

**AGENDA****REGULAR CITY COUNCIL MEETING**March 22, 20215:30 p.m.**VIA ZOOM**<https://zoom.us/j/99571129467?pwd=SWo3TVIzWE9wQVZNY1RKcnJzem9rdz09>

Meeting ID: 995 7112 9467

Passcode: 712345

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. 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.

6. CITY MANAGER REPORT
7. CITY ATTORNEY 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 "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. Approval of the March 8, 2021 Regular City Council Meeting Minutes
- B. Resolution No. 21-009 Concurring with the Mayors Appointments to Various Commissions and Committees
- C. Declare Community Development Department Vehicle as Surplus

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**CITY OF THE DALLES**

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

## 10. PUBLIC HEARINGS

- A. Supplemental Budget; Resolution No. 21-008 A Resolution Adopting a Supplemental Budget for Fiscal Year 2020-21, Making Appropriations and Authorizing Expenditures From and Within The Sewer Special Reserve Fund of The City of The Dalles Adopted Budget

## 11. CONTRACT REVIEW BOARD ACTIONS

- A. Award Contract No. 2020-010 Westside Interceptor Upgrades Phase

## 12. DISCUSSION ITEMS

- A. HB2001 - Middle Housing Code Summary, Batches 1 & 2

## 13. 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.

- A. Recess Open Session
- B. Reconvene Open Session **NOTE LOGIN FOR AFTER EX SESSION**

<https://zoom.us/j/95735325306?pwd=ZHdNYjM5YTdkblIxZ3RIWHhLOGRUUT09>

Meeting ID: 957 3532 5306

Passcode: 828243

- C. Decision, if any

14. ADJOURNMENT

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Prepared by/  
Izetta Grossman, CMC, City Clerk

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**CITY OF THE DALLES**

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



## AGENDA STAFF REPORT

**AGENDA LOCATION:** Item #10 A-C

**MEETING DATE:** March 22, 2021

**TO:** Honorable Mayor and City Council

**FROM:** Izetta Grossman, CMC, City Clerk

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

- A. **ITEM:** Approval of the March 8, 2021 Regular City Council Meeting Minutes.

**BUDGET IMPLICATIONS:** None.

**SYNOPSIS:** The minutes of the March 8, 2021 Regular City Council meeting have been prepared and are submitted for review and approval.

**RECOMMENDATION:** That City Council review and approve the minutes of the March 8, 2021 Regular City Council meeting minutes.

- B. **ITEM:** Concurrence with Mayor's appointment to Urban Renewal Agency Budget Committee and City Budget Committee

**BUDGET IMPLICATIONS:** None

**SYNOPSIS:** Resolution No. 21-009 Concurring with the Mayor's Appointment to Various Committees has been prepared for your review.

**RECOMMENDATION:** Approve Resolution No. 21-006 Concurring with the Mayor's Appointment to Various Committees.

- C. **ITEM:** Authorization to Declare Community Development Department Vehicle as Surplus

**BUDGET IMPLICATIONS:** The funds from the sale will be placed in the budget as Misc. Revenue

**SYNOPSIS:** The following Community Development Department vehicle is recommended to be declared surplus as it is no longer useful, but still retains value. The vehicle listed below will be disposed of through a local auction.

1. 2006 Ford Escape, VIN # 1FMYU93116KA17057, 145,901 miles, estimated value: \$1,000 (trade-in); \$3,100 (private party) per Kelly Blue Book at Good condition

**RECOMMENDATION:** Declare Community Development Department 2006 Ford Escape as surplus and authorize sale at auction.

MINUTES

CITY COUNCIL MEETING  
March 8, 2021  
5:30 p.m.

VIA ZOOM  
LIVESTREAM VIA City website

**PRESIDING:** Mayor Richard Mays

**COUNCIL PRESENT:** Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall,  
Dan Richardson

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Julie Krueger, City Clerk Izetta Grossman, Finance  
Director Angie Wilson, Community Development Director Alice  
Cannon, Public Works Director Dave Anderson, Human Resources  
Director Daniel Hunter

**CALL TO ORDER**

The meeting was called to order by Mayor Mays at 5:31 p.m.

**ROLL CALL OF COUNCIL**

Roll Call was conducted by City Clerk Grossman; Long-Curtiss absent

**PLEDGE OF ALLEGIANCE**

Mayor Mays asked Councilor McGlothlin to lead the Pledge of Allegiance.

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

**APPROVAL OF AGENDA**

It was moved by Randall and seconded by McGlothlin to approve the agenda as submitted. The

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Regular City Council Meeting  
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motion carried 4 to 0; Randall, McGlothlin, Runyon, Richardson voting in favor; Long-Curtiss absent; none opposed.

### **PRESENTATIONS PROCLAMATIONS**

#### Ft. Dalles Museum Certificate of Recognition – Cal McDermid

Mayor Mays read the certificate of recognition, and thanked Mr. McDermid and the Ft. Dalles Museum Board for their work at the museum.

Mr. McDermid thanked the City for the recognition. He said it was an honor to be associated with Ft. Dalles Museum. He said it was a vision started in 1905 to preserve the history of Ft. Dalles.

#### Employee Recognition

Human Resources Director Daniel Hunter reviewed the staff report.

Mayor Mays announced the nominations for Excellent Customer Service Award:  
Every Police Officer (anonymous nomination)  
Library Technical Assistant Maggie Pando  
Water Distribution Operator Richard Prentice

Winner, Maggie Pando

The Nominations for Team Player Award:  
Transportation Division Manager David Mills  
Every Police Officer (anonymous nomination)  
IT Specialist Peter Bradley  
Equipment Operator Nathan Munsen  
Safety Officer Bailey Volk  
Library Technical Assistant Maggie Pando  
Finance Director Angie Wilson  
Water Distribution Operator Richard Prentice

Winner, Bailey Volk

Mayor Mays congratulated everyone.

## MINUTES

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### Red Cross Month Proclamation - Nadine McCrindle | Executive Director Central & Eastern Oregon Chapter

Mayor Mays read the Proclamation and thanked the Red Cross for all their help during the fires across Oregon.

Ms. McCrindle thanked the City for the Proclamation honoring 200 years of service.

### **Long-Curtiss joined the meeting at 5:45 pm**

### **AUDIENCE PARTICIPATION**

Jim Wilcox, 416 West 7<sup>th</sup> said the City had a policy of having landlords/property managers sign an agreement that if their tenants didn't pay their utility bills the landlord would be responsible for the bill.

He said landlords could end up a large bill they didn't know was coming. He asked that the City alert landlords of non-payment sooner than when a tenant moves out.

Kathleen McFarland, 8320 Walton Reed Road said she had a number of rentals. She said she was going to have to raise the security deposit to cover the costs.

Finance Director Wilson said the ordinance had been in effect for a number of years. She said a letter had just gone out to landlords reminding them of the ordinance. Wilson said the City could send a "copy landlord" bill to landlords monthly.

She said the City has a phone tree that alerts customers if they are overdue; if they don't catch up or make payment arrangements, door hangers are placed on the door alerting them of turn off timeline. She said customers have lots of opportunities to pay before cutoff.

Wilcox said he was willing to work with the City on a solution.

### **CITY COUNCIL REPORTS**

Councilor Runyon reported:

- League of Oregon Cities weekly call

Councilor Long-Curtiss reported:

- Winter warming shelter closing March 31; successful season; helped a number of people with medical need and find housing
- Housing vouchers are available- hard to find places available

## MINUTES

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Councilor Randall reported:

- Goldendale Energy Storage Project:
  - At former aluminum plant
  - 3000 jobs
  - Hoped there would be a presentation

Councilor McGlothlin reported:

- Water rights at the Airport – document received from FAA

Councilor Richardson reported:

- Conversations regarding Google
- Thursday at 7pm speaking at Governmental Affairs
- Community Outreach Team
- Walking tour with Mayor potential Urban Renewal projects

Mayor Mays reported:

- Beautification Committee Meeting
- Wasco County Commission Meeting

Mayor Mays asked if there were others in the audience who wished to speak under Audience Participation.

Steve Murray, 2645 East 11<sup>th</sup> asked what the City's response would be to the LUBA appeal being granted due to unclear codes. He asked if updates to the Code would be done.

Mayor Mays said the City just received notice of the LUBA appeal and hadn't had a chance for Council to discuss, so they were unable to answer those questions.

Community Development Director Alice Cannon said the City was moving forward as directed by the State. She said a perimeter fence permit had been issued and erected. She said some dirt had been moved. She the amount of earth being moved didn't require permitting. Cannon ask planning staff had gone to the site and talked with the developer.

Cannon encouraged anyone with questions to reach out to the Planning Department.

Murray asked if the City was looking at bringing roads up to safer standards along 10<sup>th</sup>, 12<sup>th</sup>, and Richmond.

Mayor Mays said more information would be coming before Council soon.



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Karen Murray asked what the deadline for an appeal was.

Cannon said the deadline was 21 days from the date of decision.

### **CONSENT AGENDA**

It was moved by Long-Curtiss and seconded by Runyon to approve the Consent Agenda as presented. The motion carried 5 to 0, Long-Curtiss; Runyon; McGlothlin; Richardson; Randall voting in favor; none opposed.

Items approved on the consent agenda were: 1) The minutes of the February 22, 2021 Regular City Council Meeting.

### **DISCUSSION ITEMS**

#### **Google Strategic Investment Program - Discussion**

Mayor Mays said the tentative agreement that was brought before Wasco County Commission and City Council was still being worked on by the attorneys.

He said Wasco County Commission had given the public another opportunity to ask questions at their last meeting, and the City Council was doing the same.

Richardson asked Enterprise Zone Manager Matthew Klebes for some additional information regarding how the proposed offer stacked up against other projects in Oregon. (Council received the information via email-attached).

He said the information showed that across the board in Oregon for a 15-year agreement was 30% of value. He said the proposed deal with Google is 50-60%. Richardson said he felt it was a good deal.

Rodger Nichols, 1617 Oregon asked for more information on the aquifer project.

Mayor Mays said that was still being negotiated and would not be discussed at this meeting.

Nichols asked if the City would have enough water during a drought.

City Manager Julie Krueger said that topic was not the discussion tonight.

Long-Curtiss said there were steps; first the agreement being discussed tonight, after that agreement is approved then Council would move on to the next steps.

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Runyon asked Klebes if he had followed up with Mr. Jacobs from Mid-Columbia Fire and Rescue regarding his questions from the last meeting.

Klebes said he had not, he was waiting for the final agreement. He said he would follow up with Mr. Jacobs after the final agreement complete.

Klebes said Mr. Jacobs had asked about the process and the GAP payment.

**EXECUTIVE SESSION**

Mayor Mays recessed Open Session at 6:35 p.m. 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 reconvene Open Session at 8:09 p.m.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 8:13 p.m.

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Submitted by/  
Izetta Grossman, CMC  
City Clerk

SIGNED: \_\_\_\_\_  
Richard A. Mays, Mayor

ATTEST: \_\_\_\_\_  
Izetta Grossman, CMC City Clerk

**Oregon Strategic Investment Program (SIP) Projects based on 2020 Annual Employment and Payroll Reports\***

<b>Business firm – Project name</b> <small>(In order of determination by the Oregon Business Development Commission, following county process)</small>	<b>County</b>	<b>2018–19 Taxes paid on project property †</b>	<b>Taxes saved on exempt property †</b>	<b>Special SIP fees paid in 2019 †</b>	<b>Net revenue foregone locally †</b>	<b>Year out of 15-year exemption period †</b>	<b>Total investment by end of 2018 †</b>	<b>Net investment made since 2018</b>	<b>Newly created jobs ‡</b>	<b>Retained jobs ‡</b>	<b>Average wages/salary (all jobs) ‡</b>	<b>Average wages and benefits (all jobs) ‡</b>	<b>State personal income tax revenue ‡</b>
Intel Corporation – SIP2005	Washington	\$2,231,000	\$131,902,000	\$39,923,000	\$70,083,000	9th	\$24,984,000,000	\$13,640,000	2,482	7,246	\$135,725	\$155,712	\$85,493,000
Georgia-Pacific Consumer Ops. LLC – Wauna Paper Mill–#7	Clatsop	\$327,000	\$2,451,000	\$500,000	\$1,544,000	11th	\$465,000,000	\$31,940,000	54	0	\$91,056	\$102,174	\$278,000
Genentech USA, Inc. – Hillsboro Fill Finish Facility	Washington	\$3,435,000	\$2,261,000	\$2,109,000	-\$223,000	9th	\$739,000,000	\$43,110,000	530	0	\$129,135	\$140,861	\$4,429,000
EDP Renewables NA/Telocaset..., LLCs – Elkhorn Valley	Union	\$278,000	\$770,000	\$193,000	\$449,000	11th	\$206,000,000	-\$530,000	9	0	\$67,347	\$80,076	\$33,000
Avangrid Renewables – Klondike Wind Power III	Sherman	\$529,000	\$3,682,000	\$2,731,000	\$340,000	11th	\$459,000,000	-\$2,790,000	17	0	\$81,193	\$691,233	\$77,000
Portland General Electric Company – Biglow Canyon Windfarm	Sherman	\$513,000	\$9,865,000	\$6,374,000	\$1,853,000	11th	\$970,000,000	\$16,110,000	26	0	\$67,435	\$97,299	\$94,000
Invenergy, LLC – Willow Creek Energy	Gilliam–Morrow	\$320,000	\$489,000	\$146,000	\$262,000	10th	\$130,000,000	\$1,130,000	6	0	\$57,212	\$67,874	\$18,000
Avangrid Renewables – Hay Canyon & Star Point Wind Farms	Sherman	\$513,000	\$1,915,000	\$1,209,000	\$388,000	10th	\$329,000,000	-\$1,660,000	11	0	\$70,110	\$94,649	\$43,000
Avangrid Renewables – Pebble Spgs. & L. Juniper II A-B Wind	Gilliam	\$346,000	\$2,728,000	\$2,129,000	\$146,000	10th	\$537,000,000	-\$2,860,000	19	0	\$74,975	\$101,217	\$77,000
Exelon Corporation – Echo Windfarms	Morrow–Umatilla	\$448,000	\$419,000	\$195,000	\$154,000	10th	\$108,000,000	–	8	0	\$69,291	\$91,304	\$31,000
Eurus Energy America Corporation – Combine Hills II	Umatilla	\$321,000	\$425,000	\$194,000	\$160,000	9th	\$137,000,000	\$40,000	6	1	\$52,559	\$58,455	\$18,000
NEXtera Energy Resources, LLC – Stateline 3 Wind	Umatilla	\$473,000	\$328,000	\$341,000	-\$67,000	9th	\$188,000,000	–	4	0	\$77,469	\$127,135	\$18,000
Caithness Corporation – Shepherds Flats–Gilliam County	Gilliam	\$308,000	\$8,267,000	\$3,845,000	\$3,050,000	7th	\$965,000,000	\$1,080,000	43	0	\$75,585	\$107,330	\$176,000
Caithness Corporation – Shepherds Flats–Morrow County	Morrow	\$422,000	\$3,390,000	\$1,695,000	\$1,132,000	7th	\$278,000,000	\$370,000	14	0	\$75,585	\$107,330	\$57,000
Portland General Electric Company – Carty Generating Station	Morrow	\$340,000	\$6,999,000	\$2,224,000	\$3,613,000	2nd	\$630,000,000	-\$117,820,000	26	0	\$132,011	\$173,616	\$225,000
Portland General Electric Company – Port Westward II	Columbia	\$322,000	\$2,742,000	\$1,350,000	\$937,000	4th	\$303,000,000	\$2,810,000	32	0	\$129,524	\$167,799	\$272,000
Intel Corporation – SIP2014–1	Washington	\$1,810,000	\$33,361,000	\$4,650,000	\$23,173,000	2nd	\$1,686,000,000	\$1,268,820,000	1,885	0	\$135,725	\$155,712	\$16,569,000
<b>TOTAL   AVERAGE</b>		<b>\$13,000,000</b>	<b>\$212,000,000</b>	<b>\$70,000,000</b>	<b>\$107,000,000</b>		<b>\$33.1 billion</b>	<b>\$1.3 billion</b>	<b>5,174</b>	<b>7,247</b>	<b>\$134,378</b>	<b>\$154,967</b>	<b>\$108,000,000</b>

\* For purposes of "gain-share" distributions to local governments under 2007 law, rather than verification of a statutory hiring requirement, of which there is none.

† For latest property tax year ending on prior June 30; 15-year exemption is on project property in excess of taxable portion, which begins at \$25, \$50 or \$100 million and rises 3% per year; taxes paid are on taxable portion and possibly other associated property.

Foregone revenue adjusted using standard factor for the approximately one-sixth that is shifted to other taxpayers under local levies, as well as subtracting special payments that consist of the statutory community service fee and locally negotiated amounts.

‡ Newly created and retained jobs (full-time equivalent–2,080 hours/year) associated directly with project, as of previous calendar year, excluding (indirect) jobs with or for construction, vendors, suppliers, tangential company operations, or even on-site contractors, other than a general project operator. State tax revenues based on wage data and latest average tax rates by income level from Department of Revenue statistics; does **not** include revenue associated with indirect jobs or any induced/multiplier effect of employee spending.

Source: Business Oregon (Oregon Business Development Department).

April 24, 2020

**RESOLUTION NO. 21-009**

**A RESOLUTION CONCURRING WITH THE MAYOR'S APPOINTMENTS  
TO VARIOUS COMMISSIONS AND COMMITTEES**

**WHEREAS**, there are vacant terms on the City of The Dalles Budget Committee; and on the Urban Renewal Budget Committee; and

**WHEREAS**, the Mayor has elected to Deborah Ferrer and Ben Wring to the City Budget Committee and Deborah Ferrer to the Urban Renewal Budget Committee;

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

Section 1. The City Council concurs with the appointment of:

Deborah Ferrer to the City Budget Committee, and the Urban Renewal Budget Committee with terms to expire June 30, 2024; and

Ben Wring to the City Budget, finishing the term of Solea Kabakov with terms to expire June 30, 2022.

Section 2. This Resolution shall be effective March 22, 2021.

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF March, 2021.**

Voting Yes, Councilors: \_\_\_\_\_  
Voting No, Councilors: \_\_\_\_\_  
Absent, Councilors: \_\_\_\_\_  
Abstaining, Councilors: \_\_\_\_\_

**AND APPROVED BY THE MAYOR THIS 22<sup>nd</sup> DAY OF March, 2021.**

SIGNED:

ATTEST:

\_\_\_\_\_  
Richard A. Mays, Mayor

\_\_\_\_\_  
Izetta Grossman, CMC, City Clerk



## AGENDA STAFF REPORT

**AGENDA LOCATION:** Public Hearing Item #10-A

**MEETING DATE:** March 22, 2021

**TO:** Honorable Mayor and City Council

**FROM:** Angie Wilson, Finance Director

**ISSUE:** Resolution No. 21-008 Adopting a Supplemental Budget for Fiscal Year 2020-21, Making Appropriations and Authorizing Expenditures From and Within The Sewer Special Reserve Fund of The City of The Dalles Adopted Budget

**RELATED COUNCIL GOAL:** Balanced Budget

**BACKGROUND:** Oregon Budget Law recognizes that after the beginning of the fiscal year, changes in appropriations in the budget sometimes become necessary and so allows for those changes via supplemental budgets and budget amendments. Supplemental budgets add funds to existing budgets, while budget amendments move already budgeted funds between categories of the same fund without adding to the fund's total budget.

The proposed resolution contain the following item:

Resolution No. 21-008 Adopting a Supplemental Budget for Fiscal Year 2020-21, Making Appropriations and Authorizing Expenditures From and Within The Sewer Special Reserve Fund of The City of The Dalles Adopted Budget

Both the Westside Interceptor and the West 2<sup>nd</sup> Street Joint Utilities projects are needed to serve projected wastewater demands from the Port Industrial Area. The Westside Interceptor project bids were opened February 25. The low bid was \$361,000 higher than budgeted. The West 2<sup>nd</sup> St project Request for Bids will be posted later this spring. The rest of the funding will be held for future wastewater projects.

**BUDGET IMPLICATIONS:** Resolution No. 21-008 has realized an additional \$1,721,330 in connect charges/Sewer System Development Charges and \$1,721,330 in new Capital Outlay Expenses of the Sewer Special Reserve Fund.

**COUNCIL ALTERNATIVES:**

1. Staff recommendation: ***Move to adopt Resolution No. 21-008 Adopting a Supplemental Budget for Fiscal Year 2020-21, Making Appropriations and Authorizing Expenditures From and Within The Sewer Special Reserve Fund of The City of The Dalles Adopted Budget***
2. Direct staff to make changes to the proposed resolutions and bring the resolutions back to a future Council meeting for consideration.
3. Decline to take action.

**RESOLUTION NO. 21-008**

**A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET FOR FISCAL YEAR 2020/2021, MAKING APPROPRIATIONS AND AUTHORIZING EXPENDITURES FROM AND WITHIN THE SEWER SPECIAL RESERVE FUND OF THE CITY OF THE DALLES ADOPTED BUDGET.**

**WHEREAS**, the City’s Sewer Special Reserve Fund (056) has realized an additional \$1,721,330 in Connect Charges/SW SDC to be allocated to the Sewer Special Reserve Fund; and

**WHEREAS**, both the Westside Interceptor and the West 2nd Street Joint Utilities projects are needed to serve projected wastewater demands from the Port Industrial Area. The Westside Interceptor project bids were opened February 25. The low bid was \$361,000 higher than budgeted. The West 2nd St project Request for Bids will be posted later this spring. The rest of the funding will be held for future wastewater projects;

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

Section 1. The City Council hereby adopts the Supplemental Budget for FY 20/21, increasing revenues and making appropriations as follows.

<b>Summary of Supplemental Budget-Line Item Detail</b>				
<b>Fund</b>	<b>Resource</b>	<b>Amount</b>	<b>Requirement</b>	<b>Amount</b>
Sewer Special Reserve Fund (056)	Additional Connect Charges/SW SDC	1,721,330	Sewer Special Reserve Dept. Program	align="right">1,721,330
	<b>Total New Resources</b>	<b>1,721,330</b>	<b>Total New Requirements</b>	<b>1,721,330</b>
	<b>New Total Sewer Special Reserve Fund Department</b>			<b>6,186,769</b>
	<b>New Total all Fund 056 Resources</b>	<b>6,893,824</b>	<b>New Total All Fund 056 Expenditures</b>	<b>6,893,824</b>

Section 2. This Resolution shall become effective upon adoption by the City Council and shall remain in effect until receipt and acceptance of the FY 20/21 audit report.

**PASSED AND ADOPTED THIS 22ND DAY OF MARCH, 2021.**

Voting Yes, Councilors: \_\_\_\_\_

Voting No, Councilors: \_\_\_\_\_

Absent, Councilors: \_\_\_\_\_

Abstaining, Councilors: \_\_\_\_\_

**AND APPROVED BY THE MAYOR THIS 22ND DAY OF MARCH, 2021.**

SIGNED:

ATTEST:

\_\_\_\_\_  
Richard A. Mays, Mayor

\_\_\_\_\_  
Izetta Grossman, CMC, City Clerk





## AGENDA STAFF REPORT

### AGENDA LOCATION: Contract Review Board 11-A

**MEETING DATE:** March 22, 2021

**TO:** Honorable Mayor and City Council

**FROM:** Dale McCabe, PE, City Engineer

**ISSUE:** Recommendation for award of Westside Interceptor Upgrades – Phase 1, Contract No. 2020-010

**BACKGROUND:** The City of The Dalles Public Works Department advertised for bids for the Westside Interceptor Upgrades – Phase 1, Contract No. 2020-010. The scope of work for the project was stated as follows: “The work to be performed shall consist of furnishing all materials, labor and equipment necessary in the installation of approximately 1,340 feet of 30” sanitary sewer pipe, including a 165 foot long 36” diameter casing bore and all manholes and appurtenances. All work will be conducted in accordance with the contract documents.”

City Engineering Staff has performed modeling of the existing sanitary sewer main lines from the Port area all the way to the City’s Wastewater Treatment Plant Facility. To be able to adequately accommodate possible new and expanding developments in the area and the projected additional flow amounts, the Westside Interceptor sanitary sewer line needs to be upsized from a 24” mainline to a 30” mainline from the West 1<sup>st</sup> Street/Webber Road intersection, to a point at an existing manhole located in the Hattenhauer Fuel Distribution yard.

This Phase 1 project consists of constructing the new 30” sanitary sewer mainline from a location on West 1<sup>st</sup> Street in front of the Cherry Growers Facility, to that manhole on the Hattenhauer Fuel Distribution property. Along with upsizing the main line from 24” to 30”, this project will also consist of constructing the new line at a lower depth to accommodate the future phases of the project.

Also, there is currently a segment of an existing 14” sanitary sewer mainline that is located under I-84 from the north side of the I-84 Right-of-Way to the South side of the I-84 Right-of-Way. This project will also consist of boring a 36” diameter bore casing under I-84 and installing a new 24” diameter sanitary sewer

main within the 36” diameter bore casing line. The existing 14” sewer line will be configured and reconnected to the new manholes and 30” interceptor line so that it can be left in service and act as a redundant overflow line in the instance that the new 24” interceptor line under I-84 would ever become plugged or inundated from too much flow.

The bid opening for this contract was held on February 25, 2021 at 2:00 pm for which we received six responsive bids. The bids received were as follows:

1. Crestline Construction, in the amount of \$1,531,025.00
2. James Dean Construction, in the amount of \$1,859,458.00
3. James W. Fowler Co., in the amount of \$2,118,000.00
4. Emery & Sons Construction Group, in the amount of \$2,166,675.00
5. Nutter Corporation, in the amount of \$2,260,997.22
6. K & E Excavating Inc., in the amount of \$2,274,150.00

The bids were reviewed by City staff to make sure that the proper material was submitted and the bids were deemed complete.

**BUDGET IMPLICATIONS:** A total of \$1,170,000 is budgeted for this project in the Sewer Special Reserve Fund 56, Line Code 7630. The lowest bid received was \$361,025 over the budgeted amount. However, the supplemental budget considered by City Council on March 22, 2021 will provide the additional funding needed for the project. With the supplemental budget, there are adequate funds available to complete the project.

**COUNCIL ALTERNATIVES:**

1. **Staff Recommendation:** *Authorize the City Manager to enter into contract with Crestline Construction for the Westside Interceptor Upgrades – Phase 1, Contract No. 2020-010, in an amount not to exceed \$1,531,025.00.*
2. Request that staff provide additional information in response to questions raised by City Council.
3. Deny authorization to proceed with the contract.



## AGENDA STAFF REPORT

### AGENDA LOCATION: Discussion Item #12 A

**MEETING DATE:** March 22, 2021

**TO:** Honorable Mayor and City Council

**FROM:** Dawn Marie Hert, Senior Planner  
Community Development Department

**ISSUE:** Project Update: The Dalles Housing Codes Project

**BACKGROUND:** On February 8, 2021 the Community Development Department provided a summary of The Dalles Housing Code Update project that will bring the City into compliance with House Bill 2001 (HB 2001) as well as continue to implement recommendations from the City's Housing Strategies Report prepared in 2017.

On January 21, 2021 the Planning Commission and Advisory Committee held the first of three work sessions to discuss the identified code sections to be amended. This first work session, identified as Batch #1, focused first on those code update needed for the City's code to become consistent with State law. Due to previous housing code amendments adopted by City Council in October 2019, the City already complies with many of the required provisions outlined in the new State requirements.

Staff invited discussion and feedback from the Planning Commission on the key issues identified below.

#### **Discussion points included in Batch #1:**

**ISSUE #1: Attached vs. Detached Duplex Units.** The State requirements allow jurisdictions flexibility in how to define the term "duplex." Currently, the City defines duplexes as two attached dwelling units in one building. The State gives the City the flexibility to define duplexes as either two attached dwelling units in one building, or to allow two detached dwelling units in two separate buildings.

The Commission was open to the discussion on modifications to the definition of a duplex. The Commission prefers retaining flexibility for property owners and developers and prefers defining duplexes as either two attached or two detached dwelling units.

**ISSUE #2: Minimum Lot Sizes for Single Family and Duplexes.** HB 2001 requires that cities allow duplexes to be built on any lot allowing single family development. In the October 2019 Housing Code amendment the City reduced single family lot sizes to accommodate the option for increased density in existing neighborhoods.

In 2019, single family lot sizes were reduced to such a degree that staff is concerned that if property owners opted to build a duplex instead of a single house, the resulting duplexes on these smaller lots would be out of character with existing neighborhoods in the High Density Residential (RH) and Medium Density Residential (RM) zones.

Therefore, staff raised the issue for Planning Commission discussion. The Planning Commission discussed this issue at length and concluded that minimum lot sizes in the RH and RM should be increased as outlined in the table below (Staff will be prepared to discuss this in more detail with the City Council at the March 22 meeting):

RM Medium Density Residential	Standard		
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	One Dwelling Unit per Lot	Two Dwelling Units per Lot
Minimum Lot Area	<u>2,000 sq. ft. per dwelling unit</u>	<u>4,000</u> 2,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	<del>3,000</del> 4,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit		3,500 sq. ft. <b>OR</b> 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)	2,000 sq. ft.
Minimum Lot Width	<u>25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots</u>	25 ft. for corner lots and lots with townhome end units; and 20 ft. for interior lots	<del>50 ft.</del> 25 ft. for corner lots and 20 ft. for interior lots

RH High Density Residential	Standard		
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	One Dwelling Unit per Lot	Two Dwelling Units per Lot
Minimum Lot Area	<u>1,500 sq. ft. per dwelling unit</u>	<del>3,000</del> 1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	3,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit		3,500 sq. ft. <b>OR</b> 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)	2,000 sq. ft.
Minimum Lot Width	<u>25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots</u>	25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots	<del>25 ft.</del> for corner lots and <del>20 ft.</del> for interior lots 40 ft.

On February, 18, 2021, the Planning Commission and Advisory Committee held the second work session to discuss the identified code sections to be amended. Batch #2 amendments identified other related code clean-up amendments.

**A key discussion point included in Batch #2:**

**ISSUE #1: Parking.** The State requires the number of parking spaces for duplexes match the requirement for single family. The minimum off-street parking for single family and duplexes is

two spaces; the current parking requirements for tri and quadplexes substantially exceeds duplexes on a per-unit basis.

This proposed amendment was suggested by staff to provide uniformity which could reduce the minimum parking requirements and allow them to be more consistent with the duplex off-street parking standards.

The Commission discussed various options for off-street parking requirements that would work best for triplexes and quadplexes detailed in the table below. Ultimately, the Commission was evenly split on this discussion item between Option #1 and Option #3, indicating that a majority desired a reduction in the current standards.

<b>RESIDENTIAL Auto Parking</b>	<b>Current Standard</b>	<b>Option #1: 1 space/unit</b>	<b>Option #2: 2 spaces/unit</b>	<b>Option #3: 1.5 spaces/unit</b>
Triplex	6 spaces	3 spaces	6 spaces	5 spaces
Quadplex	8 spaces	4 spaces	8 spaces	6 spaces

On April 1, 2021, the Planning Commission and Advisory Committee will be holding the third and final work session to identify other possible code updates that could help support or reduce barriers to development of middle housing or other less traditional housing types (e.g., container or tiny homes, or possible changes to townhome standards).

In addition, the results of the online Open House and Survey will be shared. The survey was set up to assist in gathering input from the community. The survey launched the last week in January and remained open through the end of February. Staff publicized the survey through a variety of means, including the City website, email announcements, social media and utility bill announcements.

**COUNCIL ALTERNATIVES:**

N/A. This is a discussion item, providing information for Council.