

AGENDA**REGULAR CITY COUNCIL MEETING****JUNE 9, 2025****5:30 p.m.****CITY HALL COUNCIL CHAMBER****313 COURT STREET****&****LIVE STREAMED****https://www.thedalles.org/Live_Streaming**

To speak online, register with the City Clerk no later than noon the day of the council meeting. When registering include: your full name, city of residence, and the topic you will address.

Upon request, the City will make a good faith effort to provide an interpreter for the deaf or hard of hearing at regular meetings if given 48 hours' notice. To make a request, please contact the City Clerk and provide your full name, sign language preference, and any other relevant information. Contact the City Clerk at (541) 296-5481 ext. 1119 or amell@ci.the-dalles.or.us.

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS

A. Explore The Dalles Annual Report - The Dalles Area Chamber of Commerce,
Lisa Farquharson

6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Up to three minutes per person will be allowed. Citizens are encouraged to ask questions with the understanding that the City can either answer the question tonight or refer that question to the appropriate staff member who will get back to you within a reasonable amount of time. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.

7. CITY MANAGER REPORT
8. CITY COUNCIL REPORTS
9. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be

CITY OF THE DALLES

"By working together, we will provide services that enhance the vitality of The Dalles."

“pulled” from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda at the end of the “Action Items” section.

- A. Resolution 25-025 Concurring with the Mayor’s Appointments to the Traffic Safety Commission
- B. 2025 Wasco County Multi-Jurisdiction Natural Hazard Mitigation Plan Adoption
- C. Authorization of Expenditures for 2025 City Street Chip Seal Project.

10. PUBLIC HEARINGS

- A. Resolution 25-023 Declaring The City Of The Dalles’ Election to Receive State Revenues for Fiscal Year 2025-2026
- B. Resolution 25-024 Adopting the Fiscal Year 2025-26 Budget for The City of The Dalles, Making Appropriations, Authorizing Expenditures, Levying Taxes, and Authorizing the City Manager to Take Such Action as Necessary to Carry Out the Adopted Budget
- C. Special Ordinance No. 25-606 Vacating a Portion of Public Right-Of-Way, Rededicating, and Accepting the Rededication of Real Property on Federal Street Between East 1st Street and East 2nd Street for the Federal Street Plaza Project
- D. Special Ordinance No. 25-607 Vacating a Portion of Public Right-Of-Way Near the Intersection of Columbia Road and Steelhead Way

11. ACTION ITEMS

- A. Special Ordinance No. 25-608 Accepting Title to Real Property Located Near the Intersection of West 2nd Street and Snipes Street
- B. Resolution 25-026 Amending the City Fee Schedule (effective June 10, 2025)

12. EXECUTIVE SESSION

In accordance with ORS 192.660(2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

- A. Recess Open Session
- B. Reconvene Open Session
- C. Decision, if any

13. ADJOURNMENT

Prepared by / Amie Ell, City Clerk

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"By working together, we will provide services that enhance the vitality of The Dalles."



2024 - 2025 Tourism

Annual Report

As of May 20, 2024



THE DALLES AREA
CHAMBER OF COMMERCE
Supporting Businesses since 1883

404 W 2nd St ♦ The Dalles OR ♦ 541-296-2231

Community Marketing Work Plan

2024-2025

At the heart of our approach will be the consistent message of “Explore The Dalles” tourism branding in a way that builds intimacy and powerful personal relationships between our visitors and The Dalles. Our marketing messages and advertisements need to leverage this relationship with the tourism brand and create a sense of excitement to play, eat, and stay in The Dalles.



The Dalles Area Chamber of Commerce

404 W 2nd St

The Dalles, OR 97058

541-296-2231

1. Introduction

2. Marketing Objectives

3. Targeted Audience

4. Datafy Tools

5. Marketing Avenues

6. Campaign Overview

7. Marketing Plan Elements

8. Work Plan Overview

9. Goals & Objectives

10. Personnel

11. Budget



1. Introduction

This document provides the detailed outline of our promotional objectives and marketing avenues for our 3 year contract. The Dalles Area Chamber of Commerce is charged with designing a marketing strategy under this plan which will identify strategies, partnerships, and advertising platforms for tourism promotion.

2. Marketing Objectives

Our marketing objectives are:

- Increased visitor spending combined with longer stays in the City of The Dalles
- Targeted Digital Marketing to attract NW Visitors
- Geographical representation beyond attractions in the City of The Dalles
- Capture more visitors to come to The Dalles who are already coming to Oregon and give them an East Gorge experience
- Cross promotions of The Dalles area businesses
- To provide excellent visitor information and service
- Increased collaboration with tourism partners (i.e. CGTA, Travel Oregon, Travel Portland, etc.)
- Focus in the Portland, Seattle, Central Oregon, Eastern Oregon, Tri-Cities, and Spokane markets
- Support and enhance shoulder season tourism events

3. Targeted Audience

Our targeted audiences are:

Active:

- Motivated by new and unique experiences
- Outdoor/extreme recreation enthusiasts
- Drawn to organized physical sports
- Stewards of local environment and giving back
- Among highest spenders when presented with unique experience

Functional:

- Independent of mind and are the least likely to worry about what others might think
- One of the highest rates for taking vacations
- Outdoor Recreation Experience is the number one reason for vacationing

Traditional:

- Strong orientation towards traditional values
- Value individual attention and service
- Self-reliant
- Likes many options

Urban:

- Strong, active, confident
- High spenders
- Style/brand important, but as an expression of their self-made identity
- Looking for new challenges, new experiences, globetrotters
- Favor city destinations as well as scenic locations



3. Targeted Audience Continued

Our targeted geographical areas of focus are:

- Portland Metro / Vancouver, WA
- Seattle / Tacoma, WA
- Central Oregon (Sisters, Redmond, Bend)
- Eastern Oregon & Washington (Hermiston/Pendleton, LaGrande, Tri-Cities, Yakima Valley, Spokane)

4. Utilize DATAFY Tools

Targeting our REAL Time Audience:

- A revolutionary way for communities to understand their visitation and create targeted marketing campaigns to reach their audiences.
- Cultivate mobile and smartphone user data to help communities better understand visitor demographics create more targeted marketing campaigns to reach our preferred audiences.
- Creating geofences around target businesses, attractions, cultural entities, lodging partners and food and beverage locations in our region.
- Ability to retrieve accurate and meaningful demographic data about visitors that reach The Dalles and their habits while here.
- Data retrieved provides a powerful set of tools from which we and our partners are able to make better informed decisions about future marketing initiatives and programming plans to responsibly grow our tourism economy by targeting strategic geographic regions and individuals to inspire overnight visits.

5. Marketing Avenues

Our marketing avenues are:

- Utilizing market analysis to deliver digital target advertising with DATAFY
- Print marketing materials utilizing "Explore The Dalles," with tagline 'Sunsational The Dalles' branding
- Print advertising of The Dalles for targeted advertising campaign
- Social promotion via Pay-Per-Click targeted advertising
- Video syndication via branded Youtube channel, regional Hood-Gorge, Travel Oregon, Social Media Platforms, and The Dalles Chamber Website
- Coordination with local partners (City of TD, Regional Chambers, hospitality, events, businesses)
- TV commercials and episode feature (The Dalles) on smaller Outdoor Television shows across the U.S.
- Radio Ads for outdoor recreation airing on 100+ stations across the US on a weekly basis / 12 months

6. Advertising Campaign Overview

Our advertising campaigns will:

- Be designed to meet objectives and reach targeted audiences outlined in this marketing plan
- Give visitors a visual experience to create a relationship with the "Explore The Dalles" brand and create a sense of urgency to visit and stay in The Dalles
- Campaign for "Explore The Dalles" with video, radio, digital, and print advertising
- Use more radio opportunities across the US through syndicated radio show sponsorships (ads)
- Partner with small dish type networks for commercials and feature episodes



7. Marketing Plan Elements

2024-2025 Tourism Marketing Strategy Development:

- Targeted media and advertising campaign development utilizing DATAFY
- Enhance visitor information & services, tourism and events
- Printed media development: Visitor Guide / Charm Trail / Cycle The Dalles
- Tourism events identification, assistance with planning, distribute to Northwest Calendars
- Increase the [ExploreTheDalles.com](https://www.exploredalles.com) pages with more info, itineraries, pictures, and video
- Work with Community partners to build tourism events during shoulder season
- Targeted Digital Campaigns (12 months of the year)
- East Gorge Food Trail / Working with Travel Oregon & CGTA to promote East End of the Gorge
- Provide 15 grants of \$2000.00 to entities that are putting on community events for the 24-25 tourism year

8. Work Plan Overview

Visitor Services

- **Fully staff** and maintain the official City of The Dalles Visitor Center at the Chamber of Commerce office / Monday thru Friday, July 2024 - June 2025
- **Continually** update and distribute visitor information to hospitality businesses.
- **Work** with Travel Oregon, Hood Gorge, and CGTA and the committees for representation of The Dalles in all the materials and events
- **Update** and provide map and materials for self-guided walking tours
- **Respond** to visitor information requests received via phone, email, social media and website
- **Coordinate** welcome bags and greeters for groups, sports events, conferences, and conventions

Community Marketing

- **Work** with design and development companies to assist with campaigns and distribution of information to increase awareness of our region, events, and the promotion of our businesses.
- **Work** with Regional and National publications for the coordination of Familiarization (FAM) tours, and maintaining contact with travel writers who participated in our previous FAM tours for possible new stories or continued promotion..
- **Continue** to enhance the website to be even more user-friendly, increase tourism information to targeted audiences, increase videos and photo library, and provide advertisement opportunities for a greater exposure for our local businesses
- **Continue** to promote community events and happenings on event calendars in printed publications and travel websites (currently posting 25+ digital Calendar in the NW and looking for new media options to promote events and happenings)
- **Continue** to expand and enhance “social media” presence (Facebook, Instagram, YouTube, TripAdvisor, along with any new platforms that are beneficial to the community)
- **Utilize** [Datafy](https://www.datafy.com) to connect and promote to our identified real time target audience digitally.
- **Distribute** *Explore The Dalles* brochures to Convention & Visitor Bureaus, travel information centers, State Welcome Centers, Sister Chambers, and other tourism information outlets across the state; continue to provide visitor information packets to individuals or groups attending out-of-town meetings and businesses or organizations who are hosting events in The Dalles area.



8. Work Plan Overview Continued

- **Continue** to maintain and enhance '*Sunsational Charm Trail*' to encourage foot traffic from tourists into our local businesses
- **Contract** with new partner to create 30, 60, 90 second video assets in the areas of outdoor recreation, history and attractions, and food / beverage / wine / beer / spirits over the next 2 years for commercials, web site promotion, and social media. These will be shared with community businesses and organizations to utilize too.

Advertising

- **Place** printed and online ads in the following available partners: KATU TV, USA Today, Sunset, Oregon Events Calendars, True West, AAA (VIA), The Reel News, NW Sportsman, Oregon Sportfishing Regulations, Alaska Sporting Journal, Salmon and Steelhead Journal, NW Fly Fishing, Columbia Gorge To Mt. Hood, NW Travel, Portland Guide, Willamette Living, Travel Oregon guide, Harrods Cookhouse, Harrod Outdoors, American Bass Association, Explore NW, APEX, Everyday Northwest, Road Runner, and NW Outdoorsman TV.
- **Support** national and international marketing strategies of Travel Oregon and Travel Portland with co-op advertising and provide The Dalles brochures as part of their travel trade activities
- **Provide** marketing TRT grants for organizations producing events, with a priority given to events that generate overnight stays

Partnerships

Maintain and maximize key partnerships ...

- Travel Oregon
- Gorge Ride
- Oregon Tour & Travel Alliance
- Columbia Gorge Arts & Culture Alliance
- Oregon Festivals & Events Association
- Cycle Oregon
- Mt. Hood-Columbia Gorge Regional Destination Marketing Organizations (RDMO)
- Oregon Destination Marketing Organizations (ODMO)
- Columbia Gorge Tourism Alliance (CGTA)
- City of The Dalles / Wasco County / Port of The Dalles
- Columbia Gorge Discovery Center & Museum
- The Dalles Dam / U.S. Army Corps of Engineers
- Northern Wasco County Parks & Recreation District
- Wasco County Historic Landmarks
- The Dalles Main Street Program
- Downtown The Dalles
- Northwest Regional Chambers / Visitor Centers.

Continually looking for new opportunities and partnerships

Evaluation

Will be provided by Chamber Board Directors review, annual reports to the City, and regular communications with City Manager.



9. Goals & Objectives

VISITOR SERVICES

Objective...

To capture more visitors in person, phone, and online coming to Oregon and the Gorge, to come and explore The Dalles.

Task...

Increase information, partner links, and photo library for Activities, Events, and Community Calendar

Measurable Outcome...

Track information of visitors to include state of origin, reason for their visit, and how they heard of The Dalles through website analytics and use lodging reports to gauge increased number of overnight stays.

COMMUNITY MARKETING

Objective...

Increase exposure that encourages visitors to come to our community through website and social media platforms.

Task...

Enhance platforms with information, video, links to community partners with content for recreation and attractions. Using Datafy analytics for each aspect to aid in future targeted marketing.

Measurable Outcome...

Utilizing analytics on each platform to identify future target market (as this changes annually) and report findings to City Council (annually).

ADVERTISING

Objective...

Increased overnight stays, also longer stays in The Dalles. The average overnight guest spends an average of \$259.00 per day in our community *[Travel Oregon 2022]*

Task...

Supply local hotels with 'Explore The Dalles' brochure and city maps for their guests (groups, conference or events attendees will be given welcome bags promoting our local businesses and attractions)

Measurable Outcome...

Use Datafy to track number of visitors to attractions/hotels/events. Report data to City Council (quarterly / annually). This allows us to target our advertising dollars and spend only where effective.



10. Personnel

Visitor Services

- Staff Visitor Center
Hours of Operation: M-F 9am - 4:00pm / Regular
- Track information for visitor statistics
- Maintain Local Community Event Calendar
- Submit local events to the 25+ Digital Calendars in the Northwest
- Fulfill Visitor Requests (phone, mail, web, email, and in person)
- Coordinate with all visitor centers, Travel Oregon, and community partners for brochure fulfillments and distribution
- Market events on all social media platforms
- Update web site for events / information / activities
- Continue to utilize (and maintain) TOKEN WALL of wooden coupons to local businesses
- Send quarterly e-NEWS by email to emails acquired from Trade Shows and website for the purpose of promotion of The Dalles
- Assist with marketing options for targeted audiences
- Provide welcome bags showcasing and promoting local attractions, events, and businesses for group/convention visits to our community
- Provide information for meeting venues, dining, lodging, and applicable services for group/convention visits to our community

Marketing & Promotions

- Develop Marketing Strategy Plan
- Determine Marketing Publications and negotiate contracts for advertising
- Determine / Design Ads for Advertising
- Continue to update Web Site for determined and targeted tourism audience while adding features including Blog, better photo albums, and a better video capacity and storage
- Digital Promotion by email, web, social media platforms, and partners
- Works with Community Partners for Branding Message
- Meet with tourism related businesses to help better promote to our visitors
- Work with Region Hood/Gorge for FAM tours and promotion of our community
- Plan, coordinate, and attend FAM events
- Create and implement new campaign with business partners to draw the visitor to our community
- Working with partner for a targeted digital marketing campaign to the northwest to help provide a call to action to Explore The Dalles

Administration

- Supervisor/Administrator for Tourism Staff
- DMO, Oregon Destination Marketing Organization, for The Dalles in the Hood/Gorge Region
- Manage Datafy and reporting
- Budget, Strategic Planning for Tourism, and Community Marketing Plan
- Deliver reports to City Council



11. Budget

The Dalles Area Chamber of Commerce 2024-2025 Tourism Budget

Proposed

		2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	
Personnel								
076-7600-750.31-10	Salaries & Benefits	\$ 152,867.02	\$ 93,000.00	\$ 147,000.00	\$ 175,000.00	\$ 182,000.00	\$ 187,460.00	*
Facilities								
076-7600-750.43-10	Utilities	\$ 4,200.00	\$ 4,000.00	\$ 4,000.00	\$ 5,500.00	\$ 5,720.00	\$ 5,891.60	*
076-7600-750.43-40	Equipment Maint & Repair	\$ 3,900.00	\$ 1,800.00	\$ 2,500.00	\$ 3,000.00	\$ 3,120.00	\$ 3,213.60	*
076-7600-750.44-10	Rent	\$ 8,702.40	\$ 8,702.00	\$ 8,702.00	\$ 8,702.00	\$ 9,050.08	\$ 9,321.00	*
Operations								
076-7600-750.39-00	Administration	\$ 11,000.00	\$ 5,000.00	\$ 10,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	
076-7600-750.53-20	Postage	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
076-7600-750.53-30	Communications	\$ 2,800.00	\$ 2,200.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
076-7600-750.58-10	Travel & Mileage	\$ 4,500.00	\$ 2,500.00	\$ 4,000.00	\$ 6,000.00	\$ 6,240.00	\$ 6,427.20	*
076-7600-750.58-50	Professional Development	\$ 2,500.00	\$ 500.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
076-7600-750.58-70	Dues & Subscriptions	\$ 1,530.58	\$ 500.00	\$ 750.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
076-7600-750.60-10	Office Supplies	\$ 2,500.00	\$ 750.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
	Datafy Data Software	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
Marketing								
076-7600-750.37-10	Marketing	\$ 66,500.00	\$ 38,233.00	\$ 69,548.00	\$ 125,000.00	\$ 130,000.00	\$ 136,500.00	**
076-7600-750.37-20	Public Relations	\$ 15,000.00	\$ 5,000.00	\$ 10,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	
076-7600-750.37-30	Billboard	\$ 11,000.00	\$ 14,315.00	\$ -	\$ -	\$ -	\$ -	
076-7600-750.37-30G	Grants	\$ 30,000.00		\$ 7,500.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	
076-7600-750.55-00	Printing & Binding	\$ 7,500.00	\$ 3,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
		\$ 325,000.00	\$ 180,000.00	\$ 275,000.00	\$ 426,702.00	\$ 439,630.08	\$ 452,313.40	

*Oregon Wages have increased by 4.5% from 12 months ago while the national inflation rate is 3.1%. The cost of advertising is expected to increase by 10% for 2024. The Chamber has increased the marketing line item by 5%. The Chamber has added a 3% increase to Salaries, Utilities, Equipment, Rent, and Travel. We feel this is conservative but yet necessary increase or we will be operating on a budget that won't be able to do what we did just this last year. The chamber uses resources, advertisers, and works with organizations across the US and have already seen the increase in costs of doing business.

*increased by 3%
**increased by 5%



Visitor Information Report

July 2024 - April 2024



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Tourism Lobby Statistics 2024 / 2025

		Walk-ins	Phone	Relocation Packets	Welcome Packets	Cruise Boat Charm Trail	Tourism Packets	Postage (tourism)	Walk-In Visitor's Country (Top 5)	Walk-In Visitor's State (Top 5)
2024	July	227	190	2	10		5	\$ 52.00	Canada	FL, WI, IL, TX, AZ
	August	325	260					\$ 9.85	Canada, United Kingdom	AZ, MO, WI, DE, AK
	September	213	105		30		32	\$ 20.25	Canada Fiji	CO, MA, CT, VA, CA
	October	241	153	1			5	\$ 61.10	Canada, British Columbia	LA, NC, OR, IL, WA
	November	174	142					\$ -	Canada	<u>OR, WA, CA</u>
	December	70	34	2			1	\$ 10.45		
2025	January	212	114			1	2	\$ 20.20		OR, ID
	February	163	121	3				\$ 20.20		OR, WA
	March	186	127	1			1	\$ -		WA, AK
	April	1026	433		8		1			<u>WA, ME, WI, MT</u>
	May									
	June									
Totals		2837	1679	9	48	1	47	\$194.05		




Lodging Statistics Report

July 2024 - April 2024



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Data Provided by*						
	Lodging Occupancy Report July 2024 - April 2025					
		Wasco County / Percentage of Occupancy			Pacific NW	United States
Month	2024 /2025	2023 /2024	2022 /2023	% of change	2024/2025	2024/2025
July*	80.2	77.2	78.8	3.9%	75.1	68.8
August	81.5	71.8	80.2	13.5%	72.0	66.9
September*	76.0	74.2	74.7	2.4%	70.9	64.6
October	65.1	58.8	62.6	10.7%	69.3	65.1
November**	45.4	46.9	46.3	-3.2%	61.6	59.4
December	40.0	37.2	40.0	7.5%	56.6	53.2
January	44.0	40.7	42.3	8.1%	55.0	54.0
February	50.2	49.2	52.6	2.0%	63.7	63.6
March	49.6	61.0	61.0	-18.7%	66.5	63.6
April	62.6	66.4	62.4	-5.7%	67.2	63.9
May*		68.6	68.6			
June*		79.2	79.2			

*Occupancy was higher than state or PNW rate and last May & June were higher than State and PNW rates and we hope for

**November was the only month in 2023 that showed a postive change in comparison to previous year and this year we have July, August, Sept, Oct, Dec, Jan



Media Coverage Highlights

July 2024 - April 2025



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Willamette Week: Winter Escapes / December 11, 2024

\$900 for online and print

Our recommendations for making the most of, or escaping from, wintertime in Portland.

PLAN YOUR VISIT: Explore The Dalles, where outdoor adventures and cozy indoor activities create the ultimate winter escape. With warm hospitality, unique seasonal events, and noticeably less rain than other parts of Oregon, The Dalles is a hidden gem for beating the winter blues.

A lively local music scene and creative happenings like trivia nights, comedy shows, and interactive games at spots such as Route 30 Burgers and Brews add a playful touch to every stay.



Story Paid for by Explore The Dalles



Warm Up Your Winter in The Dalles, Oregon

Embrace the charm of The Dalles this winter, where history, culture, and adventure converge along the Columbia River Gorge. Whether you're seeking family-friendly activities, outdoor thrills, or cozy dining experiences, The Dalles offers a winter wonderland that will leave you enchanted.

Family Fun & Indoor Adventures

When the weather turns chilly, there's no shortage of indoor fun. **Hooligans Family Fun Center** offers indoor mini-golf, arcade games, and delicious snacks—perfect for family bonding. Younger kids will love **Wonderworks Children's Museum**, where interactive exhibits spark creativity and learning. For something different, **Spooky's Pizza** delivers cozy comfort with a central fireplace, arcade games, and a great spot for birthday celebrations. For LEGO lovers, **Brick City & Games** is a must-visit, featuring bulk LEGO builds, mini-fig creation, and game nights that inspire endless creativity for all ages.



Don't miss **Terra Cotta Gorge Co.** for clothing and gifts inspired by the Gorge. A must-see is **Klindt's Booksellers**, Oregon's oldest bookstore with creaking wood floors, shelves brimming with books, and gifts for everyone on your list. Each shop tells a story, making downtown The Dalles a shopper's paradise.

Evening Escapes & Nightlife

As the sun sets, discover The Dalles' lively nightlife. **Bargeway Pub** offers themed nights like Italian Night or Crazy Asian Night, paired with live music and river views. **Route 30 Bottles and Brews** features karaoke, trivia, comedy, and more. **Freebridge Brewing** is at the heart of the social scene of downtown The Dalles. Award-winning craft beer and artisan pub fare welcome winter with Bingo Night and Supper Club—multi-course, chef-prepared dinners that bring everyone together. Meanwhile, **Last Stop Saloon** offers a classic pub experience with a twist, featuring live music embodying the spirit of "Little Music City." **Belle's Hiway House** is a historic, family-owned steakhouse—taste their unforgettable food and cocktails! Or head to **Zim's Sports Bar & Grill** for German-inspired bites, fresh-cut fries, and more. With live music and your favorite sports playing, it's fun every day. Don't miss **Rivertap**, where **Wood Family Spirits** showcases their Columbia Bourbon and O.G. Vodka.



Cozy Wine Tastings & Patio Gatherings

Warm up with a glass of locally crafted wine at the historic **Sunshine Mill & Winery**, where their fire-lit patio twinkles with lights, creating the perfect ambiance for sipping and relaxing. Just steps from the Columbia River, **Tierra de Lobos Winery** offers a magical winter experience with fire pits nestled between tables on their scenic patio. Don't miss their hot mulled wine, made from their sweet red blend, Tinto Dulce—it's perfect for a cold day. For a cozy downtown experience, head to **15 Mile Winery** for fun food-pairing events. Each tasting room is owned by passionate locals, making every visit unique.



Outdoor Winter Fun & Recreation



For those who love the outdoors, winter on the Columbia River is simply unbeatable. Brave the waters for sturgeon fishing or enjoy a peaceful paddle. The Riverfront Trail offers breathtaking views, perfect for a winter walk or bike ride.

Plan Your Winter Getaway Today

From cozy firelit evenings and indoor family fun to outdoor adventures, shopping, and a rich culinary scene, The Dalles is your perfect winter escape. Visit ExploreTheDalles.com to plan your trip and let our community share its treasures with you. This winter, The Dalles promises experiences that will warm your heart and create lasting memories.

Shop Local & Discover Unique Treasures

The Dalles is home to a delightful array of local shops that offer a perfect shopping adventure. Visit **Skookum Outfitters** for outdoor & fishing gear, or explore **The Workshop** for handmade goods.

ExploreTheDalles.com ♦ 404 West 2nd Street ♦ The Dalles, Oregon ♦ 541-296-2231

Warm up at **Tierra de Lobos Winery** with hot mulled wine by the fire pits on their patio, and enjoy stunning views of the Columbia River. **Freebridge Brewing** brings the community together with Thursday Bingo Nights and supper club dinners.

Explore the Columbia Gorge Discovery Center, or cozy up with a good read during one of the Wasco County Library's family-friendly events. The Dalles' mild weather invites outdoor adventures like hiking, biking, or strolling along the riverfront, even in winter. Complete your getaway with a full spa experience at The Wellsprings Medical Massage and Spa!

Willamette Week: Spend a Day in The Dalles / December 21, 2024

\$3500 for article and full page ad

Ditch the rain and head to the growing city on the Columbia River.

Even those folks who have lived in our fair Portland for their entire lives get fed up with the rain. The constant wet for days on end can quickly start to feel oppressive, especially during these days when the sun disappears by 5 pm each night. Sure, the ideal solution is to hop a plane for a sunnier clime—but maybe there's not time for an extended trip, or budget for a plane ticket. But if you've got a day to spare, consider a closer adventure: head east to the other side of the Cascade Range.

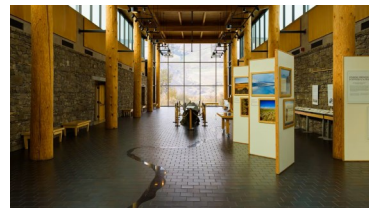
It's there that residents of Central and Eastern Oregon get to experience the benefits of the rain shadow effect, a meteorological phenomenon in which the windward side of mountains absorbs most of the precipitation, breaking up clouds, and causing warmer air to flow down the leeward side. In other words, winters tend to be drier, sunnier and a lot more pleasant than what we suffer through here in Portland.

The only question remains: Where does one go in their quest for better weather? Though you may have whizzed past it many times on your journey along Interstate 84, The Dalles should be your next destination. The largest city in Wasco County is well known among wine enthusiasts, but proud locals are working hard to put their hometown on the cultural map. As you'll see ahead, their efforts have yielded some impressive results.

Here are a few things we suggest you do in The Dalles this winter:

Take In Some Historic Views

A great first stop on your journey into The Dalles is the Columbia Gorge Discovery Center & Museum (5000 Discovery Drive, 541-296-8600, gorgediscovery.org). Not only is it one of the first exits into town off I-84 east, but it is also a gold mine of information and history about how the city came to be. The center's exhibits allow visitors to follow a vast timeline starting way back in the Ice Age and carrying through to the early '00s. The curators do a fine job highlighting the legacy of the Wasco and Wishram peoples that once thrived there via displays of their crafts and tools, even as they elide some of the uglier chapters of the story covering their forced removal from their homeland. Other surprises in the museum are a sheet tallying the votes in the 1984 primary election when the county voted overwhelmingly for Jesse Jackson and copies of the in-house newspaper of Rajneeshpuram, the religious community that wreaked havoc in Wasco County in the '80s.



Columbia Gorge Discovery Center & Museum,

An added benefit to your stop is that the center sits near the head of The Dalles Riverfront Trail (gorgefriends.org/hike-the-gorge/the-dalles-riverfront-trail.html), a 6½-mile path perfect for biking and hiking that takes you along a beautiful stretch of the Columbia and past a camp used by Lewis and Clark on their westward journey, natural coves and, well, a Google data center. Take the whole ride and you'll land at Riverfront Park where a lovely beach awaits you. Maybe not the best time of year for wading or swimming, but who could say no to a nice lounge in the sand?

Shop Local on 2nd Street



If you're one of those forward-thinking types that looks at a day trip as an opportunity to knock another item off your to-do list, like, say, gift shopping (maybe for the holiday season, depending on when you grab this magazine), The Dalles has you covered. The humble downtown area has plenty of shops and spaces with all sorts of potential presents to choose from. If, for example, you wanna get crafty with it, book some time at The Workshop (116 E 2nd St., 541-300-8088, thedallesworkshop.com). This cozy spot has a wonderful market packed with items made by local craftspeople. If you want to get hands on, there are crafting tables and classes so you can whip up something special for that special someone on site. And their selection of beer and wine will help any little mistakes you make a lot easier to bear.

Lines of Design,

The Dalles is also home to Klindt's Booksellers (315 E 2nd St., 541-296-3355, klindtsbooks.com), the oldest bookshop in the state. Opened in 1870, the business is a little slice of history with the original flooring and much of the original shelving still in use. The book selection is top notch, with especially great sections on Native American

subjects and local flora and fauna, as is the array of cards, paper goods and kitschy items for the bibliophile in your life. The real treasure, though, is the backroom devoted to kids' books. It's colorful, inviting, and just the place to inspire a lifelong love of reading.

Other great options for your gift search are Yesterday & Today Music (414 E 2nd St., 541-296-1441), the lone record shop supplying the town with new and used vinyl and CDs; Urban Paper (415 E 2nd St., 541-298-2767), a great spot to snap up craft supplies or holiday cards; and Lines of Designs (107 E 2nd St., 541-296-4470, linesofdesigns.com), a long-standing boutique with fashions for women of all shapes and sizes.

The Workshop



Taste The Dalles

The wineries in The Dalles maintain a constant presence, with tastings happening year-round and many busting out potbelly stoves so visitors can still sip outside. Your options on this front are many and varied. The tasting room at Tierra De Lobos Winery (201 Osprey Lane W, 541-769-0277, tierradelobos.com) offers gorgeous views of the Columbia River and The Dalles Dam along with generous pours of its signature whites and rosés. 15 Mile Winery (623 E 2nd St., 541-965-1445, 15milewinery.com), meanwhile, runs the gamut from sweet dessert wines to hearty pinot noirs, which you can sample during the tasting room's weekend hours.



But if you only have time for one stop, head right to Quenett Winery's Sunshine Mill (901 E 2nd St., 541-978-9588, sunshinemill.com) if only to get a glimpse a bit of The Dalles history. The tasting room and hangout spot has a steampunk vibe as it retained much of the machinery that once milled tons of wheat for the Sunshine Biscuit Company, creators of Krispy crackers and those little bits of heaven known as Cheez-Its. But into the space it's built a lovely restaurant and tasting room, complete with plentiful outdoor seating and a bocce court.

Bargeway Pub

For beer lovers, some of the best quaffing can be done at Freebridge Brewing (710 E 2nd St., 541-769-1234, freebridgebrewing.com). The website says it specializes in German lagers and Northwest ales, but the menu of craft beers goes well beyond that to include a delicious amber and the award-winning Slap & Pickle Gose, a sour made with pickle juice that drinks surprisingly easy in spite of its inherent tartness. For a wider array of beer options, consider Bargeway Pub (1535 Bargeway Road, 541-370-2345, bargewaypub.com), an oft-bustling spot with an impressive menu of regional cuisine and pub standards. It's also a hub for Little Music City, a local network of musicians and music lovers looking to raise the profile of the local community. The group has a standing rotation of local artists playing around town with designs on bringing in acts from Portland and beyond. Stop by the Bargeway every Sunday to get a taste of the sounds they're offering up.

This story is a part of Oregon Winter, Willamette Week's annual winter activity magazine. It is free and can be found all over Portland beginning Friday, December 13, 2024. Find your free copy at one of the locations noted here or at our online store, before they all get picked up!



True West Magazine

January 2025

Top Towns Where History is Happening Now

The Dalles, OR: Located on the beautiful banks of the Columbia River, the historic community of The Dalles is a wonderful town from which visitors can immerse themselves in Oregon history and explore the scenic Columbia River Gorge.

Listed in national publication among 10 other towns in the U.S.

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Special
Section

INDIGENOUS
TOURISM

Discover the Northwest

on a Lewis & Clark Road Trip

BY ALLEN COX

While Lewis & Clark's 4,900-mile journey began in Pennsylvania, ours explores the Northwest segment from Great Falls, Montana, to the Pacific Ocean. Legendary rivers, panoramic mountain vistas, welcoming towns and cities, Indigenous cultures and the history of the final legs of Lewis & Clark's epic trek make this route a fascinating family road trip.



"Great joy in camp we are in view of the Ocean, this great Pacific Ocean which we have been so long anxious to see."

- William Clark, November 7, 1805



Lewis and Clark National Historic Trail driving route

Lewis and Clark outbound journey, 1804-1805

Lewis and Clark return journey, 1806 (route shown where different from outbound journey)

Lewis return journey
Clark return journey

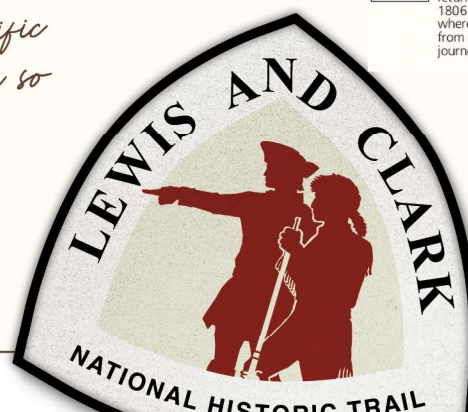
WEA Historic Indian group location

WASCO Present-day Indian tribe reservation location

Some Indian Nations who lived along the Missouri River during the Lewis and Clark expedition were later relocated to Oklahoma. These include the Delaware, Kaw, Osage, Otoe-Missouria, Pawnee, Ponca, Potawatomi, and Shawnee.

CITIES ALONG THE WAY

- Great Falls, MT: visitgreatfallsmontana.org
- Helena, MT: helenamt.com
- Missoula, MT: destinationmissoula.org
- Lewiston, ID: visitlcvalley.com
- Tri-Cities, WA: visittri-cities.com
- The Dalles, OR: exploredalles.com
- Astoria, OR: travelastoria.com
- Long Beach, WA: evergreencoastwa.com

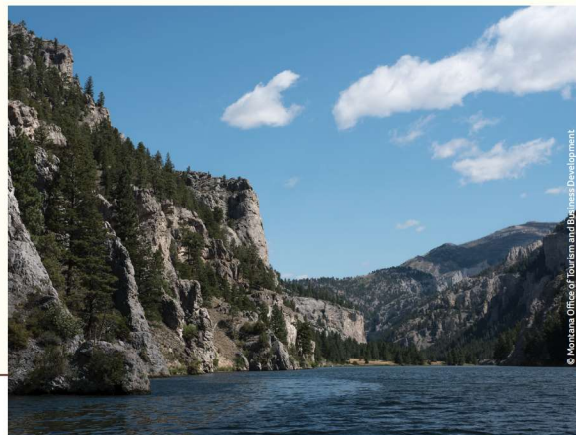




MONTANA

Great Falls, Montana, is the home of the Lewis & Clark Interpretive Center. There's no better place to begin to understand the significance of the explorers' journey and the hardships and discoveries along the way. The expedition reached this area after following the Missouri River, which passes through Great Falls. At nearby Giant Springs State Park, follow in Lewis and Clark's footsteps and discover one of the largest fresh-water springs in the country along with fascinating geological formations. Great Falls has all the amenities you need for a comfortable exploration of the region.

Of course, Lewis and Clark traced the Missouri River across the expanse of today's eastern Montana before reaching what, today, is Great Falls. An optional side trip is to travel east from Great Falls to explore the river and its many attractions, like a float trip from Fort Benton with Missouri River Outfitters through the Upper Missouri River Breaks National Monument or the 55-mile auto tour through the Charles M. Russell National Wildlife Refuge, which follows the expedition's original route.



From Great Falls, your next stop is Helena, Montana's state capital, a historic city worth exploring. See the city on a fun tour on the Last Chance Tour Train. The Missouri River flows near here, hence the Lewis and Clark connection. See the stunning scenery they witnessed on a visit to Gates of the Mountains Canyon, where you can take a river float trip. Lewis noted in his journal, "These cliffs rise from the water's edge on either side perpendicularly to the height of 1,200 feet... the river appears to have forced its way through this immense body of solid rock."

Next up: Missoula, a bustling, growing city where the art, music and theater scene are alive and well. If your visit coincides with a performance at Missoula Community Theater, treat yourself to a show. Art aficionados should take in the current exhibits at the Missoula Art Museum. These are just a few of the activities to enjoy in this vibrant city.

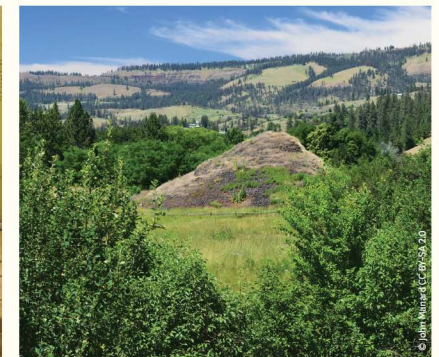
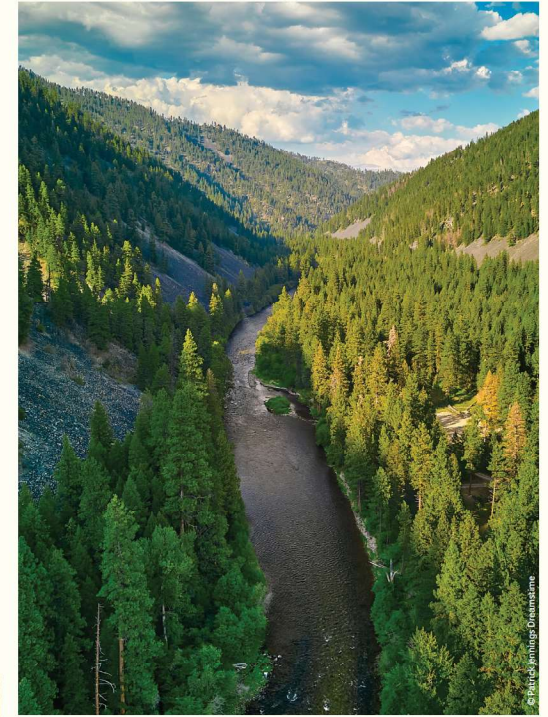
Near Missoula, at Lolo, Lewis and Clark camped at what is now Travelers Rest State Park, the only campsite on the expedition's entire route where archaeologists uncovered conclusive evidence of occupation by the Corps

of Discovery. Before that, Native Americans used the site as a camp, and, today, Indigenous storytellers engage visitors with stories of their heritage and culture.

The last challenge the Corps faced in Montana came in the form of the Bitterroot Mountains over what is called Lolo Pass today. On the arduous crossing, which they endured twice with the help of a Native guide, they suffered from bitter cold, starvation and exhaustion. But, with great relief, they made it to greener pastures after the descent. At the Lolo Pass Visitor Center, you can learn all about the expedition's crossing over the Bitterroots. About 8 miles before the Visitor Center, Lolo Hot Springs Resort is an inviting place to spend the night and enjoy a relaxing soak in the hot springs.

IDAHO

A scenic 180-mile drive on the Northwest Passage Scenic Byway from Lolo Pass to Lewiston, Idaho, traces the expedition's route along the Clearwater River. Along the way, stop at important Nez Perce historical sites, like Heart of the Monster (in Kamiah)—a sacred site that's part of the Nez Perce National Historical Park, representing





© Public Domain

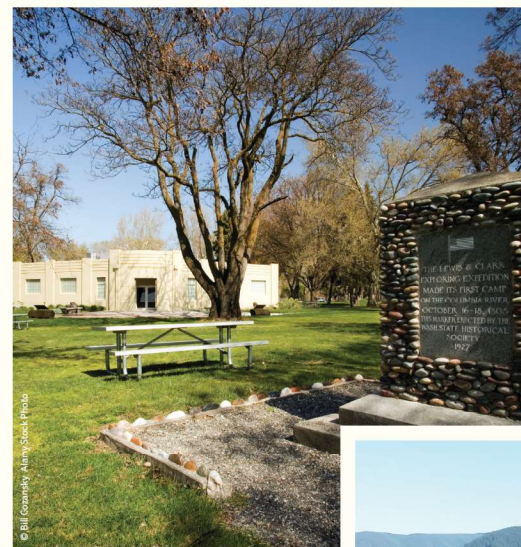
an aspect of the Nez Perce creation myth—Canoe Camp (in Orofino), where the Nez Perce helped the Corps of Discovery create canoes to navigate rivers on their way to the Pacific, and the historical park's visitor center in Spalding.

The adjoining cities of Lewiston, Idaho, and Clarkston, Washington, remind us, in their very names, of the expedition's significance in the region. Plan to spend a few days here if time allows. It's the gateway

to Hells Canyon, which is deeper than the Grand Canyon, and jet boat tours are the best way to experience its beauty and wildlife. The region is also home to the acclaimed Lewis Clark Valley wine region, so treat yourself to a few tasting-room visits or let a guide do the driving with a wine tour. Just south of Lewiston is another museum dedicated to the Corps of Discovery—the Lewis & Clark Discovery Center, located in Hells Gate State Park, once a Nez Perce village.



© Vesta Johnson



© Bill Gonsky, Alamy Stock Photo



© Charles Marion Russell, Public Domain

WASHINGTON & OREGON

The Clearwater River joins the Snake River at Lewiston-Clarkston, and the Snake River was the expedition's highway from there to its confluence with the Columbia River. The drive from Lewiston to Tri-Cities, Washington, at the confluence does not trace the expedition's route, but at Pasco (one of the Tri-Cities), they camped at what, today, is Sacajawea State Park. At the park, visit the Sacajawea Interpretive Center, a museum dedicated to the only woman on the expedition, as well as more information about the expedition as it explored this area.

In Richland (another of the Tri-Cities), take time to visit the Reach Museum, with fascinating exhibits about the Missoula Floods that shaped much of the geology of Eastern Washington and the Columbia River Gorge.



© John Newell



The next stop on your journey is The Dalles, Oregon. To get there, you will follow a highway that does not trace the expedition's route on the Columbia River, but is a scenic drive nonetheless that eventually reaches the Columbia. At the Dalles, the gateway to the turbulent waters of the Columbia River Gorge, Lewis and Clark faced daunting navigational challenges. The expedition had to lower their dugout canoes by ropes from land to transport them over falls and rapids. It was in the Gorge that Lewis notes the drastic shift in climate and vegetation from arid high plateau to verdant forests.

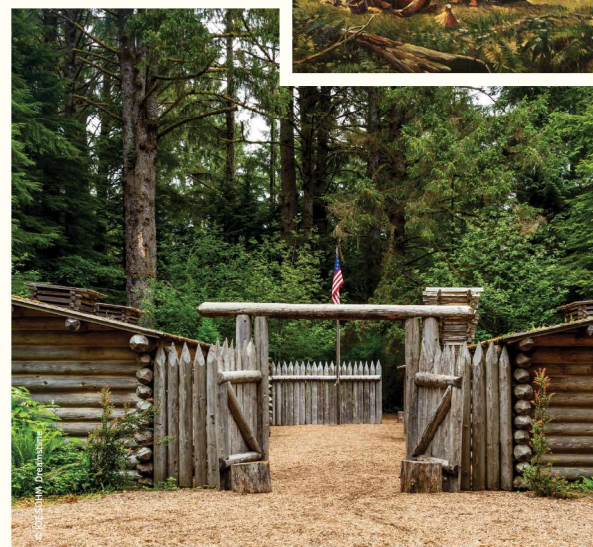
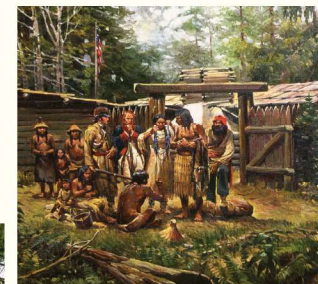
In The Dalles, the Columbia Gorge Discovery Center and Museum has a well-researched exhibit on the Cargo of Lewis and Clark, detailing the supplies they had to carry and forage along the way.

From The Dalles, highways follow the river on both the Oregon and Washington sides, so take your pick or cross bridges and drive both.



From Great Falls, Montana, to the mouth of the Columbia River, you have covered at least 870 miles. At the end of the trail in both Washington and Oregon, you'll discover the Lewis and Clark National Historical Park, which has five separate units on both sides of the river. Near Astoria, Oregon, visit Fort Clatsop, a replica of the camp the Corp of Discover built and occupied over the winter of their arrival. This site has an excellent visitor center as well, with exhibits about the expedition. In nearby Seaside, Oregon, the Salt Works is the site where members of the expedition boiled seawater to render salt to preserve foods.

Across the river in Washington, Dismal Niche is a spot along the river where the Corps was forced to camp during a violent November storm. Low on supplies, sick and exhausted, they endured the storm and named the spot accordingly. Other sites on the Washington side include Station Camp where the Corps set up camp—a site also known as Middle Village where Indigenous



Must-See Attractions

Check the websites before visiting to learn about open hours and possible closures.

- Lewis & Clark Interpretive Center, Great Falls, MT: fs.usda.gov/recarea/hlcnj/recarea/?recid=61458
- Gates of the Mountains Canyon, Helena, MT: nps.gov/places/gates-of-the-mountains.htm
- Traveler's Rest State Park, Lolo, MT: fwp.mt.gov/travelers-rest
- Lolo Pass Visitor Center, Lolo, MT: fs.usda.gov/recarea/nezperceclearwater/recarea/?recid=80112
- Heart of the Monster, Kamiah, ID: nps.gov/nepe/planyourvisit/visit-the-heart-of-the-monster.htm
- Canoe Camp, Orofino, ID: nps.gov/nepe/learn/historyculture/canoe-camp.htm
- Nez Perce National Historical Park Visitor Center, Spalding, ID: nps.gov/nepe/planyourvisit/nez-perce-nhp-visitor-center.htm
- Lewis & Clark Discovery Center, Lewiston, ID: nps.gov/places/hells-gate-state-park-and-lewis-and-clark-discovery-center.htm
- Sacajawea Historical State Park and Interpretive Center, Pasco, WA: parks.wa.gov/find-parks/state-parks/sacajawea-historical-state-park/sacajawea-interpretive-center
- Reach Museum, Richland, WA: visithereach.us
- Columbia Gorge Discovery Center and Museum, The Dalles, OR: gorgediscovery.org
- Lewis & Clark National Historical Park, Astoria, OR: nps.gov/lewi/planyourvisit/index.htm
- Discovery Trail, Long Beach, WA: evergreencoastwa.com/things-to-do/recreation/discovery-trail

people had a seasonal village. In Long Beach, Washington, statues along the Discovery Trail represent Clark standing over a sturgeon, a fish common in the Columbia River that he had never encountered. Farther along the trail, you'll come upon a bronze statue representing the tree in which Clark carved his initials and the date. The Discovery Trail follows Clark's path as he first explored this portion of the coast, and it is perfect for hiking or cycling (rent bikes in Long Beach).

Astoria is a vibrant and historic riverfront town to explore and even spend a few nights. Alternatively, across the river, Long Beach Peninsula offers plenty of lodging, dining and fun, especially if you brought kids. ☺



Suggested Lodging

- Hotel Arvon, Great Falls, MT: hotelarvon.com
- The Wren, Missoula, MT: wrenmissoula.com
- Holiday Inn, Clarkston, WA: holidayinn/hotels/us/en/clarkston/twsc/hoteldetail
- The Lodge at Columbia Point, Richland, WA: lodgeatcolumbiapoint.com
- Skamania Lodge, Stevenson, WA: skamania.com
- Cannery Pier Hotel, Astoria, OR: cannerypierhotel.com



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KAYAK FISHING BONUS

ADVENTURES



LAKE ATHABASCA

LAKE ATHABASCA

SASKATCHEWAN

Lake Trout » This giant body of water may be the finest lake trout fishery on Earth, producing fish over 30 pounds every day and many over 40 every year. We boated 120 fish in one day in September.

Contact: Lakers Unlimited, 306/864-8087, lakersunlimited.com.

Matt Straw

COLUMBIA RIVER

DALLES CITY, OREGON

Salmon » Kings and cohos migrate through this narrow portion of the Columbia River, with an early run that lasts through June, and a fall run peaking from early September through October.

Contact: Guide Tom Browning, 509/480-3918, browningssportfishing.com; Guide Dave Eng, 503/341-8863, fishengproducts.com.



Steve Quinn

COLUMBIA RIVER

CLEAR LAKE

SPINNEY MOUNTAIN RESERVOIR

KEWEENAW PENINSULA

ONEIDA / VILAS COUNTIES

IOWA GREAT LAKES

DETROIT RIVER

HOUSATONIC RIVER

SANDUSKY BAY



SPINNEY MOUNTAIN

HARTSEL, COLORADO

Pike » The fish get fat on plentiful trout. "We fish for giants, many over 40 inches with a shot at fish over 45," says Tightline Outdoors owner and guide Nate Zelinsky. "On a good day we get 4 to 6 chances at true trophies."

Contact: Tightline Outdoors, 720/775-7770, tightlineoutdoors.com.

Eric Allee



CLEAR LAKE

CLEARLAKE OAKS, CALIFORNIA

Crappies » This northern California fishery boasts huge numbers of crappies in the 1- to 2.5-pound range and lays claim to both the state-record black and white crappies at 4 pounds 5 ounces and 4 pounds 8 ounces, respectively. It also boasts double-digit bass.

Contacts: Capt. Ed Legan, 702/497-8938, Clear Lake Family Guide Service on Facebook.

Steve Ryan



IOWA GREAT LAKES AREA

OKOBOJI, IOWA

Bluegills » Postspawners go on a binge on portions of lakes like East and West Okoboji and Spirit Lake, relating to shallow weedgrowth, often around docks, with 8-inch fish common. Multi-species action for walleyes, bass, pike, crappies, and yellow bass, too.

Contact: Baitshops: Kabele's; 712/336-1512; Stan's, 712/338-2586; Fisherman's Factory Outlet, 712/336-4535, Oak Hill, 712/337-6440.

Brent Southworth

FRONTIER UNLIMITED tv program plays on the following stations ... Our Commercial promoting The Dalles is embedded in their program
Annual Contract for 12 months of coverage \$2600.00
(this also includes the filming of 3 to 4 episodes in our area featuring businesses of The Dalles and in Wasco County, this great rate is due to our relationship and partnership)
Monday 10:30am
Wednesday 9:00am & 4pm
Thursday 10:30am
Saturday 11:00am & 4:30pm
Sunday 11:00am & 4:30pm ** all times are listed in East Coast time zone*

Call Letters	Channel	
Albany / Clarksville, NY	WVBG	25.10
Albany, NY	WZPJ	4.4
Albuquerque / Bosque, NM	K19NF	19.11
Anchorage, AK	KDMD	33.11
Athens, GA	WZVC	15.9
Atlanta, GA	WANN-CD	32.4
Auburn / Salem, AL	W25FW-D	15.9
Augusta, GA	W33ER	12.9
Austin, TX	KADF	20.10
Austin, TX	KMBA	34.10
Bakersfield, CA	KJOU	12.9
Beaufort/Hilton Head (Savannah), GA	WSCG-LD	14.11
Beaumont/Port Arther (Houston), TX	KULC	26.9
Boise, ID	KKIC	16.9
Boston, MA	WVCC	49.9
Buffalo, NY	WBXZ	56.9
Canton, OH	W27DG	39.9
Central and Southern Utah	SC Broadband	8.2
Charleston / Mt Pleasant, SC	WHDC	12.12
Cheyenne, WY	KXCY	18.9
Chicago, IL	WCHU	3.9
Clarksville, TN	WCKV	22.2
Cleveland / North Royalton, OH	WIVX	13.9
Cobleskill, NY	WUCB	41.3
College Station, TX	K03IJ	3.10
Colorado Springs, CO	KTNP	4.9
Columbia, MO	K06PT	6.9
Columbus, GA	WRDP	26.9
Cortez, CO	SWCOTV	19.4
Detroit, MI	WHNE-LD	3.9
Erie, PA	W24EU	28.9
Fayette, AR	KKAF	30.9
Florence/Marion, SC	W25FQ	25.10
Fort Peck, MT	K51BA-D	20.3
Fresno, CA	KBNK	14.9
Fresno, CA	KVBC	4.3
Ft Smith, AR	KHMF	33.9
Gainesville / Micanopy, FL	W19EX	19.9
Gainesville / Micanopy, FL	WBMN	17.9
Glasgow, MT	K20JS-D	20.3
Golden Valley, AZ	K08QN	8.9
Golden Valley, AZ	K34QY	34.9
Harrisburg, PA	WLHY	31
HI Pu'u Pa Papa/Waimanalo, HI	KKAI	50.9
HI Mauna Kapa/Kailua, HI	KUPU	56.9
HI Mauna Kapu/Waimanalo, HI	KKAI	50.9
Hi Office, HI	KUPU	56.9
HI Office, HI	KKAI	50.9
HI Pu'u Pa Papa/Kailua, HI	KUPU	56.9
Homestead, FL	WHMR	16.9
Houston, TX	KVVV	15.9
Jacksonville, FL	WWRJ	27.9
Jacksonville, FL	WJKF	9.4
Kansas City, MO	KUKC	20.10
Key West, FL	WKIZ	29.9
Lake City (Cadillac), MI	WMNN	26.7
Las Vegas, NV	KDNU	7.7
Las Vegas, NV	KHMP	18.4

Call Letters	Channel	
Libby, MT	MontanaSkyTV	34
Lincoln City, OR	K21LB	21.9
Little Rock, AR	KTVV	18.9
Los Angeles, CA	KFLA	8.10
Los Angeles, CA	KILA	8.10
Louisville, KY	WJYL	16.9
Mesquite, NV	KMSQ	15.7
Miami, FL	WDGT	14.9
Midland/Odessa, TX	K34MX	34.9
Minneapolis, MN	WUMN	21.10
Modesto, CA	K27PE	27.9
Monterey CA, CA	KBNY	19.9
Myrtle Beach, SC	WFDY	31.10
Myrtle Beach/Lumberton, NC	WTNG-CD	7.9
Nashville, TN	WIIW	14.9
Nashville, TN	WNSH	9.3
New York City, NY	WHTV	18.9
Norfolk, VA	WJGN-CD	38.9
Norfolk, VA	W30DN	30.2
Ocala, FL	WQFT	17.9
Odessa, TX	K34MX	8.2
Orlando, FL	WOFT-LD	8.9
Palm Springs, CA	KRET	45.12
Panama City, FL	W34FF	34.9
Phoenix, AZ	KVPA	42.10
Pittsburgh, PA	WBYP-CD	39.9
Pittsburgh, PA	WBPA	12.5
Pocatello, ID	KVUI	31.12
Quincy, IL	W17EH	17.9
Reno, NV	KGLR	35.9
Reno, NV	KCNL	3.4
Sacramento, CA	KSAO	49.9
Salt Lake City, UT	KCVB	26.10
Salt Lake City, UT	KSVN	25.10
Salt Lake City, UT	KPDR	19.2
San Antonio, TX	KVHC	11.9
San Diego, CA	KSDX	9.10
Santa Barbara, CA	KBNI	8.9
Santa Barbara, CA	KWSM	32.9
Savannah, GA	WGCB	35.13
Sioux Falls, SD	K06QJ	COMING SOON!
St Louis, MO	W36EX	36.9
St. Cloud, MN	K26PF	26.10
Tallahassee, FL	W21EH	COMING SOON!
Tampa, FL	WGCT-LD	19.9
Traverse City, MI	WXII-LD	12.7
Twin Falls, ID	KYTL	17.1
Vero Beach, FL	WMMF	19.5
Victorville, CA	K25AD	24.6
West Liberty, KY	Mountain Telephone	228
West Palm, FL	WEWF	47.9
Wichita-Hutchinson, KS	KCTU	5.7
Wolf Point, MT	K04GF-D	20.3



The Dalles Chamber of Commerce / KATU 2025 Partnership

<u>Organization</u>	<u>AM Northwest Segment</u>		<u>Avg. Segment Impressions</u>	<u>Impression Delivery</u>	<u>Afternoon Live Segment</u>		<u>Avg. Segment Impressions</u>	<u>Impression Delivery</u>
	<u>Date</u>				<u>Date</u>			
AM Northwest Full Show Takeover	2-Jan-25		20,400	21,255				
The Dalles Workshop	8-Jan-25		20,400	19,530	<u>15-Jan-25</u>		<u>10,200</u>	<u>10,740</u>
Route 30 Burgers & Brews	17-Jan-25		20,400	21,800	<u>29-Jan-25</u>		<u>10,200</u>	<u>10,125</u>
The Granada Theater	29-Jan-25		20,400	20,050	<u>5-Feb-25</u>		<u>10,200</u>	<u>10,675</u>
Gorge Academy of Cosmetology	5-Feb-25		20,400	18,600	<u>8-Jan-25</u>		<u>10,200</u>	<u>9,985</u>
Knotty Buns	12-Feb-25		20,400	22,240	<u>29-Jan-25</u>		<u>10,200</u>	<u>10,005</u>
The Last Stop Saloon	12-Feb-25		20,400	22,240	<u>12-Feb-25</u>		<u>10,200</u>	<u>10,145</u>
Tierra de Lobos	19-Feb-25		20,400	21,750	<u>22-Jan-25</u>		<u>10,200</u>	<u>10,010</u>
Bargeway Pub	26-Feb-25		20,400	22,700	<u>26-Feb-26</u>		<u>10,200</u>	<u>10,220</u>
TOTALS	9x	•	183,600	190,165			81,600	81,905

Total Impressions for both segments together with all 9 episodes **272,070**

Total Cost of airing episodes (they were able to reuse with edits the original videos) **\$12,500**



FAMiliarization tours and Conferences with Explore The Dalles

The following activities and promotions have been organized and executed through the dedicated efforts of The Dalles Area Chamber of Commerce team as part of our independent tourism and marketing initiatives.

NOWA Conference: Group of published and experienced writers from the National Outdoor Writers Association. They were given tours, experiences, and information while being hosted locally. We had a souvenir token created and made to identify them to the businesses for special discounts while visiting us.

Troutdale Historic Society are coming in June, thank you to the Neon Sign Museum and the Northwest Mural Fest. The Chamber is making arrangements with welcome bags and information that will help promote our community.

Ride the Gorge: Annual bike ride in the gorge that ends at the Discovery Center. Our team has worked getting discounts at local establishments for the riders to come into town with a special armband that identifies them to the businesses.



FAMiliarization tours with HoodGorge Regional Tourism

Many FAM tours have taken place in our region, but the following have touched, featured, or took place in The Dalles. These are being funded by our Region and Travel Oregon but we help, guide, or host for some so that the author experiences our wonderful community:

Travel Oregon Press Trip: 11 Attended by different departments of Travel Oregon for promotion purposes

Jeff Jenkins, ***Chubby Diaries***: showcasing the entire region

Dinkum Tribe, neurodivergent travel experts, family travel content creators, and bloggers with a combined following of over 14,000 across 8 online platforms, and nearly 2,000 page views monthly on our blog

Cory Lee, leading voice in accessible travel and the creator of the award-winning blog **Curb Free with Cory Lee**, where he shares personal travel experiences, accessibility reviews, and practical tips for wheelchair users



Datafy Reports

2024



THE DALLES AREA
CHAMBER OF COMMERCE
Supporting Businesses since 1883

404 W 2nd St ♦ The Dalles OR ♦ 541-296-2231



JAN 1ST 2024 - DEC 31ST 2024

The Dalles Visitation

2024 compared to 2023 (published)

Powered by **DATAFY**

📍 Geo Data

↔ Compare Dates



TOTAL TRIPS

2,591,291 Trips

📈 18.5% vs Compare Dates



VISITOR DAYS

3,561,657 Days

📉 5.61% vs Compare Dates



AVG LENGTH OF STAY

1.4 Days

📉 -0.4 Days vs Compare Dates

Visitor Days by Length of Stay

📍 Geo Data

↔ Compare Dates

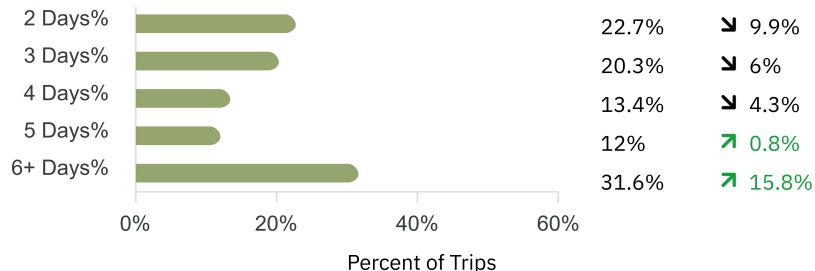


1 Day	47.5%	- 1.36%
2 Days	11.9%	- 0.93%
3 Days	10.6%	- 0.42%
4 Days	7.03%	- 0.13%
5 Days	6.3%	+ 0.24%

Overnight Visitation % Share

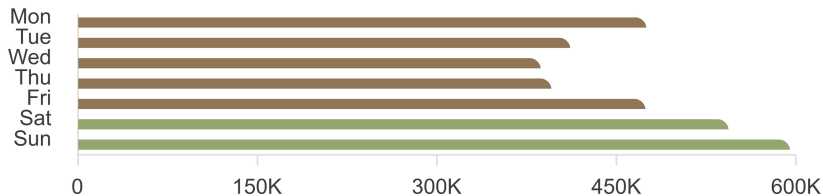
📍 Geo Data

↔ Compare Dates



Visitors by Day

Geo Data



Number of Visitor Days

Comparison of Trips

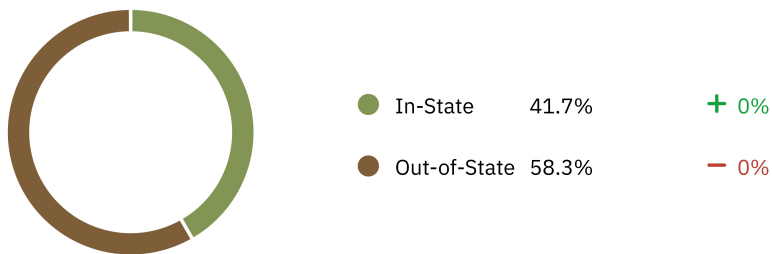
Geo Data



In-State vs Out-of-State % Share

Geo Data

↻ Compare Dates



Percent of Visitor Days

Locals vs Visitors % of Visitor Days

Geo Data

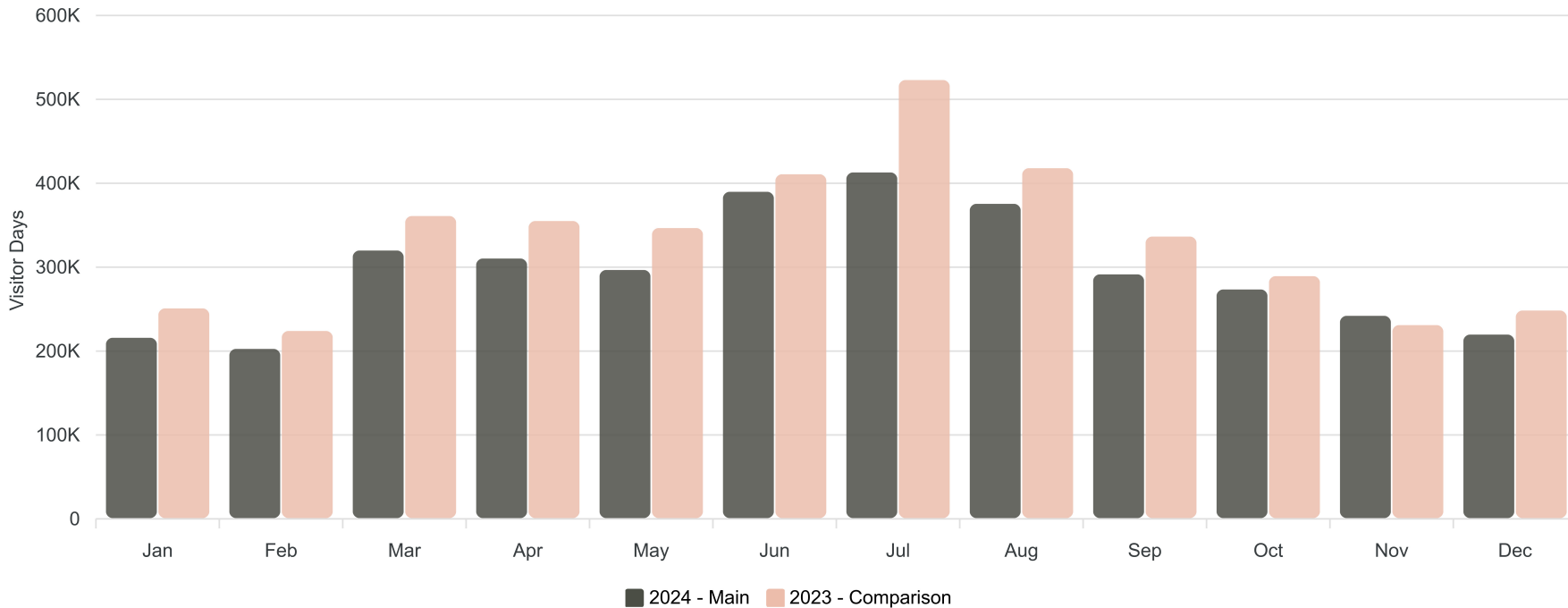
↻ Compare Dates



Locals: 0 - 50 Miles | Visitors: 50 - 3643 Miles
Distance filter is not applied to this chart

Monthly Volume by Visitor Days

📍 Geo Data
↔ Compare Dates












Top DMAs

for 1/01/24 - 12/31/24 %1/01/23 - 12/31/23

 Geo Data

 Compare Dates










DMA	Share of Visitor Days	Total Visitor Days	% Change in Visitor Days
Portland- OR	34.1%	1,419,869	 2.51%
Yakima-Pasco-RchInd-Kn	10.4%	432,396	 4.23%
Spokane	5.8%	242,374	 8.37%
Seattle-Tacoma	5.6%	234,771	 3.88%
Boise	3.3%	135,673	 11%
Eugene	2.5%	105,914	 6.67%
Medford-Klamath Falls	1.8%	76,044	 3.27%
Bend- OR	1.6%	66,958	 9.72%
Salt Lake City	1.6%	65,280	 12.6%

Top MSAs

for 1/01/24 - 12/31/24 %1/01/23 - 12/31/23

 Geo Data

 Compare Dates

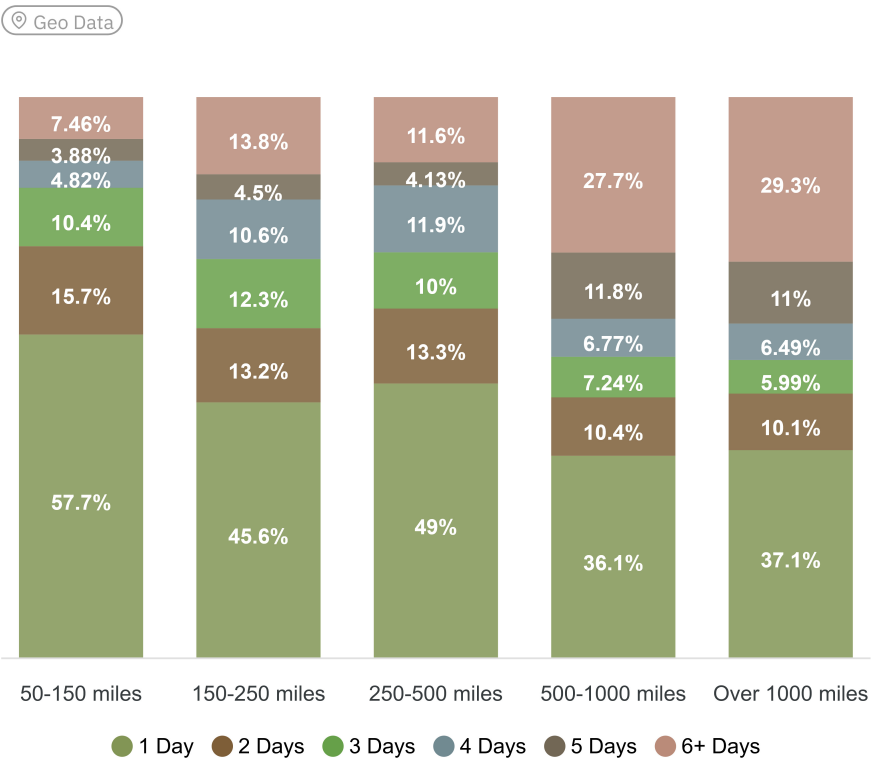
MSA	Share of Visitor Days	Total Visitor Days	% Change in Visitor Days
Portland-Vancouver-Beav	20.7%	947,446	 1.85%
Pendleton-Hermiston, OF	4%	180,828	 4.11%
Kennewick-Richland-Pasi	3.9%	178,425	 5.56%
Salem, OR	3.3%	149,759	 2.71%
Rural Oregon	2.8%	126,635	 5.61%
Seattle-Tacoma-Bellevue	2.6%	121,188	 4.65%
Boise City-Nampa, ID	2.4%	109,354	 11.3%
Yakima, WA	2.3%	107,181	 2.16%
Spokane, WA	2.2%	99,207	 10.1%

Length of Stay by Top DMAs

Geo Data

DMA	Avg Length of Stay	Share of Visitor Days
Medford-Klamath Falls	2.1 Days	1.83%
Los Angeles	1.7 Days	1.14%
Sacramnto-Stkton-Modesto	1.6 Days	0.81%
Phoenix -Prescott	1.6 Days	1.04%
Missoula	1.5 Days	0.65%
Bend- OR	1.5 Days	1.61%
Dallas-Ft. Worth	1.5 Days	0.63%
Seattle-Tacoma	1.5 Days	5.64%
Eugene	1.4 Days	2.54%
Chicago	1.4 Days	0.55%
Denver	1.4 Days	0.76%

Length of Stay by Distance



Top Clusters

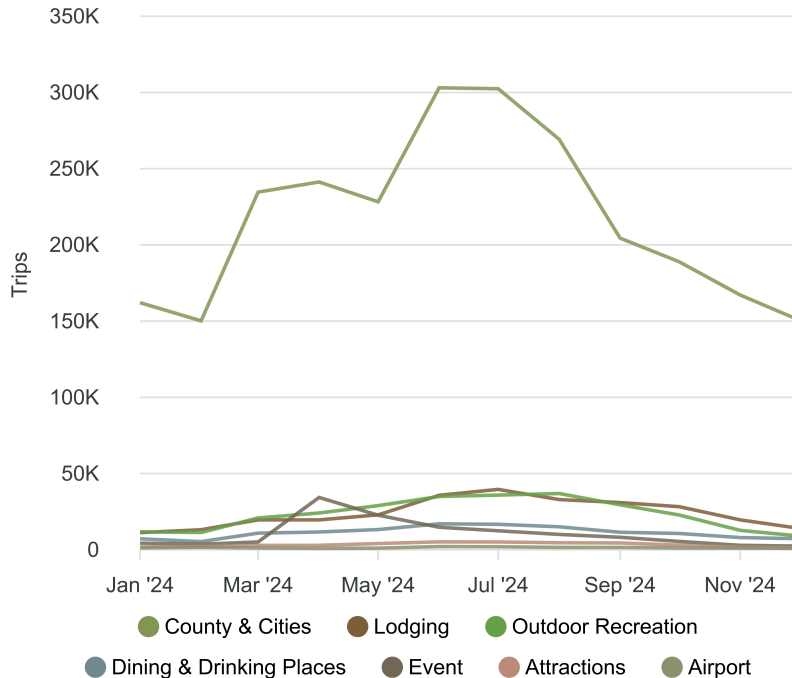
for 1/01/24 - 12/31/24 %↑/↓1/01/23 - 12/31/23

📍 Geo Data
↔ Compare Dates

Cluster	Share of Visitor Days	% Change in Visitor Days
County & Cities	98.8%	— 5.66%
Lodging	15%	— 7.46%
Outdoor Recreation	14.4%	— 7.27%
Event	7.4%	— 14%
Dining & Drinking Places	7.4%	— 25.2%
Attractions	2.4%	+ 9.41%
Airport	1%	+ 18.4%

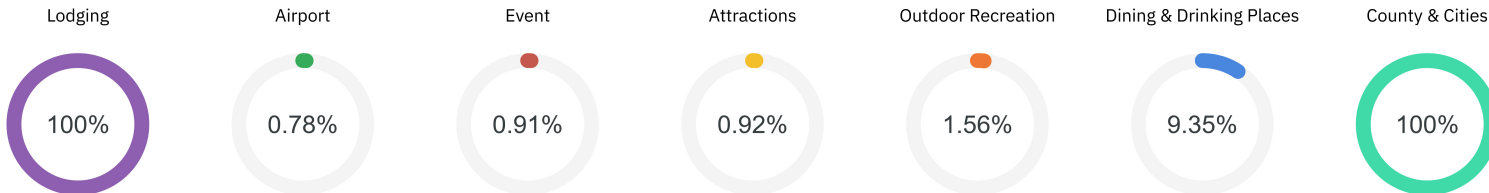
Top Cluster Visitation

📍 Geo Data



Average Correlation

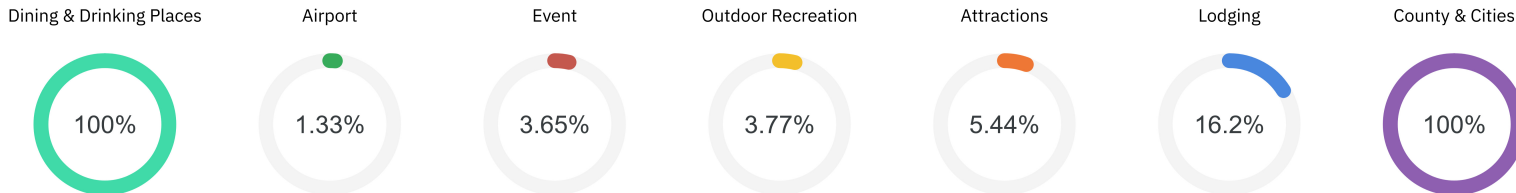
Geo Data



Of the devices observed at the [Cluster: Lodging](#), which other [Clusters](#) were they observed at during the [Same Week](#)?

Average Correlation

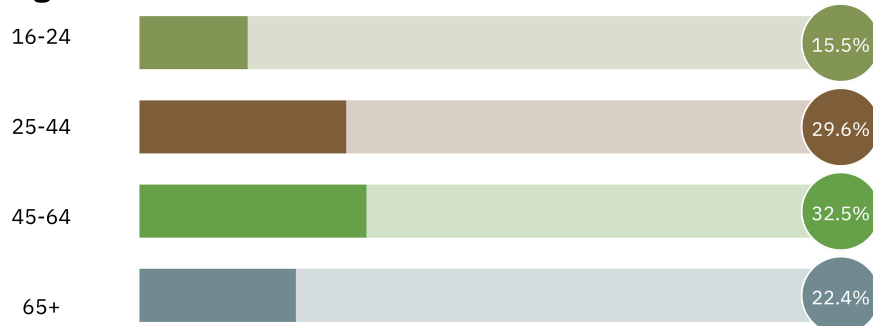
Geo Data



Of the devices observed at the [Cluster: Dining & Drinking Places](#), which other [Clusters](#) were they observed at during the [Same Week](#)?

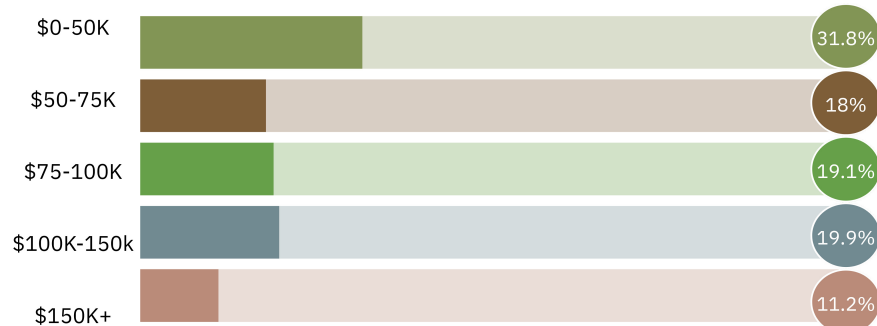
Age

Demographics



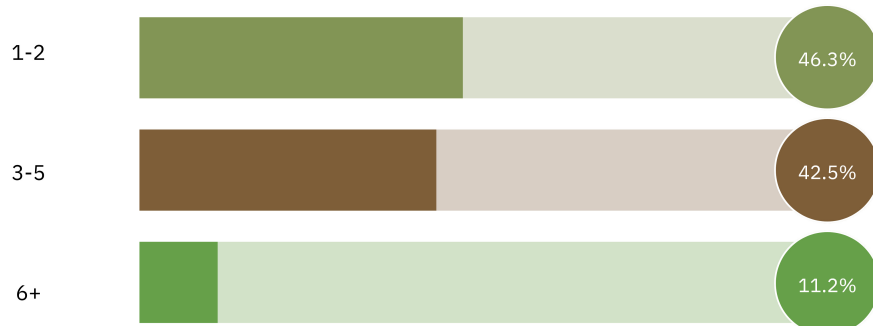
Income

Demographics



Household

Demographics



 *Spend Data

AVG. SPEND PER TRIP

\$155.85

📉 -8.6% vs Compare Dates

AVG. TRANSACTIONS PER TRIP

2.97 transactions

📉 -0.4 vs Compare Dates

TOTAL SPEND

\$24,067,989

\$18,047,723 - \$30

📉 -13.6% vs Compare Dates

TOTAL TRIPS

112,254

84,171 - 140,337

📉 -20.9% vs Compare Dates

In/Out of State Spending

 *Spend Data


In State

49.6%

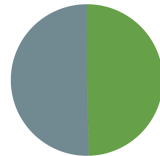
+ 0.07% vs Compare Dates



Out-of-State

50.4%

- 0.07% vs Compare Dates



Repeat Spenders

 *Spend Data


Repeat

46.9%

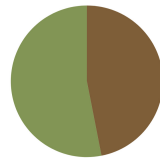
- 0.04% vs Compare Dates



One Time

53.1%

+ 0.04% vs Compare Dates



Top DMAs

 *Spend Data

DMA	Share of Spend %	Avg. Spend
Portland- OR	44.9%	\$158.17
Yakima-Pasco-RchInd-Knn	8.23%	\$151.32
Spokane	6.92%	\$130.97
Seattle-Tacoma	6.62%	\$148.38
Eugene	3.93%	\$177.83
Boise	2.82%	\$118.61
Medford-Klamath Falls	1.88%	\$243.86
Bend- OR	1.78%	\$226.87
Los Angeles	1.07%	\$142.80
Salt Lake City	0.92%	\$97.61

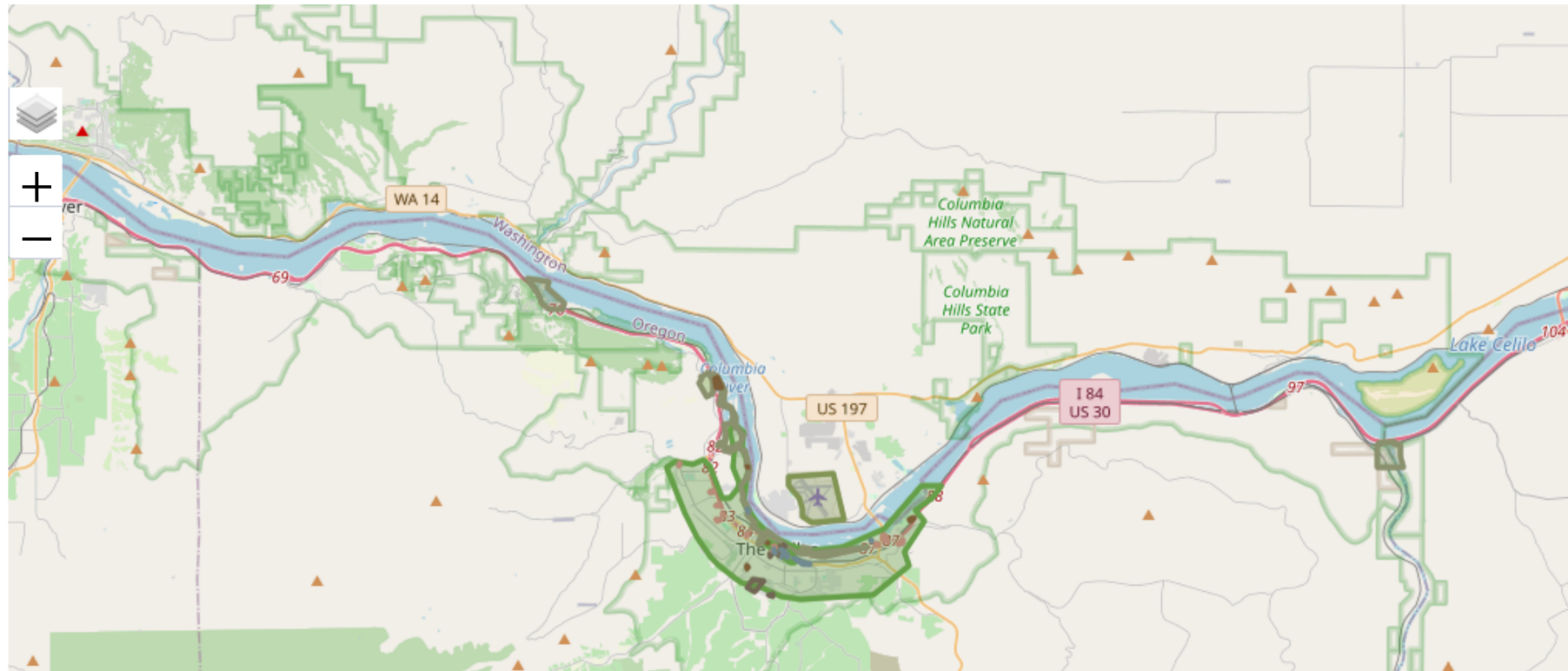
Top Categories

 *Spend Data

Category	Share of Spend %	Avg. Spend
Accommodations	29.3%	\$344.79
Service Stations	23%	\$59.68
Dining and Nightlife	18.2%	\$71.97
Grocery and Dept Stores	16.1%	\$74.66
Fast Food Restaurants	6.88%	\$27.36
Specialty Retail	3.44%	\$71.65
Leisure, Recreation and En	0.88%	\$58.32
Personal Care and Services	0.6%	\$64.17
Clothing and Accessories	0.24%	\$64.66
General Services	0.13%	\$14.33

Selected Clusters

Color by: Cluster



General Definitions

Distance Filter: This dynamic filter allows you to specify the distance between the users' home location and your POI. It'll allow you to make real time adjustments to segments like visitors days and trips. (Note: It's calculated on flight distance - not driving distance.)

Home Zip Code: The home zip code of the device. It's calculated by observing the historical patterns of the device and is updated monthly, based on the behavior of that device.

Percent Change: This tracks the percentage difference (either increase or decrease) between two values. In here, you'll typically see it being used on metrics like Percent Change of Trips and Percentage Change of Visitor Days. For example: if your destination saw an increase from 100 trips to 125 trips, your percent change in trips would be a 25% increase.

Geolocation Data Definitions

Cluster: A group of points of interest (POIs). They could be based on factors like venue type or visitor purpose.

Share of Trips: Measures the presence of a particular market by the percentage of which it makes up the destination's total trips. For example: If your destination had a total of 80 trips, and 20 of those visitors came from New York, New York would have a 25% share of trips.

Share of Visitor Days: Measures the presence of a particular market by indicating the percentage of its individual visitor days compared to the total number of visitor days. For example, if visitors from San Francisco showed 20 visitor days out of a total of 80 visitor days, San Francisco witnessed a 25% share of visitor days.

Trips: The number of distinct trips by a visitor to a destination or POI. We calculate this using a combination of observation patterns and distance traveled. For example, if a visitor comes in-market Thursday - Sunday, it only counts as one trip. If they return later in the month, that is counted as a second trip.

Trip Length: Measures how long, in consecutive days, the visitor spent in the destination.

Unique Device: A unique mobile device used to gather an estimate of the unique/individual visitors to a given POI or cluster.

Visitor Days: An estimate of the number of daily visitors to a given POI or cluster of POIs. The daily estimate can be calculated based on whichever date range is selected by the users.

Demographics Definitions

Education: We can report on the education level of households into three categories: high school degree, bachelor's degree, and graduate degree.

Age: Age is calculated by aggregating and weighting the age groups of the known members of the household, based on the probability of someone in each age group being present in the household. For example, if the report shows 15% in the 65+ category, 15% of your visitors have someone 65+ in their household.

Ethnicity: Demographics like ethnicity are pulled from the household profile that the device is associated with, and classified based on the definitions provided by the U.S. Census Bureau.

Households with Children: Reports on the percentage of households that have someone under the age of 18 living in them.

Census Demographics: We calculate the home zip code of the device and then link that user's demographics, social, housing, and economic characteristics by using data from the U.S. Census and American Community Survey.

Advanced Spending Data Definitions

Total Spend: The total estimated spend for all visitors for the applied date range and filter settings.

Total Trips: The estimated number of unique "trips" to a destination. If a cardholder visits in March, and then returns in June this would be considered two separate trips.

Spend Volume: The total estimated dollars spent.

Average Spend per Trip: The average cumulative amount spent by each visitor during a trip. If a visitor completed four transactions during a trip that were \$25 each, then the spend for this visitor for this trip would be \$100.

Average Transactions per Trip: The average number of transactions that each visitor completed during a trip.

Average Transaction Size: The average dollar amount for each completed transaction. If a visitor spent \$50 on gas and \$100 at a restaurant during a short trip, then the average transaction size for this visitor would be \$75.

Transaction Volume: The total estimated number of transactions that occurred.

OCT 17TH 2024-MAY 28TH 2025



2024 Fall Campaign

Advertising Performance Summary

Powered by **DATAFY**

Campaign Overview

GOALS

Destination Attribution:

Hotel Attribution:

REPORT PERIOD SPEND

\$4,998.12

ADR
\$137.00

Spend per Visitor
\$195.00

ADR and Spend per Visitor were customized for this report

CAMPAIGN DETAILS

Utilizing our present data to reach future visitors in many different digital platforms. We used gifs with no sound but visual. We were able to have Datafy create these and we now own them for future use on our social media platforms, web, and other places we advertise and promote our community.

Attribution

Destination

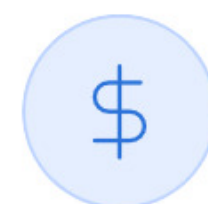
Total Trips/Visits Estimated Impact
11,784 **\$2,297,880.00**

Lodging

Est. Room Nights Estimated Impact
1,662 **\$227,694.00**

Dining & Drinking

Total Trips/Visits Estimated Impact
535 **\$104,325.00**



EST. CAMPAIGN
IMPACT
\$2,297,880.00



EST. ROAS
\$459.75 : \$1



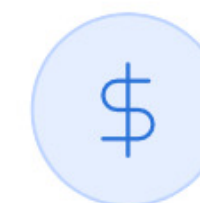
COST/VISITOR
DAY
\$0.31



TOTAL
IMPRESSIONS
640,785

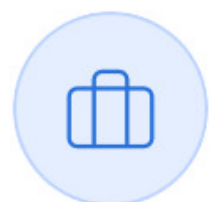


TOTAL CLICKS
1,092



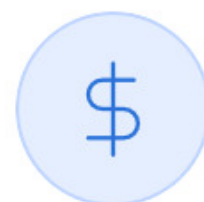
TOTAL SPEND
\$4,998.12

Boardroom Highlights



TOTAL ATTRIBUTABLE
TRIPS

11,784



EST CAMPAIGN IMPACT

\$2,297,880.00



EST ROAS

\$459.75 : \$1



EST ROOM NIGHTS

1,662



EST HOTEL IMPACT


\$227,694.00




TOTAL SPEND

\$4,998.12

Attribution Summary

 **EST. ROAS**
\$459.75 : \$1


 **COST PER VISITOR DAY**
\$0.31

Based on Destination Attribution. Average Spend per Visitor and ADR inputs are customized for this report. Campaign Impact estimates ROAS and Average Cost metrics based on Datafy digital ad commitment.

Destination


 **EST TRIPS**
11,784

 **EST VISITOR DAYS**
16,294

 **AVG TRIP LENGTH**
1.4 days

 **EST IMPACT**
\$2,297,880.00

Lodging


 **EST TRIPS**
972

 **EST ROOM NIGHTS**
1,662

 **AVG TRIP LENGTH**
1.7 days

 **EST IMPACT**
\$227,694.00

Dining & Drinking

 **EST TRIPS**
535

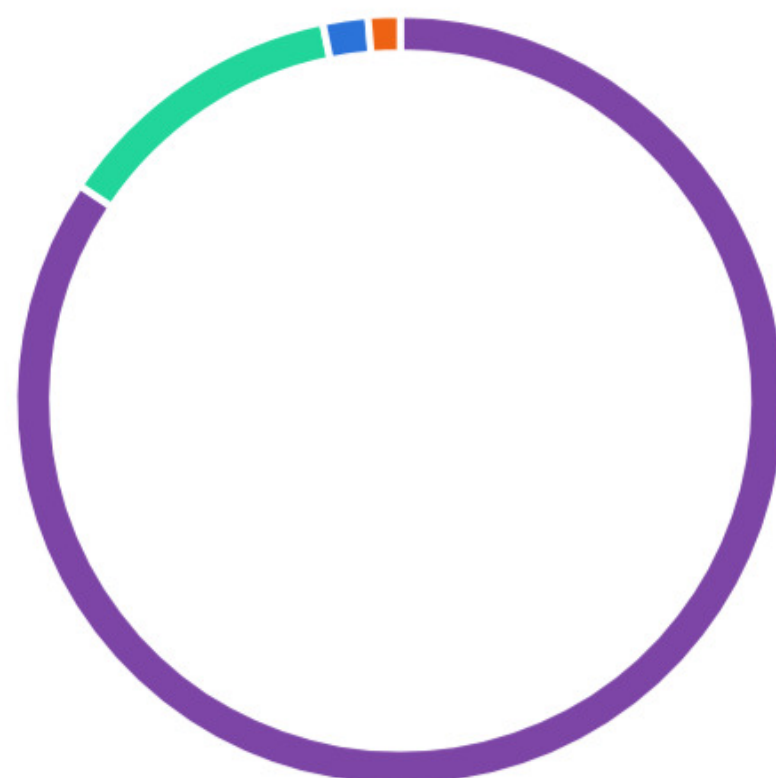
 **EST VISITOR DAYS**
929

 **AVG TRIP LENGTH**
1.7 days

 **EST IMPACT**
\$104,325.00

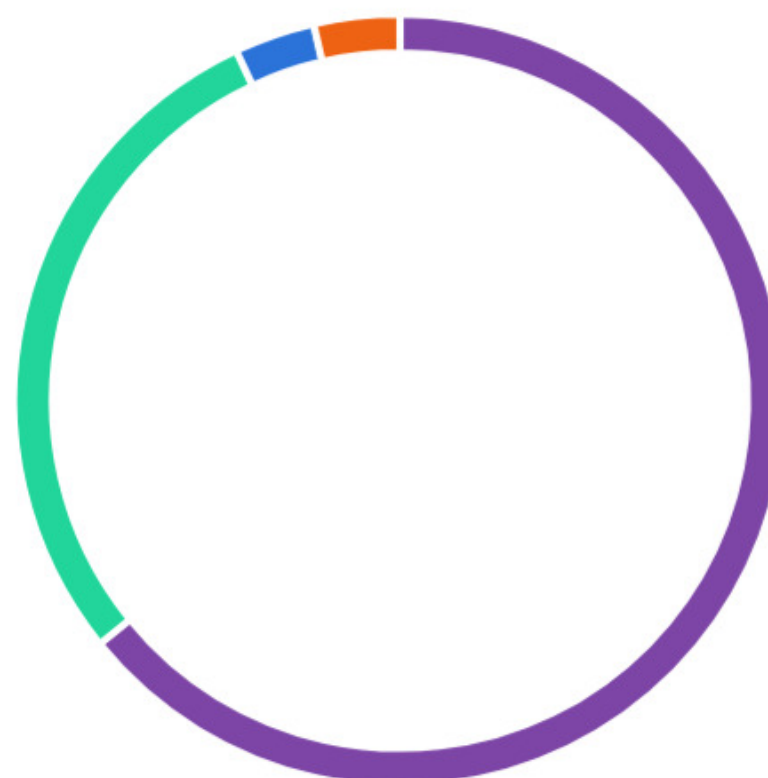
Attributable Trips by Length of Stay

Destination
1.4 Days



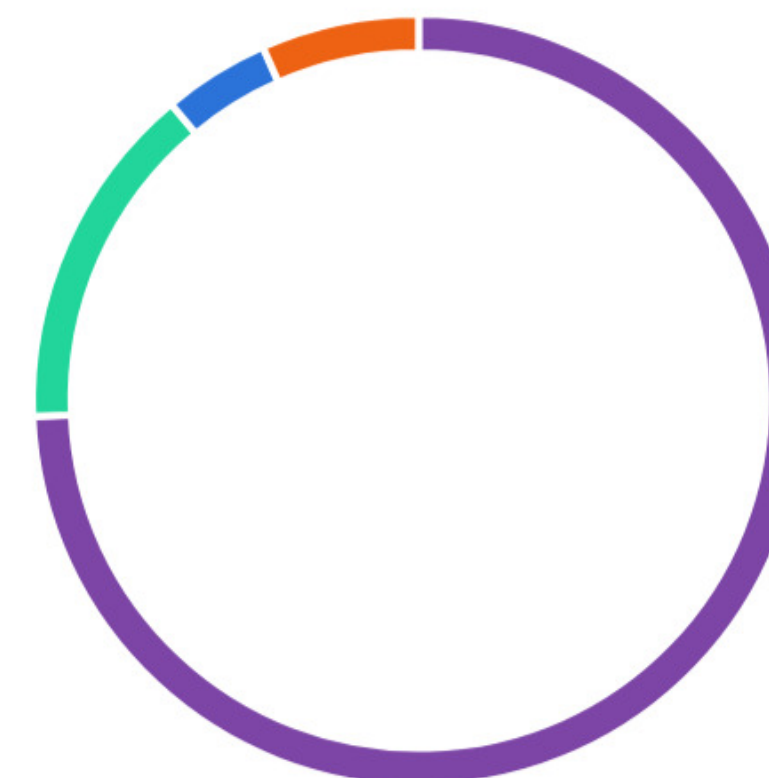
● 1 Day 84.4% ● 2 Days 12.4%
● 3 Days 1.89% ● 4+ Days 1.34%

Lodging
1.7 Days



● 1 Day 64.2% ● 2 Days 28.9%
● 3 Days 3.38% ● 4+ Days 3.59%

Dining & Drinking
1.7 Days

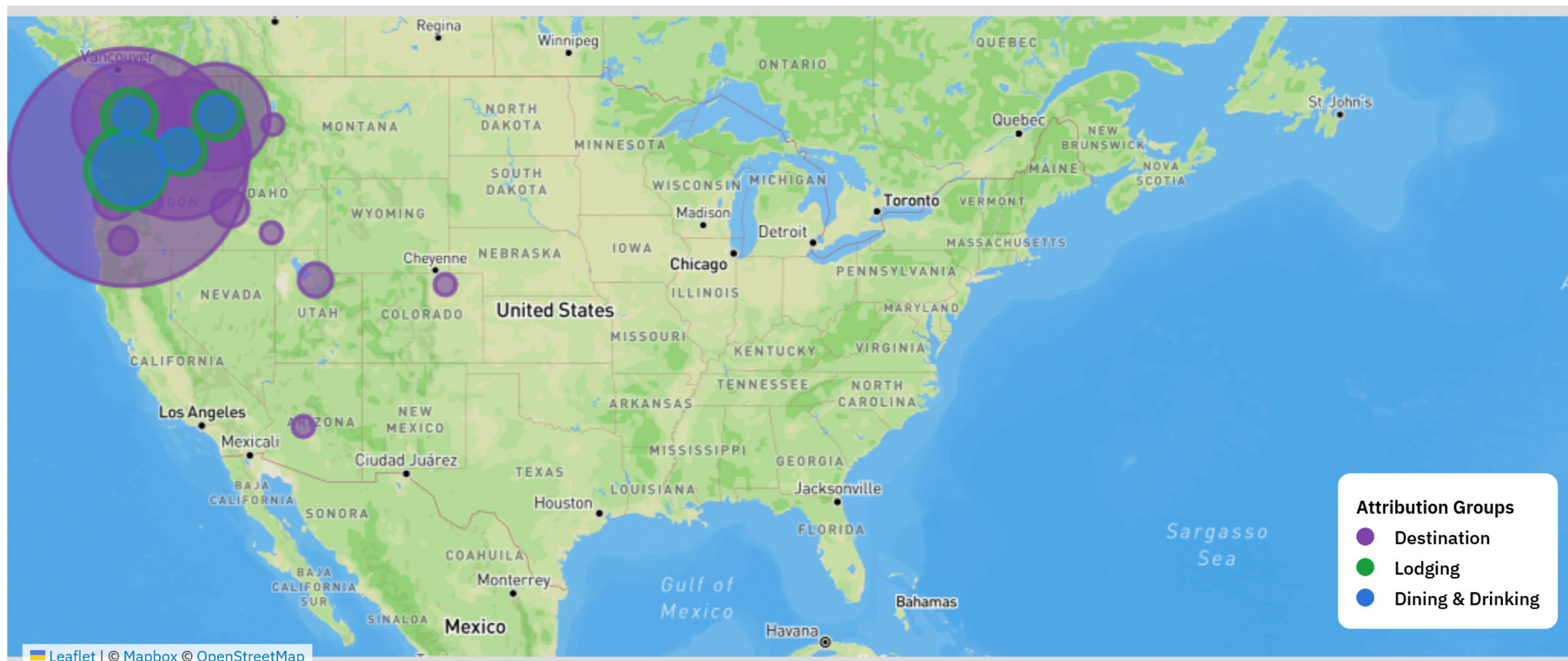


● 1 Day 74.4% ● 2 Days 14.6%
● 3 Days 4.47% ● 4+ Days 6.61%

Attribution Top Markets

Destination			Lodging			Dining & Drinking		
DMA	Share	Avg Length of Stay	DMA	Share	Avg Length of Stay	DMA	Share	Avg Length of Stay
Portland- OR	61.5%	1.4	Portland- OR	51.5%	1.7	Portland- OR	63.7%	1.7
Yakima-Pasco-RchInd-Knnwck	16.5%	1.3	Seattle-Tacoma	18.3%	1.8	Yakima-Pasco-RchInd-Knnwck	14.8%	1.6
Seattle-Tacoma	9.22%	1.5	Spokane	13.7%	1.8	Seattle-Tacoma	9.54%	2
Spokane	8.17%	1.4	Yakima-Pasco-RchInd-Knnwck	12.9%	1.6	Spokane	9.42%	1.7
Eugene	0.66%	1.4	Eugene	0.44%	1.7	Eugene	0.4%	1.7
Boise	0.55%	1.3	Salt Lake City	0.41%	1.6	Billings	0.37%	1.1

Attribution Top Markets



Attribution Market Performance

DMAs	Destination	Lodging	Dining & Drinking	Destination Attribution Rate	Visitors Also Observed in Lodging	Visitors Also Observed in Dining & Drinking
Portland- OR	7,244	500	340	9.73%	6.9%	4.7%
Yakima-Pasco-RchInd-Knnwck	1,948	125	79	2.62%	6.43%	4.07%
Seattle-Tacoma	1,086	178	51	1.46%	16.4%	4.69%
Spokane	963	133	50	1.29%	13.8%	5.23%
Eugene	77	4	2	0.1%	5.5%	2.79%
Boise	64	3	1	0.09%	5.07%	1.53%

Attribution Audience Analysis

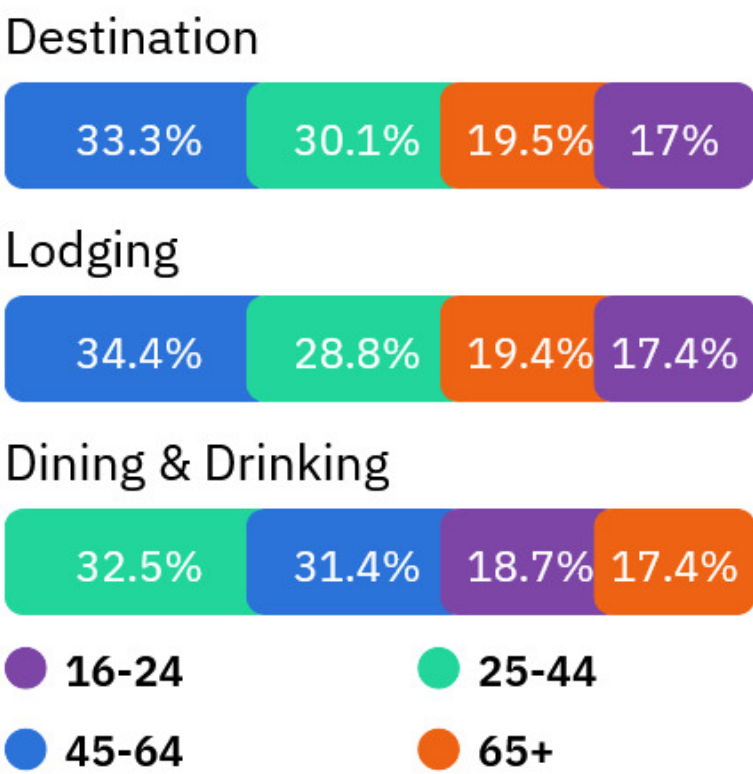
Attributable visitors were also observed in the following areas:

Cluster 

Area	Trips
County & Cities	100%
Lodging	8.23%
Dining & Drinking Places	4.52%
Outdoor Recreation	1.54%
Event	0.55%
Attractions	0.45%
Airport	0.2%

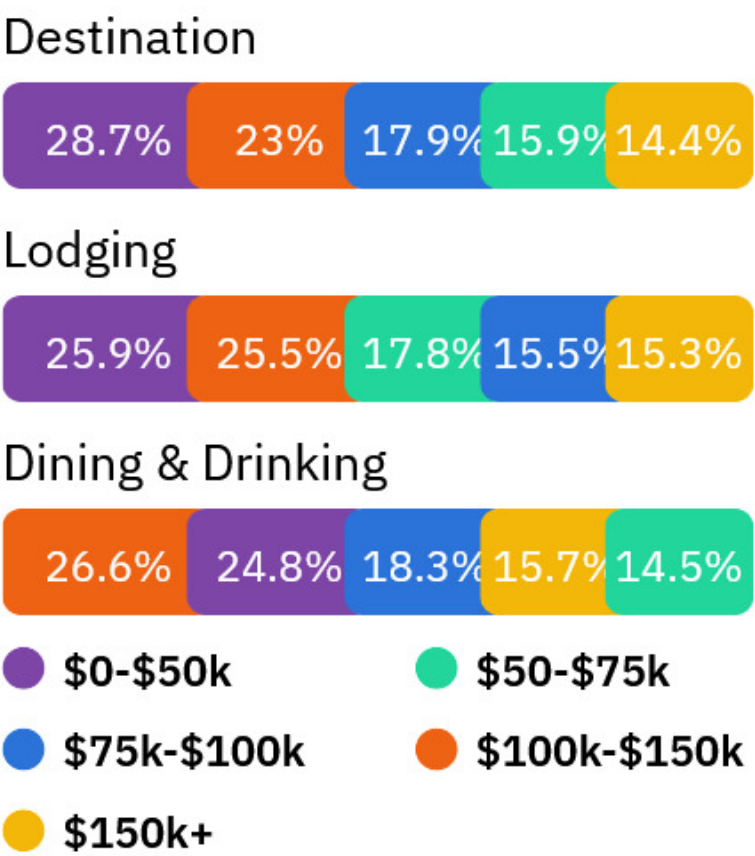
TOP AGE GROUP

45-64



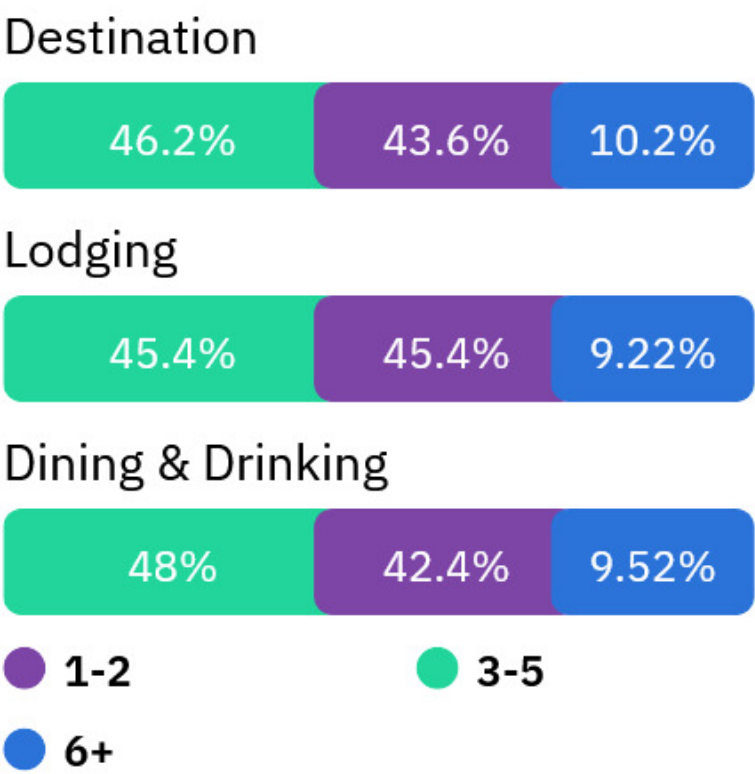
TOP INCOME

\$75k+



TOP HOUSEHOLD GROUP

3-5 in HH



Attribution Notes

- Your targeted audiences made 11,784 estimated trips to Destination, with 8.25% of trips also picked up at Lodging and 4.54% also picked up at Dining & Drinking.
- Based on 11,784 trips to Destination and \$195.00 spend per visitor, this campaign had an estimated impact of \$2,297,880.00, with a \$0.31 cost per visitor day.
- This campaign generated \$459.75 for every \$1 spent.

Traditional KPIs



TOTAL IMPRESSIONS

640,785



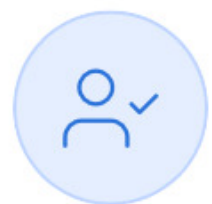
TOTAL CLICKS

1,092



TOTAL SPEND

\$4,998.12



UNIQUE REACH

74,461



AVG DISPLAY CTR

0.17%

Benchmark: 0.12-0.18%

— 0% compared to benchmark



AVG DISPLAY CPM

\$7.80

Benchmark: \$8-15

▼ **-\$7.20** compared to benchmark

Line Item Performance - Display - page 1 / 1

Line Item	Impressions	Average Frequency	Clicks	CTR	VCR/ACR	Total Spend
Total	640,785	8.61	1,092	0.17%	-	\$4,998.12
Prospecting Display	640,785	8.61	1,092	0.17%	-	\$4,998.12

OCT 17TH 2024 - MAY 28TH 2025



Thank You

Please reach out to your Customer Experience Director with any questions.

Powered by **DATAFY**

Attribution/Attributable Trips: A measurement of people who were targeted with an advertising campaign who then physically visited the destination or other high value point of interest (POI) in the destination. Attribution is an estimate of visitation to destination linked to your advertising campaign.

Attribution Rate: Similar to a conversion rate, the Attribution rate measures the percentage of your audience who made a trip into your tracked POIs.

Attribution Window: The typical attribution window for an initial wrap report covers the time period of one week after the campaign started through the end of the campaign. We'll also provide follow up attribution window reporting at predetermined intervals after a campaign ends that will reflect additional impacted/attributable visitation.

Trips/Visits: The number of distinct trips by a visitor to a destination or POI. We calculate this using a combination of observation patterns and distance traveled - so if a visitor comes in-market Thursday - Sunday, it only counts as one trip; if they return later in the month, that is counted as a second trip.

Visitor Days: An estimate of the number of daily visitors to a given POI or cluster of POIs. Each day of a visitor's trip will be counted under this calculation.

Campaign Impact: A calculation of the financial impact of your campaign. It's calculated by layering in reliable sources of spend data + your attribution reporting. For example, total trips x average spend per visitor = campaign impact.

ROAS: Return on Ad Spend is a metric that measures the efficiency of your digital advertising campaign, and is calculated like this: (Total campaign impact) / (ad spend).

Incremental Lift: A calculation to show how much more likely an ad-aware visitor was to visit after having seen the advertising campaign. Incremental lift measures the visitation rate of an associated control group, compared to the visitation rate of the targeted group, and estimates the difference in the rates as the lift.

Benchmark: The baseline/standard to which you can compare your advertisement's performance. Datafy benchmarks are listed on Datafy Advertising campaigns for you to compare your performance to our typical target ranges for each tactic.

Impressions: The total number of times your ad was shown to someone in your audience.

Unique Reach: Unique reach shows an estimation of unique people reached with your campaign. These estimates are often reliant on cookies, so numbers may be impacted due to blocked cookies or other privacy settings.

CTR: Stands for Click Through Rate, and is a ratio that shows how often people who see your ad actually click on it. It's determined by dividing the total number of clicks by the total impressions.

VCR/ACR: Video Completion Rate / Audio Completion Rate shows the percentage of viewers who watched your entire video or listened to your full audio spot. In other words, the total number of 100% video or audio completions divided by the total number of impressions.

CPM: Cost per thousand impressions. It's calculated by taking the total spend divided by impressions times one thousand.

Frequency: The average number of times a unique person saw impressions of your advertisement. For example, a frequency of 5 means that, on average, someone who was served your campaign saw the advertisement 5 times.



AGENDA STAFF REPORT

AGENDA LOCATION: Item #9 A - C

MEETING DATE: June 9, 2025

TO: Honorable Mayor and City Council

FROM: Amie Ell, City Clerk

ISSUE: Approving items on the Consent Agenda and authorizing City staff to sign contract documents.

- A. **ITEM:** Resolution No. 25-025 A Resolution Concurring with the Mayor's Appointments to the Traffic Safety Commission.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The Mayor has met with the applicants and recommends the appointments.

RECOMMENDATION: City Council concurs with the Mayor's appointment to the Traffic Safety Commission; and approves Resolution No. 25-025.

- B. **ITEM:** 2025 Wasco County Multi-Jurisdiction Natural Hazard Mitigation Plan Adoption

BUDGET IMPLICATIONS: None at this time. However, adoption of the plan is a prerequisite for hazard mitigation grant eligibility.

SYNOPSIS: The purpose of the 2025 Wasco County Multi-Jurisdiction Natural Hazard Mitigation Plan (NHMP) is to prepare for short and long-term effects resulting from natural hazards. State and Federal grants and loans for mitigation of such hazards may be available, but a prerequisite for applications is that the project is included in the NHMP and that the plan has been adopted by the applicant's jurisdiction. The City of The Dalles submitted an addendum to the Wasco County part of the plan that is more specific to the needs within the City

Limits of the City of The Dalles. The projects listed in that section were included with future grant application possibilities in mind. The addendum begins on page 374 of the document and can be accessed at thedalles.org/DraftNHMP

RECOMMENDATION: Adopt the 2025 Wasco County Multi-Jurisdiction Natural Hazard Mitigation Plan in its entirety, including the City of The Dalles Addendum.

C. **ITEM:** Authorization of expenditures for 2025 City Street Chip Seal Project.

BUDGET IMPLICATIONS: The adopted FY2024-25 budget includes \$156,776.00 in line 005-0500-000.60-87 of the Street Fund allocated for chip seal projects.

SYNOPSIS: The 2025 chip seal project, as in past years, will be undertaken in partnership with Wasco County Public Works since they have the equipment needed to apply chip seals, which the City does not. The County only charges the City for the cost of its labor on these projects. The City has gone together with Wasco County for the purchase of the chip seal oil to get the best pricing available. This year's project will include 23 street sections throughout the City totaling 3.7 miles of streets to be chip sealed. The list of streets to be chip sealed can be viewed on the Public Works Transportation Division page of the City's website.

The following is the anticipated expenditures to complete the 2025 Chip Seal Project:

ITEM	QUANTITY	UNIT COST	TOTAL COST
Chip Seal Oil	125 tons	\$562.00/ton	\$70,250.00
Chip Rock	1,269 tons	\$17.25/ton	\$21,890.00
Wasco Co. Labor			\$24,800.00
Towing	4 vehicles	\$1,500.00/ea.	\$6,000.00
Fog Seal Oil	40 tons	\$332.00/ton	\$13,280.00
TOTAL			\$136,220.00

RECOMMENDATION: Move to authorize the expenditures for the 2025 Chip Seal Project in an amount not to exceed \$136,220.00.

RESOLUTION NO. 25-025

**A RESOLUTION CONCURRING WITH THE
MAYOR'S APPOINTMENTS TO THE
TRAFFIC SAFETY COMMISSION**

WHEREAS, Russ Brown, Mike Kilkenny, Sandy Haechrel, and Michael Holloran's terms expired April 30, 2025 and there are vacant positions on the Traffic Safety Commission, and

WHEREAS, the Mayor has elected to reappoint Russ Brown, Mike Kilkenny, and Michael Holloran and appoint Jim Schwinof to the Traffic Safety Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS
FOLLOWS:**

Section 1. The City Council concurs with the appointments of: Russ Brown, Mike Kilkenny, Michael Holloran, and Jim Schwinof; with terms expiring April 30, 2029.

Section 2. This Resolution shall be effective June 9, 2025.

PASSED AND ADOPTED THIS 9th DAY OF JUNE, 2025.

Voting Yes, Councilors: _____
Voting No, Councilors: _____
Absent, Councilors: _____
Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 9th DAY OF JUNE, 2025.

SIGNED:

ATTEST:

Richard A. Mays, Mayor

Amie Ell, City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Item #10A

MEETING DATE: June 09, 2025

TO: Honorable Mayor and City Council

FROM: Matthew Klebes, City Manager

ISSUE: Public Hearing on Proposed Uses of State Revenue Sharing funds for FY25/26 and consideration of Resolution No. 25-023 declaring the City's election to receive State Revenues.

BACKGROUND: State Revenue Sharing Law, ORS 221.770, requires cities to pass a resolution each year stating that they elect to receive State Revenue Sharing money during the next fiscal year. The law mandates public hearings be held by each city, and a certification of these hearings is required. The required hearings are to be held: 1) before the Budget Committee to consider possible uses of the funds; and 2) before the City Council on the uses of the funds proposed by the Budget Committee or anyone else.

The City of The Dalles has traditionally used State Revenue Sharing funds to support activities in the General and Street Fund. The Budget Committee held a Public Hearing on May 5, 2025, to consider possible uses of the funds, and voted to recommend to the Council that they continue to use those funds to support the General Fund and Street Fund in FY25/26.

A Public Hearing on the proposed uses of State Revenue Sharing funds is scheduled before the City Council on June 9, 2025. The required Resolution (25-023) electing to receive State Revenue Sharing funds in FY25/26 is included as an action item on the same agenda. The Resolution is not required to designate the uses of the funds, but only states the City's election to receive them.

BUDGET IMPLICATIONS: The budget for FY25/26, as approved by the Budget Committee, includes the anticipated State Revenue Sharing funds as General Fund and Street Fund revenue.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to adopt Resolution No. 25-023 Declaring the City's Election to Receive State Revenues for Fiscal Year 2025/2026.*
2. Council could elect to assign the uses of State Revenue Sharing funds to a different purpose than proposed. This would require changes to the proposed budget for FY25/26.
3. Decline to receive State Revenues for Fiscal Year 2025/2026.

RESOLUTION NO. 25-023

**A RESOLUTION DECLARING THE CITY OF THE DALLES' ELECTION TO
RECEIVE STATE REVENUES FOR FISCAL YEAR 2025-2026**

WHEREAS, State Revenue Sharing Law, ORS 221.770, requires cities to annually pass a resolution requesting State Revenue Sharing money; and

WHEREAS, the City's Budget Committee held the required Public Hearing on May 05, 2025, to consider possible uses of State Revenue Sharing funds in FY25/26; and

WHEREAS, the City Council held the required Public Hearing on June 09, 2025, to consider the uses of State Revenue Sharing funds in FY25/26 as proposed by the Budget Committee and others;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF THE DALLES, OREGON, AS FOLLOWS:**

Section 1. Election to Receive State Revenues in FY25/26. Pursuant to ORS 221.770, the City hereby elects to receive State Revenues for the Fiscal Year 2025/2026.

Section 2. Effective Date. This Resolution shall be considered effective as of July 1, 2025.

Section 3. Expiration Date. This Resolution shall expire upon receipt and acceptance of the Audit for FY25/26.

PASSED AND ADOPTED THIS 9th DAY OF JUNE, 2025.

Voting Yes, Councilors: _____
Voting No, Councilors: _____
Absent, Councilors: _____
Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 9th DAY OF JUNE, 2025.

SIGNED:

ATTEST:

Richard A. Mays, Mayor

Amie Ell, City Clerk

I certify that a Public Hearing before the City of The Dalles Budget Committee was held on May 05, 2025, and a Public Hearing was held before the City of The Dalles City Council on June 09, 2025 giving citizens an opportunity to comment on use of State Revenue Sharing.

CERTIFIED BY:

Amie Ell, City Clerk



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT

AGENDA LOCATION: Item# 10B

MEETING DATE: June 9, 2025

TO: Honorable Mayor and City Council

FROM: Matthew Klebes, City Manager

ISSUE: Public Hearing to Receive Testimony Regarding the Approved 2025-26 Fiscal Budget and Resolution No. 25-024 Adopting the FY25/26 Budget for the City of The Dalles

BACKGROUND: The City Budget Committee reviewed the proposed budget on May 5 and May 6, 2025. They approved the budget with changes on May 6, 2025. The City Council will hold the required Public Hearing on the approved budget on June 9, 2025. Oregon Budget Law allows a governing body, prior to final adoption, to make changes to a Fund approved by the Budget Committee in amounts up to \$5,000 or 10% of the operating portion of that Fund, whichever is greater.

The operating portion includes the Personnel, Materials & Services, and Capital Outlay categories, but does not include Interfund Transfers, Contingencies, or Unappropriated amounts. If the changes the governing body wishes to make are greater than these limits allow, another Public Hearing must be held on June 23, 2025, with the required published notices, prior to adoption.

BUDGET IMPLICATIONS: At this time, minor changes have been made to the budget approved by the City of The Dalles Budget Committee. These include adjustments to the General Fund Contingency and the Unappropriated Ending Fund Balance to maintain compliance with the City's fiscal goal of a 10% contingency.

COUNCIL ALTERNATIVES:

1. **Staff Recommendation:** *Move to adopt Resolution No. 25-024 Adopting the Fiscal Year 2025-2026 Budget for the City of The Dalles, making Appropriations, Authorizing Expenditures, Levying Taxes, and Authorizing the City Manager to take Such Action as Necessary to carry out the Adopted Budget.*
2. City Council could elect to make changes to the approved budget and direct staff to include those changes in the adopting resolution.

RESOLUTION NO. 25-024

A RESOLUTION ADOPTING THE FISCAL YEAR 2025-26 BUDGET FOR THE CITY OF THE DALLES, MAKING APPROPRIATIONS, AUTHORIZING EXPENDITURES, LEVYING TAXES, AND AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTION AS NECESSARY TO CARRY OUT THE ADOPTED BUDGET

WHEREAS, the City Budget Committee reviewed and acted on the proposed City budget, and on May 6, 2025, approved and recommended a balanced budget to the City Council; and

WHEREAS, in accordance with State Law, the City held a Public Hearing on the approved budget on June 09, 2025; and

WHEREAS, the City Council wishes to adopt the approved budget and carry out the programs identified in the budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

Section 1. Clerical Changes. The City Council hereby authorizes City Staff to make the necessary clerical changes to the amended budget.

Section 2. Adoption of the Budget. The City Council of the City of The Dalles, Oregon, hereby adopts the budget for Fiscal Year 2025-2026 in the total of \$111,484,869 now on file in the office of the City Finance Director.

Section 3. Setting Appropriations. The amounts for the Fiscal Year beginning July 1, 2025 and for the purposes shown are hereby appropriated as follows:

GENERAL FUND (001)

City Council Department	870,984
City Clerk Department	175,333
City Manager	432,938
Legal	616,763
Finance / Utility Billing / Judicial Department	1,034,962
Personnel Department	473,229
Planning Department / Economic Development Department	988,619
Police Department/ Codes Department	7,279,116
Technology Department	1,151,883
City Hall / Transportation Center Department	674,068

Animal Control Department	186,047
Special Payments	90,000
Interfund Transfers	5,718,250
Contingency	1,320,746
Debt Service	41,137
	<hr/>
TOTAL GENERAL FUND (001) *	21,054,075
TOURISM FUND (002)	
TOURISM FUND	
Materials & Services	613,381
Capital Outlay	200,000
Transfers Out	649,986
	<hr/>
TOTAL TOURISM FUND (002)	1,463,367
LIBRARY FUND (004)	
Library Department	2,093,622
Interfund Transfers	358,596
Contingency	288,130
	<hr/>
TOTAL LIBRARY FUND (004) **	2,740,348
STREET FUND (005)	
Public Works Department	3,581,748
Interfund Transfers	1,155,998
Contingency	185,611
	<hr/>
TOTAL STREET FUND (005)	4,923,357
PUBLIC WORKS RESERVE FUND (009)	
Public Works Department	1,014,626
	<hr/>
TOTAL PUBLIC WORKS RESERVE FUND (009)	1,014,626
UNEMPLOYMENT RESERVE FUND (010)	
Personnel Services	71,780
	<hr/>
TOTAL UNEMPLOYMENT RESERVE FUND (010)	71,780
COMMUNITY BENEVOLENCE FUND - VIETNAM MEMORIAL (011)	
Materials & Services	4,097
	<hr/>
TOTAL COMMUNITY BENEVOLENCE FUND (011)	4,097
TRANSPORTATION SYSTEM RESERVE FUND	
Public Works Department	5,186,833
Interfund Transfers	-
	<hr/>
TOTAL TRANSPORTATION SYSTEM RESERVE FUND (013)	5,186,833

SPECIAL GRANTS FUND (018)

Materials & Services	1,315,535
Capital Outlay	11,711,984
Interfund Transfers	56,000

TOTAL SPECIAL GRANTS FUND (018) 13,083,519

STATE OFFICE BUILDING FUND (021)

State Office Building Department	442,974
Contingency	343,294

TOTAL STATE OFFICE BUILDING FUND (021) 786,268

SPECIAL ASSESSMENTS FUND (036)

Materials & Services	372,228
Capital Outlay	-
Interfund Transfers	115,050

TOTAL SPECIAL ASSESSMENTS FUND (036) 487,278

CAPITAL PROJECTS FUND (037)

Materials & Services	129,000
Capital Outlay	5,356,827
Debt Service	-
Interfund Transfers	13,800

TOTAL CAPITAL PROJECTS FUND (037) 5,499,627

2009 FFCO BOND FUND (044)

Debt Service	947,502
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TOTAL 2009 FFCO BOND FUND (044) 947,502

WATER FUND (51)

Public Works Department	5,439,407
Interfund Transfers	2,967,416
Contingency	249,667

TOTAL WATER FUND (051) 8,656,490

WATER CAPITAL RESERVE FUND (053)

Public Works Department	7,405,542
Debt Service	527,856
Interfund Transfers	537,869
Contingency	-

TOTAL WATER CAPITAL RESERVE FUND (053) 8,471,267

WASTEWATER FUND (055)

Public Works Department	4,618,604
Interfund Transfers	3,589,078
Contingency	154,309

TOTAL WASTEWATER FUND (055) 8,361,991

SEWER CAPITAL RESERVE FUND (056)		
Public Works Department		5,218,695
Interfund Transfers		7,130
TOTAL SEWER CAPITAL RESERVE FUND (056)		5,225,825
SEWER PLANT CONSTRUCTION FUND (057)		
Public Works Department		6,883,134
Debt Service		645,339
Interfund Transfers		304,736
TOTAL SEWER PLAN CONSTRUCTION FUND (057)		7,833,209
UTILITY REVENUE BOND (059)		
Public Works Department		
Debt Service		814,058
TOTAL UTILITY REVENUE BOND (059)		814,058
AIRPORT FUND (061)		
Airport Department		4,566,754
Contingency		243,376
Interfund Transfers		82,005
TOTAL AIRPORT FUND (061)***		4,892,135
SPECIAL ENTERPRIZE ZONE FUND(022)		
Special Enterprize Department		
Materials & Services		6,337,904
Interfund Transfers		-
TOTAL SPECIAL ENTERPRIZE ZONE FUND (022)		6,337,904
AIRPORT DEBT SERVICE FUND (062)		
Airport Department		-
Debt Service		290,205
TOTAL AIRPORT DEBT SERVICE FUND (062)		290,205
TOTAL ALL FUNDS		108,145,761

* An Unappropriated Ending Fund Balance has been set for the General Fund in the amount of: 1,551,406

** An Unappropriated Ending Fund Balance has been set for the Library Fund in the amount of: 1,687,702

*** An Unappropriated Ending Fund Balance has been set for the Airport Fund in the amount of: 100,000

TOTAL ADOPTED BUDGET 111,484,869

Section 4. Authority of City Manager. The City Council hereby authorizes the City Manager to take such action as is necessary and consistent with State Statutes and City Ordinances, including, but not limited to, entering into contracts to carry out the programs, projects and services identified in the adopted budget.

Section 5. Imposing and Categorizing the Tax. The City Council of the City of The Dalles, Oregon, hereby imposes the taxes provided for in this adopted budget in the General Fund at the rate of \$3.0155 per \$1,000 of assessed value for operations, and that these taxes are hereby imposed and categorized for tax year 2025-2026 upon the assessed value of all taxable property within the City of The Dalles as of 12:01 AM, July 1, 2025.

	<u>Subject to General Government Limitation</u>	<u>Excluded from Limitation</u>
TOTAL TAX IMPOSED	\$ 3.0155 per 1,000 of assessed value	0

Section 5. Certifying the Tax Levy. The City Finance Director or City Manager shall certify to the County Clerk and County Assessor, the tax levy made by this Resolution, and shall file with them and to the State of Oregon, copies of the budget as finally adopted.

PASSED AND ADOPTED THIS 9th DAY OF JUNE, 2025.

Voting Yes, Councilors: _____
Voting No, Councilors: _____
Absent, Councilors: _____
Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 9th DAY OF JUNE, 2025.

SIGNED:

ATTEST:

Richard A. Mays, Mayor

Amie Ell, City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Item #10C

MEETING DATE: June 9, 2025

TO: Honorable Mayor and City Council

FROM: Joshua Chandler, Community Development Director

ISSUE: Adopting Special Ordinance No. 25-606, a special ordinance vacating a portion of public right-of-way, rededicating, and accepting the rededication of real property on Federal Street between East 1st Street and East 2nd Street for the Federal Street Plaza Project

BACKGROUND: In 2022, the City Council adopted *The Dalles Vision Action Plan 2040*, a long-range strategy to guide the City's growth and enhance livability. One of the Plan's top priorities is expanding recreational opportunities and open spaces, including the creation of a vibrant, publicly accessible gathering place in the downtown core—consistent with that vision, the City identified Federal Street, between East 1st and East 2nd Streets, as a potential site for a new downtown plaza (**Plaza**).

To initiate this planning process, the City Council adopted Resolution No. 24-020 on September 9, 2024, establishing an ad-hoc committee to advance the Plaza project (**Project**). The Plaza has been envisioned as both a public open space and a strategic investment to increase downtown vibrancy, support economic development, and aid in revitalizing nearby historic structures. As a central hub, it is intended to host cultural events, community activities, and public celebrations, further strengthening civic identity and honoring local heritage.

The proposed Plaza site includes a City-owned lot (created by the partial vacation of Federal Street authorized by Special Ordinance No. 89-371), along with the adjoining public rights-of-way (**ROW**) along Federal Street. To unify the site under the City's ownership and use for the Project, the City Council voted at its March 24, 2025, regular meeting to initiate a street vacation (**Vacation**).

Following the City Council's initiation of the vacation procedure outlined in TDMC Chapter 11.16 (*Street Vacations*), the Vacation was reviewed through the City's internal

Site Team process for feasibility and conformance with applicable planning policies. The Public Works Department raised no objections to the Project but advised that multiple easements may be required to accommodate existing public and franchise utilities within the vacated area.

As a result of the Vacation, Oregon law operates to vest title to the vacated ROW in the respective abutting property owners—the Columbia Gateway Urban Renewal Agency (CGURA), 2FB LLC (collectively, the **Owners**), and the City. Together, the City and the Owners hold a majority of the affected area and the Owners have expressed support for the Plaza’s development and long-term use as a public space. To that end, the Owners intend to dedicate and transfer their respective portions of the vacated ROW to the City, ensuring unified public ownership and stewardship as the Project advances through planning, design, and implementation.

Once the Vacation is recorded, City staff will initiate all related land use actions, including replatting of Vacation-created lots and a Site Plan Review. The establishment of any required utility easements will be completed as part of the replatting process.

On May 14, 2025, the City Manager’s Office, acting as the Applicant on behalf of the City, submitted all required documentation connected with the Vacation, copies of which are attached to and made part of this Staff Report.

NOTIFICATION: Pursuant to TDMC 11.16.010(E) and ORS 271.110(1) and (2), a notice of public hearing was published in the Columbia Gorge News on May 21 and 28, 2025, more than 14 days prior to tonight’s City Council meeting. On May 22, 2025, the City posted a copy of the notice in two conspicuous places in the proposed vacation area, consistent with the noticing requirements of TDMC 11.16.010(E) and ORS 271.110(1) and (2). Notice of the public hearing was sent to all local news media and posted on the City’s website on May 30, 2025.

COMMENTS RECEIVED: No comments received as of the date this Staff Report was published.

REVIEW CRITERIA:

City of The Dalles Municipal Code, Title 11 Planning

Section 11.16.030 Hearing and Decision

1. *[I]f the vacation proceedings were initiated by motion of the City Council, a finding that owners of a majority of the area affected by the vacation have not objected in writing prior to the hearing.*

FINDING #1: The Vacation was initiated by motion of the City Council at its regular meeting on March 24, 2025. No written objections from any affected property owners of a majority of the area affected by the Vacation (i.e., CGURA, 2FB LLC, and the City) were received prior to the public hearing. The Owners have expressed support for the City’s development and long-term use of the Plaza site as a public gathering space. To further advance the Project, the Owners intend to dedicate and convey their respective portions of the vacated ROW as a condition of this Special Ordinance. **Criterion met.**

2. *Notice has been duly given;*

FINDING #2: Pursuant to TDMC 11.16.010(E) and ORS 271.110(1) and (2), a notice of public hearing was published in the Columbia Gorge News on May 21 and 28, 2025, more than 14 days prior to the June 9, 2025 City Council meeting. On May 22, 2025, the City posted a copy of the notice in two conspicuous places in the proposed vacation area, consistent with the noticing requirements of TDMC 11.16.010(E) and ORS 271.110(1) and (2). Notice of the public hearing was sent to all local news media and posted on the City’s website on May 30, 2025.

Criterion met.

3. *The proposed vacation does not conflict with the City’s comprehensive plan;*

FINDING #3: The proposed Plaza and associated Vacation are consistent with *The Dalles Comprehensive Plan* and support key goals related to recreation, economic development, and transportation. Under Goal #8 (*Recreational Needs*), the Project helps achieve the City’s objective to develop and maintain a balance of open spaces that improve livability within the Urban Growth Boundary. It will transform public ROW and City-owned land into an accessible community gathering space consistent with policies encouraging the reuse of underdeveloped parkland and the inclusion of ADA-compliant design features.

The Project also supports Goal #9 (*Economic Development*) by encouraging reinvestment in the Central Business District and aligning with the Columbia Gateway Urban Renewal Plan by enhancing the downtown streetscape, create space for public events, and improve the experience of workers, shoppers, and visitors. Under Goal #12 (*Transportation*), the Project contributes to a more walkable and connected urban core by creating a safe pedestrian-oriented space that encourages non-vehicular travel and creates a connection to the forthcoming First Street Project, Mill Creek Greenway, and existing Riverfront Trail.

Criterion met.

4. *The public interest will not be prejudiced by the vacation of the public way;*

FINDING #4: The public interest will not be prejudiced by the Vacation of the public ROW for the creation of the Plaza—to the contrary, the Vacation facilitates a project that will enhance community access and benefit by transforming the public ROW into a vibrant publicly owned gathering space. The Owners support the Project and intend to dedicate and transfer their portions of the vacated ROW to the City to ensure continued public ownership and stewardship.

All existing utility lines within the vacated area will remain in place and the Project will establish adequate easements to guarantee continued access for maintenance and service. The Vacation will not disrupt essential connectivity, public access, or utilities. Rather, it will improve the downtown environment by providing a safe, accessible, and attractive space for public events and social interaction. **Criterion met.**

5. *[A]ll abutting property owners have consented to the vacation, or[,] if the evidence shows the vacation will substantially diminish the market value of the abutting owner’s property, the City Council has made provision for paying damages.*

FINDING #5: See Finding #1. **Criterion met.**

BUDGET IMPLICATIONS: Budget implications associated with the adoption of this Special Ordinance approving the Vacation include title, surveying, mapping, and recording fees in an amount not exceeding \$15,000. All City costs contemplated by this Special Ordinance will be funded by the General Fund through the Legal Department's budget. Sufficient budgetary resources have been allocated to facilitate this Special Ordinance's adoption.

COUNCIL ALTERNATIVES:

1. **Staff Recommendation:** *Move to adopt Special Ordinance No. 25-606, which approves the Petition for Public Right-of-Way Vacation Application No. 77-25 to vacate a portion of public right-of-way, rededicating, and accepting the rededication of real property on Federal Street between East 1st Street and East 2nd Street for the Federal Street Plaza Project, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report, by title only, as presented.*
2. Make modifications to then move to adopt Special Ordinance No. 25-606, as amended.
3. Decline formal action and provide Staff additional direction.

SPECIAL ORDINANCE NO. 25-606

**A SPECIAL ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY,
REDEDICATING, AND ACCEPTING THE REDEDICATION OF REAL PROPERTY ON
FEDERAL STREET BETWEEN EAST 1ST STREET AND EAST 2ND STREET
FOR THE FEDERAL STREET PLAZA PROJECT**

WHEREAS, in 2022, the City Council adopted The Dalles Vision Action Plan 2040, which prioritizes providing recreation and open space to the community of The Dalles, and the City expressed its intent to explore establishing such an open space in its downtown core on Federal Street between East 1st Street and East 2nd Street (**Plaza**);

WHEREAS, in recognition of that priority, and at its September 9, 2024, regular meeting, the City Council adopted Resolution No. 24-020, a resolution establishing an ad-hoc committee for the Plaza (**Project**);

WHEREAS, the City expects the Project to enhance the community's economic vitality by boosting downtown vibrancy, improving core public spaces, and supporting the revitalization of nearby historic properties by serving as a central gathering hub for community events and cultural activities, fostering a stronger sense of community, and celebrating our local heritage;

WHEREAS, the Plaza comprises public rights-of-way and that certain City-owned lot (**Lot**) created by and legally described in the vacation authorized by Special Ordinance No. 89-371 and recorded in the Wasco County Official Records as Document No. 1991-3750;

WHEREAS, TDMC 11.16.020 authorizes the City Council to initiate a vacation proceeding upon its own motion and, at its March 24, 2025, regular meeting, the City Council adopted a motion to initiate a vacation proceeding for the Plaza's public rights-of-way to support the Project (**Vacation**);

WHEREAS, upon that motion's adoption, the Vacation was referred to the City's site team review for its recommendation to the City Council and, at its June 9, 2025, regular meeting, the City Council held a duly noticed public hearing to consider the Vacation and where testimony and other evidence was submitted and entered into the hearing record, including a Staff Report stating findings of fact, conclusions of law, and Staff's Recommendation;

WHEREAS, the City Council deliberated on the matter and—based on the Staff Report and its attachments, the evidence presented at that hearing, and all other components of the hearing record, all of which are incorporated herein by reference—the City Council voted to approve the Vacation as detailed in and formalized by this Special Ordinance;

WHEREAS, a consequence of the Vacation is the vesting of title to the vacated portions of the Plaza in its abutting property owners—the Columbia Gateway Urban Renewal Agency, 2FB LLC (together, **Owners**), and the City—who collectively also own a majority of the area affected by the Vacation;

WHEREAS, the Owners support the City's use and ownership of the Plaza for the Project

and intend to dedicate and transfer to the City title to their respective portions of the public rights-of-way vacated by this Special Ordinance for the City's prosecution of the Project; and

WHEREAS, the City intends to accept those dedications of real property as herein described for the Project and in support of the public health, safety, and welfare.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES
ORDAINS AS FOLLOWS:**

Section 1 Vacation Approved. Consistent with the provisions of TDMC Chapter 11.16 (*Street Vacations*), the City Council hereby incorporates this Special Ordinance's recitals herein, approves the Vacation, and adopts the findings of facts and conclusions of law set forth in the Vacation's Staff Report attached to and made part of this Special Ordinance as its **Exhibit B**. The vacated lands are depicted and legally described in the document attached to and made part of this Special Ordinance as its **Exhibit A**. Title to the vacated lands shall vest in accordance with ORS 271.140. Further, and specifically:

- A. *Hearing Duly Noticed.* The City Council hereby finds the public hearing required by TDMC 11.16.030 was duly noticed consistent with the provisions of ORS 271.110(1) and (2).
- B. *No Objections.* The City Council hereby finds the Owners have not objected to the Vacation in writing prior to the public hearing.
- C. *No Conflict with Laws.* The City Council hereby finds the Vacation does not conflict with the City's Comprehensive Plan or any provision of The Dalles Municipal Code.
- D. *No Public Interest Prejudice.* The City Council hereby finds the public interest will not be prejudiced by the Vacation.
- E. *Owners' Consent.* The City Council hereby finds the Owners have consented to the Vacation.
- F. *No Damages Owed.* The City Council hereby finds and determines the Vacation will not substantially diminish the market value of the Owners' properties and no damages are owed.
- G. *Conditional Vacation.* As authorized by TDMC 11.16.030(B)(3), the City Council hereby preconditions this Special Ordinance's approval of the Vacation on the Owners' rededication to the City of their respective portions of the vacated lands consistent with Sections 3 through 5.

Section 2 Ordinance to be Filed. The City Council hereby finds the City Clerk has filed in the Office of the City Clerk a certificate showing all City liens and all taxes have been paid on the vacated lands. The City Clerk shall file a certified copy of this Special Ordinance with the Wasco County Clerk, Wasco County Assessor, and Wasco County Surveyor. The City shall be responsible for paying the costs of preparing,

filing, and recording this Special Ordinance and any associated mapping fees imposed by Wasco County.

Section 3 Dedication Agreements Authorized. The City Council hereby authorizes the City Manager to execute those certain *Dedication Agreements* with the Columbia Gateway Urban Renewal Agency, an urban renewal agency duly formed and operating under the provisions of ORS Chapter 457, and 2FB LLC, an Oregon limited liability company, attached to and made part of this Special Ordinance as its **Exhibits C and D**, respectively.

Section 4 Dedication Deeds Authorized. The City Council hereby authorizes the City Manager to execute those certain *Dedication Deeds* from the Columbia Gateway Urban Renewal Agency and 2FB LLC, attached to and made part of this Special Ordinance as its **Exhibits E and F**, respectively.

Section 5 Dedications Accepted. The City of The Dalles hereby accepts the Columbia Gateway Urban Renewal Agency's and 2FB LLC's dedications of their respective portions of the vacated lands, legally described in the *Dedication Deeds* referenced in Section 4, consistent with the *Dedication Agreements* referenced in Section 3.

Section 6 Lot Dedicated and Accepted. The City Manager shall execute that certain *Dedication Deed* to the City of The Dalles attached to and made part of this Special Ordinance as its **Exhibit G** for the Lot, legally described therein. The City of The Dalles hereby accepts the dedication of the Lot for the Project.

Section 7 Effective Date. This Special Ordinance shall be effective 30 days after adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JUNE, 2025,

Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 9TH DAY OF JUNE, 2025.

Richard A. Mays, Mayor

ATTEST:

Amie Ell, City Clerk

EXHIBIT A
SPECIAL ORDINANCE NO. 25-606

CITY OF THE DALLES
*Legal Description and Depiction
of Vacated Lands*

A tract of land located in Federal Street, plat of "Laughlin's Addition to Dalles City" in the Laughlin Donation Land Claim and in the Northwest One-Quarter of Section 3, Township 1 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, and being more particularly described as follows:

All that portion of said Federal Street that is bounded on the north by the southerly right-of-way line of First Street and bounded on the south by the centerline of the alley running through Blocks 2 and 5 of said "Laughlin's Addition".

EXCEPTING THEREFROM that portion of Federal Street vacated by Special Ordinance No. 89-371, recorded as Document No. 1991-3570, Wasco County Deed Records.

The above-described tract of land contains 4,828 square feet, more or less.

TOGETHER WITH the portion of said Federal Street that is bounded on the north by the centerline of the alley running through Blocks 2 and 5 of said "Laughlin's Addition", bounded on the east by the centerline of said Federal Street, bounded on the south by the northerly right-of-way line of Second Street, and bounded on the west by the east line of Block 2 of said plat.

The above-described tract of land contains 4,892 square feet, more or less.

TOGETHER WITH the portion of Federal Street that is bounded on the north by the centerline of the alley running through Blocks 2 and 5 of said "Laughlin's Addition", bounded on the west by the centerline of said Federal Street, bounded on the south by the northerly right-of-way line of Second Street, and bounded on the east by the west line of Block 5 of said plat.

The above-described tract of land contains 4,892 square feet, more or less.

DEDICATION AGREEMENT

This DEDICATION AGREEMENT (**Agreement**) is entered by the City of The Dalles, an Oregon municipal corporation (**City**) and Columbia Gateway Urban Renewal Agency, an urban renewal agency duly formed and operating pursuant to the provisions of ORS Chapter 457 (**Owner**) for Owner's dedication of real property to the City for the City's proposed Federal Street Plaza Project (**Project**).

WHEREAS, in 2022, the City Council adopted The Dalles Vision Action Plan 2040, which prioritizes providing recreation and open space to the community of The Dalles, and the City expressed its intent to explore establishing such an open space in its downtown core on Federal Street between East 1st Street and East 2nd Street (**Area**);

WHEREAS, the City expects the Project to enhance the community's economic vitality by boosting downtown vibrancy, improving core public spaces, and supporting the revitalization of nearby historic properties by serving as a central gathering hub for community events and cultural activities, fostering a stronger sense of community, and celebrating its local heritage;

WHEREAS, Owner owns that certain lot (**Parcel**) abutting the Area, addressed 401 East 2nd Street in The Dalles, Oregon, depicted in **Assessor's Map No. 1N 13E 3BD as Tax Lot 2300**, and legally described, to wit:

Lot 12, Block 5, LAUGHLIN'S ADDITION TO DALLES CITY, in the City of The Dalles, County of Wasco and State of Oregon.

WHEREAS, at its June 9, 2025, meeting, the City Council adopted Special Ordinance No. 25-606 (**Special Ordinance**) to vacate the Area consistent with the provisions of the Special Ordinance;

WHEREAS, as a consequence of that vacation, the City understands title to the easterly one-half of the Area (**Dedicated Land**) vests by operation of law to the Parcel, legally described in that certain *Dedication Deed* attached to and made part of the Special Ordinance as its **Exhibit E**;

WHEREAS, Section 1(G) of the Special Ordinance preconditions that vacation on Owner's rededication of the Dedicated Land;

WHEREAS, Owner understands the significant community and economic benefits associated with the Project have the potential to commensurately increase the Parcel's market value and approves rededicating the Dedicated Land to the City in furtherance of the Project; and

WHEREAS, the City desires to accept that rededication consistent with the terms of this Agreement.

NOW, THEREFORE, in consideration of both the provisions set forth herein and other good and valuable consideration, the receipt and sufficiency of which is here acknowledged, the Parties agree:

A. Owner's Duties.

1. Dedication Deed. Owner agrees to convey title to and transfer ownership of the Dedicated Land to the City by delivering to the City Attorney's Office a fully executed *Dedication Deed*, an unexecuted copy of which is attached to and made part of the Special Ordinance as its **Exhibit E**, by July 31, 2025.
2. Taxes. Owner agrees to pay all assessed property taxes owed for the Dedicated Land (if any) by the date listed in Section A(1).

B. City's Duties.

1. Project Completion. The City agrees part of Owner's material consideration for entering this Agreement includes the Project's full completion; accordingly, the City agrees (at its sole expense) to use commercially reasonable efforts to fully complete or cause to be completed construction of the Project substantially consistent with the City Council's final approved designs (subject to excuses from performance associated with impossibility, impracticability, and unforeseeable factors or events beyond the City's reasonable control). The Parties agree Owner has no and will not have any control over the Project's development.
2. Diligent Pursuit. The City agrees to diligently pursue Project completion and to notify Owner as soon as possible if it has a reasonable basis to believe the Project will be delayed or not be completed consistent with the timelines approved by the City Council.
3. Recording Cost. The City (at its sole expense) agrees to record the executed Dedication Deed described by Section A(1) in the Wasco County Official Records.
4. Mapping Costs. The City (at its sole expense) agrees to cover any mapping costs owed Wasco County to reflect the provisions of this Agreement.

C. General Provisions.

1. Modification. The Parties agree this Agreement may only be amended by written amendment duly executed by them.
2. Integration. The Parties agree this Agreement represents their full and final agreement and supersedes all prior or contemporaneous negotiations and agreements between them on its substance.
3. Severability and Governing Law. The Parties agree any provision of this Agreement deemed unenforceable is severed from this Agreement and the other provisions remain in force. The Parties agree this Agreement is governed by and intended to be construed in accordance with the laws of the State of Oregon and any disputes connected with this Agreement will be heard in the Circuit Court of the State of Oregon for Wasco County.



4. Counterparts. The Parties agree this Agreement may be executed in one or more counterparts, each of which is an original and all of which constitute only one agreement between them.
5. Notices. Unless contradicted by specific provision of this Agreement or otherwise required by applicable law, all notices contemplated or required by this Agreement shall be deemed delivered two (2) days after deposit in the United States certified or registered mail, postage prepaid, and addressed:

To the City: City Manager
City of The Dalles
313 Court Street
The Dalles, OR 97058

To Owner: Agency Manager
Columbia Gateway Urban Renewal Agency
313 Court Street
The Dalles, OR 97058

IN WITNESS WHEREOF, the Parties duly execute this **DEDICATION AGREEMENT** this ____ day of _____, 2025.

CITY OF THE DALLES

OWNER

Matthew B. Klebes, City Manager

Joshua Chandler, Agency Manager

ATTEST:

Amie Ell, City Clerk



After recording return to:

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

**Until a change is requested,
send all tax statements to:**

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

DEDICATION DEED

Grantor: **Columbia Gateway Urban Renewal Agency**, *an urban renewal agency duly formed and operating pursuant to the provisions of ORS Chapter 457*
313 Court Street
The Dalles, OR 97058

Grantee: **City of The Dalles**, *a municipal corporation of the State of Oregon*
313 Court Street
The Dalles, OR 97058

KNOW ALL BY THESE PRESENTS, Columbia Gateway Urban Renewal Agency (**Grantor**) does hereby dedicate, grant, and convey unto the Public through the City of The Dalles (**Grantee**), its successors in interest and assigns, for use as a public plaza or park all the following real property (**Property**) in the County of Wasco, State of Oregon, free of all encumbrances other than encumbrances of record, and bounded and described, to wit:

A tract of land located in Federal Street in the plat of "Laughlin's Addition to Dalles City" in the Laughlin Donation Land Claim and in the Northwest One-Quarter of Section 3, Township 1 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, and being more particularly described as follows:

The portion of Federal Street that is bounded on the north by the centerline of the alley running through Blocks 2 and 5 of said "Laughlin's Addition", bounded on the west by the centerline of said Federal Street, bounded on the south by the northerly right-of-way line of Second Street, and bounded on the east by the west line of Block 5 of said plat.

The above-described tract of land contains 4,892 square feet, more or less.

The Property is further depicted and is specifically labeled in the diagram attached to and made part of this DEDICATION DEED as **Figure 1**.

The **true consideration** of this conveyance is ***other consideration given*** (all of which Grantor hereby acknowledges receipt of) consistent with the provisions of Special Ordinance No. 25-606.

Grantee shall have the right to improve, encumber, and otherwise do all acts necessary or convenient to facilitate a public plaza or park of its design upon the Property and, in addition thereto, shall have the right to place or to permit others to place sidewalks, sewers, utilities, cables, pipes, electrical transmission wire, communications equipment, and such other

improvements and facilities as Grantee deems necessary or convenient upon, above, or below the surface of the Property.

TO HAVE AND TO HOLD, the above described and granted Property unto Grantee, its successors in interest, and assigns forever.

Grantor hereby covenants to and with Grantee, its successors in interest, and assigns: Grantor is lawfully seized in fee simple of the above-named Property, free from all undisclosed encumbrances (no exceptions), and Grantor, its successors in interest, and assigns, shall warrant and forever defend the said Property against the lawful claims and demands of all persons claiming by, through, or under Grantor.

In construing this instrument and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature page follows.



AKS ENGINEERING & FORESTRY
3775 Crates Way, The Dalles, OR 97058
P: (541) 296-9177

AKS Job #12183

EXHIBIT A

Vacation of Portion of Federal Street to Columbia Gorge Urban Renewal Agency

A tract of land located in Federal Street in the plat of “Laughlin’s Addition to Dalles City” in the Laughlin Donation Land Claim and in the Northwest One-Quarter of Section 3, Township 1 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, and being more particularly described as follows:

The portion of Federal Street that is bounded on the north by the centerline of the alley running through Blocks 2 and 5 of said “Laughlin’s Addition”, bounded on the west by the centerline of said Federal Street, and bounded on the south by the northerly right-of-way line of Second Street and bounded on the east by the west line of Block 5 of said plat.

The above described tract of land contains 4,892 square feet, more or less.

5/23/2025

REVIEW COPY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

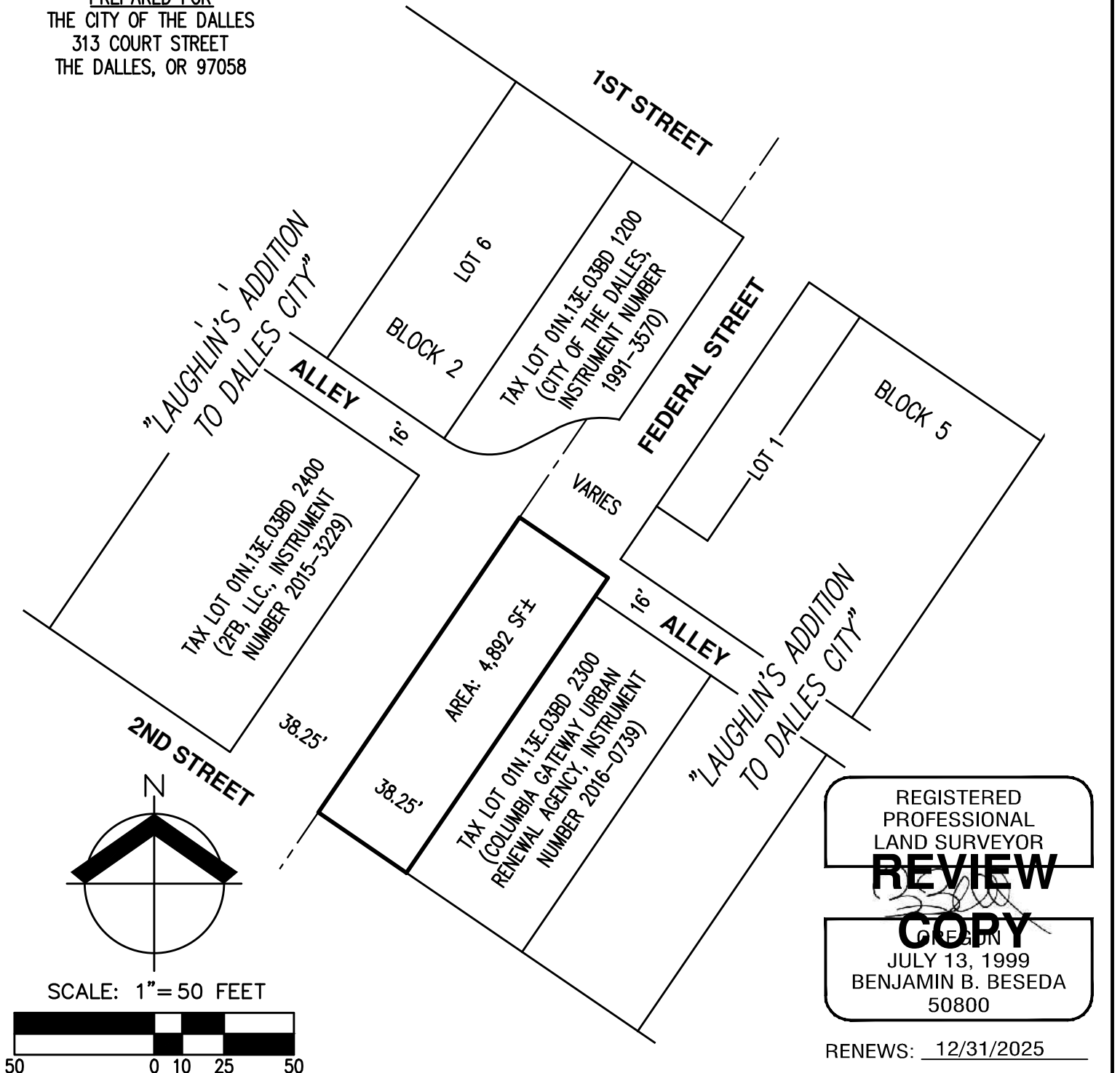
OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

RENEWS: 12/31/2025

FIGURE 1 TO DEDICATION DEED – COLUMBIA GATEWAY URBAN RENEWAL AGENCY

A PORTION OF FEDERAL STREET LOCATED IN THE NORTHWEST
1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST,
WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY,
OREGON

PREPARED FOR
THE CITY OF THE DALLES
313 COURT STREET
THE DALLES, OR 97058



REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW

COPY

JULY 13, 1999
BENJAMIN B. BESEDA
50800

RENEWS: 12/31/2025

TENNESON ENGINEERING | AN AKS COMPANY
3775 CRATES WAY
THE DALLES, OR 97058
541.296.9177 WWW.AKS-ENG.COM



PORTION OF FEDERAL STREET
TO BE VACATED TO TAX LOT
01N.13E.03BD 2300

DATE: 5/23/2025	
DRWN: CDC	CHKD: BBB
AKS JOB: 12183	EXHIBIT B

DEDICATION AGREEMENT

This DEDICATION AGREEMENT (**Agreement**) is entered by the City of The Dalles, an Oregon municipal corporation (**City**) and 2FB LLC, an Oregon limited liability company (**Owner**) for Owner's dedication of real property to the City for the City's proposed Federal Street Plaza Project (**Project**).

WHEREAS, in 2022, the City Council adopted The Dalles Vision Action Plan 2040, which prioritizes providing recreation and open space to the community of The Dalles, and the City expressed its intent to explore establishing such an open space in its downtown core on Federal Street between East 1st Street and East 2nd Street (**Area**);

WHEREAS, the City expects the Project to enhance the community's economic vitality by boosting downtown vibrancy, improving core public spaces, and supporting the revitalization of nearby historic properties by serving as a central gathering hub for community events and cultural activities, fostering a stronger sense of community, and celebrating its local heritage;

WHEREAS, Owner owns that certain lot (**Parcel**) abutting the Area, addressed 319 East 2nd Street in The Dalles, Oregon, depicted in **Assessor's Map No. 1N 13E 3BD as Tax Lot 2400**, and legally described, to wit:

Lot 7, and 27 feet and 6.5 inches off the East side of Lot 8, in Block 2, of BIGELOW'S AND LAUGHLIN'S ADDITION TO DALLES CITY, in City of The Dalles, County of Wasco and State of Oregon, being more particularly described as follows:

Commencing at the Southeast corner of said Lot 7; thence running westerly along the North line of Second Street in said city, 77 feet 6.5 inches; thence northerly at right angles to the North line of Second Street 120 feet to the alley running easterly and westerly through said Block 2; thence easterly along the South line of said alley 77 feet 6.5 inches to Federal Street, thence southerly along the westerly line of Federal Street, 120 feet to the place of beginning.

WHEREAS, at its June 9, 2025, meeting, the City Council adopted Special Ordinance No. 25-606 (**Special Ordinance**) to vacate the Area consistent with the provisions of the Special Ordinance;

WHEREAS, as a consequence of that vacation, the City understands title to the westerly one-half of the Area (**Dedicated Land**) vests by operation of law to the Parcel, legally described in that certain *Dedication Deed* attached to and made part of the Special Ordinance as its **Exhibit F**;

WHEREAS, Section 1(G) of the Special Ordinance preconditions that vacation on Owner's rededication of the Dedicated Land;

WHEREAS, Owner understands the significant community and economic benefits associated with the Project have the potential to commensurately increase the Parcel's market value and approves rededicating the Dedicated Land to the City in furtherance of the Project; and

WHEREAS, the City desires to accept that rededication consistent with the terms of this Agreement.

NOW, THEREFORE, in consideration of both the provisions set forth herein and other good and valuable consideration, the receipt and sufficiency of which is here acknowledged, the Parties agree:

A. Owner's Duties.

1. Dedication Deed. Owner agrees to convey title to and transfer ownership of the Dedicated Land to the City by delivering to the City Attorney's Office a fully executed *Dedication Deed*, an unexecuted copy of which is attached to and made part of the Special Ordinance as its **Exhibit F**, by July 31, 2025.
2. Taxes. Owner agrees to pay all assessed property taxes owed for the Dedicated Land (if any) by the date listed in Section A(1).

B. City's Duties.

1. Project Completion. The City agrees part of Owner's material consideration for entering this Agreement includes the Project's full completion; accordingly, the City agrees (at its sole expense) to use commercially reasonable efforts to fully complete or cause to be completed construction of the Project substantially consistent with the City Council's final approved designs (subject to excuses from performance associated with impossibility, impracticability, and unforeseeable factors or events beyond the City's reasonable control). The Parties agree Owner has no and will not have any control over the Project's development.
2. Diligent Pursuit. The City agrees to diligently pursue Project completion and to notify Owner as soon as possible if it has a reasonable basis to believe the Project will be delayed or not be completed consistent with the timelines approved by the City Council.
3. Recording Cost. The City (at its sole expense) agrees to record the executed Dedication Deed described by Section A(1) in the Wasco County Official Records.
4. Mapping Costs. The City (at its sole expense) agrees to cover any mapping costs owed Wasco County to reflect the provisions of this Agreement.

C. General Provisions.

1. Modification. The Parties agree this Agreement may only be amended by written amendment duly executed by them.
2. Integration. The Parties agree this Agreement represents their full and final agreement and supersedes all prior or contemporaneous negotiations and agreements between them on its substance.
3. Severability and Governing Law. The Parties agree any provision of this Agreement deemed unenforceable is severed from this Agreement and the other provisions remain in force. The Parties agree this Agreement is governed by and intended to be construed in accordance with the laws of the State of Oregon and any disputes



connected with this Agreement will be heard in the Circuit Court of the State of Oregon for Wasco County.

4. Counterparts. The Parties agree this Agreement may be executed in one or more counterparts, each of which is an original and all of which constitute only one agreement between them.
5. Notices. Unless contradicted by specific provision of this Agreement or otherwise required by applicable law, all notices contemplated or required by this Agreement shall be deemed delivered two (2) days after deposit in the United States certified or registered mail, postage prepaid, and addressed:

To the City: City Manager
City of The Dalles
313 Court Street
The Dalles, OR 97058

To Owner: 2FB LLC
1100 SW 6th Avenue, Suite 1600
Portland, OR 97204

IN WITNESS WHEREOF, the Parties duly execute this **DEDICATION AGREEMENT** this ____ day of _____, 2025.

CITY OF THE DALLES

OWNER

Matthew B. Klebes, City Manager

2FB LLC, by its managing member
David Brown

ATTEST:

Amie Ell, City Clerk

Approved as to form:

Jonathan M. Kara, City Attorney



After recording return to:

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

**Until a change is requested,
send all tax statements to:**

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

DEDICATION DEED

Grantor: **2FB LLC, an Oregon limited liability company**
1100 SW 6th Avenue, Suite 1600
Portland, OR 97204

Grantee: **City of The Dalles, a municipal corporation of the State of Oregon**
313 Court Street
The Dalles, OR 97058

KNOW ALL BY THESE PRESENTS, 2FB LLC (**Grantor**) does hereby dedicate, grant, and convey unto the Public through the City of The Dalles (**Grantee**), its successors in interest and assigns, for use as a public plaza or park all the following real property (**Property**) in the County of Wasco, State of Oregon, free of all encumbrances other than encumbrances of record, and bounded and described, to wit:

A tract of land located in Federal Street in the plat of "Laughlin's Addition to Dalles City" in the Laughlin Donation Land Claim and in the Northwest One-Quarter of Section 3, Township 1 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, and being more particularly described as follows:

The portion of said Federal Street that is bounded on the north by the centerline of the alley running through Blocks 2 and 5 of said "Laughlin's Addition", bounded on the east by the centerline of said Federal Street, bounded on the south by the northerly right-of-way line of Second Street, and bounded on the west by the east line of Block 2 of said plat.

The above-described tract of land contains 4,892 square feet, more or less.

The Property is further depicted and is specifically labeled in the diagram attached to and made part of this DEDICATION DEED as **Figure 2**.

The **true consideration** of this conveyance is ***other consideration given*** (all of which Grantor hereby acknowledges receipt of) consistent with the provisions of Special Ordinance No. 25-606.

Grantee shall have the right to improve, encumber, and otherwise do all acts necessary or convenient to facilitate a public plaza or park of its design upon the Property and, in addition thereto, shall have the right to place or to permit others to place sidewalks, sewers, utilities, cables, pipes, electrical transmission wire, communications equipment, and such other

improvements and facilities as Grantee deems necessary or convenient upon, above, or below the surface of the Property.

TO HAVE AND TO HOLD, the above described and granted Property unto Grantee, its successors in interest, and assigns forever.

Grantor hereby covenants to and with Grantee, its successors in interest, and assigns: Grantor is lawfully seized in fee simple of the above-named Property, free from all undisclosed encumbrances (no exceptions), and Grantor, its successors in interest, and assigns, shall warrant and forever defend the said Property against the lawful claims and demands of all persons claiming by, through, or under Grantor.

In construing this instrument and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature page follows.

IN WITNESS WHEREOF, Grantor has executed this **DEDICATION DEED** this _____ day of _____, 2025. The person(s) whose name(s) is/are subscribed to this instrument acknowledge they executed the instrument in their legally authorized capacity, and by their signature on the instrument, the person or the entity upon behalf of which the person acted executed the instrument.

GRANTOR

2FB LLC, by its managing member
David Brown

STATE OF OREGON)
) **ss**
COUNTY OF _____)

This instrument was acknowledged before me this ____ day of _____, 2025, by David Brown for 2FB LLC as their free and voluntary act.

Notary Public for Oregon _____
My Commission Expires: _____

Accepted on behalf of **GRANTEE** pursuant to the provisions of **Special Ordinance No. 25-606** (adopted by the City Council of the City of The Dalles on June 9, 2025) this ____ day of July, 2025.

CITY OF THE DALLES

Matthew B. Klebes, City Manager

ATTEST:

Amie Ell, City Clerk

STATE OF OREGON)
) **ss**
COUNTY OF WASCO)

This instrument was acknowledged before me this ____ day of _____, 2025, by City Manager Matthew B. Klebes and City Clerk Amie Ell as their free and voluntary act.

Notary Public for Oregon _____
My Commission Expires: _____



AKS ENGINEERING & FORESTRY
3775 Crates Way, The Dalles, OR 97058
P: (541) 296-9177

AKS Job #12183

EXHIBIT A

Vacation of Portion of Federal Street to 2FB LLC

A tract of land located in Federal Street in the plat of “Laughlin’s Addition to Dalles City” in the Laughlin Donation Land Claim and in the Northwest One-Quarter of Section 3, Township 1 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, and being more particularly described as follows:

The portion of said Federal Street that is bounded on the north by the centerline of the alley running through Blocks 2 and 5 of said “Laughlin’s Addition”, bounded on the east by the centerline of said Federal Street, bounded on the south by the northerly right-of-way line of Second Street, and bounded on the west by the east line of Block 2 of said plat.

The above described tract of land contains 4,892 square feet, more or less.

5/23/2025

REVIEW COPY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

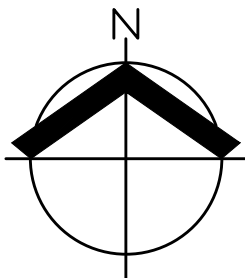
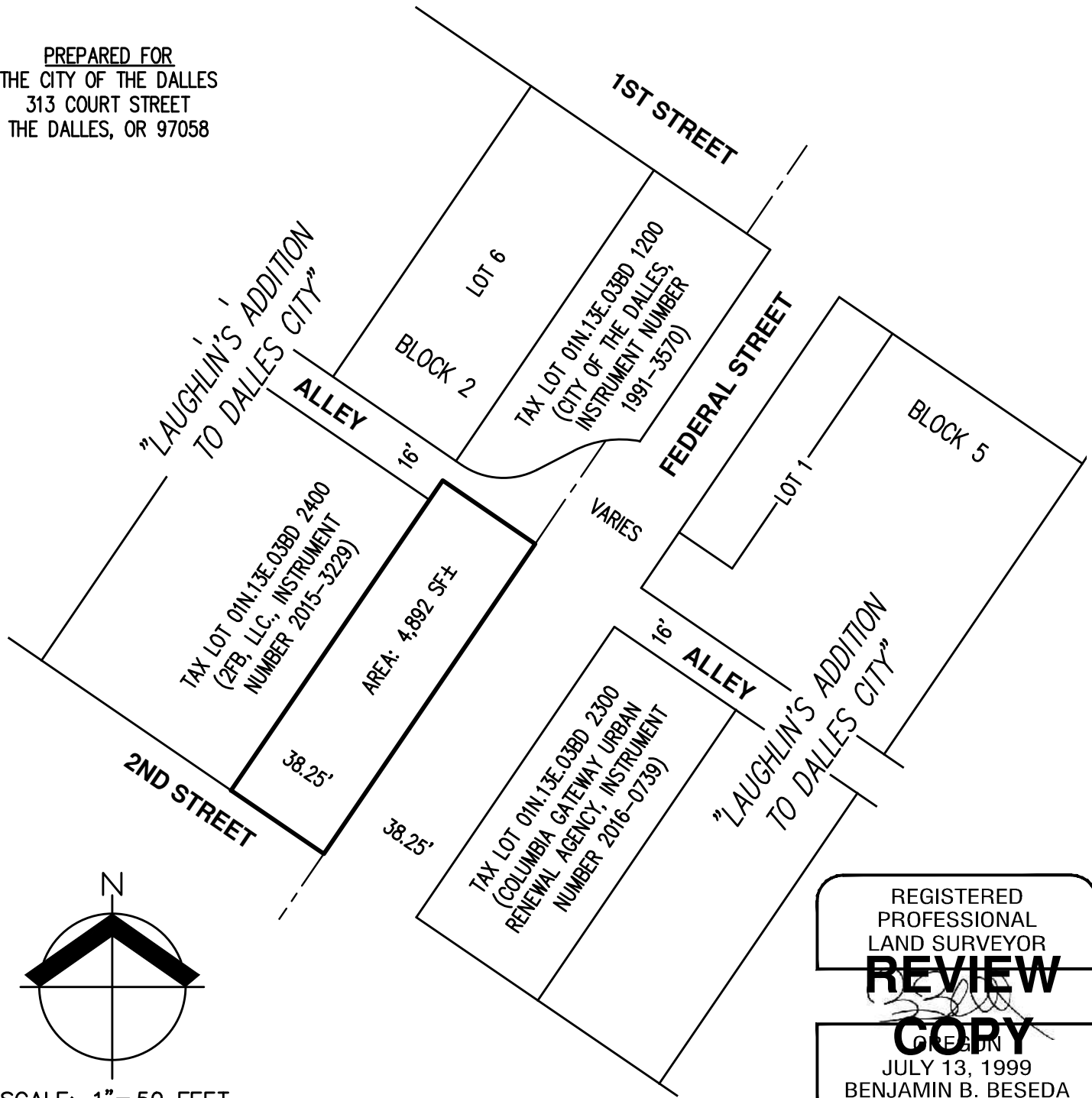
OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

RENEWS: 12/31/2025

FIGURE 1 TO DEDICATION DEED – 2FB, LLC

A PORTION OF FEDERAL STREET LOCATED IN THE NORTHWEST
1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST,
WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY,
OREGON

PREPARED FOR
THE CITY OF THE DALLES
313 COURT STREET
THE DALLES, OR 97058



SCALE: 1" = 50 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW

COPY

JULY 13, 1999
BENJAMIN B. BESEDA
50800

RENEWS: 12/31/2025

TENNESON ENGINEERING | AN AKS COMPANY
3775 CRATES WAY
THE DALLES, OR 97058
541.296.9177 WWW.AKS-ENG.COM



PORTION OF FEDERAL STREET
TO BE VACATED TO TAX LOT
01N.13E.03BD 2400

DATE: 5/23/2025
DRWN: CDC CHKD: BBB
AKS JOB: 12183
EXHIBIT B

After recording return to:

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

**Until a change is requested,
send all tax statements to:**

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

DEDICATION DEED

Grantor: **City of The Dalles**, *a municipal corporation of the State of Oregon*
313 Court Street
The Dalles, OR 97058

Grantee: **City of The Dalles**, *a municipal corporation of the State of Oregon*
313 Court Street
The Dalles, OR 97058

KNOW ALL BY THESE PRESENTS, the City of The Dalles (**Grantor**) does hereby dedicate, grant, and convey unto the Public through the City of The Dalles (**Grantee**), its successors in interest and assigns, for use as a public plaza or park all the following real property (**Property**) in the County of Wasco, State of Oregon, free of all encumbrances other than encumbrances of record, and bounded and described, to wit:

A tract of land located in Federal Street in the plat of "Laughlin's Addition to Dalles City" in the Laughlin Donation Land Claim and in the Northwest One-Quarter of Section 3, Township 1 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, and being more particularly described as follows:

All that portion of said Federal Street that is bounded on the north by the southerly right-of-way line of First Street and bounded on the south by the centerline of the alley running through Blocks 2 and 5 of said "Laughlin's Addition".

The Property is further depicted and is specifically labeled in the diagram attached to and made part of this DEDICATION DEED as **Figure 1**.

Grantee shall have the right to improve, encumber, and otherwise do all acts necessary or convenient to facilitate a public plaza or park of its design upon the Property and, in addition thereto, shall have the right to place or to permit others to place sidewalks, sewers, utilities, cables, pipes, electrical transmission wire, communications equipment, and such other improvements and facilities as Grantee deems necessary or convenient upon, above, or below the surface of the Property.

The **true consideration** of this conveyance is ***other consideration given*** (all of which Grantor hereby acknowledges receipt of) consistent with the provisions of Special Ordinance No. 25-606.

TO HAVE AND TO HOLD, the above described and granted Property unto Grantee, its successors in interest, and assigns forever.

Grantor hereby covenants to and with Grantee, its successors in interest, and assigns: Grantor is lawfully seized in fee simple of the above-named Property, free from all undisclosed encumbrances (no exceptions), and Grantor, its successors in interest, and assigns, shall warrant and forever defend the said Property against the lawful claims and demands of all persons claiming by, through, or under Grantor.

In construing this instrument and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature page follows.

IN WITNESS WHEREOF, Grantor has executed this **DEDICATION DEED** this _____ day of July, 2025. The person(s) whose name(s) is/are subscribed to this instrument acknowledge they executed the instrument in their legally authorized capacity, and by their signature on the instrument, the person or the entity upon behalf of which the person acted executed the instrument.

GRANTOR

Matthew B. Klebes, City Manager

ATTEST:

Amie Ell, City Clerk

Accepted on behalf of **GRANTEE** pursuant to the provisions of **Special Ordinance No. 25-606** (adopted by the City Council of the City of The Dalles on June 9, 2025) this ____ day of July, 2025.

CITY OF THE DALLES

Matthew B. Klebes, City Manager

ATTEST:

Amie Ell, City Clerk

STATE OF OREGON)
) ss
COUNTY OF WASCO)

This instrument was acknowledged before me this ____ day of July, 2025, by City Manager Matthew B. Klebes and City Clerk Amie Ell as their free and voluntary act.

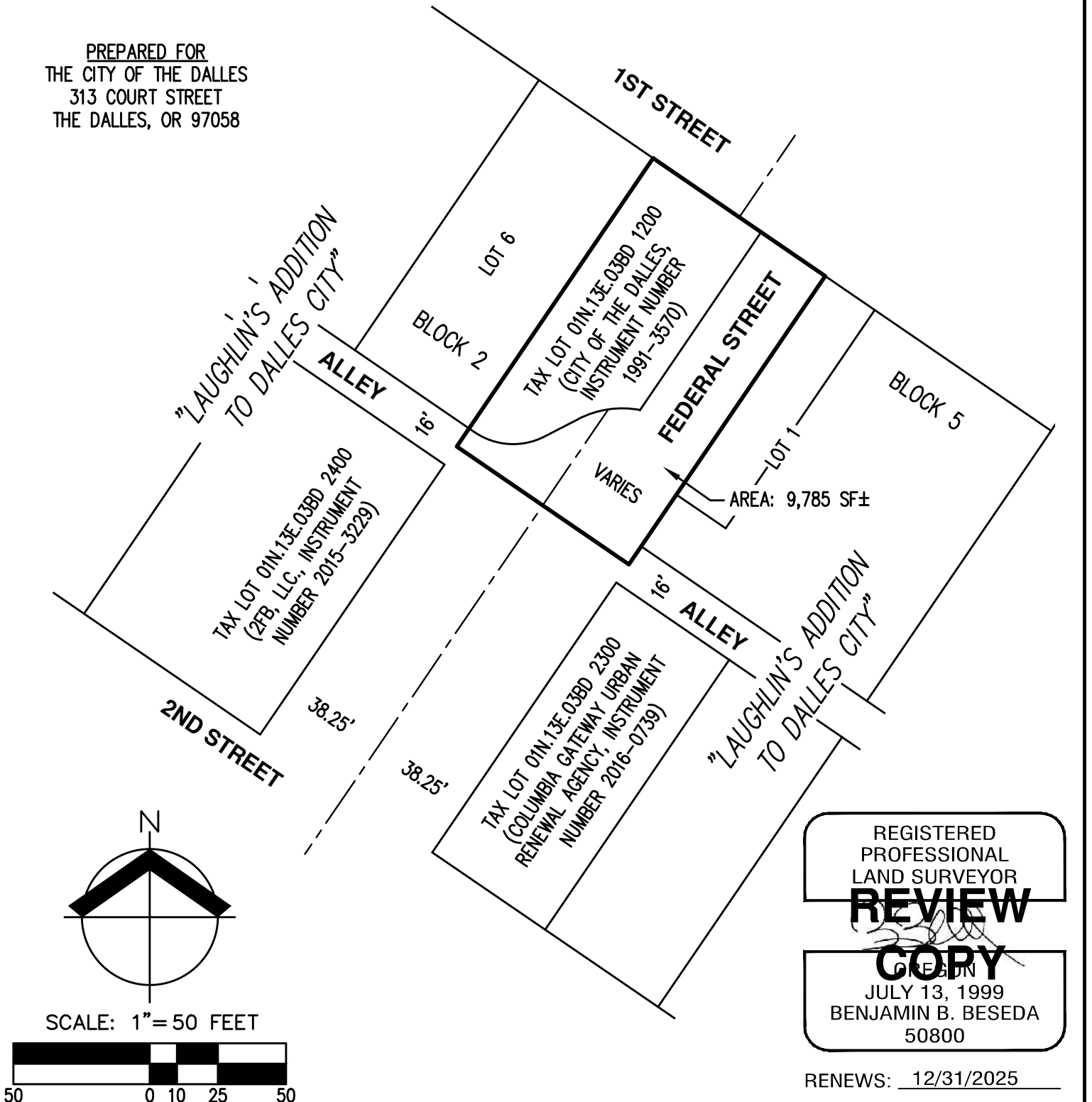
Notary Public for Oregon _____

My Commission Expires: _____

FIGURE 1 TO DEDICATION DEED – CITY OF THE DALLES

A PORTION OF FEDERAL STREET LOCATED IN THE NORTHWEST
1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST,
WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY,
OREGON

PREPARED FOR
THE CITY OF THE DALLES
313 COURT STREET
THE DALLES, OR 97058



REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW

COPY

JULY 13, 1999
BENJAMIN B. BESEDA
50800

RENEWS: 12/31/2025

TENNESON ENGINEERING | AN AKS COMPANY
3775 CRATES WAY
THE DALLES, OR 97058
541.296.9177 WWW.AKS-ENG.COM



PORTION OF FEDERAL STREET
TO BE DEDICATED TO THE CITY
OF THE DALLES

DATE: 5/23/2025
DRWN: CDC CHKD: BBB
AKS JOB: 12183
EXHIBIT B



AGENDA STAFF REPORT

AGENDA LOCATION: Item # 10D

MEETING DATE: June 9, 2025

TO: Honorable Mayor and City Council

FROM: Joshua Chandler, Community Development Director

ISSUE: Adopting Special Ordinance No. 25-607, a special ordinance vacating a portion of public right-of-way near the intersection of Columbia Road and Steelhead Way

BACKGROUND: On April 29, 2025, Corbin Consulting Engineers, Inc. (**Applicant**), on behalf of Design LLC (i.e., Google), the property owner of the abutting property, 231 Steelhead Way (**Property**), submitted a Petition for Right-of-Way Vacation (**VAC 76-25**, or **Application**) to the City requesting to vacate a 272.5' by 40' portion of public right-of-way (**ROW**) located adjacent to and abutting the Property.

The purpose of the Application is to incorporate a portion of ROW (which is bordered on three sides by the Google-owned property) in an effort to consolidate and clean up its boundary lines to ultimately allow for expansion of business activities at the site. City staff confirmed that the ROW contains public street improvements and existing public and franchise utilities and ends in a dead-end north of the intersection that provides access to it. All adjacent parcels are under the same ownership.

The proposed vacation was at a pre-application (**Site Team**) meeting on November 14, 2024, to outline the City's requirements for processing the request. During that meeting, the Public Works Department stated it had no objections to the proposal so long as all existing public and franchise utility easements are maintained and/or established as-needed with this request.

Pursuant to TDMC 11.16.010(B), petitions for right-of-way vacation must include:

- the consent and notarized signature of all property owners abutting the property; and
- the consent and notarized signature of all property owners of not less than two-thirds of the total area of the real property affected by the proposed petition to

vacate, with “real property affected” described as land lying on either side of the street proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated.

With assistance from Wasco County GIS, Staff provided Applicant with a map of the affected property area, as well as a list of all property owners located within that area. In total, the affected area consisted of 86.8 acres. Applicant used that information to compile all required consent and signatures of no less than 2/3 of all affected property owners (totaling 80.11 acres or 92.3%).

In addition, the City requires a survey and legal description of the ROW for mapping and recording purposes with Wasco County. On April 29, 2024, Applicant submitted all remaining required documentation connected with the Application, copies of which are attached to and made part of this proposed Special Ordinance as its **Exhibit A**.

NOTIFICATION: Pursuant to TDMC 11.16.010(E) and ORS 271.110(1) and (2), a notice of public hearing was published in the Columbia Gorge News on May 21 and 28, 2025, more than 14 days prior to tonight’s City Council meeting. On May 22, 2025, the City posted a copy of the notice in two conspicuous places in the proposed vacation area, consistent with the noticing requirements of TDMC 11.16.010€ and ORS 271.110(1) and (2). Notice of the public hearing was sent to all local news media and posted on the City’s website on May 30, 2025.

COMMENTS RECEIVED: No comments received as of the date this Staff Report was published.

REVIEW CRITERIA:

City of The Dalles Municipal Code, Title 11 Planning

Section 11.16.030 Hearing and Decision

- 1. If the vacation proceedings were initiated by a petition, consent of all abutting property owners and at least two-thirds of affected property owners has been obtained[.]*

FINDING #1: The Application was submitted by the Applicant on April 29, 2025. With information provided by Wasco County GIS and City staff, Applicant compiled the consent of all property owners abutting the ROW and no less than two-thirds of all affected property owners within the affected property area. As of the day of this Staff Report’s publication, no objections were received concerning this Application. **Criterion met.**

- 2. Notice has been duly given;*

FINDING #2: Pursuant to TDMC 11.16.010€ and ORS 271.110(1) and (2), a notice of public hearing was published in the Columbia Gorge News on May 21 and 28, 2025, more than 14 days prior to the June 9, 2025 City Council meeting. On May 22, 2025, the City posted a copy of the notice in two conspicuous places in the proposed vacation area, consistent with the noticing requirements of TDMC 11.16.010€ and ORS 271.110(1) and (2). Notice of the public hearing was sent to

all local news media and posted on the City's website on May 30, 2025.

Criterion met.

3. *The proposed vacation does not conflict with the City's comprehensive plan;*

FINDING #3: The proposed vacation does not conflict with the City's Comprehensive Plan, specifically Goal #11 (*Public Facilities and Services*) or Goal #12 (*Transportation*). The purpose of the vacation is to allow the adjacent property owner to redevelop their site by incorporating the dead-end ROW into their property and enabling a secured access point and truck turnaround. This action will move truck queuing and maneuvering off the public street and onto private property, helping to reduce congestion and driveway blockages that have impacted nearby businesses.

This request supports Goal # 11 by promoting an efficient arrangement of public facilities, shifting circulation impacts to be privately managed and financed, and preserving utility access through easements. It aligns with Goal #12 by improving freight movement, reducing traffic conflicts, and supporting industrial access needs without impacting the broader street network or multimodal goals.

The segment proposed for vacation no longer serves a public transportation function, and its removal helps resolve existing operational conflicts, making the request consistent with the public interest and the Comprehensive Plan. **Criterion met.**

4. *The public interest will not be prejudiced by the vacation of the public way;*

FINDING #4: The primary purpose of this vacation is to support redevelopment and improve operational efficiency for the adjacent Design LLC owned property by incorporating the dead-end ROW into their site. This will allow construction of a secured access point and truck turnaround, enhancing on-site circulation and safety. The improvement will help reduce on-street congestion and driveway blockages in the area by addressing circulation and access issues caused by limited on-site maneuvering space. Relocating truck movements to private property is expected to alleviate these conflicts and enhance overall traffic flow

Existing public and franchise utilities will remain in place, with easements established during the replat or as required to maintain access for operations and maintenance. **Criterion met.**

5. *If the vacation proceedings were initiated by motion of the City Council, a finding either that all abutting property owners have consented to the vacation, or that if the evidence shows the vacation will substantially diminish the market value of the abutting owner's property, the City Council has made provision for paying damages.*

FINDING #5: Application was submitted by Applicant on April 29, 2025, thus not initiated by City Council. **Criterion not applicable.**

BUDGET IMPLICATIONS: The total cost to the City for this Application is minimal and most comprised Staff time and printing. If the Application is approved, Applicant will be required to pay all associated mapping, recording, and filing fees with Wasco County. All incidental City costs will be funded by the General Fund through the Community Development Department's budget. Sufficient budgetary resources have

been allocated to facilitate this Special Ordinance's adoption.

COUNCIL ALTERNATIVES:

1. **Staff Recommendation:** *Move to adopt Special Ordinance No. 25-607, which approves the Petition for Public Right-of-Way Vacation Application No. 76-25 to vacate a portion of the public right-of-way near the intersection of Columbia Road and Steelhead Way, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report, by title only, as presented.*
2. Make modifications to then move to adopt Special Ordinance No. 25-607, as amended.
3. Decline formal action and provide Staff additional direction.

SPECIAL ORDINANCE NO. 25-607

A SPECIAL ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY NEAR THE INTERSECTION OF COLUMBIA ROAD AND STEELHEAD WAY

WHEREAS, TDMC 11.16.010 authorizes any person interested in any real property within The Dalles to file a petition requesting a vacation;

WHEREAS, on November 14, 2024, the Community Development Department held a site review team meeting with Corbin Consulting Engineers, Inc. (**Applicant**) to detail the City's vacation requirements;

WHEREAS, on April 29, 2025, the Applicant submitted a Petition for Right-of-Way Vacation (**VAC 76-25**, or **Application**) to the City requesting to vacate an approximately 272.5' by 40' portion of public right-of-way located adjacent to and abutting the real property addressed 231 Steelhead Way in The Dalles, Oregon and depicted in Assessor's Map No. 2N 13E 28B as Tax Lot 700;

WHEREAS, on April 29, 2025, the Applicant submitted all documentation required by TDMC Chapter 11.16 connected with the Application, copies of which are attached to and made part of this Special Ordinance as its **Exhibit A**;

WHEREAS, on May 21 and 28, 2025, the City published notices in the local newspaper of general circulation consistent with the noticing requirements described by TDMC 11.16.010(E) and ORS 271.110(1) and (2);

WHEREAS, on May 23, 2025, the City posted a copy of the notice of street vacation in two conspicuous places in the proposed vacation area consistent with the noticing requirements described by TDMC 11.16.010(E) and ORS 271.110(1) and (2);

WHEREAS, at its June 9, 2025, regular meeting, the City Council conducted a public hearing to consider VAC 76-25, where testimony and other evidence was submitted and entered into the hearing record, including a Staff Report stating findings of fact, conclusions of law, and Staff's Recommendation; and

WHEREAS, the City Council deliberated on the matter and, based on the Staff Report and its attachments, the evidence presented at the public hearing, and all other components of the hearing record, all of which are incorporated herein by reference, the City Council voted on the matter of VAC 76-25, formalized as follows.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES ORDAINS AS FOLLOWS:

Section 1 Application Approved. Consistent with the provisions of TDMC Chapter 11.16 (*Street Vacations*), the City Council hereby incorporates this Special Ordinance's recitals herein, approves VAC 76-25, and adopts the findings of facts and conclusions of law set forth in the Staff Report attached to and made part of this

Special Ordinance as its **Exhibit B**. The vacated lands are legally described in Section 2. Title to the vacated lands shall vest in accordance with ORS 271.140.

Section 2 Rights-of-Way Vacated. The area of public right-of-way vacated by this Special Ordinance is depicted with lines and shadows on the diagram attached to and made part of this Special Ordinance as its **Exhibit C**, legally described, to wit:

A portion of Columbia Road, a public road, located in the Northwest One-Quarter of Section 28, Township 2 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, and being more particularly described as follows:

Beginning at the Southeast corner of Parcel 1 of Partition Plat Number 2005-0021, also being on the westerly right-of-way line of Columbia Road; thence along said westerly right-of-way line, North 00°02'17" East 272.13 feet to the northerly right-of-way line of Columbia Road; thence along said northerly right-of-way line, North 89°30'51" East 40.00 feet, to the easterly right-of-way line of Columbia Road; thence along said easterly right-of-way line, South 00°02'17" West 272.49 feet; thence leaving said easterly right-of-way line at right angles, North 89°57'43" West 40.00 feet to the Point of Beginning.

The above-described public right-of-way contains 10,892 square feet, more or less.

Section 3 No Compensation. The City Council hereby determines the value of the abutting properties will not be adversely affected by this vacation. No compensation will be given to the owners of abutting properties.

Section 4 Ordinance to be Filed. The City Clerk is authorized to file a copy of this Special Ordinance with the Wasco County Clerk. Applicant shall be responsible for paying any recording and mapping fees imposed by Wasco County to record and file the revised deed and map. A certified copy of the filed Special Ordinance shall be provided to the Wasco County Assessor and the Wasco County Surveyor.

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Section 5 Effective Date. This Special Ordinance shall be effective 30 days from its adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JUNE, 2025,

Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 9TH DAY OF JUNE, 2025.

Richard A. Mays, Mayor

ATTEST:

Amie Ell, City Clerk



April 29, 2025

City of The Dalles
313 Court St
The Dalles, Oregon 97058

Attn: **Joshua Chandler, Director**
City of The Dalles, Community Development Department

Subject: Columbia Rd Vacation Petition – City of The Dalles

Dear Joshua,

We are submitting this petition on behalf of our client, requesting the vacation of the dead-end portion of Columbia Road bordered by Tax Lots #100 and #700, both of which are under the client's ownership. This request is being made to facilitate the operation of a new secured entrance and tractor-trailer turnaround area on the property.

As discussed at the November 14, 2024, Site Team meeting, this Right-of-Way (ROW) Vacation will require a Replat of the abutting properties which will be submitted to Wasco County following the ROW vacation approval.

In accordance with the City's requirements, we are submitting the following materials as part of this petition package:

- **Petition for Right-of-Way Vacation** (enclosed)
- **ROW Vacation application fee**
- **Legal description** of the proposed vacation area (See enclosed Exhibit A)
- **Professional survey** of the proposed vacation area (See enclosed Exhibit B)
- **Contents of Petition**, including:
 - The notarized **consent of the owners of all abutting properties** (enclosed)
 - The notarized **consent of the owners of not less than two-thirds in area of the real property affected** by the proposed vacation, as defined by the City (enclosed)

Thank you for your time and consideration of this request. Should you need any additional information or clarification, please feel free to contact me at 503-343-4977 or scott.repp@corbinengineering.com.

Sincerely,



Scott Repp

BEAVERTON, OREGON
TEMPE, ARIZONA

DEDICATION | EXPERTISE | RESULTS

www.corbinengineering.com

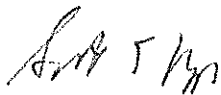
PETITION FOR DEAD END PORTION OF COLUMBIA ROAD VACATION
The Dalles, Oregon

I/We, CORBIN CONSULTING ENGINEERS, INC., ON BEHALF OF OUR CLIENT, DESIGN LLC.

Hereby propose to initiate a procedure to vacate the dead end portion of Columbia Road
beginning near Columbia Road's intersection with Steelhead Way and extending
northward to the terminus of the dead end, as described in Exhibit A and as shown on
the map in Exhibit B attached.

The reason for the proposed vacation, and the purpose for which the ground is proposed
to be used, is as follows: Our client wishes to create a private entrance for commercial truck and employee
access to their existing warehouse located on the adjacent lot, at 231 Steelhead Way. Our Client will add a vehicle
entrance kiosk, along with a safe semi-truck turn-around area and staging area that is on private property,
not on public roads. Existing franchise utility easements will be maintained and 24/7 access will be granted with
utility credentials. Emergency responders will have 24/7 access with credentials. A new water master meter will be
installed at the property line to permit ease of access for City staff. Two existing city-owned stormwater catch basins
on the vacated street will removed and replaced with privately maintained catch basins.

Dated this 10th day of March, 2025.



Petitioner Signature

Mailing Address:

Corbin Consulting Engineers
1905 NW 169th Place, Suite 100
Beaverton, Oregon 97006

Petitioner Signature

Phone Number 503-645-0176

NOTE: (ORS 271.080) The petition to vacate must be accompanied by the notarized consent of the owners of 100% of all **abutting** property and the owners of not less than two-thirds of **affected area**. ATTACH CONSENT FORMS TO THIS PETITION.



AKS ENGINEERING & FORESTRY
3775 Crates Way, The Dalles, OR 97058
P: (541) 296-9177

AKS Job #11051

EXHIBIT A

Vacation of Public Right-Of-Way

A portion of Columbia Road, a public road, located in the Northwest One-Quarter of Section 28, Township 2 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, and being more particularly described as follows:

Beginning at the Southeast corner of Parcel 1 of Partition Plat Number 2005-0021, also being on the westerly right-of-way line of Columbia Road; thence along said westerly right-of-way line, North 00°02'17" East 272.13 feet to the northerly right-of-way line of Columbia Road; thence along said northerly right-of-way line, North 89°30'51" East 40.00 feet, to the easterly right-of-way line of Columbia Road; thence along said easterly right-of-way line, South 00°02'17" West 272.49 feet; thence leaving said easterly right-of-way line at right angles, North 89°57'43" West 40.00 feet to the Point of Beginning.

The above described public right-of-way contains 10,892 square feet, more or less.

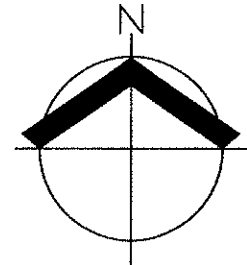
2/4/2025

REVIEW COPY FOR PLANNING ONLY

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NW 1/4 OF
SEC. 28, T2N, R13E, W.M., CITY OF THE DALLES,
WASCO COUNTY, OREGON

Exhibit A



SCALE: 1" = 50 FEET



TAX LOT 02N-13E-28 101
(DESIGN LLC.)

TAX LOT 02N-13E-28B 100
(DESIGN LLC., PARCEL 1 OF
P.P. 2005-0021)

TAX LOT 02N-13E-28B 700
(DESIGN LLC.)

N89°30'51"E 40.00'

N00°02'17"E 272.13'

COLUMBIA ROAD

AREA: 10,892 SF (0.25 AC±)

S00°02'17"W 272.49'

20'

20'

POINT OF BEGINNING
SE CORNER OF PARCEL 1
OF PP NO. 2005-0021

N89°57'43"W 40.00'

TAX LOT 02N-13E-28B 600
(PARCEL 2 OF PP 2005-0021
PORT OF THE DALLES)

20'

20'

STEELHEAD WAY

PREPARED FOR
CORBIN CONSULTING ENGINEERS
1905 NW 169TH ST, SUITE 100
BEAVERTON, OREGON 97006

**REVIEW COPY
FOR PLANNING
ONLY**

TENNESON ENGINEERING | AN AKS COMPANY
3775 CRATES WAY
THE DALLES, OR 97058
541.296.9177 WWW.AKS-ENG.COM



VACATION OF PUBLIC
RIGHT-OF-WAY

DATE: 2/4/2025	
DRWN: HMH	CHKD: CDC
AKS JOB: 11051	EXHIBIT B

CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

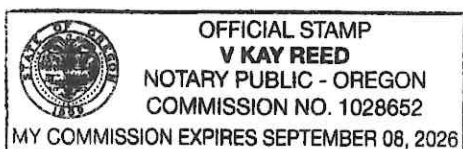
Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 600
[Signature] 3636 KLINDT DR
 Signature(s) Street Address
Roberto Wallace - Commission - President The Dalles, Oregon, 97058
 Print Property Owner(s) Name(s) City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 600
3636 KLINDT DR
 Signature(s) Street Address
The Dalles, Oregon, 97058
 Print Property Owner(s) Name(s) City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 600
3636 KLINDT DR
 Signature(s) Street Address
The Dalles, Oregon, 97058
 Print Property Owner(s) Name(s) City, State, Zip Code

STATE OF OREGON)
) ss.
 County of Wasco)

On the 14 day of April, 2024, personally appeared before me Robert Wallace, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.



[Signature]
 Notary Public for Oregon
 My Commission expires: 9-8-26

CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 600

[Signature]
Signature(s)

3636 KLINDT DR

Street Address

Andrea Klaas
Print Property Owner(s) Name(s)

The Dalles, Oregon, 97058

City, State, Zip Code

STATE OF OREGON)

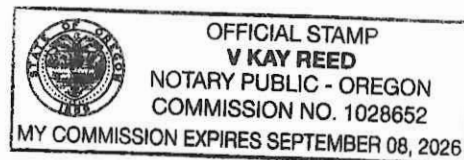
) ss.

County of Wasco)

On the 15 day of April, 2025, personally appeared before me Andrea Klaas, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.

[Signature]
Notary Public for Oregon

My Commission expires: 9-8-26



CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

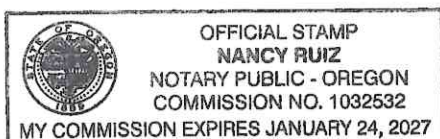
Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 100
Erik J. Soballe
 Signature(s) 4200 Columbia Road
 Street Address
The Dalles, Oregon, 97058
 City, State, Zip Code
 Print Property Owner(s) Name(s)

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 100
4200 Columbia Road
 Street Address
The Dalles, Oregon, 97058
 City, State, Zip Code
 Print Property Owner(s) Name(s)

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 100
4200 Columbia Road
 Street Address
The Dalles, Oregon, 97058
 City, State, Zip Code
 Print Property Owner(s) Name(s)

STATE OF OREGON)
) ss.
 County of Wasco)

On the 17 day of April, 2025, personally appeared before me Erik J. Soballe, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.



Nancy Ruiz
 Notary Public for Oregon
 My Commission expires: 1-24-2027

CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

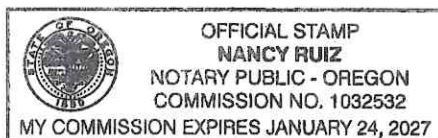
Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 700
Erik J. Soballe 4200 Columbia Road
 Signature(s) Street Address
ERIK J. SOBALLE The Dalles, Oregon, 97058
 Print Property Owner(s) Name(s) City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 700
 4200 Columbia Road
 Signature(s) Street Address
 The Dalles, Oregon, 97058
 Print Property Owner(s) Name(s) City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 700
 4200 Columbia Road
 Signature(s) Street Address
 The Dalles, Oregon, 97058
 Print Property Owner(s) Name(s) City, State, Zip Code

STATE OF OREGON)
) ss.
 County of Wasco)

On the 17 day of April, 2025, personally appeared before me Erik J. Soballe, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.



Nancy Ruiz
 Notary Public for Oregon
 My Commission expires: 1-24-2027



CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 700

Erik J. Soballe
Signature(s)

4200 Columbia Road
Street Address

ERIK J. SOBALLE
Print Property Owner(s) Name(s)

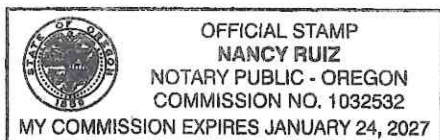
The Dalles, Oregon, 97058
City, State, Zip Code

STATE OF OREGON)

) ss.

County of Wasco)

On the 17 day of April, 20 25, personally appeared before me Erik J. Soballe, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.



Nancy Ruiz
Notary Public for Oregon
My Commission expires: 1-24-2027

CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

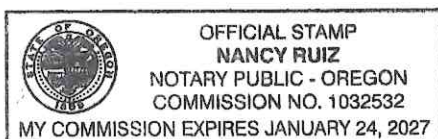
Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 101
Erik J. Soballe 4200 Columbia Road
 Signature(s) Street Address
ERIK J. SOBALLE The Dalles, Oregon, 97058
 Print Property Owner(s) Name(s) City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 101
 4200 Columbia Road
 Signature(s) Street Address
 The Dalles, Oregon, 97058
 Print Property Owner(s) Name(s) City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 101
 4200 Columbia Road
 Signature(s) Street Address
 The Dalles, Oregon, 97058
 Print Property Owner(s) Name(s) City, State, Zip Code

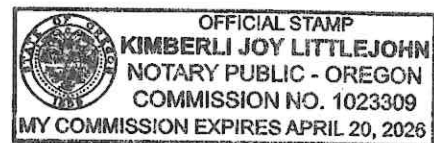
STATE OF OREGON)
) ss.
 County of Wasco)

On the 17th day of April, 2025, personally appeared before me Erik J. Soballe, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.



Nancy Ruiz
 Notary Public for Oregon
 My Commission expires: 1-24-2027

Nancy Ruiz
Notary Public for Oregon
My Commission expires: 1-24-2027



CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 500

Signature(s)

5277 CHERRY HEIGHTS ROAD
Street Address

Print Property Owner(s) Name(s)

THE DALLES, OR 97058
City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 500

Signature(s)

Street Address

Print Property Owner(s) Name(s)

City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 500

Signature(s)

Street Address

Print Property Owner(s) Name(s)

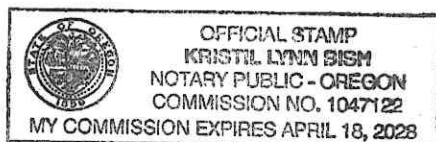
City, State, Zip Code

STATE OF OREGON)

) ss.

County of Wasco)

On the 20 day of March, 2025, personally appeared before me Mark McCavic, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.



Kristil Bism
Notary Public for Oregon

My Commission expires: April 18, 2028

CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection
with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

Owners of Township 2N, Range 13E, Section 28B, Tax lot(s) 500

[Signature]
Signature(s)

5277 CHERRY HEIGHTS ROAD
Street Address

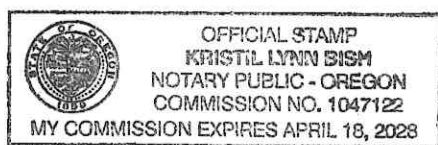
WMS Owner
Print Property Owner(s) Name(s)

THE DALLES, OR 97058
City, State, Zip Code

STATE OF OREGON)

) ss.
County of Wasco)

On the 20 day of March, 20 25, personally appeared before me Mark McCavic, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.



Kristil Bism
Notary Public for Oregon
My Commission expires: April 18, 2028

CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 702

Signature(s)

5277 CHERRY HEIGHTS ROAD

Street Address

Wm3 owner
Print Property Owner(s) Name(s)

THE DALLES, OR 97058
City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 702

Signature(s)

Street Address

Print Property Owner(s) Name(s)

City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 702

Signature(s)

Street Address

Print Property Owner(s) Name(s)

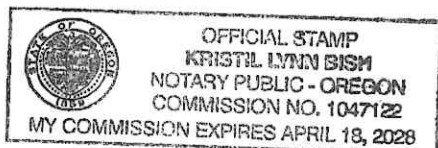
City, State, Zip Code

STATE OF OREGON)

) ss.

County of Wasco)

On the 20 day of March, 2025, personally appeared before me Mark McRanic, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.



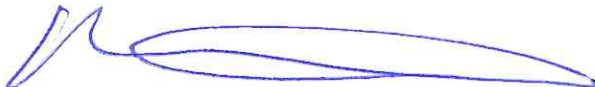
Kristil Bism
Notary Public for Oregon

My Commission expires: April 18, 2028

CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 702



Signature(s)

5277 CHERRY HEIGHTS ROAD

Street Address

WM3 owner

Print Property Owner(s) Name(s)

THE DALLES, OR 97058

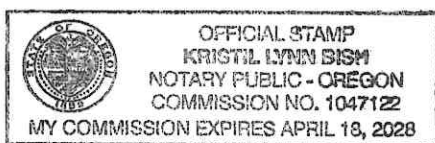
City, State, Zip Code

STATE OF OREGON)

) ss.

County of Wasco)

On the 328 day of March, 2025, personally appeared before me Mark McRavie, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.



Kristil Sism

Notary Public for Oregon

My Commission expires: April 18, 2028

CONSENT TO PROPOSED VACATION CITY OF THE DALLES, OREGON

By executing this document, we the undersigned owners of abutting or affected property consent to the vacation of that portion of the dead end portion of Columbia Road beginning near Columbia Road's intersection with Steelhead Way and extending northward to the terminus of the dead end, as depicted on the map attached hereto.

Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 704

[Signature] MEMBER 395 SHENANDOAH LN NE
Signature(s) Street Address
THE DALLES INDUSTRIAL GROUP, LLC.
ERIK KERR NOODBURN, OR 97071
Print Property Owner(s) Name(s) City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 704

Signature(s) Street Address

Print Property Owner(s) Name(s) City, State, Zip Code

Owners of Township 2N, Range 13E, Section 28, Tax lot(s) 704

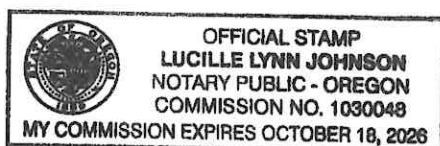
Signature(s) Street Address

Print Property Owner(s) Name(s) City, State, Zip Code

STATE OF OREGON)

) ss.
County of Wasco)

On the 10th day of March, 2025, personally appeared before me ERIK KERR, who being first duly sworn acknowledged this instrument to be his/her voluntary act and deed.

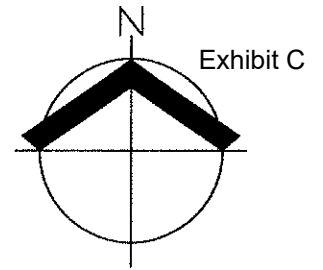


Lucille Lynn Johnson
Notary Public for Oregon
My Commission expires: 10/18/26

Lucille Lynn Johnson
Notary Public for Oregon
My Commission expires: 10/18/26

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NW 1/4 OF
SEC. 28, T2N, R13E, W.M., CITY OF THE DALLES,
WASCO COUNTY, OREGON



SCALE: 1" = 50 FEET



TAX LOT 02N-13E-28 101
(DESIGN LLC.)

TAX LOT 02N-13E-28B 100
(DESIGN LLC., PARCEL 1 OF
P.P. 2005-0021)

TAX LOT 02N-13E-28B 700
(DESIGN LLC.)

N89°30'51"E 40.00'

N00°02'17"E 272.13'

COLUMBIA ROAD

AREA: 10,892 SF (0.25 AC±)

S00°02'17"W 272.49'

20'

20'

POINT OF BEGINNING
SE CORNER OF PARCEL 1
OF PP NO. 2005-0021

N89°57'43"W 40.00'

TAX LOT 02N-13E-28B 600
(PARCEL 2 OF PP 2005-0021
PORT OF THE DALLES)

20'

20'

STEELHEAD WAY

PREPARED FOR
CORBIN CONSULTING ENGINEERS
1905 NW 169TH ST, SUITE 100
BEAVERTON, OREGON 97006

**REVIEW COPY
FOR PLANNING
ONLY**

TENNESON ENGINEERING | AN AKS COMPANY
3775 CRATES WAY
THE DALLES, OR 97058
541.296.9177 WWW.AKS-ENG.COM



VACATION OF PUBLIC
RIGHT-OF-WAY

DATE: 2/4/2025	
DRWN: HMH	CHKD: CDC
AKS JOB: 11051	EXHIBIT B



AKS ENGINEERING & FORESTRY
3775 Crates Way, The Dalles, OR 97058
P: (541) 296-9177

AKS Job #11051

EXHIBIT A

Vacation of Public Right-Of-Way

A portion of Columbia Road, a public road, located in the Northwest One-Quarter of Section 28, Township 2 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, and being more particularly described as follows:

Beginning at the Southeast corner of Parcel 1 of Partition Plat Number 2005-0021, also being on the westerly right-of-way line of Columbia Road; thence along said westerly right-of-way line, North 00°02'17" East 272.13 feet to the northerly right-of-way line of Columbia Road; thence along said northerly right-of-way line, North 89°30'51" East 40.00 feet, to the easterly right-of-way line of Columbia Road; thence along said easterly right-of-way line, South 00°02'17" West 272.49 feet; thence leaving said easterly right-of-way line at right angles, North 89°57'43" West 40.00 feet to the Point of Beginning.

The above described public right-of-way contains 10,892 square feet, more or less.

2/4/2025

REVIEW COPY FOR PLANNING ONLY



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #11A

MEETING DATE: June 9, 2025

TO: Honorable Mayor and City Council

FROM: Jonathan Kara, City Attorney
Dale McCabe, Public Works Director

ISSUE: Adopting Special Ordinance No. 25-608, a special ordinance accepting title to real property located near the intersection of West 2nd Street and Snipes Street

BACKGROUND: In 2021, the City entered that certain *Infrastructure Agreement* (**Agreement**) with Moraine Industries LLC and Design, LLC (**Google**) concerning 8 Google-engineered, permitted, and constructed utility infrastructure projects (**Projects**) necessary to serve Google's data center development. The total cost of the Projects was borne by Google and was valued at \$28.5 million.

Projects Update

To date, the City and Google have been working diligently towards completing our respective obligations under the Agreement, as follows:

Project	Description	Millions		Status	Accepted
		Estimated Cost (2021)	Actual Cost (Time of Project Completion)		
1	310 Zone Water Main Looping	\$2.4	\$1.26	Completed	✓
2	310 Zone Well: Well #6 with ASR	\$3.4	\$2.7	Completed	Upon adoption
3	310 Zone Well: Well #7	\$3.1	\$2.3	Completed	Upon adoption
4	Municipal Storage: Stage 1 Ground Level Storage	\$5.1	\$7.6	Completed	Upon adoption
5	Municipal Pump Station	\$6.8	\$6.1	Completed	Upon adoption
6	Municipal Sanitary Sewer Lift Station	\$4.3	\$3.15	Completed	✓
7	Municipal Sanitary Forcemain	\$2.4	\$1.03	Completed	✓
8	Shared Utility Access Corridor	\$1.0	\$0.675	Completed	✓
TOTAL		\$28.5	\$24.82		

Note: "310 Zone" refers to the largest pressure zone in the City's water system (in terms of gross area served and total consumption).

As parts of Google's obligations connected with **Project 2** and **Project 3**, Google also conveyed certain water rights (comprising 6.01 cubic feet per second) to the City for incorporation into our municipal water system. As authorized by The Dalles Municipal Code, Google's actual design and construction costs for all Projects except for **Project 8** are credited towards its water or sanitary sewer SDCs.

Special Ordinance

The attached proposed Special Ordinance transfers to the City title to an approximately 4.5-acre real property located near the intersection of West 2nd Street and Snipes Street (depicted in **Assessor's Map No. 2N 13E 33** as **Tax Lot 600**) (**Property**) and highlighted yellow in the attachment to this Staff Report. The proposed Special Ordinance authorizes the City Manager to execute the deed required to effectuate the City's acceptance of Projects 2, 3, 4, and 5, which are located on the Property.

- **Project 2** (*310 Zone Well: Well #6 with ASR*)

Project 2's objective was to provide new supply capability in the 310 Zone and additional storage resources to buffer peak demand periods. This Project involved drilling a new 1,800 gallon per minute capable well in the 310 Zone to contribute to a new above-ground storage reservoir. The new reservoir connects directly to the 310 Zone. Well #6 was constructed with *Aquifer Storage and Recovery* capability and emergency back-up power systems.

- **Project 3** (*310 Zone Well: Well #7*)

Project 3's objective was also to provide new supply capability in the 310 Zone and additional storage resources to buffer peak demand periods. This Project involved drilling a new 1,800 gallon per minute capable well in the 310 Zone to contribute to a new above-ground storage reservoir. The new reservoir connects directly to the 310 Zone. Well #7 was constructed with emergency back-up power systems.

- **Project 4** (*Municipal Storage: Stage 1 Ground Level Storage*)

Project 4's objective was to bolster water system storage capabilities with service connection to the 310 Zone and maintain service pressures for future facilities and provide opportunities for contact time if treatment of pumped well water is necessary. This Project involved constructing two separate 1.25 million gallon aboveground storage tanks to increase storage volume and buffer peak flow demands in the 310 Zone and coordinating placement and capabilities of groundwater wells and booster pump stations to facilitate 310 Zone storage.

- **Project 5** (*Municipal Pump Station*)

Project 5's objective was also to bolster water system storage capabilities with service connection to the 310 Zone and maintain service pressures for future facilities. This Project involved constructing a booster pump station to serve the 310 Zone with water from the constructed storage volume to buffer peak flow demands. The booster pump station was constructed with emergency back-up power systems.

The Projects are subject to transferred warranty obligations from Google's contractors and further include a one-year warranty from Google against defects consistent with The

Dalles Municipal Code.

To ensure the City's unrestricted access to and operation of the constructed Projects located on the Property consistent with the provisions of the Agreement, I drafted the Special Ordinance with an emergency clause to confirm it would take immediate effect—functionally, it authorizes the City Manager to execute the deed upon adoption (as opposed to 30 days after adoption) as authorized by the Charter.

BUDGET IMPLICATIONS:

With respect to the Property itself, the City Attorney secured a 2021 ALTA Standard Owner's Policy with liability coverage of \$19,660,170.00 for this transaction and the \$27,676.00 premium for that policy is paid by Google consistent with the Agreement.

With respect to anticipated budget implications from the City's ownership of the Projects on the Property, none at this time—upon accepting ownership, the City Water Fund will receive revenues from water consumption amounts as identified in the monthly meter read-outs of the GOR-1 and GOR-2 water meters. The City will also incur incidental operating and maintenance costs for the Projects and the Riverside Water facilities.

COUNCIL ALTERNATIVES:

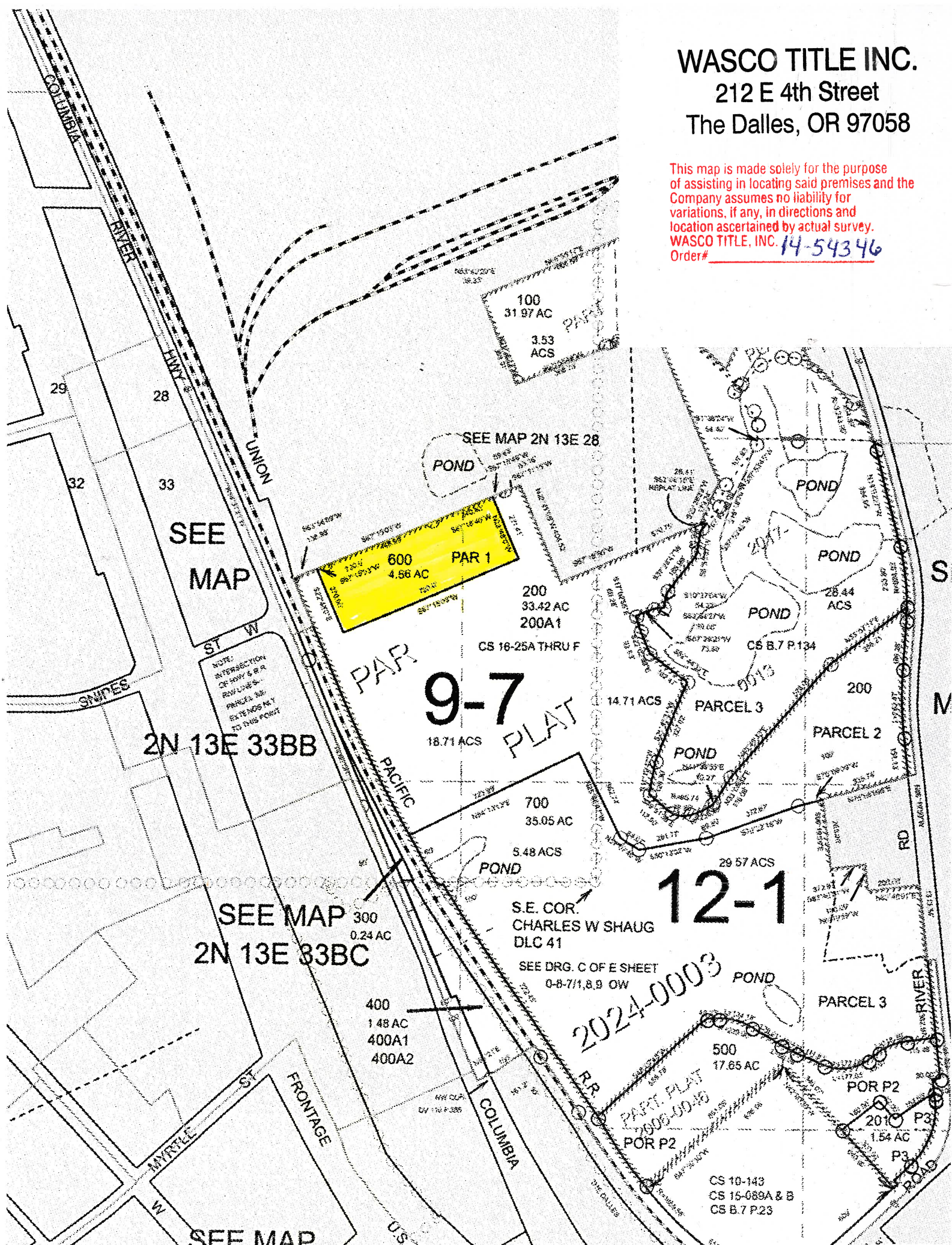
1. **Staff recommendation:** *Move to adopt Special Ordinance No. 25-608 as presented, by title only.*
2. Make modifications to then move to adopt Special Ordinance No. 25-608 as amended, by title only, after reading any substantive amendments aloud.
3. Decline formal action and provide Staff additional direction.

Attachments

Attachment **A** – *Property Depiction*

Attachment **B** – *Proposed Special Ordinance No. 25-608*

This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in directions and location ascertained by actual survey.
WASCO TITLE, INC. 14-54346
Order#



SPECIAL ORDINANCE NO. 25-608

**A SPECIAL ORDINANCE ACCEPTING TITLE
TO REAL PROPERTY LOCATED NEAR THE INTERSECTION OF
WEST 2ND STREET AND SNIPE STREET**

WHEREAS, at its November 8, 2021, regular meeting, the City Council adopted Resolution No. 21-028, a resolution authorizing the City Manager to execute that certain Infrastructure Agreement between the City and Moraine Industries LLC and Design, LLC (**Google**), recorded in the Wasco County Official Records on December 14, 2021, as Instrument No. 2021-5367 (**Agreement**), incorporated herein by reference;

WHEREAS, the Agreement contemplates Google's transfer of certain property to the City, including that certain real property (**Property**) depicted in **Assessor's Map No. 2N 13E 33** as **Tax Lot 600**, and legally described, to wit:

Parcel 1, Partition Plat 2024-0003, recorded February 27, 2024 as Instrument No. 2024-000437 and being located in the SHAUG DONATION LAND CLAIM NO. 41 and in Section 33, Township 2 North, Range 13 East of the Willamette Meridian, in the City of The Dalles, County of Wasco and State of Oregon.

WHEREAS, the City intends this Special Ordinance to signify its acceptance of the Property consistent with the Agreement's provisions.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES
ORDAINS AS FOLLOWS:**

1. Deed Authorized. The City Council hereby authorizes the City Manager to execute that certain *Bargain and Sale Deed* from Google, attached to and made part of this Special Ordinance as **Exhibit 1**.
2. Property Accepted. The City hereby accepts the transfer of the Property.
3. Emergency. To ensure the City's unrestricted access to and operation of constructed infrastructure located on the Property consistent with the provisions of the Agreement, the City Council finds this Special Ordinance necessary to have immediate effect for the preservation of the peace, health, and safety of the City.

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4. Effective Date. This Special Ordinance is effective upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JUNE, 2025,

Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 9TH DAY OF JUNE, 2025.

Richard A. Mays, Mayor

ATTEST:

Amie Ell, City Clerk

After recording return to:

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

**Until a change is requested, all tax
statements shall be sent to Grantee at the
following address:**

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

BARGAIN AND SALE DEED

MORAINE INDUSTRIES LLC, a Delaware limited liability company (“**Grantor**”), conveys to the **CITY OF THE DALLES**, an Oregon municipal corporation (“**Grantee**”), the following described real property (the “**Property**”):

Parcel 1, Partition Plat 2024-0003, recorded February 27, 2024 as Instrument No. 2024-000437 and being located in the SHAUG DONATION LAND CLAIM NO. 41 and in Section 33, Township 2 North, Range 13 East of the Willamette Meridian, in the City of The Dalles, County of Wasco and State of Oregon.

The Property is being transferred subject to all encumbrances, easements, covenants, conditions, restrictions, and other matters of record as of the date of execution of this Bargain and Sale Deed including, without limitation, (i) the matters set forth in the attached Exhibit A, (ii) that certain Consent Judgment between the Oregon Department of Environmental Quality and Moraine Industries LLC entered by the Wasco County Circuit Court in State of Oregon, ex rel. Dick Pedersen, Director Department of Environmental Quality v. Moraine Industries LLC (Case No. 1500212CC) on August 28th, 2015, as modified on September 25, 2015, and recorded in the Wasco County Official Records on March 17th, 2016, as Document #2016-000938, as amended and (iii) that certain Easement and Equitable Servitudes dated as of March 17, 2016, and recorded in the Wasco County Official Records on March 17, 2016, as Document #2016-000937, as amended.

The true and actual consideration for this conveyance consists of or includes other property or other value given or promised.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Signatures follow]

DATED: _____, 2025.

GRANTOR:

MORaine INDUSTRIES LLC,
a Delaware limited liability company

By: _____

Name:

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this __ day of _____, 2025, by _____, as _____ of Moraine Industries LLC, a Delaware limited liability company, on behalf of said company.

Notary Public for _____

My commission expires: _____

Grantee acceptance follows.

Accepted on behalf of **GRANTEE** pursuant to the provisions of **Special Ordinance No. 25-608** (adopted by the City Council of the City of The Dalles on June 9, 2025) this ____ day of July, 2025.

CITY OF THE DALLES

Matthew B. Klebes, City Manager

ATTEST:

Amie Ell, City Clerk

STATE OF OREGON)
) ss
COUNTY OF WASCO)

This instrument was acknowledged before me this ____ day of July, 2025, by City Manager Matthew Klebes and City Clerk Amie Ell.

Notary Public for Oregon _____

My Commission Expires: _____

Exhibit A

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. City liens, if any, of the City of The Dalles.
7. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
8. Rights of tenants under existing leases or tenancies.
9. The rights of the public in and to that portion of the herein described property lying within roads, streets, or highways.
10. Flowage Easement, including the terms and provisions thereof:
Granted to: United States of America
Recorded: June 9, 1939
Book and Page: BK 90, PG 427
11. Right of Way Easement, including the terms and provisions thereof:
Granted to: Pacific Power and Light Company
Recorded: July 25, 1945
Book and Page: BK 101, PG 325
12. Transmission Line Easement, including the terms and provisions thereof:
Granted to: United States of America
Recorded: September 18, 1947
Book and Page: BK 111, PG 381
13. Right of Way Easement, including the terms and provisions thereof:
Granted to: Pacific Power and Light Company
Recorded: January 24, 1964
Fee No.: 64-0190
14. Easement Deed, including the terms and provisions thereof:
Granted to: United States of America

Recorded: September 26, 1974
Fee No.: 74-2220

15. Covenant(s) and Easement Agreement(s), including the terms and provisions thereof, as contained in Easement and Release Transmission line:

Between: Martin Marietta Corporation, a Maryland corporation
And: United States of America, Department of Energy, Bonneville Power Administration
Recorded: January 22, 1997
Fee No. 97-0227

16. Covenant(s) and Easement Agreement(s), including the terms and provisions thereof, as contained in Easement and Release Transmission line, by and between:

Between: Martin Marietta Corporation, a Maryland corporation
And: United States of America, Department of Energy, Bonneville Power Administration
Recorded: January 22, 1997
Fee No.: 97-0228

17. Agreement, including the terms and provision thereof:

Between: Northwest Aluminum Company, an Oregon corporation
And: City of the Dalles
Dated: December 27, 2006
Recorded: September 20, 2006
Fee No.: 2006-005493

18. Waiver of Remonstrance Agreement, including the terms and provisions thereof:

Between: City of the Dalles
And: William Reid for Northwest Aluminum Company
Dated: December 27, 2005
Recorded: September 20, 2006
Fee No.: 2006-005495

19. Terms, Covenants, Conditions, Restrictions and Easements as contained in:

Partition Plat No.: 2006-0046
Recorded: September 20, 2006
Fee No.: 2006-005496

20. Agreement, including the terms and provisions thereof:

Between: Northwest Aluminum Company, an Oregon corporation
And: The City of the Dalles
Dated: November 20, 2008
Recorded: December 24, 2008
Fee No.: 2008-005261

21. Terms, Covenants, Conditions, Restrictions and Easements as contained in:

Partition Plat No.: 2008-0042
Recorded: December 31, 2008
Fee No.: 2008-005319

22. Terms, Covenants, Conditions, Restrictions and Easements as contained in:

Partition Plat No.: 2011-0003
Recorded: January 19, 2011
Fee No.: 2011-000215

23. Easement and Equitable Servitudes, including the terms and provisions thereof:

Between: Northwest Aluminum Company

And: State Of Oregon, acting by and through the Oregon Department of Environmental Quality
Recorded: June 11, 2013
Fee No.: 2013-002130

24. Grant of Access Easement, including the terms and provisions thereof:
Granted to: Northwest Aluminum Specialties, Inc. an Oregon corporation
Recorded: September 9, 2015
Fee No.: 2015-003614

25. Utility Easement Agreement, including the terms and provision thereof:
Between: Northwest Aluminum Company, an Oregon corporation
And: Northwest Aluminum Specialties, Inc., an Oregon corporation
Recorded: September 9, 2015
Fee No.: 2015-003617

26. Matters as disclosed by Survey by Tenneson Engineering Corp.;
Dated: July 31, 2015, Job No. 14582
A. Easements
B. Wetland Areas
C. Restricted Areas

27. Water sharing and Easement Agreement, including the terms and provision thereof:
Between: Northwest Aluminum Company, an Oregon corporation
And: Northwest Aluminum Specialties, Inc., an Oregon corporation
Recorded: September 18, 2015
Fee No.: 2015-003745

First Amendment to Water Sharing Agreement, including the terms and provision thereof:
Between: Northwest Aluminum Company, an Oregon corporation
And: Sapa Extrusions, Inc., a Delaware corporation, as successor to Northwest Aluminum Specialties, Inc.,
an Oregon corporation
Recorded: December 8, 2017
Fee No.: 2017-004821

28. Terms, Covenants, Conditions, Restrictions and Easements as contained in:
Partition Plat No.: 2015-0015
Recorded: November 19, 2015
Fee No.: 2015-004543

29. Consent Judgment in the State Circuit Court, County of Wasco, including the terms and provision thereof:
Plaintiff: State Of Oregon, Ex Rel. Dick Pedersen, Director of Environmental Quality
Defendant: Moraine Industries, Llc
Case No.: 1500212CC
Entered: August 28, 2015

Modified Consent Judgment, including the terms and provision thereof:
Entered: SEPTEMBER 25, 2015
Recorded: MARCH 17, 2016
Fee No.: 2016-000938

Amended by Certification of Completion, Circuit Court of the State of Oregon for the County of Wasco,
including the terms and provision thereof:
Case No.: CC15-212
Recorded: January 3, 2019

Fee No.: 2019-000047

30. Joint Use and Access Easement Agreement, including the terms and provision thereof:

Between: Sapa Extrusions, Inc., A Delaware Corporation

And: Northwest Aluminum Company, An Oregon Corporation

Recorded: March 17, 2016

Fee No.: 2016-000935

31. Easement and Equitable Servitudes, including the terms and provisions thereof:

Granted to: STATE OF OREGON, acting by and through the Oregon Department of Environmental Quality

Recorded: March 17, 2016

Fee No.: 2016-000937

Amendment to Easement and Equitable Servitudes, including the terms and provisions thereof:

Recorded: May 2, 2019

Fee No.: 2019-001261

Second Amendment to Easement and Equitable Servitudes, including the terms and provisions thereof:

Recorded: March 12, 2021

Fee No.: 2021-001094

32. Access Agreement, including the terms and provision thereof:

Recorded: March 17, 2016

Fee No.: 2016-000939

33. Access and Utility Easement Agreement, including the terms and provision thereof:

Between: Northwest Aluminum Company, an Oregon corporation

And: Moraine Industries, LLC, a Delaware limited liability company

Recorded: March 17, 2016

Fee No.: 2016-000940

34. Utility Easement, including the terms and provisions thereof:

Granted to: City of The Dalles, a municipal corporation of the State of Oregon

Recorded: March 1, 2017

Fee No.: 2017-000726

35. Temporary Construction Utility Easement, including the terms and provisions thereof:

Granted to: City of The Dalles, a municipal corporation of the State of Oregon

Recorded: March 13, 2017

Fee No.: 2017-000891

36. Easement Agreement (Irrigation Waterline), including the terms and provision thereof:

Between: Lockheed Martin Corporation, a Maryland Corporation

And: Moraine Industries, LLC, a Delaware limited liability company

Recorded: April 18, 2018

Fee No.: 2018-001350

37. Infrastructure Agreement, including the terms and provision thereof:

Between: CITY OF THE DALLES, a municipal corporation of the State of Oregon

And: MORaine INDUSTRIES, LLC, a Delaware limited liability company and DESIGN, LLC, a Delaware limited liability company

Recorded: DECEMBER 14, 2021

Fee No.: 2021-005367

38. Notice of Right of First Refusal, including the terms and provisions thereof:

Recorded: December 14, 2021

Fee No.: 2021-005384

39. Utility Easement Agreement, including the terms and provision thereof:

Between: Moraine Industries, LLC, a Delaware limited liability company

And: Northern Wasco County People's Utility District, an Oregon people's utility district

Recorded: January 24, 2023

Fee No.: 2023-000177

40. Access Easement Agreement, including the terms and provision thereof:

Between: Design LLC, a Delaware limited liability company

And: Moraine Industries, LLC, a Delaware limited liability company

Recorded: July 24, 2023

Fee No.: 2023-001867

41. Matters as disclosed by Partition Plat 2024-0003.

End of Exhibit A



AGENDA STAFF REPORT

AGENDA LOCATION: Item #11B

MEETING DATE: June 9, 2025

TO: Honorable Mayor and City Council

FROM: Jonathan Kara, City Attorney

ISSUE: Adopting Resolution No. 25-026, a resolution amending the City Fee Schedule (effective June 10, 2025)

BACKGROUND:

The City Fee Schedule was established in 2001 and provides both the City and the public with a catalog of charges for the City's provision of municipal services. The City typically reviews and revises the City Fee Schedule on an annual basis to reflect increases to the City's costs for its provision of services, and the most recent update occurred February 1, 2025—in this case, new ordinances and master plans have necessitated a mid-year update to the City Fee Schedule.

A marked-up copy of the proposed City Fee Schedule (effective ***June 10, 2025***) is attached to and made part of the proposed Resolution No. 25-026 as **Exhibit 1**. If Council adopts the Resolution, the adopted City Fee Schedule will be published containing only the final adopted fees (i.e., reconciling the PROPOSED column with the CURRENT column in Exhibit 1). Any text contained in Exhibit 1 in red-color font indicates either an addition or deletion.

The proposed changes comprise:

Finance Department

- Changing the name of the *Animal License Fee* to *Livestock Permit Fee* resulting from Council's recent amendment to TDMC Chapter 5.16 (*Animals*). A *Livestock Permit* is valid for 3 years.
- Increased the *Livestock Permit Fee* from \$25.00 to \$75.00 to account for the City's additional administration time.

Public Works Department

- Increasing the *sewer fees* by 3% as follows:
 - Inside City limits (per unit, per month) from **\$46.32** to **\$47.71**; and
 - Outside City limits (per unit, per month) from **\$78.74** to **\$81.10**.

The City recently completed an update to its Water Master Plan, which resulted in increased water rates for the first time in about a decade. The City is embarking on a Wastewater Master Plan update and anticipates a similar recommendation. This proposed increase is intended to mitigate higher potential rate increases down the line and represents a minimal adjustment related to the City's increased costs. This revised fee would take effect July 1, 2025.

Community Development Department

- Clarifying Oregon law's requirement that City may impose a fee not exceeding \$250 for an appeal's initial hearing for a "permit" as defined by ORS 227.160(2).

Administration

- Replacing *Lewis & Clark Festival Park* with *Recreational Property (TDMC Chapter 5.03)* to reflect Council's recent adoption of that Chapter and removing all existing fees under that heading.
- Maintaining the single-day *exclusive* use permit fee of **\$250.00**. Implementing a single-day *non-exclusive* use permit fee of **\$100.00**. Maintaining the security deposit required for all single-day permits at **\$200.00**.
- Increasing the multi-day *exclusive* use permit fee from **\$300.00/day** to **\$500.00/day** in consideration of the new 100+ person requirement for multi-day uses to account for additional administration for more complex events. Implementing a multi-day *non-exclusive* use permit fee of **\$200.00**. Increasing the security deposit required for all multi-day permits from **\$200.00** to **\$300.00**.
- Adding a *Procurement Protest Fee* of **\$1,000.00**. While the City has not had any procurement protests, this proposed fee is required to be submitted by a protester by the City's Local Contract Review Board Rules, which were adopted pursuant to the provisions of the Oregon Public Contracting Code. The purpose of the fee is to account for administrative costs associated with responding to procurement protests, which typically involve the City Manager, City Attorney, and department manager responsible for the procurement.

Consistent with ORS 294.160(1), Council must provide an opportunity for interested persons to comment on the enactment of any resolution prescribing a new fee or fee increase or an increase in the rate or other manner in which the amount of a fee is determined or calculated—it would be appropriate for the Mayor to offer the public an opportunity to comment on the adoption of this Resolution prior to Council's adoption.

BUDGET IMPLICATIONS: The City should receive a commensurate increase in revenue to the General Fund if the amended fees are implemented.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to adopt Resolution No. 25-026, a resolution amending the City Fee Schedule (effective June 10, 2025), as presented.*
2. Make modifications to then move to adopt Resolution No. 25-026, as amended.
3. Decline formal action and provide Staff additional direction.

RESOLUTION NO. 25-026

**A RESOLUTION AMENDING THE CITY FEE SCHEDULE
(EFFECTIVE JUNE 10, 2025)**

WHEREAS, on November 26, 2001, the City Council adopted Resolution No. 01-030 to establish the City Fee Schedule;

WHEREAS, the City amends the City Fee Schedule from time to time, typically yearly, to reflect increases to the City's costs for its provision of services, most recently on February 1, 2025;

WHEREAS, consistent with ORS 294.160(1), at its June 9, 2025, regular meeting, the City Council provided an opportunity for interested persons to comment upon the enactment of this Resolution; and

WHEREAS, after considering the Staff Report and any public comment, the City Council believes it is in the best interest of the City to adopt an amended City Fee Schedule.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES
RESOLVES AS FOLLOWS:**

1. Amended Fee Schedule. The City Council approves and adopts the **City Fee Schedule (Effective June 10, 2025)** attached to and made part of this Resolution as **Exhibit 1**.
2. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JUNE, 2025,

Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 9TH DAY OF JUNE, 2025.

Richard A. Mays, Mayor

ATTEST:

Amie Ell, City Clerk

**City of The Dalles
FEE SCHEDULE**

Effective Date: June 10, 2025

	CURRENT	PROPOSED
<u>POLICE DEPARTMENT</u>		
Report (Search & Copy)	\$5.00	
Burglary Alarm Permit (annual fee)	\$20.00	
Robbery Alarm Permit (annual fee)	\$20.00	
Copies of digital images provided in digital format (per incident)	\$5.00	
Certified Copies (each true copy)	\$5.00	
Redaction fee (In-House) - Video/Audio of body camera footage	\$100/video hour	
Redaction fee (Third-Party Vendor) - Video/Audio of body cam footage	City cost	
Staff Time - Video/Audio of body cam footage	\$25.00/hour	
<u>LIBRARY</u>		
Overdue materials fee - juvenile, per day	\$0.05	
Overdue materials fee - juvenile, maximum	\$0.50	
Overdue materials fee - adult, per day	\$0.10	
Overdue materials fee - adult, maximum	\$1.00	
Interlibrary Loan	\$1.00	
Non-resident borrowing privilege (annual fee)* *Residents of Fort Vancouver Library District	\$25.00	
Non-resident borrowing privilege (annual fee)** **Non-residents of Special Library District (the Wasco County Library Service District) or the Sage Library System	\$75.00	
<u>FINANCE DEPARTMENT</u>		
Transaction fee (when account is set up)	\$25.00	
Delinquency Processing fee (door hanger)	\$25.00	
Non-sufficient funds check fee	\$30.00	
Lien search	\$30.00	
Animal License fee Livestock Permit fee (3-year permit)	\$25.00	\$75.00
Commercial Resale License (annual fee)	\$30.00	
Investigation fee	\$10.00	
<u>UTILITIES</u>		
Industrial Pretreatment fees:		
Initial permit application fee	\$1,000.00	
Renewal of permit	\$500.00	
Annual permit fee:		
SIU (Significant Industrial User)	\$500.00	
Non-SIU	\$335.00	
Semiannual monitoring fee	City cost	
Monthly fees for Industrial User (IU) under Pretreatment Program:		
Volume charge: one sewer unit per 10,000 gallons of discharge.		
Strength surcharges:		
BOD greater than 200 mg/L, per pound BOD	\$0.50	
TSS greater than 200 mg/L, per pound TSS	\$0.25	
Discharge fees for batch discharges by permit under Pretreatment Program:		
One time discharger (per gallon/minimum \$250.00)	\$0.05	
Batch basis discharger (per gallon)	\$0.05	

Residential Water Rates (Monthly Fixed Charge):				
Meter size 0.75" (volume \$1.87 per 1,000 gallons over 7,000 gallons per month)	\$53.21			
Meter size 1" (volume \$1.87 per 1,000 gallons over 7,000 gallons per month)	\$53.21			
Meter size 1.5" (volume \$1.87 per 1,000 gallons over 7,000 gallons per month)	\$53.21			
Meter size 2" (volume \$1.87 per 1,000 gallons over 7,000 gallons per month)	\$70.28			
Commercial Water Rates (Monthly Fixed Charge):				
Meter size 0.75" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$46.72			
Meter size 1" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$50.81			
Meter size 1.5" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$69.20			
Meter size 2" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$89.65			
Meter size 3" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$183.68			
Meter size 4" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$306.33			
Meter size 6" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$612.96			
Meter size 8" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$1,021.81			
Meter size 10" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$1,471.53			
Meter size 12" (volume \$4.08 per 1,000 gallons over 5,000 gallons per month)	\$1,839.49			
Outside City limits WATER RATES ONLY (residential and commercial) are charged 1.5 times the applicable rates, in lieu of debt service property taxes collected inside the City for bonded water system improvements				
Sewer fees (Effective July 1, 2025):				
Inside city limits (per unit, per month)	\$46.32	\$47.71		
Outside city limits (per unit, per month)	\$78.74	\$81.10		
Systems Development fees (Water):				
Application (per unit)	\$2,317.00			
<u>Residential Water Unit Calculations</u>				
.75" service or meter = 1 unit				
1" service or meter = 1.7 units				
1.5" service or meter = 3.3 units				
2" service or meter = 5.3 units				
<u>Nonresidential Water Unit Calculations</u>				
.75" service or meter = 1 unit				
1" service or meter = 1.7 units				
1.5" service or meter = 4.7 units				
2" service or meter = 8.0 units				
3" service or meter = 23.3 units				
4" service or meter = 43.3 units				
6" service or meter = 93.3 units				
8" service or meter = 160.0 units				
10" service or meter = 233.3 units				
12" service or meter = 293.3 units				
Systems Development fees (Sewer):				
Application fee (per unit)			\$1,789.00	
<u>Sanitary Sewer Unit Calculations</u>				
Residential Dwelling = 1 unit				
Multiple Family Dwelling = 1 unit per residential dwelling				
Motor Courts, Motels, Hotels = 1 unit per 2 rental rooms				
Recreational Camping Parks = 1 unit per 2 spaces				
Schools:				

High & Middle Schools = 1 unit per 15 students		
Elementary Schools = 1 unit per 20 students		
Restaurants, Cafes, Coffee Shops open more than 60 hrs/wk = 1 unit per 10 seats Restaurants, Cafes, Coffee Shops open 60 hrs/wk or less = 1 unit per 20 seats (Banquet rooms are not to be included in the counting of seats)		
Taverns, Lounges = 1 unit per 10 seat capacity		
Hospitals:		
With Laundry Facilities = 1 unit per bed		
Without Laundry Facilities = 1 unit per 2 beds		
Rest Homes = 1 unit per 2 beds		
Commercial = 1 unit per 9 or less employees		
Laundromats = 1 unit per 2 machines		
Theaters = 1 unit per 100 seat capacity		
Churches = 1 unit per 100 seat capacity		
Auto Service Stations = 1 unit per 9 employees		
Commercial car washes = 1 unit per 10,000 gallons per month		
Medical, Veterinary = 1 unit per 10,000 gallons per month or 1 unit per 2 exam rooms		
Prison, Jails = 0.5 unit per bed		
Industrial, Domestic Strength = 1 unit per 10,000 gallons per month		
System Development fees (Storm Water): (Rate multiplied by the number of Equivalent Residential Units)	\$342.00	
Storm Water fee: (Monthly rate per Equivalent Residential Unit)	\$2.00	
<u>Storm Water Equivalent Residential Unit Calculations</u>		
Single family residential unit = 1 ERU		
Property other than a single family residential unit = 1 ERU per 3,000 feet of impervious surface		
Mobile Home Park = 1 ERU per space		
Multiple family building or facility = 1 ERU per multiple family unit on property		
Contractor Water - From Hydrant Meter:		
Hydrant meter placement/removal	\$60.00	
Hydrant meter with backflow device - Placement/testing/removal	\$85.00	
Hydrant meter with backflow device - Move and retest	\$85.00	
Hydrant meter fee: (Not prorated; provide 24 hours' notice for removal)		
3" meter on 2½" hydrant port: Up to two days	\$35.00	
Weekly rate	\$75.00	
¾" meter on 2½" hydrant port: Up to two days	\$25.00	
Weekly rate	\$55.00	
Water Usage - At commercial volume rate per 1000 gallons (No gallonage included)	\$3.61	
Contractor Water - From Public Works Department fill station:		
Water Usage - At commercial volume rate (per gallon)	\$0.25	
<u>PUBLIC WORKS</u>		
After-hours call-out fee (for overtime)	\$30.00	
Application fee for Reimbursement District (actual fee calculated at 5% of project value with no minimum fee)	\$10,000.00	
Banner Permit	\$25.00	

Sidewalk/Street Closure Permits:		
Application fee	\$10.00	
Expediting fee (when application is turned in less than 5 days prior to event)	\$25.00	
Deployment fee (on for-profit events which require the use of city signs and barricades that staff deliver to event location)	\$50.00	
Document fees:		
Aerial copies (11"x17", per page)	\$25.00	
Blue line/large format copies (per square foot)	\$0.50	
Development standards, hardcopy	\$25.00	
Development standards, electronic copy	\$15.00	
Large maps/drawings (per square foot)	\$0.50	
Wicks Treatment Plant Lab fees:		
Turbidity	\$16.00	
pH (certified)	\$20.00	
Alkalinity	\$20.00	
Aluminum	\$24.00	
Calcium	\$16.00	
Copper	\$16.00	
Fluoride	\$32.00	
Hardness	\$24.00	
Iron	\$16.00	
Lead	\$16.00	
Manganese	\$24.00	
Phosphate - Ortho	\$24.00	
Phosphate - Total	\$36.00	
Silica	\$32.00	
Sulfate	\$32.00	
Certified Bio-Lab Tests		
Total Coliform/E. coli by CF Method	\$30.00	
Total Coliform/E. coli by CF-Quanti-Tray Method	\$50.00	
Nitrate	\$30.00	
Adjustment - Administrative	\$60.00	
Adjustment - Quasi	\$235.00	
Single Family Residential Water Meter Installation Charges		
¾-inch Residential Water Service	\$2,100.00	
4-inch Residential Sewer Service	\$1,903.00	
System Development fees (Transportation):		
Calculated using Discounted Transportation SDC per Unit of Development, as shown in Table 10 attached as Exhibit "A"		
<u>PLANNING DEPARTMENT</u>		
*Adjustment – Administrative Action	\$80.00	
*Adjustment – Quasi-Judicial Action	\$310.00	
*Annexation	\$375.00	
Appeal - Initial Hearing - "Permits" (as defined by ORS 227.160(2))	\$250.00	
All Other Appeals –Non-"permits" (as defined by ORS 227.160(2))	\$1,000.00	
Residential Building Permit - Major (i.e., all residential development resulting in the creation of a dwelling unit)	\$140.00	
Residential Building Permit - Minor (i.e., all residential development that does not result in the creation of a dwelling unit)	\$40.00	

Commercial Building Permit	\$140.00	
*Comprehensive Plan Amendment – Quasi-Judicial Action	\$590.00	
*Comprehensive Plan/Zone Change – Quasi-Judicial Action	\$1,015.00	
*Conditional Use Permit	\$550.00	
Historical Review – Quasi-Judicial Action	\$85.00	
*Home Occupation Permit	\$85.00	
*Major Partition	\$500.00	
*Minor Partition	\$330.00	
Land Use Compatibility Statement (LUCS) Review	\$60.00	
Land Use Application Expiration Timeline Extension	\$60.00	
Laydown Yard	\$40.00	
Mobile Food Vendor License:		
Investigation fee (applied toward cost of license fee)	\$20.00	
Type I: <i>Initial license valid for 30 days</i>	\$30.00	
Initial 30-day extension Up to five 30-day extensions @ \$25.00 per extension are allowed for a total extension period of 180 days	\$25.00	
Type II: <i>Initial license valid for 12 months</i>	\$150.00	
One additional extension for 12 months	\$130.00	
Type III: <i>Site Plan Review</i> fee (Applicants for mobile food vendor license who obtain verification of providing at least two healthy food items on their menu are entitled to a 15% reduction in their license fee.)	\$440.00	
*Mobile Home Park	\$590.00	
Non-conforming Use – Administrative Action	\$80.00	
Non-conforming Use – Quasi-Judicial Action	\$310.00	
Physical Constraints Permit	\$30.00	
*Planned Unit Development	\$630.00	
Property Line Adjustment	\$85.00	
Proposed Change of Use	\$50.00	
Sidewalk/Approach Permit	\$20.00	
Sign - Sidewalk Signboard Permit (one-time fee)	\$20.00	
Sidewalk Signboard Impound Redemption fee (1st violation)	\$15.00	
Sidewalk Signboard Impound Redemption fee (2nd violation)	\$65.00	
Sidewalk Signboard Impound Redemption fee (3rd & subsequent violations)	\$130.00	
Sign - Flush Mount	\$40.00	
Sign - Freestanding under 8'	\$85.00	
Sign - Freestanding over 8'	\$120.00	
Sign - Refacing (all new sign face replacements for new businesses with no structural modification to existing sign)	\$40.00	
Sign - over 250 square feet	\$205.00	
*Site Plan Review	\$440.00	
*Subdivision	\$630.00	
Transient Merchant License:		
Investigation fee (applied toward cost of license fee)	\$20.00	
License fee (6 months or less)	\$50.00	
License fee (one six-month extension)	\$50.00	
Utility Verification	\$15.00	
*Vacation (Street)	\$500.00	

*Variance	\$500.00	
*Zone Change – Quasi-Judicial Action	\$570.00	
NOTE: * denotes Site Team Discussion fee required	\$100.00	
Community Development Director's Interpretation (TDMC 10.1.090)	\$500.00	
Short Term Rental (STR) License (New License):		
1 bedroom/studio	\$115.00	
2 bedroom	\$230.00	
3 bedroom	\$345.00	
4 plus bedroom	\$460.00	
Short Term Rental (STR) License (License Renewal):		
1 bedroom/studio	\$75.00	
2 bedroom	\$150.00	
3 bedroom	\$225.00	
4 plus bedroom	\$300.00	
Document fees:		
Comprehensive Plan	\$20.00	
Comprehensive Plan Map	\$10.00	
Geologic Hazard Study	\$20.00	
Zoning Ordinance (LUDO)	\$20.00	
Zoning Map	\$10.00	
Copies 8 ½ X 11 and 11 X 17 (per page)	\$0.25	
Color copies	\$3.00	
Large Copies	\$5.00	
<u>ADMINISTRATIVE FEES</u>		
Photocopy fees: Per page (less than 50 pages)	\$0.25	
Document (between 50 and 100 pages)	\$15.00	
Document (over 100 pages)	\$25.00	
Ordinances, maps, odd size documents, filling public records requests that do not fit in another category, including research time, supervision, etc. (per hour)	\$25.00	
Liquor Licenses: (OLCC)		
New Outlet	\$100.00	
Change in Ownership/Privilege	\$75.00	
Annual Renewals	\$35.00	
Special Event	\$25.00	
Lewis & Clark Festival Park Recreational Property (TDMC Chapter 5.03):		
Single-Day Non-Recreational Permits		
Exclusive Use		\$250.00
Non-exclusive Use		\$100.00
Security Deposit (refundable)		\$200.00
Multi-Day Non-Recreational Permits (100+ Persons Required)		
Exclusive Use		\$500/day
Non-exclusive Use		\$200/day
Security Deposit (refundable)		\$300/day
— User fee up to 6 hours	\$200.00	
— User fee 6 to 12 hours	\$250.00	
— User fee multi-day events (up to 6 days – includes set up & tear down) (per day)	\$300.00	
— Security Deposit (refundable) up to 12 hours	\$200.00	

Security Deposit (refundable) Multi-Day events	\$200.00	
Minimum Annual Telecommunications Franchise fee (only paid if 7% of Franchisee's gross revenue is less than \$500/quarter)	\$500.00/quarter (\$2,000.00/year)	
Security Deposit for Non-Permitted Public Right-of-Way Use (creditable upon entering a franchise agreement or other non-permit permission to use the City's public rights-of-way)	\$1,000.00	
Commercial Dock:		
User fee	NONE DURING AGREEMENT	
Procurement Protest Fee		\$1,000.00