in touch with a contact at the EDA, who recommended continuing to move forward with the grant despite potential federal changes. He emphasized the importance of staying on track to meet the upcoming construction season, as delays could lead to cost escalations. The grant was reimbursement-based and managed largely by Klickitat County, while the City oversaw airport operations. Klickitat County had put the civil component out to bid but had not yet bid the hangar construction. They intended to delay awarding the hangar contract until the full scope and cost were known. While acknowledging concerns about potential federal changes, he reassured that a contract was in place for the funds. His EDA contact advised staying the course.

Richardson urged fellow councilors to be mindful of the risk involved, emphasizing that while the magnitude was clear at \$2.5 million, the likelihood of the risk remained uncertain.

Klebes noted the unique challenges of an Oregon airport located in Washington, stating that any impacts would be shared by both Klickitat County and the City of The Dalles. He said the City would utilize its resources to engage representatives and legislators from both states if such a situation arose.

It was moved by Runyon and seconded by McGlothlin to adopt Resolution No. 25-010, as presented. The motion carried 3 to 1, Runyon, McGlothlin, Randall voting in favor; Richardson opposed; Wring absent.

City Loan for Connect Oregon Grant Match Funds for T-Hangars

Jeff Renard Columbia Gorge Regional Airport Manager reviewed the staff report.

Klebes said a distinction for this item from the previous one was that Connect Oregon was a state

MINUTES
City Council Meeting
February 24, 2025
Page 17

grant not federal.

Renard confirmed there were no federal funds associated with the Connect Oregon grant.

Klebes asked how quickly Renard anticipated the 20 T hangar units would be leased.

Renard said there were currently 18 people on the waiting list, with additional interest from outside the area. Two vacancies expected to be filled as early as the first of the month. He estimated that all units would be fully occupied within 12 months. He said there was high demand for hangar space in the Northwest, noting that while hangars are available in the Midwest, they are difficult to find locally, with most people on waiting lists.

It was moved by McGlothlin and seconded by Richardson to direct the City Manager to execute the loan with the Columbia Gorge Regional Airport in the amount of \$360,000 for the balance of the match funds required for the Connect Oregon Grant CO9-006. The motion carried 4 to 0, McGlothlin, Richardson, Randall, Runyon voting in favor; none opposed; Wring 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 8:40 p.m.

Mayor Mays reconvene Open Session at 9:33 p.m.

It was moved by Runyon and seconded by McGlothlin to authorize the City Attorney to file an enforcement action in Wasco County circuit court against the operator of the transient lodging facility at 414 Jefferson Street for alleged violation of The Dalles Municipal Code chapters 8.02 and 8.04. The motion carried 4 to 0, Runyon, McGlothlin, Richardson, Randall voting in favor; none opposed; Wring absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 9:35 p.m.

Submitted by/
Amie Ell, City Clerk

MINUTES
City Council Meeting
February 24, 2025
Page 18

SIGNED:



Richard A. Mays, Mayor

ATTEST:



Amie Ell, City Clerk