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City Council Meeting
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CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
SEPTEMBER 22, 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 Director Brenda Fahey

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

APPROVAL OF AGENDA

Richardson request the agenda be amended to move item #9E to become #9A.

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

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

AUDIENCE PARTICIPATION

Lisa Farquharson, CEO of The Dalles Area Chamber of Commerce introduced Lynn Cox as the new Tourism Director.

Judy Merrill, resident of The Dalles, raised concerns about electric bicycles, scooters, and non-electric bicycles being ridden on downtown sidewalks at unsafe speeds. She noted the danger this poses to pedestrians and shared that she has presented data on the issue at Traffic Safety Commission meetings. She urged the Council to consider safety impacts on residents and visitors.

CITY MANAGER REPORT

City Manager Matthew Klebes reported;

- Attended Washington D.C. legislative outreach meetings as part of the Community Outreach Team with Congressman Bentz, Senators Wyden and Merkley, National League of Cities, National Association of Counties, Council on Foreign Affairs, and others.
 - Discussed policy issues affecting the community, including agriculture, immigration, labor, and forestry.
 - Dalles Watershed Act legislation progressing to clarify ownership of Crow Creek Dam and facilitate land transfer.
- Spoke at Oregon PUD Association regarding Q Life.
- Organized and attended Columbia Gorge Regional City Managers' luncheon with regional attendees.
- Attended Chamber banquet.
- Local Government Academy session upcoming; program in its fifth iteration with roughly 10 participants, increasing transparency and volunteer engagement for City boards and commissions.
- Q Life preliminarily awarded \$10.45 million from NTIA BEAD grant to expand fiber in D21 School District; final confirmation pending. Recognized contributions of Q Life staff and PUD in supporting grant process.

CITY COUNCIL REPORTS

Councilor Runyon reported;

- Attended Mid-Columbia Fire and Rescue 9/11 remembrance ceremony.
- Participated in League of Oregon Cities District meeting in Hood River on the revenue reform project, discussing financial challenges and revenue availability for cities.
- Observed National POW/MIA Recognition Day on September 19 with a public event at the Multi-Conflict Memorial at Kelly Viewpoint.

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- Noted that the current week was Gold Star Family Week, honoring families who lost a member in active military service.

Councilor Richardson reported;

- Attended Traffic Safety Committee meeting.
- Urban Renewal Agency board meeting was cancelled.
- New board membership with Columbia Cascade Housing, familiarizing with their work; noted recent successful funding for a 50+ unit housing project on the far west side of town.
- Visited Bread and Blessings in action last Friday.

Councilor Randall reported;

- Attended Household Hazardous Waste Steering Committee meeting.
- Attended Distinguished Citizens Award Banquet hosted by the Chamber of Commerce.

Councilor Wring reported;

- Attended Mid-Columbia Fire 9/11 remembrance ceremony.
- Attended POW/MIA Recognition Day event.
- Noted the cancelled Urban Renewal Agency meeting.
- Suggested reviewing the Sister City program to explore more direct and inclusive engagement with the City.

Councilor McGlothlin reported;

- Missed last City Council meeting due to a minor fall that required a visit to the emergency room
- Attended airport meeting
- POW/MIA event at Kelly Viewpoint.
- Urban Renewal Agency meeting was cancelled.

Mayor Mays reported;

- Attended Chamber of Commerce Awards Banquet at the Readiness Center.
- Participated in a KOFDL Coffee Break radio interview.
- Met with Oregon Supreme Court Justice Megan Flynn and other public officials at the courthouse.
- Attended League of Oregon Cities regional meeting with Councilor Runyon in Hood River.
- Attended Portland Trail Blazers rally.
- Ribbon cutting at Riverfront Park.

CONSENT AGENDA

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

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

Items approved on the consent agenda were:

- A) Approval of the September 8, 2025 Regular City Council Meeting Minutes
- B) Authorization to Purchase a 2025 CAT 275 Skid-Steer

ACTION ITEMS

General Ordinance No. 25-1419 Repealing TDMC Chapter 8.28 (Transient Merchants) and TDMC Chapter 8.29 (Mobile Food Vendors) and Establishing TDMC Chapter 8.06 (Mobile Food Vendors & Transient Merchants)

Wring stated that, in accordance with the Oregon Government Ethics Commission (OGEC), government officials were required to declare any actual or potential conflicts of interest. He declared that he had a potential conflict, as he owned a mobile food vendor in the City of The Dalles, but indicated there was no direct impact to his business and he believed he could remain impartial while contributing to the discussion.

Kara reviewed the staff report.

Council and staff discussion key points included;

- Staff noted that the land use process was more permanent, requiring approval once rather than monthly renewals, which improved administrative efficiency despite being more involved.
- Director Chandler explained that SPR decisions were generally completed within 120 days once applications were complete, and that annual permits, such as short-term rentals, had previously imposed a significant staff workload.
- The ordinance, if adopted, would take effect 30 days after adoption (October 21), with new licenses subject to the proposed rules.
- Type Two mobile food vendor licenses could continue under current rules until a clearly defined land use process was established; renewals remained valid for 12 months.
- Vendors relocating to a new property required a new license; staying at the same property did not require a new license. Vendors could hold multiple licenses at different locations simultaneously.

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- The ordinance did not change existing rights-of-way regulations; vending in public rights-of-way remained prohibited except for a narrow carve-out for ice cream trucks.
- The shift to SPR was expected to streamline approvals, reduce recurring administrative work, and maintain flexibility for mobile food vendors

Mayor Mays asked for public comment.

Teresa Yragui-Zeman of Bread and Blessings, a resident of The Dalles, addressed the Council about services for people experiencing homelessness. She noted the organization was seeking a new meal distribution site and raised concerns about accessibility for residents without transportation. She emphasized supporting local residents, encouraged the Council to engage directly with those in need, and highlighted services like meals, showers, and laundry. She invited Council members to visit the kitchen to observe operations firsthand.

When asked if the ordinance would hinder mobile food vendors, Wring stated that the undefined land use requirements created uncertainty. He noted that food carts offered a low-barrier entry for entrepreneurs, supported the extended renewal period, but remained concerned about the lack of clear land use standards.

Richardson reported a productive conversation with Teresa Yragui-Zeman, praising her dedication and commitment. He noted some clients caused challenges and expressed concern for downtown businesses if cruise ship traffic declined. He emphasized that relocating Bread and Blessings involved public right-of-way boundaries and stressed balancing support for charitable work with advocacy for nearby businesses. He encouraged collaboration with City staff and agencies to find a safer, effective long-term location, concluding that a cooperative solution could allow Bread and Blessings to continue while minimizing impacts on neighbors.

When asked about the direct impact of the ordinance on her operations, Teresa Yragui-Zeman said she would continue feeding people in need, emphasizing that she would not break the law but felt compelled to provide meals to prevent negative consequences. She clarified that she did not intend to operate at any specific street location but would ensure feeding continued as needed. She raised a question regarding trust and liability with St Vincent de Paul, asking if a formal assurance could be provided to allow continued operations at that site without risk of legal action.

Kara explained that the City had repeatedly offered to sign a settlement agreement with St. Vincent de Paul, but their attorney refused, and the lack of a signed agreement was not due to the City's inaction.

Mayor Mays stated that the City had an obligation to get involved when even well-intentioned services, like those on Union Street, interfered with the public's right to a safe and clean neighborhood and public right-of-way, while noting that everyone appreciated the work being

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done.

Wring suggested modifying the ordinance to allow type two mobile food vendors to use city services temporarily, noting the current SPR process was burdensome for minimal infrastructure needs and emphasizing the importance of defining clear requirements before adoption.

Chandler recommended that vendors connecting to City utilities go through the land use process, noting many carts operated independently and other cities allowed year-long permits without utilities or seating.

Kara said the City could not assess SDCs without a property tie, which would shift costs to taxpayers. He explained that Council set policy frameworks later implemented in detail, that land use was already governed by code, and that the ordinance reference served only as a guide, with future updates requiring a separate process and potential guardrails for consistency.

Klebes said the current code limited type two permits to 12 months, with one renewal before requiring site plan review. He noted the TBD provision could allow type two permits to extend beyond 24 months and give Council the chance to revisit requirements, address burdens on vendors, and create a more business-friendly process.

McGlothlin said the ordinance protected public health and safety by keeping rights-of-way accessible, especially for people with disabilities. He said it gave police flexibility to address vendors blocking traffic or pedestrians, encouraged use of the farmers market, and helped prevent unsafe conditions like those seen on Pentland Street. He emphasized the need to balance food access with public safety.

Mayor Mays allowed for additional public comment.

Judy Merrill referenced a recent Columbia Gorge News article highlighting the diversity among people experiencing homelessness and the need to understand them as individuals. She noted that McDonald had invited city and board members to Lane County to learn from successful programs, though few had attended, and emphasized the importance of educating the City on current realities.

Mayor Mays noted that he had met with Terry McDonald, former Executive Director of St. Vincent de Paul in Lane County, several times to discuss homelessness in The Dalles, Eugene, and across the state. He added that, as a member of the Oregon Mayors Association Board of Directors, he had a broad understanding of homelessness statewide and acknowledged it as a very difficult issue.

It was moved by Randall and seconded by Richardson to adopt General Ordinance No. 25-1419, as presented, by title only.

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When asked whether leaving the old ordinance in place would change anything, Kara explained that current law already prohibited vendors in the right-of-way. However, the existing ordinance had not affected Bread and Blessings because their operations were charitable. The new ordinance would not alter the prohibition itself but would expand the definition of “vendor” to include non-monetary activities.

Richardson stated that after the vote, he would ask fellow Councilors to support directing staff to engage with Bread and Blessings and other community partners to identify a safe, effective location for their operations and similar work, away from neighborhoods and downtown.

McGlothlin committed to helping identify an appropriate location for Bread and Blessings to operate without interference, emphasizing the goal of maintaining a safe, clean city while supporting food distribution.

Wring stated that he supported staff prioritizing the land use definition while affirming the value and necessity of Bread and Blessings’ work. Wring noted the discussion had been transparent and robust, acknowledged downtown business concerns, and emphasized the importance of clear, objective definitions for all food distributors. He expressed hope that volunteers at Bread and Blessings would continue their work regardless of the ordinance outcome.

Mayor Mays asked Jara to read the ordinance by title.

Jara read the ordinance by title.

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

Resolution 25-032A Amending the City’s Official Compensation Policy for Elected and Appointed Officials

Mayor Mays stated: “I must declare a conflict of interest here. I believe I have an actual conflict of interest because my participation would affect my financial interests, since this Resolution considers changes to the Mayor’s compensation and I’m the Mayor. Because I may have an actual conflict of interest, I will be refraining from further participation on this item and will return for the next item on the agenda.”

Mayor Mays left Council Chambers at 7:14 p.m.

Runyon stated: “I must also declare a conflict of interest here. I believe I have an actual conflict of interest because my participation would affect my financial interests, since this Resolution considers changes to Councilor Position #5’s compensation and I hold that office. Because I may have an actual conflict of interest, I will be refraining from further participation on this item and

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will return for the next item on the agenda.”

Runyon left Council Chambers at 7:14 p.m.

McGlothlin stated: “With the Mayor’s absence, the City Council Rules designate me as the Presiding Officer. Before we proceed, I must declare a conflict of interest here. I believe I have a potential conflict of interest because my participation could affect my financial interests, since this Resolution considers changes to the Mayor’s compensation and I could run for that office in the future. With that said, I am comfortable participating on this item after making that disclosure.”

Wring stated: “I must also declare a conflict of interest here. I believe I have a potential conflict of interest because my participation could affect my financial interests, since this Resolution considers changes to the Mayor’s compensation and I could run for that office in the future. With that said, I am comfortable participating on this item after making that disclosure.”

Randall stated: “I must also declare a conflict of interest here. I believe I have a potential conflict of interest because my participation could affect my financial interests, since this Resolution considers changes to the Mayor’s compensation and I could run for that office in the future. With that said, I am comfortable participating on this item after making that disclosure.”

Richardson stated: “I must also declare a conflict of interest here. I believe I have a potential conflict of interest because my participation could affect my financial interests, since this Resolution considers changes to the Mayor’s compensation and I could run for that office in the future. With that said, I am comfortable participating on this item after making that disclosure.”

Klebes reviewed the staff report.

McGlothlin asked the City Manager to confirm that light refreshments could still be provided to Budget Committee volunteers. The City Manager confirmed, and McGlothlin agreed they deserved drinks and snacks for their service.

It was moved by Randall and seconded by Richardson to adopt Resolution No. 25-032A, as presented.

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

Mayor Mays and Runyon returned at 7:22 p.m.

Resolution No. 25-032B Addending the City’s Official Compensation Policy for Elected and Appointed Officials

McGlothlin stated: "I must declare a conflict of interest here. I believe I have an actual conflict of interest because my participation would affect my financial interests, since this Resolution considers changes to Councilor Position #1's compensation and I hold that office. Because I may have an actual conflict of interest, I will be refraining from further participation on this item and will return for the next item on the agenda."

McGlothlin left Council Chambers at 7:23 p.m.

Wring stated: "I must declare a conflict of interest here. I believe I have an actual conflict of interest because my participation would affect my financial interests, since this Resolution considers changes to Councilor Position #2's compensation and I hold that office. Because I may have an actual conflict of interest, I will be refraining from further participation on this item and will return for the next item on the agenda."

Wring left Council Chambers at 7:23 p.m.

Klebes reviewed the staff report.

It was moved by Randall and seconded by Richardson to adopt Resolution No. 25-032B, as presented.

The motion carried 3 to 0, Randall, Richardson, Runyon voting in favor; none opposed; none absent.

McGlothlin and Wring returned at 7:24 p.m.

Resolution No. 25-032C Addending the City's Official Compensation Policy for Elected and Appointed Officials

Randall stated: "I must declare a conflict of interest here. I believe I have an actual conflict of interest because my participation would affect my financial interests, since this Resolution considers changes to Councilor Position #3's compensation and I hold that office. Because I may have an actual conflict of interest, I will be refraining from further participation on this item and will return for the next item on the agenda."

Randall left Council Chambers at 7:25 p.m.

Richardson stated: "I must declare a conflict of interest here. I believe I have an actual conflict of interest because my participation would affect my financial interests, since this Resolution considers changes to Councilor Position #4's compensation and I hold that office. Because I may have an actual conflict of interest, I will be refraining from further participation on this item and will return for the next item on the agenda."

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Richardson left Council Chambers at 7:26 p.m.

Klebes reviewed the staff report.
It was moved by Wring and seconded by McGlothlin to adopt Resolution No. 25-032C, as presented.

The motion carried 3 to 0, Wring, McGlothlin, Runyon voting in favor; none opposed; none absent.

Randall and Richardson returned at 7:27 p.m.

Special Ordinance 25-610 Accepting a Quitclaim to Real Property Located on West 1st Street

Kara reviewed the staff report.

It was moved by Wring and seconded by McGlothlin to adopt Special Ordinance No. 25-610, a special ordinance accepting a quitclaim to real property located on West 1st Street, by title only, as presented.

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

ADJOURNMENT

Being no further business, the meeting adjourned at 7:41 p.m.

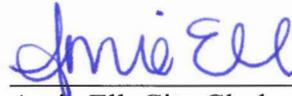
Submitted by/
Amie Ell, City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:



Amie Ell, City Clerk