# THE DALLES CITY COUNCIL
## SPECIAL MEETING MINUTES

May 26, 2026 at 5:30 p.m.

CITY HALL · COUNCIL CHAMBER · 313 COURT STREET

IN PERSON & VIA ZOOM

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**PRESIDING:** Mayor Richard Mays

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

**STAFF PRESENT:** City Manger Matthew Klebes, City Attorney Jonathan Kara, Assistant City Manager / HR Director Brenda Fahey, City Clerk Amie Ell, Finance Director Brita Meyer, Public Works Director Dale McCabe, Deputy Public Works Director David Mills, Community Development Director Joshua Chandler, Police Chief Tom Worthy, Water Division Manager Jerry Anderson, Regulatory Compliance Manager Jill Hoyenga

**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, Randall, Richardson, and Wring present. Runyon absent. Mayor Mays present.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF AGENDA**

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

Motion carried 4 to 0: Richardson, Randall, McGlothlin, and Wring voting in favor; none opposed; Runyon absent.

Mayor Mays shared words of remembrance and appreciation in honor of Wasco County Commissioner Phil Brady and recognized his longstanding service to the community, education, housing, healthcare, and rural issues. He noted Brady's compassion, community knowledge, and ability to bring people together respectfully. He extended condolences on behalf of the City Council and City of The Dalles to Commissioner Brady's family, fellow County Commissioners, County staff, and the broader community. A moment of silence was observed in his memory.

**AUDIENCE PARTICIPATION**

Richard Wolfe, resident of The Dalles, addressed the Council regarding concerns related to drainage, sidewalk conditions, and long-term structural impacts associated with the First Street Project area. Wolfe suggested alternative construction approaches and requested staff consideration of the concepts presented.

**CITY MANAGER REPORT**

City Manager Matthew Klebes reported;

- The Federal Street Plaza Ad Hoc Committee met
  - They discussed a future public process regarding naming of the plaza.
  - Discussion continued regarding recognition elements associated with volunteer contributions to the Transportation Building.
  - Public Works staff would be meeting with State and regional partners regarding water system coordination.
- Upcoming Q-Life Board and budget meetings were scheduled.
- New City Branding would be rolling out in June the next agenda packet would begin incorporating the City's updated branding

**CITY COUNCIL REPORTS**

Councilor Richardson reported:

- Attended the Federal Street Plaza Ad Hoc Committee meeting and expressed support for the upcoming public naming process.
- Attended the Urban Renewal Agency meeting and highlighted the downtown storefront improvement grant program, noting several downtown businesses had completed façade and maintenance improvements through the program.
- Shared appreciation and remembrance for Commissioner Phil Brady, recognizing his longstanding community leadership and service.

Councilor Randall had no report.

Councilor Wring reported:

- Attended the City Budget Committee meetings.
- Attended the Urban Renewal Agency meeting.
- Attended the Federal Street Plaza Ad Hoc Committee meeting.
- Shared appreciation and remembrance for Commissioner Phil Brady and reflected on his impact as an educator and community leader.

***Councilor Runyon joined the meeting at 5:45 p.m. on Zoom***

Councilor McGlothlin reported:

- Attended a Mid-Columbia Senior Center informational meeting regarding proposed expansion of the Senior Center facility.
- Attended a KODL radio appearance with Mayor Mays.
- Participated in a meeting briefing with Mayor Mays.
- Attended Memorial Day veteran recognition activities at Kelly Viewpoint.

- Attended Budget Committee meetings.
- Shared appreciation and remembrance for Commissioner Phil Brady, including prior collaboration supporting bilingual education efforts in local schools.

Mayor Mays reported:

- Participated in a Zoom meeting with Congressional staff regarding the status of H.R. 655 related to the City watershed proposal.
- Participated in radio interviews with KACI.

Councilor Runyon reported:

- Met with military and Veterans Affairs representatives while traveling in Washington, D.C.

## CONSENT AGENDA

Councilor McGlothlin asked whether any property owners associated with the nuisance abatement assessment resolutions were present and wished to speak. No one requested to speak.

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

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

Items approved on the consent agenda were:

A) Approval of the April 27, 2026 Regular City Council Meeting Minutes
B) Approval of the April 30, 2026 Special City Council Meeting Minutes
C) Resolution No. 26-013 Assessing the Cost of Nuisance Abatement
D) Resolution No. 26-014 Assessing the Cost of Nuisance Abatement
E) Resolution No. 26-015 Approving an Addendum to the Lease Agreement with Meadow Outdoor Advertising
F) Authorization of a Project Change Order with Ajax Northwest Associated with the First Street Project

## ACTION ITEMS

### Adoption of the 2025 Water Management and Conservation Plan

Public Works Director Dale McCabe reviewed the staff report and provided an overview of the 2025 Water Management and Conservation Plan required by the Oregon Water Resources Department (OWRD).

Council discussion and additional information provided included:

- The plan must be updated every ten years and incorporated into the City Comprehensive Plan.
- OWRD approved the final order for the plan on April 2, 2026.
- The City is required to submit additional reporting related to water loss because current unaccounted-for water exceeds the State benchmark of 10%.

- Staff had already begun evaluating potential causes of water loss, including aging transmission infrastructure, system meters, and transmission lines between the Wicks Water Treatment Plant and City reservoirs.
- Adoption of the plan supports eligibility for future grant and low-interest loan funding opportunities related to major infrastructure projects.
- Future projects identified in the plan included replacement of the Wicks Water Treatment Plant, replacement of transmission lines between the treatment plant and the City, and future expansion of Aquifer Storage and Recovery (ASR) capacity.
- Staff discussed current ASR operations and long-term storage capacity planning.
- Council discussion emphasized the importance of long-term infrastructure planning and maintaining future water capacity for the community.
- Staff clarified that current and projected system capacity analyses accounted for industrial development and long-term community growth.
- City Manager Klebes discussed the City's long-term water planning efforts, including ASR systems, treatment plant replacement planning, transmission line replacement, water conservation planning, and H.R. 655 watershed planning efforts.
- Water Division Manager Jerry Anderson reported the City's residential and commercial meter replacement program remained on schedule and additional leak detection equipment had recently been added to assist with identifying system leaks.
- Regulatory Compliance Manager Jill Hoyenga clarified OWRD administrative rules require plan updates every ten years and additional five-year progress reporting.

It was moved by Richardson and seconded by Wring to adopt the 2025 Water Management and Conservation Plan with final order in its entirety.

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

## DISCUSSION ITEMS

### Wastewater Facilities Master Plan Update

Public Works Director Dale McCabe introduced representatives from Consor Engineering to provide an update on the Wastewater Facilities Master Plan process.

Austin Rambin and Patrick Davis, Consor Engineering, presented an overview of the wastewater treatment plant evaluation and capital improvement planning process associated with the DEQ-required wastewater facilities master plan update. (see attached slides)

Discussion and presentation highlights included:

- The plan evaluates wastewater treatment plant infrastructure and operational needs over a 20-year planning horizon.
- Population growth projections and future loading estimates were developed using Portland State University population forecasts and anticipated future service area demands.
- The wastewater treatment plant was described as currently operating successfully and meeting permit requirements, though portions of the system were aging, nearing

capacity, or lacking operational redundancy.
- New permit requirements related to ammonia treatment and Columbia River discharge standards were identified as major drivers for future improvements.
- Key infrastructure concerns identified included secondary treatment capacity limitations, outfall rehabilitation requirements, lack of operational primary treatment, limited solids processing redundancy, and influent and effluent pumping constraints during peak storm events.
- Recommended near-term projects included secondary treatment upgrades, effluent flow improvements, influent pump station electrical improvements, storm sewer disconnection work, and pump redundancy improvements.
- Midterm projects included construction of a new administration building, primary clarifier installation, thickening equipment upgrades, dewatering system installation, and ultraviolet system improvements.
- Long-term projects included digester improvements, influent and effluent wet well expansion, secondary clarifier improvements, and future SCADA and automation upgrades.
- Consultants discussed the importance of operational redundancy to allow maintenance and operational flexibility while maintaining permit compliance.
- Preliminary planning-level estimates presented included approximately $14 million in near-term projects, approximately $50 million in midterm projects, and approximately $30 million in long-term projects.
- Council discussion included odor control, SCADA system lifecycle planning, treatment plant operational reliability, biogas reuse opportunities, and long-term infrastructure replacement planning.
- Consultants and staff emphasized projects would be phased over approximately twenty years and were intended to maintain regulatory compliance, operational reliability, and long-term system capacity.

**EXECUTIVE SESSION**

The City Council recessed into Executive Session pursuant to ORS 192.660(2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations and pursuant to ORS 192.660(2)(i) to review and evaluate the employment-related performance of the City Manager, City Attorney, and Municipal Judge.

Mayor Mays recessed Open Session at 6:58 p.m.

Mayor Mays reconvened Open Session at 9:07 p.m.

**ADJOURNMENT**

Being no further business, Mayor Mays adjourned the meeting at 9:08 p.m.

Prepared by/ Amie Ell, City Clerk

SIGNED: Richard A. Mays

Richard A. Mays, Mayor

ATTEST: Amie Ell

Amie Ell, City Clerk

# The Dalles Wastewater Facilities Master Plan

## City Council Presentation

May 26, 2026


**Austin Rambin, PE**, Project Manager, Consor

**Patrick Davis, PE**, Project Engineer, Consor

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# Plan Acknowledgements

**Significant Contributions were made by the following staff:**

### City of The Dalles

- Dale McCabe
- David Mills
- Steve Byers
- Jill Hoyenga

### Consor

- Austin Rambin
- Patrick Davis
- Catherine Bacon
- Frederick Tack

### Jacobs

- Oscar Farris
- Jeff Houchin

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# Overall Agenda

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|---|
| Overview |
| Purpose of the Plan |
| Existing System Description |
| Growth and Regulatory Drivers |
| Assessment Key Findings |
| Plant Analysis |
| Capital Improvement Plan |
| Next Steps |
| Questions |

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# Purpose of Plan

- Establishes roadmap for 20-year planning horizon
- Develops flow and load projections
- Assesses existing treatment infrastructure
- Produces Capital Improvement Plan (CIP)
- Financial Analysis for implementation

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## Plan Chapters Overview

| | |
|---|---|
| 1 | Introduction and Background |
| 2 | Existing Treatment Plant Description |
| 3 | Future Conditions |
| 4 | Capacity Evaluation |
| 5 | Liquid Stream Alternatives Analysis |
| 6 | Solids Stream Alternatives Analysis |
| 7 | Capital Improvement Plan |
| 8 | Financial Analysis |

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## High Level Takeaways

- Plant is operating successfully today
- Plant is in fair condition
- New permit requirements and growth shape future needs
- Some aging infrastructure nearing loading capacity and end of service life
- Limited redundancy in some critical processes

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# Service Area and System Description

- Plant serves the City and urban growth area
- Sewer system conveys flow to centralized plant downtown
- System supports residential, commercial, and industrial users
- Conventional Activated Sludge treatment

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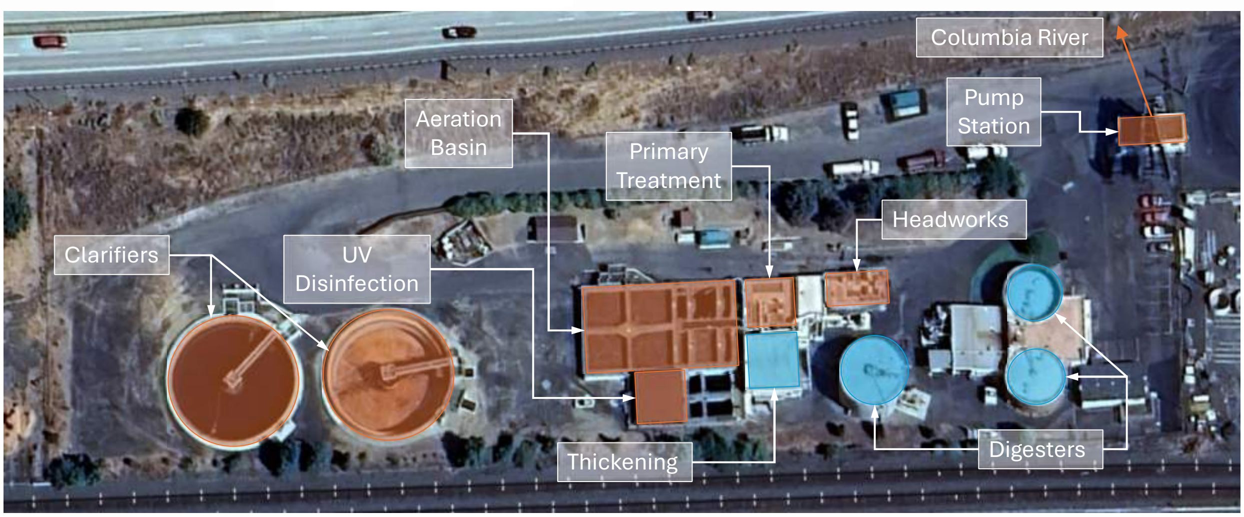
# WWTP Unit Operations




Liquids Stream    Solids Stream

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## Growth Drivers


| Population | |
|---|---|
| Growth Rate | 0.6% |
| 2025 Estimate | 16,193 |
| 2045 Estimate | 18,931 |

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## Regulatory Drivers

- NPDES Permit Compliance
- Ammonia Removal Requirement
  - In new permit with compliance deadline
  - Drives treatment upgrades
- Columbia River Protection
  - TMDL updated for temperature
  - Mixing Zone Study underway
  - Outfall replacement required by 2030

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## Assessment Key Findings

Highest Risk Areas:

- Secondary Treatment Aeration Capacity
- Aging Outfall
- Lack of Primary Treatment
- Solids Thickening and Digestion Reliability
- Influent and Effluent Pumping (Peak Events)

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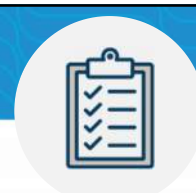
## WWTP Analysis



- Data Review
- Capacity Assessment
- Facility Evaluation
- Alternatives Analysis

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## Liquid Treatment Recommended Alternatives

- Influent/Effluent Pumping – Rehabilitate/Expand Existing Assets
- Headworks – Minor Refurbishment
- Primary Treatment – Traditional Clarifiers
- Secondary Treatment – Process Intensification

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## Solids Treatment Recommended Alternatives

- Thickening – Replace Aging Equipment
- Digestion – Improve Digester Mixing, Heating, and Reliability
- Biogas – Utilize Biogas for Efficient Boiler Heating
- Dewatering – Install Belt Filter Presses

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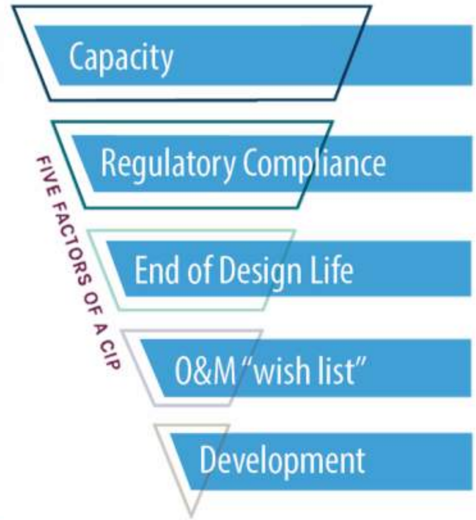
## Capital Improvement Plan

- Combines findings from all analyses
- Develops planning level costs
- Organizes projects by priority and unit process

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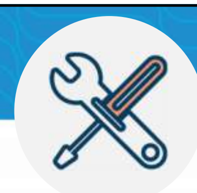
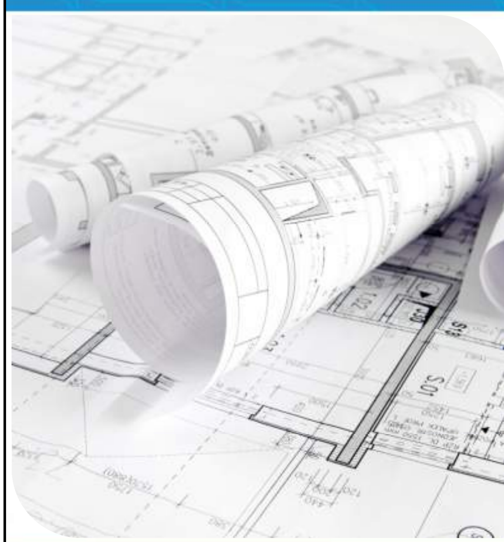
## Near Term Projects (0-5 years)





Primary Projects

- Secondary Treatment Improvements
- Effluent Flow Improvements

Secondary Projects

- IPS Electrical Improvements
- Disconnect Storm Sewer
- RAS/WAS Pump Procurement

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# Mid Term Projects (5-10 years)

Primary Projects

- Thickening Equipment Upgrades
- Install Primary Clarifiers
- Dewatering System Installation

Secondary Projects

- IPS Pump Lifting Equipment
- Upsize EPS (Potential)
- UV Assessment & Improvements

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# Long Term Projects (10-20 years)

Primary Projects

- Digester Improvements
- IPS/EPS Wet Well Expansions

Secondary Projects

- Secondary Clarifier Improvements
- Mixed Liquor Flow Split Improvements
- SCADA & Automation Upgrades

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# Operations and Maintenance Projects

- Grit Classifier Refurbishment
- Hazardous Environment Sensors
- Plant Water System Improvements
- Secondary Clarifier Balance Investigation

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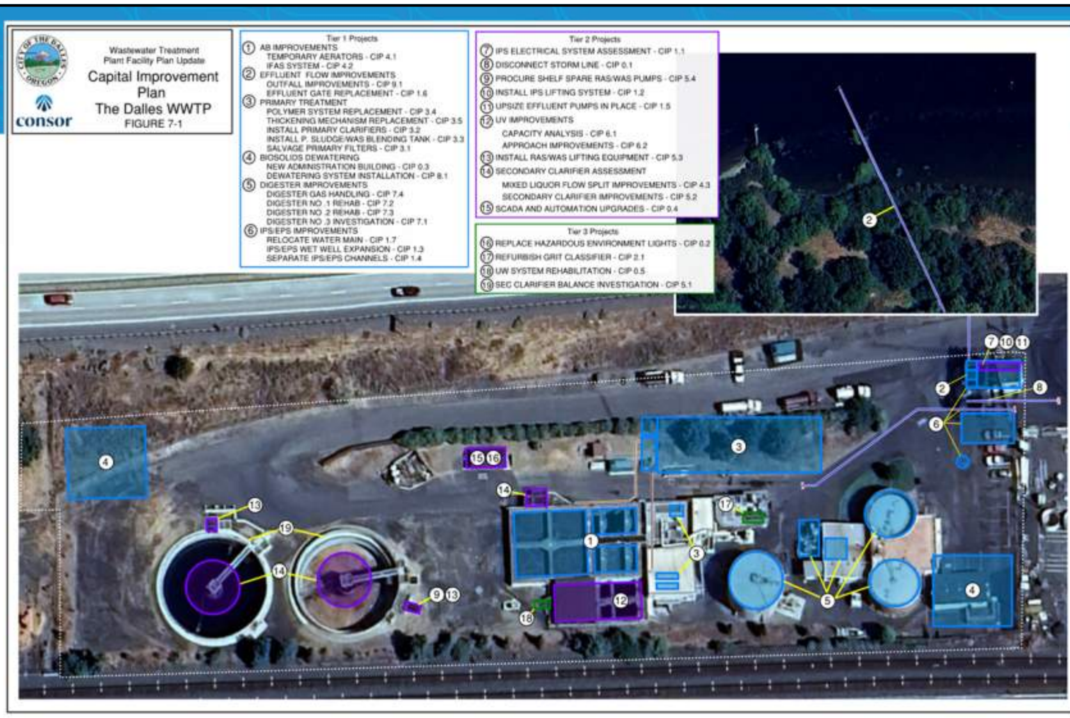


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# Project Cost Estimating

- Class 5 Estimates
  - Preliminary and Conceptual
  - Wide Accuracy Range
  - Mid & Long Term To Be Refined
- Primary Drivers
  - Small Plant Site
  - Must Remain in Compliance
  - Construction Costs Escalating

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# WWTP Capital Improvement Plan – Near Term

| Project ID | Project Name | Timeframe | Project Cost (Millions) |
|---|---|---|---|
| CIP-4.1 | Temporary Secondary Treatment Upgrades | Near Term (0-5 years) | $0.25M |
| CIP-4.2 | Secondary treatment Upgrades | Near Term (0-5 years) | $12.4M |
| CIP-9.1 | Outfall Improvements | Near Term (0-5 years) | TBD |
| CIP-1.6 | Effluent Gate Improvements | Near Term (0-5 years) | $0.75M |
| CIP-1.1 | IPS Electrical System Evaluation & Improvements | Near Term (0-5 years) | $0.25M |
| CIP-5.4 | RAS/WAS Pumping Redundancy Improvements | Near Term (0-5 years) | $0.25M |
| Sub Total | | | $13.9M |

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# WWTP Capital Improvement Plan – Mid Term

| Project ID | Project Name | Timeframe | Project Cost (Millions) |
|---|---|---|---|
| CIP-3.1 & 3.2 | Primary Treatment Improvements | Mid Term (5 -10 years) | $7.5M |
| CIP-3.3 | Primary Sludge/WAS Holding Tank | Mid Term (5 -10 years) | $1.8M |
| CIP-3.4 & 3.5 | Thickening Equipment Upgrades | Mid Term (5 -10 years) | $12.2M |
| CIP-0.3 | Admin Building, Lab & Shop | Mid Term (5 -10 years) | $5M |
| CIP-8.1 | Install Dewatering Facilities | Mid Term (5 -10 years) | $18M |
| CIP-1.2 | New IPS & EPS Lifting Equipment | Mid Term (5 -10 years) | $0.45M |
| CIP-1.5 | Upsize EPS Pumps | Mid Term (5 -10 years) | $6M |
| CIP-6.1 | UV Assessment | Mid Term (5 -10 years) | $0.25M |
| Sub Total | | | $51.2M |

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# WWTP Capital Improvement Plan – Long Term

| Project ID | Project Name | Timeframe | Project Cost (Millions) |
|---|---|---|---|
| CIP-7.1 | Digester No. 3 Improvements | Long Term (10 years+) | $1.5M |
| CIP-7.2 | Digester No. 1 Improvements | Long Term (10 years+) | $4.6M |
| CIP-7.3 | Digester No. 2 Improvements | Long Term (10 years+) | $2.4M |
| CIP-7.4 | Digester Gas Handling Improvements | Long Term (10 years+) | $4M |
| CIP-1.3 | IPS & EPS Wet Well Expansion | Long Term (10 years+) | $13M |
| CIP-1.7 | Water Main Project | Long Term (10 years+) | $0.2M |
| CIP-5.3 | RAS/WAS Pump Station Lifting Equipment | Long Term (10 years+) | $0.2M |
| CIP-4.3 | Mixed Liquor Flow Split Improvements | Long Term (10 years+) | $0.8M |
| CIP-5.2 | Secondary Clarifier Stilling Well Improvements | Long Term (10 years+) | $0.5M |
| CIP-0.4 | Automation & Electrical Improvements | Long Term (10 years+) | $2M |
| Sub Total | | | $29.2M |

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## Next Steps

- Finalize Outfall Assessment & Refine Costs
- Continue Financial Planning Efforts
- Rate & SDC Study Council Workshop
- Prepare Draft Plan for City and DEQ Review
- Address Comments and Finalize Plan
- City Adoption of Facilities Plan

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