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City Council Meeting
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CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
APRIL 27, 2026
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, Finance Director Brita
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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

It was moved by Councilor Richardson and seconded by Councilor Randall to approve the
agenda as presented.

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

PRESENTATIONS PROCLAMATIONS

Mid-Columbia Housing Authority Updates

Mid-Columbia Housing Authority Executive Director Karen Long and Director of Real Estate Development Sergio Garcia provided a presentation regarding affordable housing programs and development projects in the region. The presentation included an overview of the Housing Choice Voucher Program, resident services, financial education and savings programs, affordable housing preservation efforts, and homeownership assistance programs.

Long reported the agency currently distributes approximately \$750,000 monthly in federal rental assistance payments to private landlords across the region, with approximately half of the assisted households located in The Dalles.

Garcia provided information regarding the proposed Lupin Hills Apartments project on Chenoweth Loop Road, which would include seventy-six affordable housing units serving veterans and families. Twenty units would be reserved for veterans. The project would also include on-site resident services through partnerships with regional service providers.

AUDIENCE PARTICIPATION

Steve Kane, owner of the Bargeway Pub, addressed Council regarding the Webber Street closure associated with the Westside Interceptor Phase 2 project. He said the closure had significantly impacted business access and customer traffic to the Port area and requested reconsideration of controlled one-way flagged access through the construction zone. He noted substantial declines in business revenue following the closure and expressed concern regarding impacts to seasonal employment and business sustainability.

Nolan Hare, Bargeway manager also addressed Council regarding detour routes, signage, and traffic impacts associated with the closure. Mr. Hare stated the current detour routes were difficult for customers to navigate and requested restoration of controlled access through the work area.

Council discussed traffic management, signage improvements, project scheduling, access routes to the Port area, and balancing business impacts with construction timelines and safety requirements.

City Manager Klebes said the City's objective had been to maintain two access routes to the Port area throughout overlapping infrastructure projects. He explained concerns that additional flagging operations and repeated road reconfigurations could extend the overall project schedule

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and create future conflicts with planned Union Street closures associated with the First Street Streetscaping Project.

Public Works Director McCabe explained that upcoming utility trench work would eventually require full roadway closure due to trench width, excavation depth, and equipment staging requirements.

Council directed staff to continue reviewing signage improvements, communication strategies, and opportunities for temporary access accommodations where feasible.

The meeting recessed at 6:35 p.m.

The meeting reconvened at 6:40 p.m.

CITY MANAGER REPORT

City Manager Matthew Klebes reported;

- Portland Harbor Superfund Site Community Impacts Mitigation Plan: Staff submitted comments on the draft mitigation plan associated with the Portland Harbor Superfund cleanup process. Staff would continue monitoring project milestones and regional transportation impacts associated with cleanup activities.
- League of Oregon Cities Spring Conference: He attended the conference in Pendleton with several Councilors. Conference discussions included artificial intelligence in local government, municipal finance challenges, property tax limitations, 9-1-1 funding, prevailing wage requirements, and potential legislative priorities for Oregon cities.
- League of Oregon Cities Finance and Taxation Policy Committee: He continued participation in policy discussions regarding financial constraints facing Oregon cities. Topics included state revenue limitations, municipal cost pressures, and potential legislative solutions.
- Roundabout Art Project: He met with representatives from The Dalles Art Center regarding replacement of the existing roundabout murals with a new art installation. The project would be completed in partnership with Columbia Gorge Community College's welding program. Funding support had been secured through grants, Google contributions, and City funding. Completion of the project before the end of the calendar year.
- Q-Life Broadband Expansion: Staff attended a Q-Life Board meeting regarding implementation of Broadband Equity, Access, and Deployment (BEAD) grant funding. Discussions included continued broadband infrastructure expansion within The Dalles.
- Federal Street Plaza Project: Staff executed the construction contract for the Federal Street Plaza Project. A project coordination meeting with Walker Macy was scheduled to begin implementation planning and contractor coordination activities.

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- Federal Street Plaza Commemorative Bricks: City Manager Klebes clarified previous public comments made regarding commemorative bricks located near the Transportation Building. He stated prior comments referenced the physical composition of the bricks and concerns regarding possible damage during removal efforts. City Manager Klebes expressed appreciation for volunteer contributions associated with the Transportation Building project and local historic preservation efforts.

CITY COUNCIL REPORTS

Councilor Wring reported;

- Attendance at the Urban Renewal Agency budget meeting, Federal Street Plaza Committee meeting, City briefing session, and wastewater treatment facility tour.
- Federal Street Plaza Committee discussion regarding commemorative bricks and historic elements near the Transportation Building.
- Support for improved detour communication, signage, and collaboration with community partners to assist businesses impacted by the Weber Street closure.

Councilor McGlothlin reported;

- Participation in a Coffee Break radio appearance with Mayor Mays.
- Attendance at a City briefing session.
- Participation in the Cherry Festival parade representing the Mayor.
- Presentation of the Mayor's Parade Award to The Dalles High School marching band.
- Support for additional communication and signage related to construction impacts affecting Port-area businesses.

Councilor Runyon reported;

- Attendance at a City briefing session, Q-Life Board meeting, League of Oregon Cities Spring Conference, and wastewater treatment facility tour.
- Support for improved detour signage and communication for businesses impacted by the Weber Street closure.
- Conference discussion regarding artificial intelligence, public communication, storytelling, social media outreach, and highlighting City operations and staff work through visual content and online engagement.

Councilor Richardson reported;

- Attendance at the Federal Street Plaza Committee meeting, Urban Renewal Agency meeting, Columbia Cascade Housing Corporation Board meeting, and wastewater treatment facility tour.
- Urban Renewal Agency discussion regarding continued support for the First Street Project and Basalt Commons Project.

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- Federal Street Plaza Committee discussion regarding commemorative bricks, volunteer contributions, and historic preservation considerations.

Councilor Randall reported;

- Attendance at a City briefing session, League of Oregon Cities Water and Wastewater Advisory Committee meeting, League of Oregon Cities Spring Conference, Cherry Festival parade, and wastewater treatment facility tour.
- Conference discussion regarding conflict resolution, fire mitigation, artificial intelligence, government ethics, and community engagement strategies.
- Appreciation for staff assistance coordinating parade participation and community activities.

Mayor Mays reported that the meetings and activities he participated in had already been mentioned by other Councilors

CONSENT AGENDA

Richardson requested Item C, authorization for additional archaeological monitoring services associated with the First Street Project, be removed from the Consent Agenda for separate consideration.

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

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

Items approved on the consent agenda were:

- A) Approval of the April 14, 2026 Regular City Council Meeting Minutes
- B) Resolution authorizing participation in the Discover Card Merchant Settlement
- D) Authorization for elevator modernization contract at the library
- E) Authorization for elevator modernization contract at the Police Department

CONTRACT REVIEW BOARD ACTIONS

Authorization of Third Amendment to Professional Services Agreement with Archaeological Investigations Northwest

Community Development Director Chandler presented a request to authorize an amendment to the professional services agreement with Archaeological Investigations Northwest for additional archaeological monitoring associated with the First Street Streetscaping Project. He reported the

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amendment would increase the contract by approximately \$146,804 for up to fifty additional monitoring days due to the complexity of excavation activities occurring within multiple archaeological sites along First Street.

Representatives from Archaeological Investigations Northwest explained monitoring requirements, permit obligations, artifact documentation processes, and coordination with the State Historic Preservation Office (SHPO).

City Attorney Kara explained the City was required to comply with state archaeological permitting requirements and approved monitoring plans. He stated failure to comply with permit requirements could expose the City and contractors to legal and regulatory consequences, including project delays, enforcement actions, and potential penalties.

Council discussion included:

- Concerns regarding the increasing cost of archaeological monitoring and overall impacts to the First Street Project budget.
- Questions regarding whether limits existed on monitoring expenditures required by the State.
- Discussion regarding the legal risks and liabilities associated with proceeding without required monitoring.
- Questions regarding how archaeological monitoring was conducted in the field and how many monitors were required at one time.
- Discussion regarding artifact collection, reporting requirements, and transfer of materials to the University of Oregon.
- Concerns regarding long-term project contingencies and possible future budget impacts.
- Discussion regarding balancing historic preservation requirements with public infrastructure needs and responsible use of taxpayer funds.
- Questions regarding whether the requested amendment amount could be reduced or phased to provide additional budget oversight.
- Staff explanation that the amendment was structured as a not-to-exceed amount intended to avoid delays in construction scheduling and future interruptions to excavation work.

Richardson said the expenditures represented significant public funds and expressed frustration regarding the escalating monitoring costs. He stated the Council had a responsibility to carefully scrutinize major project expenses and questioned whether the City effectively had any practical alternative under current state requirements. He was dissatisfied with the cost increase but recognized the City's legal obligations and the need to continue the project.

Randall said the City should preserve historically significant materials when possible and noted archaeological findings could become increasingly important over time as additional historical information becomes available.

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Runyon questioned whether the amendment amount could be reduced and requested additional budget oversight and “guard rails” on future spending. He expressed concern regarding authorizing a large not-to-exceed amount without additional Council review.

Chandler responded that the amendment structure was intended to avoid construction delays and interruptions to excavation work during the upcoming construction schedule.

It was moved by Councilor Randall and seconded by Councilor Richardson to authorize the City Manager to execute the third amendment to the professional services agreement with Archaeological Investigations Northwest for additional archaeological monitoring associated with the First Street Streetscaping Project.

The motion carried 4 to 1, Randall, Richardson, Wring, and McGlothlin voting in favor; Runyon opposed; none absent.

ACTION ITEMS

General Ordinance No. 26-1428 – Elections Code Amendments

City Attorney Kara reviewed the staff report.

Kara said the ordinance updated candidate filing deadlines and corrected references to Oregon election statutes to align with current State requirements. He explained the amendments were primarily administrative and intended to ensure the Municipal Code remained consistent with existing State election law and filing timelines.

Discussion included clarification regarding filing deadlines for City Council candidates, coordination with Wasco County Elections, and the City Clerk’s role as Elections Officer for City elections.

Kara said the ordinance did not create major policy changes but instead updated outdated language and statutory references that no longer aligned with State law requirements.

It was moved by McGlothlin and seconded by Randall to adopt General Ordinance No. 26-1428 by title only.

Ell read the ordinance by title only.

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

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DISCUSSION ITEMS

Local Agency and Nonprofit Funding Request Program

City Manager Matthew Klebes reviewed the staff report.

Council discussion included:

- Support for creating a process that treated applicants more consistently from year to year.
- Concern regarding balancing community benefit requests with increasing pressure on the City's general fund and operational costs.
- Interest in establishing clearer expectations regarding how awarded funds were used and reported back to the City.
- Support for separating nonprofit funding discussions from the compressed timeline of annual budget adoption.
- Interest in creating a process that allowed organizations to better prepare applications and understand evaluation criteria in advance.

Richardson said the City regularly received requests from organizations providing valuable community services, but Council often lacked a consistent framework for comparing requests or evaluating long-term funding expectations.

Runyon said a standardized process could help improve fairness and transparency for both Council and community organizations. He also expressed support for developing measurable expectations regarding community benefit and use of City funds.

Randall said community organizations provided important local services and events, but the City also needed to ensure funding decisions remained financially sustainable and aligned with broader City priorities.

McGlothlin expressed support for a process that would improve communication and reduce uncertainty for organizations applying for City support.

General consensus supported continued development of the revised process and returning with additional information during the upcoming budget process.

EXECUTIVE SESSION

In accordance with ORS 192.660(2)(h) to consult with legal counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed.

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Mayor Mays recessed Open Session at 8:22 p.m.

Mayor Mays reconvened Open Session at 8:44 p.m.

Runyon provided additional comments regarding sessions attended during the League of Oregon Cities Spring Conference in Pendleton. He said one session focused on responsible use of artificial intelligence in municipal government. Presenters discussed how artificial intelligence technologies were advancing rapidly and emphasized the importance of staff understanding basic terminology, critical thinking, communication skills, and responsible implementation practices. Presenters believed properly trained staff in smaller communities could significantly expand operational capacity through effective use of artificial intelligence tools. He also noted discussion regarding the importance of remaining cautious and ensuring critical thinking was not replaced by technology.

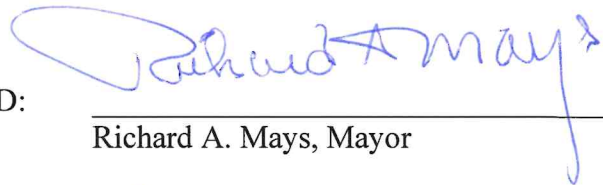
Mayor Mays commented that the conference session had shifted from discussion about what artificial intelligence could do for local governments toward broader discussion regarding concerns about how artificial intelligence may impact society and government operations in the future.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:57 p.m.

Submitted by/
Amie Ell, City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:



Amie Ell, City Clerk