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MINUTES

CITY COUNCIL MEETING  
COUNCIL CHAMBER, CITY HALL  
JULY 28, 2025  
5:30 p.m.

VIA ZOOM/ IN PERSON

**PRESIDING:** Mayor Richard Mays

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

**STAFF PRESENT:** City Manager Matthew Klebes, City Attorney Jonathan Kara, City Clerk Amie Ell, Public Works Director Dale McCabe, Deputy Public Works Director David Mills, Police Chief Tom Worthy, Community Development Director Joshua Chandler, Assistant City Manager/HR Brenda Fahey, Code Enforcement Officer Nikki Lesich

**CALL TO ORDER**

The meeting was called to order by Mayor Mays at 5:30 p.m.

**ROLL CALL OF COUNCIL**

City Clerk Ell conducted Roll Call. McGlothlin, Runyon, Randall, Richardson, Wring, Mays present

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF AGENDA**

Mayor Mays noted the addition of item #9D Authorization to award a contract for the Library's HVAC project. to the Consent Agenda.

It was moved by Richardson and seconded by McGlothlin to approve the agenda as amended.

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Motion carried 5 to 0: Richardson, McGlothlin, Wring, Runyon, Randall voting in favor; none opposed; none absent.

## **PRESENTATIONS PROCLAMATIONS**

### **The First Street Project**

Community Development Director Joshua Chandler gave a detailed presentation on the First Street Revitalization Project. Highlights included:

- History of the First Street corridor and past redevelopment efforts.
- Current conditions, including deteriorating sidewalks, ADA access barriers, and failing retaining walls.
- Archaeological and historic preservation considerations.
- Construction design features, cost estimates, funding sources, and the anticipated timeline.
- Project estimated at \$6.92 million; funding includes \$3.5 million from City Fund 18 and \$3.2 million from Urban Renewal.
- Project is coordinated with the Federal Street Plaza and expected to begin in winter or spring 2026.

Council and staff discussed the potential loss of parking, easement acquisition status, cost savings through staff involvement, and potential impacts to downtown businesses.

## **AUDIENCE PARTICIPATION**

Bill Lennox, resident of The Dalles, addressed the Council to commend the Mayor's initiative in creating the Beautification and Tree Committee. He emphasized the value of preserving mature trees in public right-of-way areas, particularly for their historic significance, aesthetic benefit, and contribution to community shade and livability. Referencing sycamores historically planted along Washington Street, he expressed concern over recent and potential future removals due to sidewalk damage. He encouraged the City to explore alternative sidewalk design solutions that allow trees to remain in place, as seen in other cities such as Portland. He submitted photo examples illustrating sidewalk damage and tree growth impacts for staff reference (see attached).

Kevin Ryan, accompanied by his wife Julie Ryan, addressed the Council to provide a follow-up to their prior comments regarding the status of their short-term rental (STR) permit. Mr. Ryan submitted a letter outlining recent discussions with Community Development Director Joshua Chandler (see attached). He expressed appreciation for the ongoing communication with staff and reiterated the importance of preserving their ability to continue operating a compliant and low-impact short-term rental.

Javier Caltenco, Public Information Officer with the SBA, provided an overview of disaster loan assistance for those affected by the Rowena wildfire. He outlined loan options for businesses, nonprofits, homeowners, and renters, application deadlines, and noted the Disaster Recovery Center was open at the Gloria Center. He emphasized ongoing outreach efforts and explained that loans offered a 12-month interest-free and payment-free period, with terms up to 30 years.

Runyon noted that the County website already included much of this information and suggested the City should also feature it prominently on the City website homepage if it had not done so already.

McGlothlin stated he had been coordinating with Wasco County and the Lion's Club on donation efforts. He noted the challenge of managing donations for the rebuilding phase and explained they were working on storage and planning a future distribution date.

### **CITY MANAGER REPORT**

City Manager Matthew Klebes reported;

- Reported on federal action affecting the AmeriCorps program nationwide and in Oregon, specifically the RARE (Resource Assistance for Rural Environments) program; noted no RARE volunteers were placed this year. Would be exploring reactivating the City's fellowship program as a potential resource for projects this year.
- Attended Q Life board meeting. A grant application was submitted to the Broadband Equity, Access, and Deployment (BEAD) Grant Program.
- Attended a Community Outreach Team (COT) meeting in preparation for the Washington, DC trip in September.
- Announced awarding of the Walker Macy contract at the last City Council meeting for the Federal Street Plaza project. Upcoming Ad Hoc Committee meetings scheduled for August 6 and August 20.
- The Mayor and he planned to travel to Salem to present the Federal Street Plaza project as part of a \$1 million grant application to the Oregon Parks and Recreation Department.

### **CITY COUNCIL REPORTS**

Councilor Wring reported;

- Attended an Urban Renewal meeting. Councilor Richardson was appointed as new Board Chair.

Councilor Runyon reported;

- Attended two Q Life meetings.
- Met with the City Manager.

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- Met with Police Chief Tom Worthy and safety officer regarding a recent high-speed crash on Scenic Drive near the old KOOL corner. Planned to present safety concerns with Wasco County Administrative Officer Tyler Stone at the next traffic safety meeting.

Councilor McGlothlin reported;

- Attended a radio appearance with Mayor Mays on KOOL.
- Attended an airport meeting.
- Participated in a Governmental Affairs meeting and heard a guest speaker discuss diversity, equity, and inclusion.

Councilor Randall reported;

- Attended swearing-in ceremony for new Police Officer Rebecca Kimball.

Councilor Richardson reported;

- Attended swearing-in ceremony.
- Reported traffic safety concerns about increasing electric bikes in town.
- Provided updates from Urban Renewal Board on Tony's development and Basalt Commons extension.
- Noted new large animal ordinance went into effect; suggested year-end review.
- Attended his first Cascade Columbia Housing Corporation (CCHC) board meeting and described CCHC and its parent, Mid-Columbia Housing Authority, as managing 425 units, with 149 under construction and 198 in planning or fundraising stages.
  - Highlighted CCHC services including eviction prevention and down payment assistance for veterans, encouraging veterans seeking housing to visit their office on Second Street.

Mayor Mays reported;

- Participated in a KODL interview
- Attended swearing-in ceremony.
- Attended COT meeting.
- Attended an open house and business after-hours event at Sunshine Optic on Second and Washington.
- Conducted a radio interview with Mark Bailey at KACI.
- Met with County Commissioner Scott Hege.

## **CONSENT AGENDA**

It was moved by McGlothlin and seconded by Wring to approve the Consent Agenda as amended.

Motion carried 5 to 0: McGlothlin, Wring, Randall, Runyon, Richardson voting in favor; none

opposed; none absent.

Items approved on the consent agenda were:

- A) Approval of the July 14, 2025 Regular City Council Meeting Minutes
- B) Resolution No. 25-034 Concurring with the Mayor's Reappointments to the Beautification and Tree Committee and the Library Board.
- C) Resolution No. 25-033 Authorizing a Request For Grant Funding Assistance Through The Oregon Department Of Land Conservation And Development 2025–2027 Housing Planning Assistance Program to Conduct a Development Review Audit of the City's Land Use and Development Review Process
- D) Authorization to Award Contract No. 25-005 for the Library HVAC Project to Griffin Construction, LLC

### **CONTRACT REVIEW BOARD ACTIONS**

#### **Authorizing the City Manager to Execute a Professional Services Agreement with Mead and Hunt, Inc. for Aviation Planning Services at the Columbia Gorge Regional Airport**

Jeff Renard Airport Manager reviewed the staff report.

Renard provided additional information on the origin of airport grants, noting approximately \$300,000 came from Airport Improvement Program (AIP) grants, with \$159,000 received annually from the federal government. He explained the airport had also received \$50,000 in expiring funds from Myrtle Creek Airport and previously redirected \$6,500 to Hood River Airport. Renard mentioned the FAA offered an additional pool of funds, for which the airport had priority access. He reported submitting and receiving a \$150,000 core grant from the State of Oregon, supplemented by matching funds.

It was moved by McGlothlin and seconded by Wring authorize the City Manager to execute a Professional Services Agreement with Mead and Hunt, Inc. for Aviation Planning Services at the Columbia Gorge Regional Airport in an amount not to exceed \$509,321.00, contingent on Klickitat County Board of County Commissioner approval and award of grant funding, as presented.

The motion carried McGlothlin, Wring, Randall, Richardson, Runyon voting in favor; none opposed; none absent.

### **ACTION ITEMS**

#### **General Ordinance No. 25-1415 Amending Certain Provisions of The Dalles Municipal Code Chapter 5.24 (Noxious Vegetation)**

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Jonathan Kara City Attorney reviewed the staff report and invited Nikki Lesich Code Enforcement Officer to add more.  
In response to Council questions:

- Kara explained legal sufficiency ensured the City's code aligned with current practices and applicable laws, balancing individual property rights with public welfare, especially regarding noxious vegetation.
- Kara defined governmental efficiency as maximizing staff and resource use to optimize public benefits and appropriate use of tax dollars.
- Lesich confirmed administrative fees were added to abatement costs, with repeat offenders incurring additional charges; the \$500 fee applied mainly to junk but extended to noxious vegetation due to rising abatement costs.
- Kara and Lesich discussed the challenge of addressing annual repeat violations beyond the 12-month window, noting legal limits on penalizing old infractions and suggesting Municipal Court discretion to adjust fines as a practical approach.
- Lesich reported approximately 25 to 30 repeat cases annually, which consumed staff time; some property owners used City notices to time their maintenance.
- Lesich described efforts to reduce vegetation hazards in collaboration with the fire department and county, highlighting innovative measures like hiring goat herders for steep lots to clear fire-prone vegetation.
- Kara noted the City could reconsider and increase penalties during a future legal sufficiency review if the ordinance proved ineffective, emphasizing the focus on repeat offenders and expressing optimism about the proposed penalty amounts.
- Lesich explained staff time savings would come with fewer new abatements, though court time increased; strong case presentation helped, individual circumstances could influence judicial decisions

It was moved by Richardson and seconded by Randall to adopt General Ordinance No. 25-1416, as presented, by title only.

The motion carried 5 to 0, Richardson, Randall, Runyon, Wring, McGlothlin voting in favor; none opposed; none absent.

### **DISCUSSION ITEMS**

#### Progress Update – 2025 City Council Goals

Matthew Klebes City Manager presented the goal update. He stated a full update was included in the packet so he would highlight a select few.

Highlights of his report included:

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- Council adopted the 2024 City Council Goals and Action Plan following a facilitated retreat in November 2023; a similar session was planned for November 2025 to explore a 3–5 year strategic plan.
- He requested Council feedback on the clarity of goal language, staff progress reporting, and metrics for measuring success.
- A formal update in the packet summarized progress on six goals: livability, housing supply, houselessness, fiscal sustainability, infrastructure, and public relations.
- Project highlighted:
  - Awarded contract to Walker Macy for Federal Street Plaza; kickoff meeting scheduled.
  - Internal coordination underway for CAD RMS police software.
  - Scheduled mid-August work session on economic opportunities analysis and buildable lands inventory.
  - Reviewed TLT and awarded tourism promotion contract; local grant program refinements expected in fall.
  - Continued progress on Wastewater Master Plan.
  - Nearing completion of records digitization project using ARPA funds.
- Noted the report helped guide budgeting and staff direction but did not capture all ongoing work.
- Asked whether completed strategies, such as fund balance targets, should continue to be reported.

Mayor Mays recognized the work done by Klebes to create the update, and acknowledged it as a template for future goal progress reports. He said he would appreciate continued updates in the City Manager’s verbal reports, in addition to reports such as the one just received, suggesting one to three items at a time.

Police Chief Tom Worthy answered a clarifying question about the (Mid-Columbia Interagency Narcotics Taskforce) MINT team reactivation and staffing. He reported the team was currently staffed by two deputies from Wasco and Hood River Counties, and one of the City’s night sergeants with MINT experience was supporting the team. Internal discussions were ongoing to add detectives, pending department metrics and a detective backfill.

Wring supported the reactivation of the MINT team and emphasized balancing measurable goals with staff workload. He suggested the November goal-setting session distinguish between goals covered by existing ordinances and those requiring extra staff effort to avoid unnecessary busy work.

Richardson described the annual strategy sessions as useful but still evolving. He noted some goals were more policy-based and suggested focusing on significant projects and stretch goals. He supported the November session and recommended sharing preparatory thoughts early to

guide a three- to five-year planning approach.

Klebes reported that he and the City Clerk planned to meet with SSW Consulting soon to begin planning the November session. They intended to include a community component, such as a survey, to gather input. He noted other communities used this approach and it could inform a longer-term strategic plan.

**EXECUTIVE SESSION**

In accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Mays recessed Open Session at 7:34 p.m.

Mayor Mays reconvene Open Session at 8:50 p.m.

McGlothlin stated he had a potential conflict of interest. He left the meeting.

It was moved by Randall and seconded by Richardson to authorize the City Attorney to file condemnation actions to secure real property access rights as necessary for the City's First Street Streetscape project to proceed timely as engineered.

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

**ADJOURNMENT**

Being no further business, the meeting adjourned at 8:52 p.m.

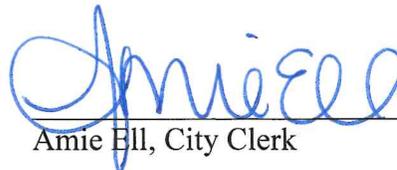
Submitted by/  
Amie Ell, City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:



Amie Ell, City Clerk



