

AGENDA**REGULAR CITY COUNCIL MEETING****OCTOBER 10, 2022****5:30 p.m.****CITY HALL COUNCIL CHAMBER****313 COURT STREET****And****VIA ZOOM****<https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVyRngrbExmQT09>**

Meeting ID: 881 4776 0127

Passcode: 007612

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. Up to five minutes per person will be allowed. Citizens are encouraged to ask questions with the understanding that the City can either answer the question tonight or refer that question to the appropriate staff member who will get back to you within a reasonable amount of time. 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 COUNCIL REPORTS
8. 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 September 26, 2022 Regular City Council Meeting Minutes

CITY OF THE DALLES**"By working together, we will provide services that enhance the vitality of The Dalles."**

9. CONTRACT REVIEW BOARD ACTIONS

- A. Award Contract No. 2022-010 Wicks Sludge Removal Program

10. ACTION ITEMS

- A. Community Development Department Reorganization
- B. Resolution No. 22-033 A Resolution Authorizing Transfers of Funds Between Various Departments of the General Fund
- C. General Ordinance No. 22-3193 An Ordinance Amending The Dalles Municipal Code Chapter 4.08 (Sewers) to Revise Requirement to Install Separate Service and Manage Impermissible Wastewater Discharges

11. DISCUSSION ITEMS

- A. Gitchel/Waldron Drug Building Report

12. 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
- C. Decision, if any

13. ADJOURNMENT

This meeting conducted VIA Zoom

Prepared by/
Izetta Grossman, CMC
City Clerk

CITY OF THE DALLES

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



AGENDA STAFF REPORT

AGENDA LOCATION: Item #8A

MEETING DATE: October 10, 2022

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 September 26, 2022 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the September 26, 2022 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 September 26, 2022 Regular City Council meeting minutes.

MINUTES

CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
SEPTEMBER 26, 2022
5:30 p.m.

VIA ZOOM/ IN PERSON

- PRESIDING:** Council President Timothy McGlothlin
- COUNCIL PRESENT:** Darcy Long, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson
- COUNCIL ABSENT:** Mayor Mays
- STAFF PRESENT:** City Manager Matthew Klebes, City Attorney Jonathan Kara, City Clerk Izetta Grossman, Finance Director Angie Wilson, Interim Planning Director Joshua Chandler, Public Works Director Dave Anderson, Police Chief Tom Worthy, Human Resources Director Daniel Hunter

CALL TO ORDER

The meeting was called to order by Council President McGlothlin at 5:30 p.m.

ROLL CALL OF COUNCIL

Roll Call was conducted by City Clerk Grossman. Councilors McGlothlin, Darcy Long, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson present. Mayor Mays absent.

PLEDGE OF ALLEGIANCE

Council President McGlothlin asked Councilor Runyon to lead the Pledge of Allegiance.

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

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APPROVAL OF AGENDA

Council President McGlothlin noted a second Executive Session was added to the agenda.

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

PRESENTATIONS PROCLAMATIONS

Police Department Commendations

Police Chief Tom Worthy presented Life Saving commendations to:

Present: Officer Nolan Randall, Reserve Officer Ben Labes

Not Present: Officer Juan Castro, Officer Sam Perez

CITY MANAGER REPORT

City Manager Matthew Klebes reported:

Congratulations to the Finance team led by Finance Director Angie Wilson receiving the Excellence in Government Reporting award.

Community Outreach Team trip to Washington, DC. He noted the following projects and policy issues were presented:

- Columbia Gorge Regional Airport – \$2.3 million funding request due to escalating construction costs since the EDA grant was submitted
- QLife Collocation Facility – new collation facility to address network resilience in the event of a Cascadia subduction earthquake.
- Port of The Dalles - \$1.6 million to assist with recovery from two marina fires.
- Port of The Dalles - \$3 million to assist with industrial land purchase and real estate development
- National Parks Service – Assistance to remove some National Parks Land and Water Conservation Fund requirements from a parcel of property in The Dalles
- Federal Forest Fire Fuels Reduction – support sensible forest management and fuels reduction
- Payment in Lieu of Taxes and Secure Rural Schools Continued Funding – restore adequate federal PILT and SRS funding to timber counties
- US Economic Development Administration Support – support for ongoing investment into the USDA reauthorization

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Klebes said the Outreach Team trips were vital to creating and maintaining relationships with our representative in Washington, DC. He said through these trips the COT presents a unified body for all the projects and policies needed to help the region succeed.

He said he attended the Vision Action Plan Partner meeting where the results were reviewed with community partners. He said the final plan would come before Council in early November.

CITY COUNCIL REPORTS

Councilor Long reported:

- Urban Renewal Agency: update on Brownfield grants; Josh Chandler Interim Planning Director; Alice Cannon Consultant; updated application process on website.
- Traffic Safety Commission: Codes Enforcement continues to address graffiti; additional 4 way stop signs with solar lights going in.
- Multiple questions from citizens regarding homelessness and winter warming shelter

Councilor Runyon reported:

- Wasco County Pioneer meeting
- POW/MIA day at Kelly View Point
- Columbia Gorge Law Enforcement Pig Bowl – raising funds for local families

Councilor Richardson reported:

- The Dalles Vision Action Plan 2040
- Citizen concern about puncture vine needs action

Council President Tim McGlothlin reported:

- Urban Renewal Meeting
- Airport Board
- Meeting with City Manager and City Attorney
- The Dalles Unhoused Taskforce – productive meeting

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the September 12, 2022 Regular City Council Meeting; 2) Surplus Certain Public Works Equipment; 3) Resolution No. 22-032

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Assessing the Real Property Located at 71 West 9th Street for the Cost of Abatement.

CONTRACT REVIEW BOARD

Sole Procurement Lighted Handrail Replacement at City Dock

City Manager Matthew Klebes reviewed the staff report.

It was moved by Long and seconded by Runyon to authorize the City Manager to purchase a new handrail for the Dock gangway from Platt Electric, in the amount not exceed \$55,275.00. The motion carried 5 to 0, Long, Runyon, Randall, Richardson, McGlothlin voting in favor; none opposed.

ACTION ITEMS

Resolution No. 22-031 A Resolution Adopting Local Limits for the Discharge to the City Wastewater System

Public Works Director Dave Anderson reviewed the staff report.

There was some discussion about why the acceptable levels of lead and arsenic had been raised, and if the City could reduce the levels accepted by Department of Environmental Quality.

Anderson said he wasn't sure of the methodology created by the Department of Environmental Quality. He said their requirements had to be met.

In response to a question regarding waiting to approve the limits, Anderson said the current permit expired November 2023. He noted that some industries had requested higher levels and it wasn't allowed. He said the current discharges weren't much.

It was moved by Runyon and seconded by Randall to adopt Resolution No. 22-031, a Resolution Adopting Technically Based Local Limits for Discharges to the City's Wastewater System. The motion carried 5 to 0, Runyon, Randall, Richardson, Long, McGlothlin voting in favor; none opposed.

Animal Control Vehicle Purchase

Chief of Police Tom Worthy reviewed the staff report.

City Attorney Kara asked if the vehicle was new or used.

Worthy said the vehicle was new and was being purchased through a government pricing contract.

Richardson noted that there had been a robust discuss regarding the purchase of an animal control vehicle at the Budget Committee Meeting.

It was moved by Richardson and seconded by Long to authorize the City Manager to execute a purchase of the listed truck and animal control box in an amount not to exceed \$82,000. The motion carried 5 to 0, Richardson, Long, Runyon, McGlothlin, Randall voting in favor; none opposed.

DISCUSSION ITEMS

Pay Equity Report

Human Resources Director Daniel Hunter reviewed the staff report.

He said it was important to watch positions in the upcoming SEIU negotiation. He said an example was the Department Secretary with the Police Department and the Department Secretary position in the SEIU contract.

McGlothlin said current policy seems to adequately address pay equity.

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; and

In in accordance with ORS 192.660(2)(d) to conduct deliberations with persons designated to carry on labor negotiations.

Council President McGlothlin recessed Open Session at 6:10 p.m.

Councilor President reconvene Open Session at 6:35 p.m.

It was moved by Richardson and seconded by Long to direct the City Manager to sign the 3 year Police Union Contract as negotiated. The motion carried 4 to 0; Long, Richardson, McGlothlin, Runyon voted in favor; Randall abstained; none opposed.

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ADJOURNMENT

Being no further business, the meeting adjourned at 6:44 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED: _____
Richard A. Mays, Mayor

ATTEST: _____
Izetta Grossman, CMC City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item #9A

MEETING DATE: October 10, 2022

TO: Honorable Mayor and City Council

FROM: Dave Anderson, Public Works Director

ISSUE: Award of Contract No. 2022-010 for the Wicks Sludge Removal Program

BACKGROUND: In the process of treating the City's drinking water supply, the Wicks Water Treatment Plant removes sediment from the water it receives from South Fork Mill Creek. The accumulated sediment is stored in lagoons which require routine cleaning. Once, and now sometimes twice a year, a dredging contractor is brought in to the treatment plant to pump the accumulated sediment sludge from the lagoons to drying basins.

The City of The Dalles Public Works Department has historically advertised for bid and awarded 3-year contracts for these dredging services. The solicitation process includes a requirement that prospective bidders pre-qualify with the City by demonstrating that they have the proper licensing and experience to conduct the work. The bids provided costs per cleaning for up to two cleanings per year, for a three-year period (a total of six cleanings). This year, the bid opening for this contract was held on September 22, 2022; three responsive bids were received as follows:

1. Fire Mountain Farms, Inc., in a total amount of \$208,095.00
2. FDS Marine International, LLC., in a total amount of \$223,500.00
3. Synagro-WT, Inc., in a total amount of \$735,968.00

The low responsive bid was received from Fire Mountain Farms which is the contractor that has successfully provided these services to the City for the last several years.

BUDGET IMPLICATIONS: The 3-year bid price from Fire Mountain Farms includes a cost of \$36,000 for the first cleaning in fiscal year 2022-23 and \$38,500 for a second cleaning if one were needed. The City's FY2022-23 budget includes \$36,000 in the Water Fund 51, Line Code 051-5000-000.31-10 for lagoon cleaning. Since the contract is being awarded part-way into the fiscal year, a second cleaning may not be needed in this first year of the contract. If it is needed, \$40,000 currently budgeted in the Water Treatment budget, line 051-5000-000.74-90, for the purchase of a new flow meter can be used to pay for the second cleaning since the flow meter purchase will not occur until after the Water Master Plan Update is completed in early 2024 (a future fiscal year). Funds to support the subsequent years of this contract will be allocated in future budgets. There are sufficient funds available to cover award of this contract.

COUNCIL ALTERNATIVES:

1. **Staff Recommendation:** *Authorize the City Manager to enter into contract with Fire Mountain Farms Inc. for the Wicks Sludge Removal Program, Contract No. 2022-010, in an amount not to exceed \$208,095.00.*
2. Deny authorization to award the contract and provide additional direction to staff.



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #10A

MEETING DATE: October 10, 2022

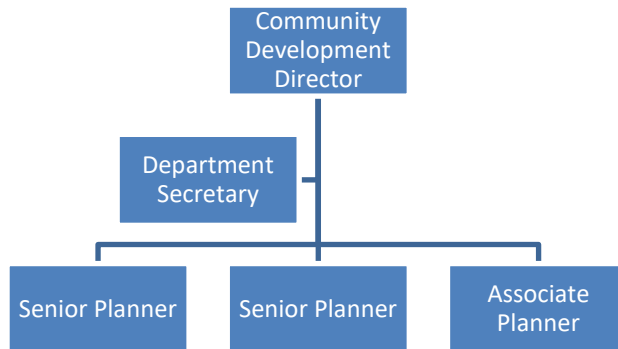
TO: Honorable Mayor and City Council

FROM: Matthew Klebes, City Manager

ISSUE: Community Development Department Reorganization

BACKGROUND:

With a transition in the Community Development Department (CDD) Director position, the City Manager is recommending a reorganization of the department. Currently, the Department is comprised of:



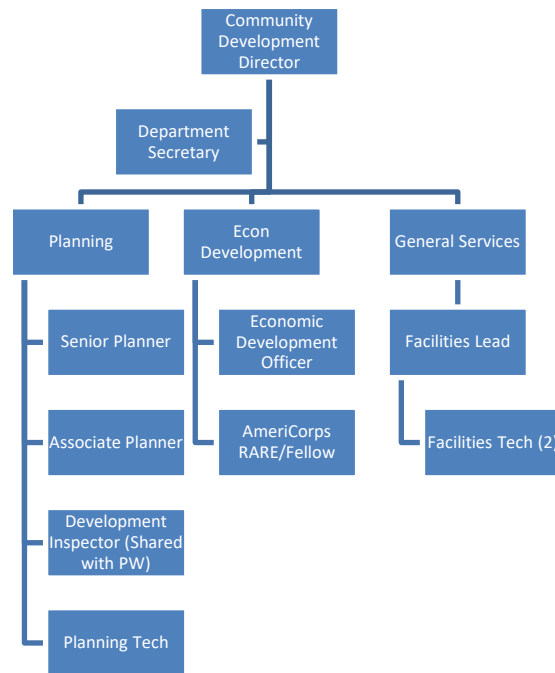
There are several objectives with this reorganization

1. Strengthen the focus and resources associated with City economic development efforts, distinct from Planning duties and resources. This will be accomplished through the creation of an Economic Development Office (EDO) position that will work with the Urban Renewal Agency, Enterprise Zone/SIP, Vertical Housing Zone, development of the airport, downtown revitalization, and various portfolio programs such as the existing Brownfield program, Qlife, Wasco County Economic Development Commission, amongst others. The City Manager will also be evaluating and potentially pursuing an AmeriCorps RARE Volunteer

or Fellow through the upcoming budget cycle. This position will likely be supervised by the EDO.

2. Strengthen the focus and resources associated not only with the short and long term maintenance needs for all City facilities but also public infrastructure associated with community development efforts such as downtown streetscaping, Lewis and Clark Park, Commercial Dock, and other potential public spaces distinct and separate from other City infrastructure such as roads, sidewalks, etc. This will be accomplished by placing General Services under the supervision of the Community Development Director and the creation of a Facilities Lead position that will work alongside and provide supervision to existing General Services staff as well as directly manage the development of long term Capital Improvement Plans needed for City facilities and infrastructure listed above as well as contractor bidding and management.
3. Increased focused on development inspection and CDD related code enforcement in coordination with the Public Works Department.
4. As part of this reorganization, the second Senior Planner position will not be filled at this time and the City Manager will continue to evaluate options to better address development inspection and CDD code compliance needs.

The new structure of the CDD will appear as follows:



BUDGET IMPLICATIONS: The reorganization of the Community Development Department will require additional funds to fulfill the resulting staff needs. This will be accomplished by approving a Budget Resolution included in your packet. The Council will also need to adopt an amended salary matrix incorporating these positions.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to adopt amended salary matrix*
2. Decline to adopt the amended salary matrix and direct staff on alternatives

Exempt / Non-Union & Management Salary Table FY22/23

Adopted

Effective July 1, 2022

5.0% COLA Exempt/Non-Union Employees

1.05
1.15

Job Classification	BASE		STEP 1		STEP 2		STEP 3		STEP 4		STEP 5		STEP 6		STEP 7	
	Month	Annual	Month	Annual	Month	Annual	Month	Annual	Month	Annual	Month	Annual	Month	Annual	Month	Annual
A++ Public Works Director Police Chief	9,056.31	108,675.66	9,327.99	111,935.93	9,607.83	115,294.01	9,896.07	118,752.83	10,192.95	122,315.42	10,498.74	125,984.88	10,813.70	129,764.43	11,138.11	133,657.36
A+ Human Resources Director Finance Director Community Development Director	8,067.32	96,807.79	8,309.34	99,712.02	8,558.62	102,703.38	8,815.37	105,784.48	9,079.83	108,958.02	9,352.23	112,226.76	9,632.80	115,593.56	9,921.78	119,061.37
A Library Director City Clerk/IT Supervisor	7,469.74	89,636.83	7,693.83	92,325.94	7,924.64	95,095.72	8,162.38	97,948.59	8,407.25	100,887.05	8,659.47	103,913.66	8,919.26	107,031.07	9,186.83	110,242.00
B Assistant Public Works Director Police Captain	7,252.17	87,026.03	7,469.73	89,636.81	7,693.83	92,325.91	7,924.64	95,095.69	8,162.38	97,948.56	8,407.25	100,887.02	8,659.47	103,913.63	8,919.25	107,031.04
C City Engineer Water Quality Manager	7,040.94	84,491.31	7,252.17	87,026.05	7,469.74	89,636.84	7,693.83	92,325.94	7,924.64	95,095.72	8,162.38	97,948.59	8,407.25	100,887.05	8,659.47	103,913.66
D Info Technology Manager Water Distribution Manager Wastewater Collection Manager Transportation Manager Regulatory/Admin Manager Project Engineer	6,835.87	82,030.39	7,040.94	84,491.30	7,252.17	87,026.04	7,469.74	89,636.82	7,693.83	92,325.93	7,924.64	95,095.71	8,162.38	97,948.58	8,407.25	100,887.03
E Police Sergeant	6,638.25	79,659.03	6,837.40	82,048.80	7,042.52	84,510.26	7,253.80	87,045.57	7,471.41	89,656.94	7,695.55	92,346.64	7,926.42	95,117.04	8,164.21	97,970.55
F Economic Development Officer	6,443.46	77,321.52	6,636.76	79,641.17	6,835.87	82,030.40	7,040.94	84,491.31	7,252.17	87,026.05	7,469.74	89,636.83	7,693.83	92,325.94	7,924.64	95,095.72
G	6,255.79	75,069.44	6,443.46	77,321.52	6,636.76	79,641.17	6,835.87	82,030.40	7,040.94	84,491.32	7,252.17	87,026.06	7,469.74	89,636.84	7,693.83	92,325.94
H	6,073.58	72,882.94	6,255.79	75,069.43	6,443.46	77,321.51	6,636.76	79,641.15	6,835.87	82,030.39	7,040.94	84,491.30	7,252.17	87,026.04	7,469.74	89,636.82
I	5,896.68	70,760.15	6,073.58	72,882.95	6,255.79	75,069.44	6,443.46	77,321.53	6,636.76	79,641.17	6,835.87	82,030.41	7,040.94	84,491.32	7,252.17	87,026.06
J Senior Planner Facilities Supervisor	5,724.93	68,699.15	5,896.68	70,760.13	6,073.58	72,882.93	6,255.79	75,069.42	6,443.46	77,321.50	6,636.76	79,641.15	6,835.87	82,030.38	7,040.94	84,491.30
K	5,558.19	66,698.22	5,724.93	68,699.17	5,896.68	70,760.14	6,073.58	72,882.95	6,255.79	75,069.44	6,443.46	77,321.52	6,636.76	79,641.16	6,835.87	82,030.40
L	5,396.30	64,755.57	5,558.19	66,698.24	5,724.93	68,699.19	5,896.68	70,760.16	6,073.58	72,882.97	6,255.79	75,069.46	6,443.46	77,321.54	6,636.77	79,641.19
M Engineer-In-Training Safety Officer	5,239.12	62,869.47	5,396.30	64,755.55	5,558.18	66,698.22	5,724.93	68,699.17	5,896.68	70,760.14	6,073.58	72,882.95	6,255.79	75,069.43	6,443.46	77,321.52
N Accountant Associate Planner Dvlpmnt Inspctr/Project Mgr Finance Specialist Paralegal IT Specialist	5,086.53	61,038.33	5,239.12	62,869.48	5,396.30	64,755.56	5,558.19	66,698.23	5,724.93	68,699.18	5,896.68	70,760.15	6,073.58	72,882.96	6,255.79	75,069.45
O Community Development Analyst	4,938.45	59,261.42	5,086.61	61,039.26	5,239.20	62,870.44	5,396.38	64,756.55	5,558.27	66,699.25	5,725.02	68,700.23	5,896.77	70,761.23	6,073.67	72,884.07
P	4,794.54	57,534.45	4,938.37	59,260.49	5,086.53	61,038.30	5,239.12	62,869.45	5,396.29	64,755.53	5,558.18	66,698.20	5,724.93	68,699.15	5,896.68	70,760.12
Q	4,654.89	55,858.71	4,794.54	57,534.47	4,938.38	59,260.51	5,086.53	61,038.32	5,239.12	62,869.47	5,396.30	64,755.56	5,558.19	66,698.22	5,724.93	68,699.17
R	4,519.31	54,231.75	4,654.89	55,858.71	4,794.54	57,534.47	4,938.38	59,260.50	5,086.53	61,038.32	5,239.12	62,869.47	5,396.30	64,755.55	5,558.18	66,698.22
S Finance Specialist - Personnel Executive Assistant	4,367.68	52,652.18	4,519.31	54,231.74	4,654.89	55,858.70	4,794.54	57,534.46	4,938.37	59,260.49	5,086.53	61,038.30	5,239.12	62,869.45	5,396.29	64,755.54
T Assistant Planner	4,259.88	51,118.62	4,387.68	52,652.18	4,519.31	54,231.74	4,654.89	55,858.70	4,794.54	57,534.46	4,938.37	59,260.49	5,086.53	61,038.30	5,239.12	62,869.45
U	4,135.81	49,629.75	4,259.89	51,118.65	4,387.68	52,652.21	4,519.31	54,231.77	4,654.89	55,858.73	4,794.54	57,534.49	4,938.38	59,260.52	5,086.53	61,038.34
V	4,013.81	48,165.67	4,134.22	49,610.64	4,258.25	51,098.96	4,385.99	52,631.93	4,517.57	54,210.89	4,653.10	55,837.22	4,792.69	57,512.33	4,936.48	59,237.70
W Planning Technician Payroll Technician Codes Enforcement Account Technician Police Evidence Officer	3,898.40	46,780.79	4,015.35	48,184.21	4,135.81	49,629.74	4,259.89	51,118.63	4,387.68	52,652.19	4,519.31	54,231.75	4,654.89	55,858.71	4,794.54	57,534.47
X Administrative Secretary	3,784.85	45,418.23	3,898.40	46,780.78	4,015.35	48,184.20	4,135.81	49,629.73	4,259.89	51,118.62	4,387.68	52,652.18	4,519.31	54,231.75	4,654.89	55,858.70
Y	3,708.98	44,507.80	3,820.25	45,843.03	3,934.86	47,218.32	4,052.91	48,634.87	4,174.49	50,093.92	4,299.73	51,596.74	4,428.72	53,144.64	4,561.58	54,738.98
Z	3,567.59	42,811.05	3,674.62	44,095.39	3,784.85	45,418.25	3,898.40	46,780.80	4,015.35	48,184.22	4,135.81	49,629.75	4,259.89	51,118.64	4,387.68	52,652.20
AA Animal Control Officer	3,463.68	41,564.12	3,567.59	42,811.05	3,674.61	44,095.38	3,784.85	45,418.24	3,898.40	46,780.79	4,015.35	48,184.21	4,135.81	49,629.74	4,259.89	51,118.63

Hourly Employees	Base	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Watershed Patrol	47,250.00							
Library Page	13.50	13.91	14.32	14.75	15.19	15.65	16.12	16.60
Contract Employees	Month	Annual	FLSA Exempt					
City Manager	12,724.31	152,691.71						
City Attorney	11,458.33	137,500.00						
Municipal Judge	1,478.19	17,738.26						

Previous Year Base
21,127.61

Minimum Wage increases through 2023, based on CPI thereafter



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #10B

MEETING DATE: October 10, 2022

TO: Honorable Mayor and City Council

FROM: Angie Wilson, Finance Director

ISSUE: Resolution No. 22-033 Authorizing Transfers of Budgeted Amounts Between Various Departments of the General Fund of the City Of The Dalles Adopted Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2023

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 items:

Resolution No. 22-033 transfers \$275,711 from the Contingency line item of the General Fund to cover the following items:

1. \$50,000 is needed from the General Fund Contingency to compensate the Legal Department. The purpose of this budget amendment is to allow for more expenditures for Legal Services that were not anticipated.
2. \$97,404 is needed from the General Fund Contingency to Community Development Department (CDD) for adding an additional FTE for a new Facilities Manager. This position is part of the CDD reorganization and will provide direct supervision of General Services staff along with providing additional capacity to plan and execute Capital Improvement Plans (CIP) for City facilities as well as public infrastructure such as streetscaping, dock, Lewis and Clark Park and others.

3. \$104,307 is needed from the General Fund Contingency to the Community Development Department for adding an additional FTE for a new Economic Development Officer. This position is part of the CDD reorganization and will be focused on management of various economic development incentives and programs including but not limited to the Urban Renewal Agency, Enterprise Zone, Vertical Housing Zone, Brownfield program, airport grants as well as coordinating efforts with partner agencies related to items such as downtown revitalization, uses of TRT, Wasco County Economic Development Commission among other existing needs and potential future needs.
4. \$24,000 is needed from the General Fund Contingency to the IT Department for a IT Assessment. This assessment will provide detailed information on our IT systems which will support and inform the decision making process for potential IT Department changes and needs.

BUDGET IMPLICATIONS: Resolution No. 22-033 transfers currently budgeted amounts, and does not have any impact on the total budget of the General Fund.

COUNCIL ALTERNATIVES:

1. Staff recommendation: *Move to adopt Resolution No. 22-033 Authorizing Transfers of Budgeted Amounts Between Various Departments of the General Fund of the City Of The Dalles Adopted Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2023.*
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. 22-033

A RESOLUTION AUTHORIZING TRANSFERS OF BUDGETED AMOUNTS BETWEEN CATEGORIES OF THE GENERAL FUND OF THE CITY OF THE DALLES ADOPTED BUDGET, MAKING APPROPRIATIONS AND AUTHORIZING EXPENDITURES FOR THE FISCAL YEAR ENDING JUNE 30, 2023.

WHEREAS, during the budget year certain funds may experience expenditures above approved category limits; and

WHEREAS, Oregon Budget Law recognizes these events and allows for transferring of funds between approved category limits within and between funds; and

WHEREAS, \$50,000 is needed from the General Fund Contingency to compensate for the Legal Department due Legal services being higher than anticipated; and

WHEREAS, \$97,404 is needed from the General Fund Contingency to Community Development Department (CDD) for adding an additional FTE for a new Facilities Manager. This position is part of the CDD reorganization and will provide direct supervision of General Services staff along with providing additional capacity to plan and execute Capital Improvement Plans (CIP) for City facilities as well as public infrastructure such as streetscaping, dock, Lewis and Clark Park and others; and

WHEREAS, \$104,307 is needed from the General Fund Contingency to the Community Development Department for adding an additional FTE for a new Economic Development Officer. This position is part of the CDD reorganization and will be focused on management of various economic development incentives and programs including but not limited to the Urban Renewal Agency, Enterprise Zone, Vertical Housing Zone, Brownfield program, airport grants as well as coordinating efforts with partner agencies related to items such as downtown revitalization, uses of TRT, Wasco County Economic Development Commission among other existing needs and potential future needs; and

WHEREAS, \$24,000 is needed from the General Fund Contingency to fund the IT Department for an IT Assessment. This assessment will provide detailed information on our IT systems which will support and inform the decision making process for potential IT Department changes and needs.

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

Section 1. Authorizing Budget Transfers. The City Council hereby authorizes the following transfers of funds between budgeted categories and funds:

<u>FUND OR DEPT.</u>	<u>BUDGETED</u>	<u>RESOURCES NEEDED</u>	<u>REALLOCATED</u>
<u>GENERAL FUND (001)</u>			
from General Fund Contingency	\$ 829,585	\$ 553,874	- \$275,711
to Legal Department	\$ 249,054	\$ 354,054	+ \$100,000
to Planning Department	\$ 696,382	\$ 898,093	+ \$201,711
to IT Department	\$ 371,939	\$ 395,939	+ \$ 24,000

Section 2. Effective Date. This Resolution shall become effective upon adoption by the City Council and shall remain in effect until receipt and acceptance of the FY22/23 audit report.

PASSED AND ADOPTED THIS 10th DAY OF OCTOBER, 2022.

Voting Yes, Councilors: _____
Voting No, Councilors: _____
Absent, Councilors: _____
Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 10th DAY OF OCTOBER, 2022.

SIGNED:

ATTEST:

Richard A. Mays, Mayor

Izetta Grossman, CMC, City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #10C

MEETING DATE: October 10, 2022

TO: Honorable Mayor and City Council

FROM: Jonathan Kara, City Attorney

ISSUE: Adoption of General Ordinance No. 22-1393 an Ordinance Amending The Dalles Municipal Code Chapter 4.08 (Sewers) to Revise Requirement to Install Separate Service and Manage Impermissible Wastewater Discharges

BACKGROUND: The City regulates sanitary sewer systems through TDMC Title 4—Sanitation, including sewer connection regulations. Since at least 1997, the Code has required property owners within city limits to install separate service from the sewer main to their property for all new developments. However, despite this requirement, the Public Works Department is aware of historical nonconforming combined-service systems predating 1997.

Currently, the Code compels the Public Works Department to identify combined-service systems and notify property owners of the need to separate service. However, the City has no practical way to identify those systems because they are typically established through unrecorded or private easements between adjacent property owners on private property. The difficulty associated with establishing a methodology to fulfill the Code's obligations as-written seems to outweigh the Code's utility in protecting the public safety and health.

To address this challenge, this proposed Ordinance (attached to and made part of this Staff Report as Attachment "A") revises the City's obligation to identify all combined-service systems by only requiring the Public Works Department to notice the necessity to separate service after certain *triggering events*, such as **(a)** construction of additional residential dwellings or commercial buildings connecting to City service on the same property as an existing combined-service system, **(b)** reconstruction or replacement of a residential dwelling or commercial building currently served by a combined-service

system, and (c) failure of the existing combined-service system requiring its replacement. Once a triggering event occurs, the City's obligation to notice property owners is activated.

In addition to revising the requirement to install separate service, staff's day-to-day experiences implementing Title 4 have informed additional revisions through this proposed Ordinance to improve the public health and safety in situations when a property's sewer system fails and results in sewage discharge onto property's surface—such sewage discharges can create foul odors, adversely impact the environment, and create public health risks.

In situations where the failed system is a broken or leaking sewer lateral connected to the City system on private property, staff currently has undefined enforcement authority. The proposed Ordinance includes a provision authorizing the Director to administratively enforce Chapter 4.08 by noticing violations of its provisions and ordering water turn-offs in cases where property owners fail to correct or otherwise when reasonably significant impacts to human health or the environment are occurring or would occur if the violation is not immediately or promptly corrected.

Oregon law (ORS 294.160) requires the City provide an opportunity for interested persons to comment on the City's enactment of any ordinance prescribing a new fee: while new penalties are not necessarily new fees and this is not a public hearing, best practices suggest the Mayor ask the audience for comment on this proposed Ordinance before Council considers adoption.

BUDGET IMPLICATIONS: None.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to adopt General Ordinance No. 22-1393, an Ordinance Amending The Dalles Municipal Code Chapter 4.08 (Sewers) to Revise Requirement to Install Separate Service and Manage Impermissible Wastewater Discharges, by title only.*
2. Move to adopt an amended General Ordinance No. 22-1393.
3. Decline formal action and provide Staff additional direction.

Attachments

Attachment "A" – *General Ordinance No. 22-1393*

GENERAL ORDINANCE NO. 22-1393

**AN ORDINANCE AMENDING THE DALLES MUNICIPAL CODE
CHAPTER 4.08 (SEWERS) TO REVISE REQUIREMENT
TO INSTALL SEPARATE SERVICE AND MANAGE
IMPERMISSIBLE WASTEWATER DISCHARGES**

WHEREAS, the City regulates sanitary sewer systems through The Dalles Municipal Code (TDMC or Code) Title 4—*Sanitation*, including sewer connection requirements;

WHEREAS, since at least 1997, the Code has required each property owner within city limits to install separate service from the sewer main to their property;

WHEREAS, despite the Code’s separate service requirement, the City is aware of historical nonconforming combined-service systems predating the Code’s enactment;

WHEREAS, the Code currently imposes obligations on the Public Works Department to identify combined-service systems and notify property owners of the need to separate service, but the City has no practicable means of comprehensively identifying all combined-service systems within city limits because such systems are generally established through unrecorded or private easements between adjacent property owners;

WHEREAS, the Code currently prohibits untreated wastewater discharges but fails to provide a robust regulatory authority for its enforcement; and

WHEREAS, the City Council considered these amendments during its regularly scheduled and noticed public meeting on October 10, 2022, and finds them in accordance with protecting and preserving the public health, safety, and welfare.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES
ORDAINS AS FOLLOWS:**

- 1. TDMC Title 4 (SANITATION), Chapter 4.08 (SEWERS), Section 4.08.030 (Use of Public Sewers Required), Subsection (A)** shall be revised to read:

No person shall discharge to any area within the city limits any wastewater or other polluted waters unless suitable treatment has been provided in accordance with the subsequent provisions of this chapter. All relevant discharge regulations must be met and discharge approval must be granted in writing by the Director.

- 2. TDMC Title 4 (SANITATION), Chapter 4.08 (SEWERS), Section 4.08.050 (Sewer Connections), Subsection (C)** shall be revised to read:

C. Separate Service.

1. Each property owner shall install a separate service from the main to the property or other location designated by the City.
2. Existing combined-service systems, where wastewater is now serviced through one service to more than one residence or business, shall be modified by the property owner to City standards at their expense by installing a separate service upon the occurrence of a triggering event described in TDMC 4.08.050(C)(3) unless waived by the Director in writing upon their determination separate services are not required in the particular instance.
3. Triggering events necessitating separation of existing combined-service systems include:
 - a. The reconstruction or replacement of a residential dwelling or commercial building served by a combined-service system;
 - b. The construction of an additional residential dwelling, accessory dwelling unit, or commercial building anticipated to be provided with City sanitary sewer service on the property served by a combined-service system; and
 - c. When repairs to or replacements of the existing system or lines is proposed or necessary.
4. If the triggering event necessitating separate service results from the activities listed in TDMC 4.08.050(C)(3)(a) or (b), the reconstructing, replacing, or constructing property owner shall be responsible for all costs arising from separating service for both their property and the other properties served by the existing combined-service system; otherwise, for all other triggering events, each property owner shall be responsible for their own costs arising from separating service.
5. If the Director determines the continued use of a portion of an existing combined-service system is both safe and feasible, one property owner may continue to use that portion of the system as their separate service so long as the City confirms all junctions in the system are permanently capped. If the triggering event necessitating separate service results from the activities listed in TDMC 4.08.050(C)(3)(a) or (b), the privilege to continue use of the safe portion of the existing combined-service system shall rest with the non-reconstructing, non-replacing, or non-constructing property owner.
6. The Director shall notice the obligation to install separate service in writing certified mailed and return receipt requested to all impacted property owners after the occurrence of a triggering event within 90 days of the triggering event.
7. The Director may turn off water service to a property resulting from a property owner's failure to install separate service pursuant to this section.

8. All liabilities connected with or relating to an existing combined-service system shall rest with the property owner and in no event shall the City, its officers, employees, or agents be liable for damage, injury, or loss to person or property sustained due to an existing combined-service system. If any party brings an action naming the City, its officers, employees, or agents connected with any combined-service system, the property owner shall indemnify, hold harmless, and defend the City, its officers, employees, and agents, at no cost whatsoever to the City; provided, however, in no event shall a property owner indemnify against the City's sole negligence or willful misconduct.

3. **TDMC Title 4 (SANITATION), Chapter 4.08 (SEWERS), Section 4.08.090 (Sewer Service and Connection Charges), Subsection G (Lien)** shall be revised to read:

G. Lien. All connection, monthly utility charges, and penalties imposed by this chapter become a lien on the premises served from and after the date of billing or notice of their due and entry in the City lien docket. The lien docket shall be made accessible for inspection by anyone interested in ascertaining the amount of the charges against the property or owed as penalties. When an entry on the City lien docket remains unpaid 60 days after billing, the lien created thereby may be foreclosed in the manner provided by ORS 223.270 (*Procedure for collection on default*), as amended, or in any manner provided by law, this chapter, or other City ordinance.

4. **TDMC Title 4 (SANITATION), Chapter 4.08 (SEWERS)** shall be amended by the addition of a new section **TDMC 4.08.110 (Administrative Enforcement)** reading:

4.08.110 Administrative Enforcement.

A. Both independent from and supplemental to any enforcement authority provided elsewhere in this chapter, title, or Oregon law, where the Director determines any provision of this chapter likely has been or is being violated, the Director may:

1. Notice the violation by first class mail and return receipt requested to the property owner or person in charge of the property. The notice of violation shall indicate the location and nature of the violation and the provision or provisions of this chapter alleged to have been violated, and provide the requirement to correct the violation within 5 days or be subject to an administrative penalty not to exceed \$1,000.00; and
2. Notice a water turn-off by first class mail and return receipt requested to the property owner. The notice of water turn-off shall confirm the previous failure to correct the violation and provide the requirement to correct the violation within 2 days or be subject to water turn-off, any associated fees relating to turn-on or turn-off charges, and an administrative penalty not to exceed \$1,500.00. In cases where the Director determines reasonably significant impacts to human health or the environment are occurring or would occur if the violation is not immediately corrected, the Director may cause water turn-off without notice and the property owner shall be responsible for any associated fees relating to turn-on or turn-off charges.

- B. The date of all notices contemplated by this section shall be 1 day after the City’s certified dispatch; however, a defect in the notice with respect to time shall not prevent enforcement of this chapter.

- C. All noticed violation timelines may be tolled or stayed, in the Director’s sole discretion, upon a property owner’s submittal of a specific plan to and reasonable schedule for the correction of the violation. The Director shall consider the scope of work necessary, whether any additional time is required for essential permits, and contractor availability when determining whether to toll or stay any timeline contemplated by this chapter.

- D. Any penalties imposed by this section become liens on the premises served after the date they are due to be paid and entry in the City lien docket. If the penalty remains unpaid for 60 days after entry in the City lien docket, it may be foreclosed in the manner provided by ORS 223.270 (*Procedure for collection on default*), as amended, or in any manner provided by law, this chapter, or other City ordinance.

5. This Ordinance shall be effective 30 days after adoption.

PASSED AND ADOPTED THIS 10TH DAY OF OCTOBER, 2022,

Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 10TH DAY OF OCTOBER, 2022.

Richard A. Mays, Mayor

ATTEST:

Izetta Grossman, CMC, City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #11A

MEETING DATE: October 10, 2022

TO: Honorable Mayor and City Council

FROM: Matthew Klebes, City Manager

ISSUE: Gitchell/Waldron Drug Building

BACKGROUND: Included in your packet is an Agenda Staff Report from December 2021 that summarizes previous past work and action to determine the future of the Gitchell/Waldron Drug building.

Most recently, City Council directed staff to facilitate an updated evaluation of the building from KPFF Consulting Engineers along with cost estimates on four options. KPFF provided a report, “Waldron Drug Store Building Evaluations and Assessments” which has been included in your packet. This report is best summarized in the Executive Summary which details 4 Options and their associated potential costs:

Option 1: Building to remain unoccupied and no new major repairs or upgrades to be made

- The roofing is expected to need replacement in 10 to 20 years. The estimate for replacing the roofing is **\$15,000 to \$21,000** (present value).
- The HVAC system is expected to need replacement in 10 to 20 years. The estimate for replacing the HVAC system is **\$17,000 to \$23,000** (present value).
- The strong backs at the NW corner are expected to need replacement in 5 to 15 years. The estimate for performing this work is **\$24,000 to \$32,000** (present value).

Option 2: Building to be repaired and upgraded as required for occupancy in its current location

- A series of significant structural repairs are required to occupy the structure in its current location. These repairs include reinforcement of nearly all existing structural elements and the addition of several new structural elements. Additional architectural, mechanical, electrical, plumbing, site, or tenant improvement work will also be required beyond the structural scope of work. The estimate for performing all work is between **\$1,600,000 and \$2,200,000.**

Option 3: Building to be relocated to a different site and then repaired and upgraded as required for occupancy

- Due to the fragile nature of the stone and mortar, relocating the building without disassembly would likely result in significant damage to the structure, which may not be repairable. We do not recommend relocating the structure without disassembly.
- Disassembly and reconstruction of the structure may be viable. It is our opinion that the only viable method for reuse of the existing materials in a new building would be via constructing a similarly sized new building using modern materials for the primary structural support and to employ select salvaged materials (exterior stone, metal features, etc.) from the existing building as a non-structural fascia. The estimate for performing all work is **\$3,300,000 to \$4,500,000**.

Option 4: Building to be demolished

- Demolishing the structure is a viable option and would have minimal impact on the surrounding site. The estimate for performing all work is **\$180,000 to \$240,000**. Additional costs may be incurred depending on the desired site condition post-demolition.

Previous efforts to evaluate Option 2 and 3, either via a direct City effort or through a 3rd party secured through an RFP process, have been declined or discontinued by previous Council. Option 1 has an estimated costs of \$76,000 *over the next 5-20 years*, while Option 4 has an up-front cost estimate of \$180,000-\$240,000.

An important question is risk, to both staff and railroad. Staff has recently reached out to representatives from the railroad to ascertain their position but has not received a response. The railroad has not advocated for the demolition of this building. Option 1 would show that the City is taking proactive measures to maintain the Gitchell building and reduce the risk to both staff and railroad while Option 4 would eliminate this risk.

Further evaluating Option 1 poses the question, “to what end?” If the City chooses to continue to preserve and maintain the Gitchell/Waldron Drug building, as it has in the past, what is the purpose? Staff would posit that the purpose is to serve as a historic landmark and part of our community story or fabric which values our historic buildings. To best accomplish this, staff would propose that if the Council pursues Option 1, that an additional effort be undertaken to better integrate and activate the building so it contributes more in exchange for the cost of preserving it.

This effort could mirror a project undertaken in Astoria, Oregon. An article also included in your packet titled, “*Sign Sleuth: Bringing the Past to Life in Astoria, Oregon*” provides a summary of this effort which the City, in potential partnership with other organizations could replicate.

The Gitchell building has several old historic signs on the East and West sides that are faded and could be called, ‘ghost signs’. Similar to Astoria, the City could explore an effort to project these ghost signs on the sides of the building and bring them back to life. This would better activate the Gitchell building by highlighting our history, would be highly visible from the interstate, would add to the Lewis and Clark Park, and could even include other projected statements such as, “Visit The Dalles” on the side of the Gitchell building. Staff would need to coordinate such a project with entities such as ODOT, railroad, and the Historic Landmarks Commission.

This is a discussion item. Staff is looking for consensus from Council on which Option they would like to pursue so staff can bring back additional detail and information for a decision.



AGENDA STAFF REPORT

AGENDA LOCATION: ___Discussion Item___

MEETING DATE: December 13, 2021

TO: Honorable Mayor and City Council

FROM: Daniel Hunter, City Manager Pro Tem

ISSUE: Gitchell (aka Waldron Drug) Building

BACKGROUND: The Gitchell building has been a topic of discussion and action by previous City Councils. Since actions were taken by previous City Councils it is important for this Council to have the information before proceeding further. Depending on the Council's direction this issue can be brought back as an action item in the near future. Below is a brief history of staff and Council work on the Gitchell building.

9/15/15 Staff Waldron Drug Building Report

The report provides a structural evaluation, staff analysis and recommendations. The recommendations are:

1. Contract for demolition of the building (est. \$35,000)
2. Contract for structural stabilization (est. \$1,500,000)
3. Postpone further action and continue to monitor

7/28/17 RFP Gitchell Waldron Drug Building

RFP from parties interested in revitalizing and restoring the Waldron Building

10/10/17 AGENDA REQUEST FORM Gitchell Building RFP

Matthew Klebes proposing a meeting on 11/27 or 12/11 "Awarding of Gitchell Building Contract"

10/25/17 Gitchell Bldg Packet for Sep 18 CC Mtg.

Letter to Matthew Klebes from Eric Gleason (local resident and preservationist) submitting a proposal for the preservation and restoration of the Gitchell/Waldron building.

4/20/18 ARF Gitchell May 2018

Matthew Klebes proposing a meeting on 5/14 re Gitchell/Waldron Drug Building Contract No. 2018-006

7/16/18 ARF for Gitchell Waldron Drug Building Agreement

Matthew Klebes proposing a meeting on 9/24 re Gitchell/Waldron Drug Building Agreement

8/30/18 Relocate Waldron Drug Building The Dalles OR

Letter to Eric Gleason from Mark Hefty at Emmert International re building relocation services. Nearly \$800,000 to relocate.

9/18/18 UR Memo Waldron Drug Gitchell Bldg.

Matthew Klebes to Chair and Members of URAB outlining the RFP that was published 7/28/17 re restoring the Waldron/Gitchell building. One response was received, from Eric Gleason. At the 5/14/18 City Council meeting, staff was directed to draft an agreement to “Move the Waldron Brothers Drug Building to the south side of east first street. Stabilize, restore and re-use the building at the new location.”

Three locations were identified as potential relocation sites. (see photo below)

1) A parcel between the “Blue Building” and the Wing Hong Hai building, 2) The corner lot of Court and Washington St., across from the Baldwin Saloon, currently used as parking for the residents of the Commodore Hotel, and 3) The northwest corner of the City-owned public parking lot on 1st and Washington St.

*On March 6, 2018, Mr. Gleason submitted, “A Proposal for the Purchase and Redevelopment of a Portion of the Historic Granada Block”



9/24/18 ASR Gitchell Waldron Drug Bld.

To Mayor and City Council from Matthew Klebes - At the 5/14/18 City Council meeting, staff was directed to craft an agreement with Eric Gleason to move the building to the south side of east first street. Stabilize, restore and re-use the building at the new location. Staff also worked with several companies to research demolition options. Costs were estimated to be in the range of \$200k-\$400k for demolition with an additional \$4k-\$7k in

historical artifact preservation.

Matthew Klebes broke down the budget implications of both options and provided the Council with additional alternatives.

9/24/18 Council Meeting Minutes

It was moved by Brown and seconded by Elliott to terminate negotiations with Mr. Gleason, and direct staff to develop a Request for Proposals for demolition of the Gitchell Building. The motion carried, Long-Curtiss opposed

10/17/18 Gitchell Hazmat Survey

Request for Quotes re Hazardous materials survey for the Gitchell/Waldron Drug Building.

“This survey is to be used to identify any hazardous materials (i.e. asbestos, lead and universal wastes) that would be encountered with the demolition of the building”

10/25/18 Gitchell Waldron Drug Bldg Survey Proposal

Letter to Matthew Klebes from Lucas Thompson at PSI, Inc re Hazardous Materials/Asbestos/Lead survey proposal.

11/1/2018 Gitchell Hazmat Survey

Proposal-Price Quote for Hazardous materials survey for the Gitchell/Waldron Drug Building.

\$9,500 lump sum cost. From Maul Foster Alongi, Inc.

12/4/18 PSI-ENV-0581253 IH City of The Dalles Gitchell Waldron Bldg.

Final Hazardous Materials Survey from Intertek PSI, Inc.

12/21/18 RE Gitchell Bldg. The Dalles OR – Email

Mike Greenslade (EVP) at Bremik Construction to Matthew Klebes:

Hello Matthew, This is a short description of the work we performed on the Gitchell Building in The Dalles.

- 1) We removed the existing roof membrane and flashing. Installed new plywood sheathing, R19 thermal insulation and a new single ply roof membrane and flashings.
- 2) Removed and replaced the stone parapet and cap flashings.
- 3) Removed and replaced existing wood window plywood infills.
- 4) Installed a new intake louver, and a new mechanical system and control.

The work we performed on the building, and the products installed do not contain any asbestos. They're very likely is some asbestos material and lead in the existing building that was in place prior to our work and may remain in place today. If the city is going to demolish the building, I would recommend the city hire a hazard material consultant to preform testing of existing materials and provide a hazardous material report.

2/13/19 Gitchell Memo

Memo from Matthew Klebes to Julie Krueger – Staff completed gathering data re hazardous materials and historic mitigation. Staff is awaiting information from UPRR detailing what they may require during demolition that a contractor may need to know to accurately respond to the RFP. Once that information is received from UPRR, staff will

draft an RFP for review and publication.

Staff is still researching other options for the building other than demolition.

6/17/19 Gitchell Building Memo

Memo from Matthew Klebes to City Manager detailing work completed and intent to publish RFP for demolition.

??/??/19 RFP for Gitchell

Unknown date other than year – **Draft** RFP for demolition of the Gitchell/Waldron building

8/23/19 Waldron backers seek building, cash – news article

The Dalles Main Street Program wants the City to donate the Waldron/Gitchell building to “spare the 154-year old building from the wrecking ball”. The City had a work session to discuss the proposal on 8/26.

8/15/19 Email from Todd Carpenter re upcoming City Council Work Session

The Dalles Main Street Program voted on August 14, 2019, to take on and manage the Gitchell/Waldron building project with the Friends of the Waldron. With help from donations of “time, money and expertise” and an agreement with the City, Mr. Carpenter believes significant progress would be made by February 2020. See report provided by Mr. Carpenter

8/26/19 Minutes from City website re City Council Work Session on 8/26/19

The Council told them (The Dalles Main Street – Todd Carpenter) to come back in 6 months with a plan, costs and a timeline.

2/8/21 City Council Meeting Minutes

Mr. Runyon asked for clarification on Short Term Goal #1 on the Historic Landmarks Annual Report:

- Encourage preservation and re-use of the Waldron-Gitchell Building

Senior Planer Hert said the intent of Historic Landmarks was to preserve the building and that having it on their list helped with future grant applications

11/23/2021 City Liability and Risk

In 2015 I provided the City Manager (Young) with a risk analysis based on the evaluation provided by KPFF Engineering and PMA Architecture. My recommendation at the time, which stands today is to prohibit City employees from entering the building. This is due to multiple hazards present in the building and the structure.

Staff consulted with the City Attorney to determine the legal implications associated with (1) the City’s continued ownership of the building and (2) the City allowing access to the building if the City transferred ownership. The City Attorney found the liabilities associated with the City’s continued ownership are considerable—its problematic structural integrity coupled with significant environmental issues render the building inoperable and unsafe for occupancy. As it stands, the building poses a danger to public

health and safety and exists as both a legal and financial liability. The City's best interests would typically best be served in such circumstances by transferring ownership; however, in this case, transferring ownership is impractical due to the landlocked location of the building—accessing the building is impossible without the City granting the new owner a permanent access easement cutting through Lewis & Clark Festival Park or the City's water facility. The City's granting of any such easement is a further liability and the City Attorney expressly advises against creating additional City exposure. In any case, transferring ownership would not address the building's structural and environmental concerns. Since transferring ownership is not practically feasible without further liabilities, the City Attorney advises the building's demolition would likely be the most appropriate disposition here. On this, the City Attorney and I fully agree.

SUMMARY

The City of The Dalles began working with Eric Gleason in 2017 to negotiate an agreement for the preservation and restoration of the Gitchell/Waldron building. After progress stalled with Mr. Gleason, the City Council terminated those negotiations and decided to proceed with demolition. (In 2019 Matthew Klebes sent a Draft RFP for demolition to the City Manager for review)

During a City Council Work Session on August 26th, 2019, Todd Carpenter provided the City Council with a “preservation and usage proposal” and presented his case for restoring the Gitchell building with the help of The Dalles Main Street Program and Friends of the Waldron Building, along with an agreement from the City. After discussion, the Council gave Mr. Carpenter 6 months to fully develop options and come back with a plan, costs and a timeline. It has been over 2 years since the City Council has been updated on this project, but it remains a top priority for the Historic Landmarks Commission as noted in their 2021 Commission Goals that were presented to the City Council on February 8, 2021, in its Annual Report.

This discussion item was requested so Council could review and discuss the matter and provide staff with some direction.



Waldron Drug Store Building Evaluations and Assessments

The Dalles, Oregon

KPFF Project No. 10022200016

June 30, 2022

Submitted To:

The City of The Dalles
313 Court Street
The Dalles, Oregon 97058

Submitted By:

KPFF Consulting Engineers
111 SW Fifth Avenue, Suite 2600
Portland, OR 97204-3628

Waldron Drug Store Building Evaluations and Assessments

The Dalles, Oregon

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INTRODUCTION

The Waldron Drug Store building is located on the north side of the Union Pacific Railroad tracks near the intersection of East First Street and Washington Street in The Dalles, Oregon. KPFF Consulting Engineers evaluated the building in 2009 and designed repairs to stabilize the building in 2010-11 for the City. The scope of this report is to provide an evaluation of the building's current condition and provide cost estimates for four (4) options identified by the City for the building's long-term use and disposition.

The building was constructed in 1867. It originally housed a drug store and newspaper and has since had various tenants but has been unoccupied for several decades. The structure is constructed with stone exterior walls, sandstone above grade and a basalt-like stone (diabase) below grade. Interior framing consists of wood posts, girders, joists, and decking. The exterior stone is approximately 28 inches thick below grade and approximately 20 inches thick above grade. It measures approximately 23 feet by 80 feet at the exterior with approximately 1550 square feet interior floor space on each level. It appears that the original building had two levels above grade and a basement, with a level added that split the first story. In the 1880s, East First Street was raised, to address flooding problems in the area and the building of new railroad tracks. Presumably the additional level inside (referred to as the Mezzanine) was added at that time to provide an entrance at street level.



Photo of the Waldron Drug Store Building from the SE Corner – March 2022

EXECUTIVE SUMMARY

KPFF performed a seismic evaluation of the Waldron Drug Store Building in 2009 based on the American Society of Civil Engineers (ASCE) 31-03, *Seismic Evaluation of Existing Buildings*, Tier 1 Screening Phase procedure. As part of our 2009 evaluation, Peter Meijer Architect (PMA) was retained to provide a limited exterior assessment of the building. Details regarding our previous findings can be found in the KPFF report titled “Waldron Drug Store Building”, dated April 2009.

The result of the 2009 evaluation was a series of temporary structural repairs to the exterior wall and roof, along with a new parapet and new roofing. An HVAC system was added to limit moisture buildup within the interior. These repairs and improvements were conducted in 2010 and 2011.

KPFF performed a site visit and evaluation in 2022 to determine the current condition of the building relative to our 2009 observations. Our 2022 observations are included in this report. PMA was again retained to perform an updated assessment of the exterior features (Attachment A).

Our 2009 evaluation indicated that there were several deficiencies in the building’s lateral system. There was also significant deterioration of the gravity load-supporting capability of the exterior walls. We observed similar conditions in 2022, though deterioration appears to have slowed. This is likely due to the repairs that were conducted in 2010 and 2011.

Cost estimates were prepared by KPFF for the following options for the future use of the building, as requested by The City of The Dalles.

Option 1: Building to remain unoccupied and no new major repairs or upgrades to be made

- The roofing is expected to need replacement in 10 to 20 years. The estimate for replacing the roofing is **\$15,000 to \$21,000** (present value).
- The HVAC system is expected to need replacement in 10 to 20 years. The estimate for replacing the HVAC system is **\$17,000 to \$23,000** (present value).
- The strong backs at the NW corner are expected to need replacement in 5 to 15 years. The estimate for performing this work is **\$24,000 to \$32,000** (present value).

Option 2: Building to be repaired and upgraded as required for occupancy in its current location

- A series of significant structural repairs are required to occupy the structure in its current location. These repairs include reinforcement of nearly all existing structural elements and the addition of several new structural elements. Additional architectural, mechanical, electrical, plumbing, site, or tenant improvement work will also be required beyond the structural scope of work. The estimate for performing all work is between **\$1,600,000 and \$2,200,000**.

Option 3: Building to be relocated to a different site and then repaired and upgraded as required for occupancy

- Due to the fragile nature of the stone and mortar, relocating the building without disassembly would likely result in significant damage to the structure, which may not be repairable. We do not recommend relocating the structure without disassembly.
- Disassembly and reconstruction of the structure may be viable. It is our opinion that the only viable method for reuse of the existing materials in a new building would be via constructing a similarly sized new building using modern materials for the primary structural support and to employ select salvaged materials (exterior stone, metal features, etc.) from the existing building as a non-structural fascia. The estimate for performing all work is **\$3,300,000 to \$4,500,000**.

Option 4: Building to be demolished

- Demolishing the structure is a viable option and would have minimal impact on the surrounding site. The estimate for performing all work is **\$180,000 to \$240,000**. Additional costs may be incurred depending on the desired site condition post-demolition.

SCOPE OF WORK

This evaluation provides structural cost estimates for the following options as determined by The City of The Dalles for the building and site:

- Option 1: Building to remain unoccupied and no new major repairs or upgrades to be made
- Option 2: Building to be repaired and upgraded as required for occupancy in its current location
- Option 3: Building to be relocated to a different site and then repaired and upgraded as required for occupancy
- Option 4: Building to be demolished

This evaluation is based on information collected during our 2009-2011 visits to the building and an additional follow-up visit conducted in March 2022. There are no original drawings for the building for reference. A summary of our 2009 findings can be found in the following section. Photos of the building from our March 2022 site visit are included in Appendix A.

Observations, analyses, conclusions, and recommendations contained in this report reflect our engineering judgment. Concealed conditions and items which were not described in this report were not included in this review.

SUMMARY OF PREVIOUS FINDINGS

In 2009, The City of The Dalles retained KPFF to conduct an ASCE 31-03, *Seismic Evaluation of Existing Buildings*, Tier 1 seismic evaluation of the Waldron Drug Store Building. KPFF retained a specialty consultant, Peter Meijer Architect (PMA), to assist in evaluating the exterior stone walls, windows, and metal features. Full details of our findings with recommendations can be found in the KPFF report titled “Waldron Drug Store Building”, dated April 2009.

The 2009 evaluation included a one-day reconnaissance of the building, including limited material testing. Existing mechanical, electrical, and other utilities inside the building were not reviewed.

The ASCE 31 evaluation performed by KPFF in 2009 indicated that there were several deficiencies in the building’s lateral system. The exterior walls are unreinforced stone, with no connection to the floor diaphragms. The north and south ends have significant openings, which lead to overstress in the walls in a seismic event. With no reinforcing, this could result in a partial or total collapse of the structure. The diaphragms are straight sheathing with insufficient capacity to resist the seismic forces induced by the mass of the stone walls.

Two new shear walls were recommended by KPFF in 2009 along with reinforcement of the diaphragms and anchorage of the walls to the diaphragms.

Our 2009 evaluation also noted significant deterioration of the gravity load-supporting capability of the exterior walls. While the walls have considerable thickness, the stone has deteriorated (substantially in some areas) and the mortar was noted to be in generally poor condition. There are areas of the wood framing where water infiltration had led to deterioration, including the base of all the timber columns.

During our 2009 site visit, PMA evaluated the condition of the exterior stone walls, windows, and metal features of the building. The evaluation included sampling and testing the mortar and stone. Details of those evaluations are contained in PMA’s report dated April 27, 2009. The above-grade stone was found to be a poorly cemented sandstone susceptible to decay from exposure to wetting, which was in fair to poor condition. The above-grade mortar was generally in poor condition, typically in a powdery condition for at least several inches in depth.

The exterior windows were noted to be non-original. The decorative cast iron at the south façade was noted to be in relatively good condition, except for the decorative transom, which had suffered significant deterioration. The parapets were noted to be significantly deteriorating.

The south face of the building was noted to be approximately 12 feet from the centerline of the north Union Pacific Railroad (UPRR) track. The standard distance from centerline track to a structure required by the railroad is 25 feet without providing a crash wall. The 2009 evaluation noted that to maintain the current façade location, a crash wall would be required within the interior of the structure, with the appropriate clearance from the rail track.

OBSERVATIONS

KPFF and PMA conducted a site visit on March 11, 2022, to observe current conditions. The scope of this visit was to evaluate the structure exposed to view and note signs of deterioration or other distress relative to our 2009 site visit. A KPFF representative reviewed the overall condition of the building and accessible gravity and seismic components. PMA reviewed the inside and outside faces of the exterior stone walls. The roof was not accessible during this site visit and was not observed. PMA's findings are described in their report included as Attachment A. Material testing or exploratory demolition was not performed. The following sections outline our current observations relative to our 2009 observations. Additional detail regarding floor elevations, framing dimensions, and other layout descriptions can be found in our 2009 report.

Review of 2010 Repairs

Repairs were made to the building in 2010 based on KPFF's 2009 evaluation and recommendations. The following work was performed by Bremik Construction (and subcontractors) in 2010. Our observations of the repairs' current condition during our March 2022 site visit are listed below each item.

- New roof sheathing and roofing
 - Roof sheathing was observed from below and appeared to be dry and in good condition. We did not access the top side of the roof.
- New diaphragm chord with anchorage into new parapet and existing walls
 - This was not observed as part of our site visit.
- New concrete and stone parapet
 - The parapet appeared to be in good condition as viewed from the ground level.
- Addition of an HVAC system
 - The temperature in the building appeared to align with the temperature set by the thermostat. The HVAC system appeared to be running. KPFF did not evaluate the mechanical performance or condition of the system.
- Temporary ties and vertical strong back with cage guard at the NW corner
 - The temporary all-thread ties were still in place, though they appear to have loosened slightly.
 - The vertical strong backs were in fair condition but have developed large checks along their length near bolt locations.
 - The cage guard appeared to be in good condition and has caught fallen blocks and mortar.
 - Photos of the NW corner from our site visit are shown in Appendix A (Photos 9-16).
- Repair of damaged joists on lower and upper roof framing levels
 - The repaired joists appear to be in good condition.

Exterior Stone Walls

The exterior stone shows significant deterioration in general and in some locations large pieces are spalling off. The NW corner, where repairs were made in 2010, continues to deteriorate as evidenced by fallen pieces of stone and mortar trapped in the installed steel mesh. Photos of the NW corner from our site visit are shown in Appendix A (Photos 9-16).

The diabase stone comprising the basement walls appears to be in better condition than we observed in 2009. Significantly less water was found in the lower level relative to our 2009 site visit. This may be due to seasonal fluctuations in rainfall and groundwater levels. Photos of the exterior walls from our site visit are shown in Appendix A (Photos 1-8).

We did not observe new cracks in the stone walls relative to those seen in our 2009 site visit. The mortar remains in poor condition and can readily be scraped out by hand. There are some significant cracks in the stone wall, which are shown diagrammatically in PMA's 2009 report. These cracks appear to be from minor movement or swelling and contraction, commonly seen in masonry or stone structures. The parapet appeared to be in good condition as viewed from grade.

Although moisture levels were not measured, the presence of moisture on the interior faces of the stone walls appeared to be less than was noted in 2009, which is likely due to the addition of HVAC equipment in 2010.

Timber Framing

The dimensions, layout, and locations of the timber framing appear to match those observed by KPFF in 2009. According to The City of The Dalles, no new work has been performed on the structure after the 2010 repairs. Sizing of the timber framing and floor-to-floor dimension can be found in our 2009 report and repair drawings. Photos of the timber framing from our site visit are shown in Appendix A (Photos 17-22).

Deterioration of the timber columns appeared to be at similar levels as observed in our 2009 site visit. The timber columns sit on the basement slab with no standoff, which has resulted in deterioration of their bases. Several joist end bearings remain deteriorated where they are exposed to moisture. Elsewhere, the wood appears to be in good condition. Construction is typical of the era, with no supplemental connectors, including no attachment of the joists or diaphragm to the exterior walls.

The interior of the northwest corner and along the west wall appears to have significant deterioration at all levels (as was present in 2009). The level of deterioration appears to be stable as seen from the interior. The timber framing appeared to be dry, suggesting the roof repairs in 2010 have mitigated most of the moisture ingress issues that were present in that corner. Most of the ceiling and walls are covered with finishes, which obscured the timber framing from view. Where framing was visible, it was in generally good condition except where noted.

The existing Mezzanine Level has suffered fire damage over a substantial portion of the north end. The damage was observed during our 2009 visit and the extent of damage matches our previous observations. There are small areas that have received some repair; however there remains numerous joists and flooring with significant section loss. The main girder has fire damage, although not as severe as many of the joists (appeared to be limited to less than 1/8" deep).

STRUCTURAL EVALUATIONS

The City of The Dalles requested the following four options to be evaluated by KPFF for the future of the building:

- Option 1: Building to remain unoccupied and no new major repairs or upgrades to be made
- Option 2: Building to be repaired and upgraded as required for occupancy in its current location
- Option 3: Building to be relocated to a different site and then repaired and upgraded as required for occupancy
- Option 4: Building to be demolished

Structural Evaluation Methodology

The following recommendations for each building use option noted above are based on our 2009 evaluations and our March 2022 observations. In 2009, KPFF performed an ASCE 31, *Seismic Evaluation of Buildings*, Tier 1 screening, Life Safety Performance Level assessment of the building. While ASCE 31-03 has since superseded by ASCE 41-17, our ASCE 31-03 analysis is adequate for providing recommendations for each building use option requested by The City of The Dalles. The three Tiers addressed in ASCE 31 are as follows:

Tier 1 – Screening Phase: This level includes completing checklists for the structure, foundations, and non-structural items. During this phase, a review is performed utilizing any available construction documents. In addition to the construction plans, a site visit is made to assess the condition for the existing structure for deterioration of the structure and compare the existing structure to the information provided in the construction documents (if available).

Tier 2 – Evaluation Phase: This level includes linear static, linear dynamic, and special analysis procedures. For building types not requiring a full Tier 2 evaluation, this phase analyses non-compliant elements from Tier 1 utilizing a simplified static analysis approach. A full Tier 2 evaluation is not required for URM building evaluated for Life Safety Performance Level and was not performed as part of this evaluation.

Tier 3 – Detailed Evaluation Phase: This level provides more detailed methods and available codes for evaluating the structure and components. This Tier does not apply to a Tier 1 evaluation.

The two design performance levels are defined as:

Life Safety Performance Level: This level evaluates both structural and non-structural building components during a design earthquake such that:

- (a) partial or total structural collapse does not occur, and
- (b) damage to nonstructural components is non-life-threatening.

Immediate Occupancy Performance Level: This level evaluates both structural and non-structural building components during a design earthquake such that:

- (a) the damage is not life-threatening, to permit immediate occupancy of the building after a design earthquake, and
- (b) the damage is repairable while the building is occupied.

When analyzing a building, the total seismic force, also known as the base shear, of the building is calculated using a static analysis. This calculation is based on a formula that utilizes geographic seismicity, mass of the building, stiffness, and structural building type. The base shear is then distributed to each level of the structure based on a weighted proportion of each level's mass and height above the ground. These forces are then used to evaluate the structural elements in the building.

Gravity load design of the timber framing is based on the 2018 National Design Specification for Wood Construction. Wood in historic structures is generally of high quality, and this evaluation considered the existing wood as Select Structural quality.

The ASCE 31 Tier 1 Evaluation is a screening tool used to quickly identify the general seismic performance of an existing building. The current governing structural building code in the state of Oregon is the 2019 Oregon Structural Specialty Code (OSSC), based on the 2018 International Building Code (IBC). The OSSC, Section 3409 – Historic Buildings, states the following (with KPFF's comments added in italics).

3409.1 Historic buildings

Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conformance to all the requirements of this code when authorized by the building official, provided:

1. The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance. *(We understand the building is designated as "Historical").*
2. Any unsafe conditions, as described in this code, are corrected. *(Refer to the repairs and upgrades recommended in Structural Evaluations - Option 2).*
3. The restored building or structure will be no more hazardous based on life safety, fire safety and sanitation than the existing building. *(No structural weakening is anticipated due to the repairs and upgrades. This also includes exiting, which will require design and approval for revising the exiting from the second floor).*
4. The building official seeks the advice of the State of Oregon historic preservation officer. In case of appeals related to historic buildings, the local appeals board or the appropriate state appeals board shall seek the advice of the State of Oregon historic preservation officer.

Historic Preservation Officer, Oregon Parks and Recreation Department, 725 Summer Street NE, Suite C, Salem, OR 97301. Telephone (503) 986-0707. *(Required action by The City of The Dalles).*

The following sections provide detailed recommendations for each building use option. Refer to the Conclusions section and Attachment B for cost estimates.

Option 1 – Structure to Remain Unoccupied and As-Is

Based on our 2022 observations, the structural integrity of the building has not significantly degraded since our 2009 site visit. The repairs made in 2009 have slowed the deterioration of the structural components of the building and have delayed significant structural damage due to moisture intrusion and stone deterioration.

Note that these repairs were intended to be temporary. We expect the following items will require on-going repair or maintenance to remain functional.

Roofing

The new roofing has a finite service life and will require replacement in 10 to 20 years. The building should be monitored annually during the rainy season for roof leaks. Any leaks should be addressed in a timely manner by a qualified roofer.

HVAC System

While the HVAC system appeared to be working properly, the system requires regular maintenance and periodic replacement of major components. Regular maintenance should be performed by a qualified technician. We expect replacement of major components of the HVAC system will be required in 10 to 20 years.

Strong Backs

The temporary vertical strong backs with cage guard at the NW corner have experienced some deterioration since their installation in 2010. We anticipate that these strong backs will need replacement in the next 5 to 15 years.

Option 2 – Occupy the Structure at its Current Location

A series of significant structural repairs are required to occupy the structure in its current location. Our 2009 evaluation and recommendations for repair generally still apply based on the latest edition of the ASCE standard. These repairs and upgrades are listed below. Note, these recommendations assume the existing mezzanine level, which was not part of the original construction, will be removed due to the tight floor-to-floor height limiting its practical use.

- Add an interior concrete shear wall at the north end, including rock anchors.
- Add an interior concrete shear wall approximately 13 feet north of the south end of the building, including rock anchors. Note that this will require reconfiguring the exit stair to the Second Floor.
- Add plywood sheathing to the second floor and roof to reinforce those diaphragms.
- Add tension ties between the exterior stone wall and the wood joists and/or diaphragm at each level.
- Add continuous steel angle chord ties along west and east walls at the second floor.
- Add bracing for the south parapet extension above the roof line.
- Re-mortar all deteriorated stone wall joints.
- Replace or repair areas of extensively decayed stone.
- Apply a penetrating epoxy to the outside surfaces of the above grade stone walls.
- Epoxy grout cracks in the stone walls.
- Repair bases of the timber columns in the basement, included providing code-required standoff to concrete.
- Repair of first floor joist end bearings along the east wall in the vicinity of the east entry and along the west wall and northwest corner at each level.
- Repair fire damaged joists and decking.
- Apply waterproofing to the exterior face of the buried sandstone at the south end of the building. Note that this will require temporary excavation shoring along the rail line.
- Add concrete retaining wall at the first floor, south wall.
- Replace windows and parapet coping.
- Depending on the code-required design load for the final use of the second floor, the fire damaged girder may require reinforcing.

The cost estimate for performing the work listed above is included as Attachment B at the end of this report and also in the Conclusions section.

Additional costs likely required for occupancy not included in the estimates:

- Architectural, mechanical, electrical, plumbing, site, or tenant improvement work
- Testing for and abatement of hazardous building materials

Option 3 – Relocate the Structure

Several options were considered for relocating the structure. The two most plausible options are: 1) relocation of the entire building to a different site without disassembly, and 2) disassembly and reconstruction of the building at a different site.

It is our understanding that The City of The Dalles previously received a quote for relocating the entire building without disassembly. While this relocation method may be possible, it is KPFF's opinion that due to the fragile nature of the stone and mortar, relocating the building in this manner would likely result in significant damage to the structure, which may not be repairable. We do not recommend relocating the structure using this method.

Disassembly and reconstruction of the structure may be a viable option. It is our opinion that the only viable method for reuse of the existing materials in a new building would be via constructing a similarly sized new building using modern materials and construction methods (elsewhere or at the same site) and utilizing the existing stone as a non-structural façade for a portion of the new building façade. This would provide The City with a new building that meets the latest building code requirements while maintaining some of the historic value of the existing building.

Note that the existing stone would need to be stored temporarily for drying, evaluation, and sealing prior to use in a new structure. Due to the fragile nature of the stone, we anticipate much of what is salvaged will not be adequate for use in a new structure and would need to be either disposed of or used in a non-structural application elsewhere.

Our construction cost estimate assumes an equally sized, 2-story building with additional costs associated with demolition, salvage, and reuse of the existing stone as part of the new building façade.

A cost estimate for the work outlined above is included as Attachment B at the end of this report and the Conclusions section.

Additional costs likely required for occupancy not included in the estimates:

- Architectural, mechanical, electrical, plumbing, site, or tenant improvement work
- Testing for and abatement of hazardous building materials

Option 4 – Demolish the Structure

Demolishing the structure is a viable option and would have minimal impact on the surrounding site. The south end of the site would require careful excavation and backfill to avoid damaging the existing railroad tracks. Our cost estimate accounts for this work. Additional costs may be incurred depending on final post-demolition grading and landscaping. We have assumed the building can be demolished without impacting built features in the nearby Lewis & Clark Festival Park.

The City of The Dalles may choose to salvage some or all the stone for non-structural uses. Examples of this may be non-structural site walls, non-vehicular paving, or art installations. Storage, drying, and epoxy sealing of the stone may be required prior to any future use. Our estimate does not include the costs of salvaging or storing any stone. Disposal of the stone is included in our cost estimate.

A cost estimate for the work outlined above is included as Attachment B at the end of this report and the Conclusions section.

Additional costs likely required for occupancy not included in the estimates:

- Architectural, mechanical, electrical, plumbing, site, or tenant improvement work
- Testing for and abatement of hazardous building materials

CONCLUSIONS

The Waldron Drug Store Building presently has deficiencies that could result in localized hazard, or partial or total collapse of the structure in a major seismic event. The gravity system has suffered deterioration from exposure to the elements and will require repairs, as noted, prior to future occupancy. The structure may remain unoccupied as-is or may be demolished based on the needs of The City of The Dalles.

The following options for the future use of the building were evaluated by KPFF and are summarized below.

Option 1: Building to remain unoccupied and no new major repairs or upgrades to be made

- The roofing is expected to need replacement in 10 to 20 years. The estimate for replacing the roofing is **\$15,000 to \$21,000** (present value).
- The HVAC system is expected to need replacement in 10 to 20 years. The estimate for replacing the HVAC system is **\$17,000 to \$23,000** (present value).
- The strong backs at the NW corner are expected to need replacement in 5 to 15 years. The estimate for performing this work is **\$24,000 to \$32,000** (present value).

Option 2: Building to be repaired and upgraded as required for occupancy in its current location

- A series of significant structural repairs are required to occupy the structure in its current location. These repairs include reinforcement of nearly all existing structural elements and the addition of several new structural elements. Additional architectural, mechanical, electrical, plumbing, site, or tenant improvement work will also be required beyond the structural scope of work. The estimate for constructing the structural repairs is between **\$1,600,000 to \$2,200,000** and includes an allowance for professional design services and railroad flagging. The estimate does not include costs for permitting.

Option 3: Building to be relocated to a different site and then repaired and upgraded as required for occupancy

- Due to the fragile nature of the stone and mortar, relocating the building without disassembly would likely result in significant damage to the structure, which may not be repairable. We do not recommend relocating the structure without disassembly.
- Disassembly and reconstruction of the structure may be viable. It is our opinion that the only viable method for reuse of the existing materials in a new building would be via constructing a similarly sized new building using modern materials and construction methods. The estimate for constructing a new similarly sized building at another site, demolishing the existing building, salvaging, and reusing the existing exterior stone, and re-grading the existing site is **\$3,300,000 to \$4,500,000** and includes an allowance for professional design services and railroad flagging. The estimate does not include costs for permitting.

Option 4: Building to be demolished

- Demolishing the structure is a viable option and would have minimal impact on the surrounding site. The estimate for demolishing the building and re-grading the site is **\$180,000 to \$240,000** and includes an allowance for professional design services and railroad Flagging. The estimate does not include costs for permitting. Additional costs may be incurred depending on the desired site condition post-demolition.

APPENDIX A

PHOTOGRAPHS



Photo 1: Exterior from NW corner



Photo 2: West exterior elevation



Photo 3: North exterior elevation



Photo 4: Exterior from NE corner



Photo 5: South end of east exterior elevation



Photo 6: Exterior from SE corner



Photo 7: Exterior stone and mortar joints



Photo 8: Exterior stone and mortar joints



Photo 9: NW corner

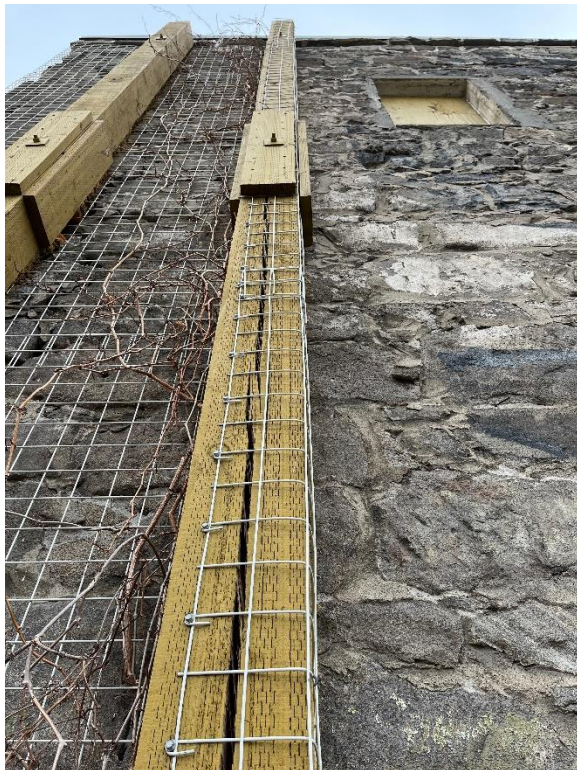


Photo 10: NW corner



Photo 11: NW corner



Photo 12: NW corner

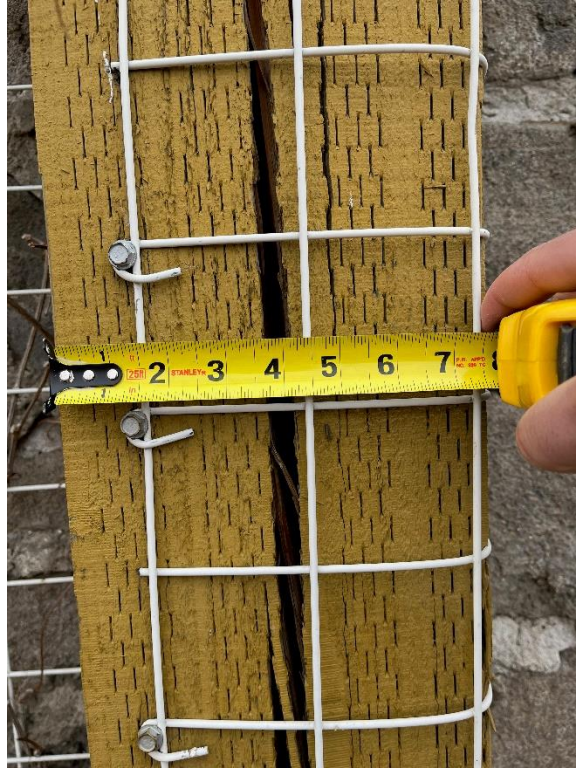


Photo 13: NW corner – checking at strong backs



Photo 14: NW corner – mortar deterioration



Photo 15: NW corner – viewed from interior



Photo 16: NW corner – viewed from interior



Photo 17: Timber framing – deteriorated post base



Photo 18: Timber framing



Photo 19: Timber framing



Photo 20: Timber framing



Photo 21: Timber framing

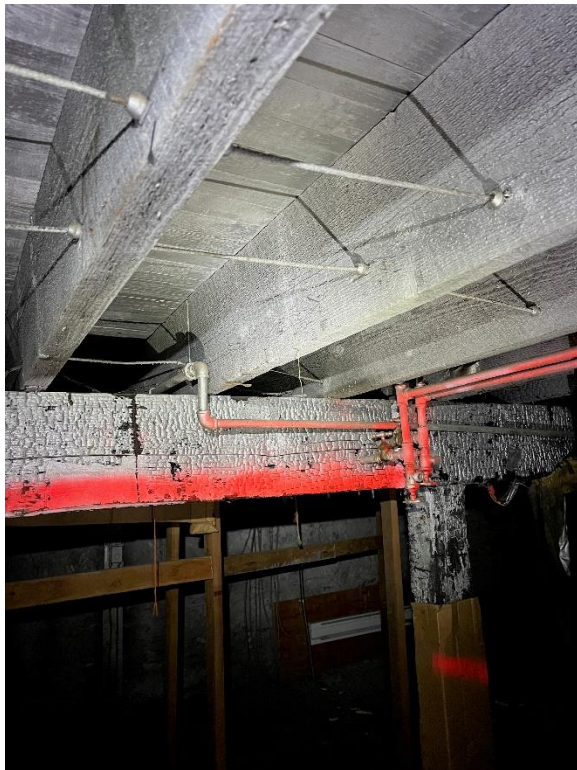


Photo 22: Timber framing – fire damaged framing

ATTACHMENT A

UPDATED BUILDING ASSESSMENT (PETER MEIJER ARCHITECT, LLC)

Waldron Drug Building
The Dalles, Oregon

Updated Building Assessment

June 30, 2022

Produced for:
KPF Consulting Engineers
111 SW Fifth Avenue, Suite 2600
Portland, Oregon 97204

Introduction

In 2009, Peter Meijer Architect, PC provided a limited exterior assessment of the Gretchell Building (AKA Waldron Drug Building) in The Dalles, Oregon. In February 2022, the City of the Dalles retained Kpff Consulting Engineers to provide an opinion on various options for the future of the property. Some of those options included: 1) an opinion on whether, or not, the property could be moved to another location; 2) whether the property should be demolished; and 3) had the building's existing conditions accelerated and become worse since 2009.

During our site visit, Peter Meijer Architect, PC referenced our 2009 assessment drawings to observe the current conditions of the existing elevations. PMA returned to the site on March 11, 2022. Observations included the exterior stone both above and below grade, the cast iron storefront system, and miscellaneous elements when visible. Roof areas and site work were excluded from the scope of work. Temperature and weather conditions during the assessment were spotty rain with sunshine and 38 degrees Fahrenheit.

General Building Information

Abstracted from PMA 2009 Report

The Waldron Drug Building circa 1867, located at East 1st Street and Washington Street, is a two-and-one-half-story stone building located in the on the south bank of the Columbia River in Section 3 of Township 1 North, Range 13 East, Willamette Meridian. The building is about 80'-0" x 23'-6" in plan facing south towards the historic downtown of the City of the Dalles. The grade slopes of the site from high on the south to low on the north. The south elevation, which is the principle façade, features a cast iron storefront supporting an upper level of cut stone in an ashlar block pattern detailed with rusticated quoins at the corners and capped by a sheet metal entablature. The east and west facades are similar except for an entry door on the east and the layout of the upper story windows. These facades are built with a random ashlar pattern of rock face stone with rusticated corner blocks.

The exterior appearance of the structure has remained largely the same for over one hundred and fifty-five years. The principal alteration resulted from raising the grade for the OR&N Main Line burying the south end first level with in-fill soil. Primary among the exterior modifications were the revision made to the facades to accommodate the new grade: concrete in-fill of the lower portion of the cast iron façade; insertion of new doors on the north and east; and modification of the surrounding grade.

In 2009, a cursory review of the interior revealed no historic fabric on the lower level, grade level, and mezzanine level. However, the upper level still retained elements of historic periods including wood wainscote, wood trim, original plaster ceilings, and some wood windows.

General Conditions

Peter Meijer Architect, PC's 2009 observations characterized the exterior building envelope as being in fair to poor overall condition. Subsequent to the Report, the City of the Dalles invested in repairing stone failure along the east and west facades at the roof joist/flashing interface; repaired cracked conditions; installed a new roof system; and installed a mechanical system to control temperature and humidity.

Our observations in March 2022 did not observe accelerated deterioration of the exterior or interior conditions. Some cracks were more visible, and thereby appeared to be worse, and some areas that

exhibited mortar loss in 2009 had greater areas of loss but were still contained to the same location. The controlled interior environment has been effective. However, water penetration is still occurring through holes in the stone exterior. Birds have found various locations to build their nests inside the structure. Substantial amount of work is still required to seal the exterior from water penetration.

Stone

Relative to an evaluation for relocating the Waldron Drug Building to a new site is the ability of the structure as a whole and the various materials and components to withstand the moving process. The stone construction methods and stone conditions are critical in evaluating the feasibility of relocation. The largest concern in 2009 was the inherent properties of the existing above grade stone.

The 2009 petrographic report summarized the quality and characteristics of the above grade stone as “poorly sorted, highly porous, weakly cemented, contains swelling clay cement, absence of strong pore-filling natural cement, poor construction quality, sensitive to crumbling upon repeated wetting and drying, and highly transmissive to moisture” The Report raised concern that the saturation level of the existing stone may have a permanent adverse effect on the structural stability of the stone.

Substantial engineering work will need to be performed to develop means and methods for reducing vibration and reducing stone movement during a relocation process.

Conclusion

The Waldron Drug Building’s deterioration has been slowed by the previous work performed on the structure. However, additional work is required to mitigate prolonged damage by water penetration. The inherent material properties of the above grade sandstone require an elevated sensitivity to control erosion and degradation. The substantial loss of bonding mortar between stone coursing will increase risk of wall collapse if not repaired or mitigated prior to relocation.

End of Report

ATTACHMENT B

COST ESTIMATES

KPFF Consulting Engineers
 Client: City of The Dalles
 6/30/2022

OPINION OF COST FOR
 WALDRON DRUG STORE BUILDING REPAIRS
OPTION 1 - BUILDING TO REMAIN AS-IS (STRUCT. COST ONLY)

CITY OF THE DALLES, OR

Item #	Item	Unit	Qty	Cost		Notes
				Unit	Amount	
				Price (\$)	(\$)	
1	Mobilization	LS	1	\$12,000	\$12,000	
2	Remove existing strong backs	PER	3	\$900	\$2,700	Expected replacement needed in 5-15 years
3	Remove and replace existing wire mesh	LS	1	\$1,000	\$1,000	
4	Furnish and install new timber strong backs	PER	3	\$2,500	\$7,500	
5	Structural engineering design services	LS	1	\$5,000	\$5,000	
6	Replace HVAC system	LS	1	\$20,000	\$20,000	
7	Replace Roof	SF	1,840	\$10	\$18,400	Expected replacement needed in 10-15 years

Estimated Total (in Year 2022 Dollars)			\$70,000
Lower range for Costs	-15%		\$60,000
Upper range for Costs	15%		\$80,000

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KPFF Consulting Engineers
 Client: City of The Dalles
 6/30/2022

OPINION OF COST FOR
 WALDRON DRUG STORE BUILDING REPAIRS
OPTION 2 - OCCUPY IN PLACE (STRUCT. COST ONLY)

CITY OF THE DALLES, OR

Item #	Item	Unit	Qty	Cost		Notes
				Unit	Amount	
				Price (\$)	(\$)	
1	Construct structural repairs and upgrades	LS	1	\$780,000	\$780,000	Scope per KPFF 2009 Cost Estimate
2	Construction cost escalation	LS	1	\$884,000	\$884,000	6% per year (Avg) x 13 years
3	Structural engineering design services	LS	1	\$55,000	\$55,000	
4	Railroad flagger	Day	90	\$1,500	\$135,000	

Estimated Total (in Year 2022 Dollars)					\$1,900,000
	Lower range for Costs			-15%	\$1,600,000
	Upper range for Costs			15%	\$2,200,000

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KPFF Consulting Engineers
 Client: City of The Dalles
 6/30/2022

OPINION OF COST FOR
 WALDRON DRUG STORE BUILDING REPAIRS
OPTION 3 - REBUILD w/ SALVAGED STONE FAÇADE

CITY OF THE DALLES, OR

Item #	Item	Unit	Qty	Cost		Notes
				Unit	Amount	
				Price (\$)	(\$)	
1	Construct 23 ft by 80 ft 2-story plus basement building.	SF	5,900	\$510	\$3,009,000	
2	Demolish existing building	SF	5,900	\$20	\$118,000	
3	Salvage, restore, and reuse exterior stone	SF	6,200	\$50	\$310,000	
4	Architectural and engineering design services	LS	1	\$344,000	\$344,000	
5	Regrade and restore existing building site	SF	4,000	\$10	\$40,000	
6	Railroad flagger	DAY	30	\$1,500	\$45,000	

Estimated Total (in Year 2022 Dollars)		\$3,900,000
	Lower range for Costs	-15% \$3,300,000
	Upper range for Costs	15% \$4,500,000

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KPFF Consulting Engineers
 Client: City of The Dalles
 6/30/2022

OPINION OF COST FOR
 WALDRON DRUG STORE BUILDING REPAIRS
OPTION 4 - DEMOLITION

CITY OF THE DALLES, OR

Item #	Item	Unit	Qty	Cost		Notes
				Unit	Amount	
				Price (\$)	(\$)	
1	Demolish existing building	SF	5,900	\$20	\$118,000	
2	Regrade and restore existing building site	SF	4,000	\$10	\$40,000	
3	Structural engineering design services	LS	1	\$6,000	\$6,000	
4	Railroad flagger	DAY	30	\$1,500	\$45,000	
Estimated Total (in Year 2022 Dollars)					\$210,000	
				Lower range for Costs	-15%	\$180,000
				Upper range for Costs	15%	\$240,000

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Ghost-Sign Sleuth: Bringing the Past to Life in Astoria, Oregon

By Charles Purdy

For his first major ghost-sign “reanimation” project since becoming an Adobe Creative Resident, designer [Craig Winslow](#) chose a wall in Astoria, Oregon, that showed traces of several signs on at least two layers (he reckons there are other layers below those two). With only phantom outlines and mere patches of faded paint to work with, Winslow had to do some painstaking detective work.

During his year as a Creative Resident, Winslow will be bringing multiple ghost signs back to life, via projection mapping—digitally re-creating the signs and then projecting them onto the walls where they originally appeared.

Having become fascinated by these faded messages from the past and discovering many promising candidates in his new home state of Oregon, Winslow chose to focus on a wall in the city of Astoria. A primary element of that wall was an area with two evident ghost signs, one on top of the other. An advertisement for the Astoria Sign Company is relatively easy to see.



Sign in



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"This ghost sign had multiple intact layers, and that's one of my favorite qualities—being able to bring former layers back to life where some remnants of paint remain," says Winslow. "Also, the location was good, with a deck right across from it, and the owner of the building was very supportive of the project."

Winslow's first step was taking multiple photos of the site and then combining and adjusting the images, in order to get an accurate flat surface that he could work with when he created the projection. (He started with Photoshop's Photomerge tool, and then he made adjustments with the Free Transform tool and the Bezier Warp effect.)

A MAP OF THE PAST

One of Winslow's first stops was Astoria's Heritage Museum.



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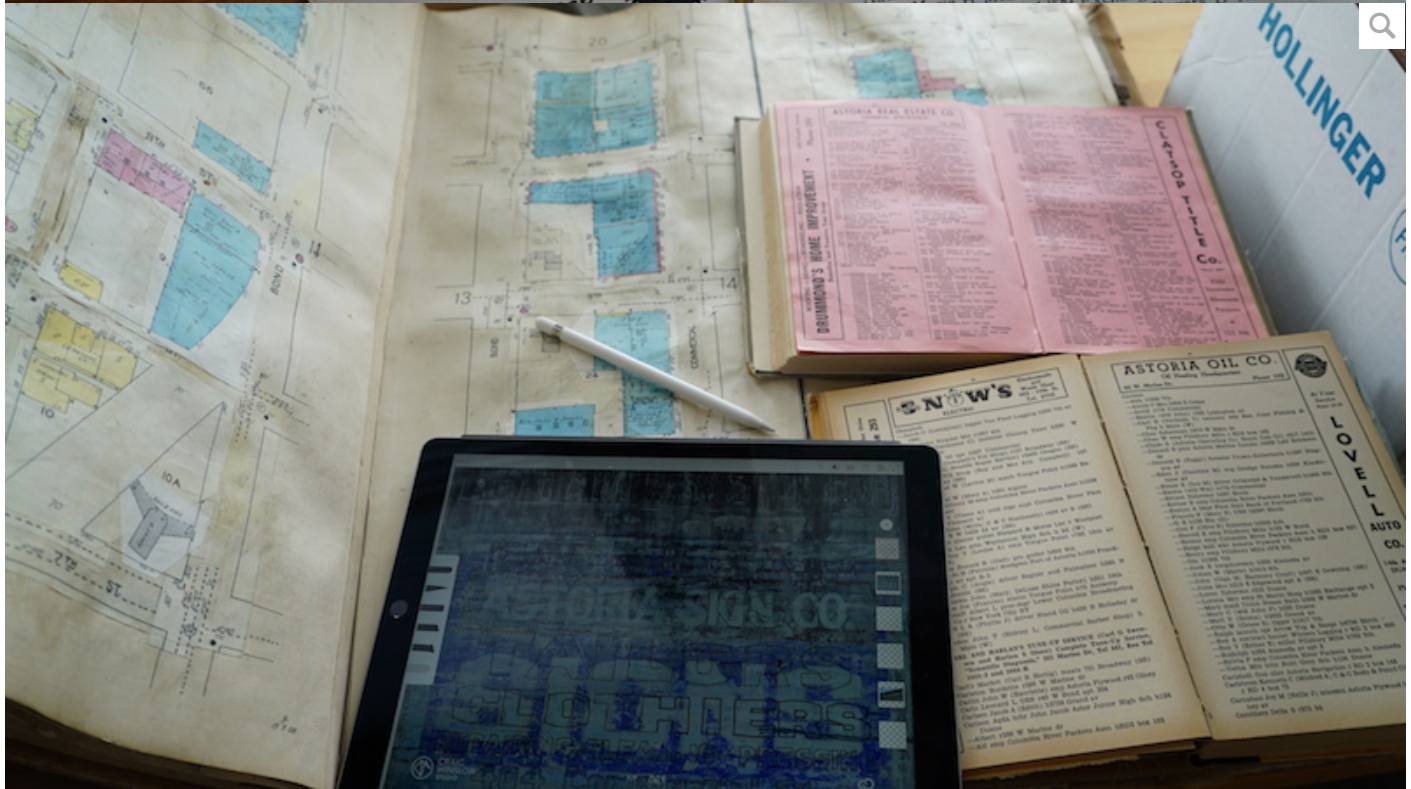
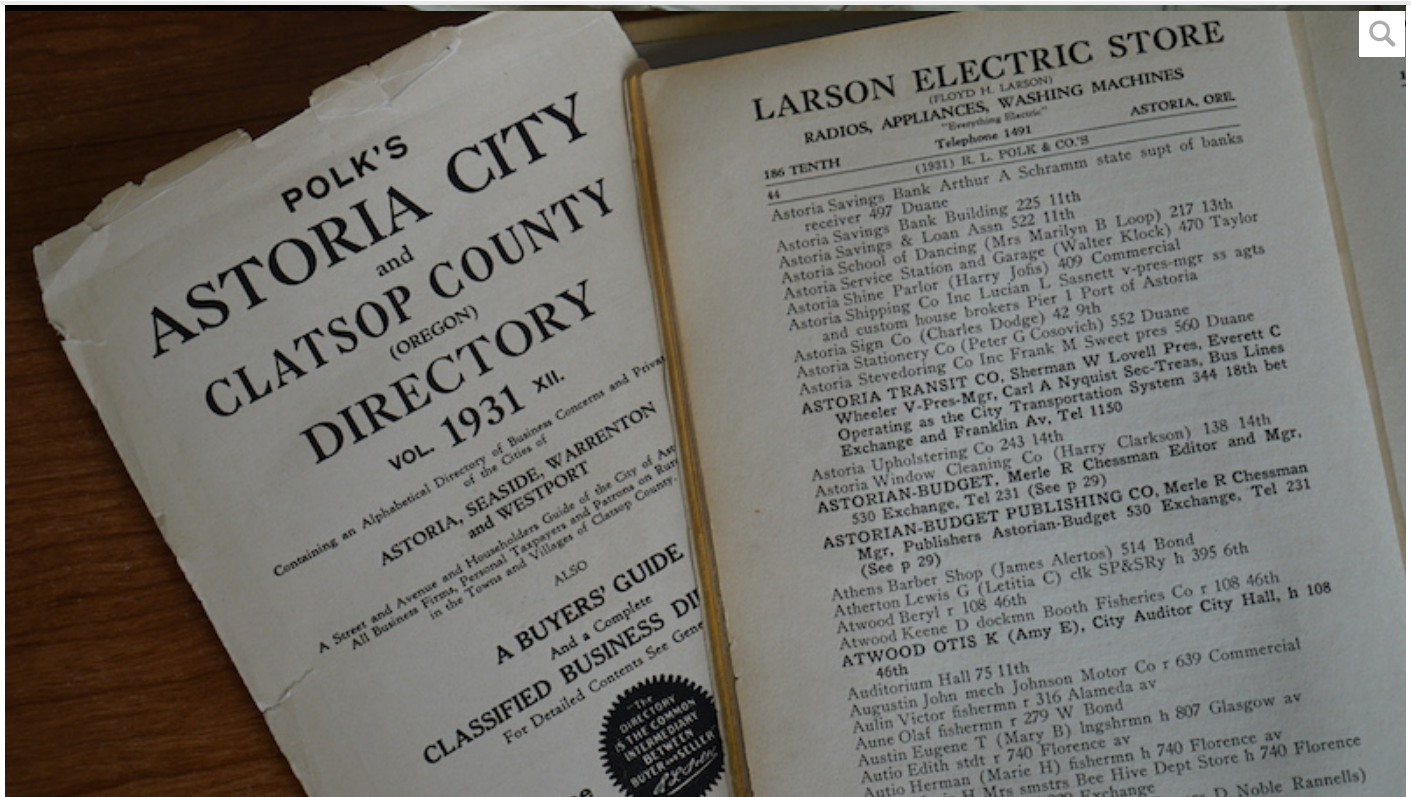
The museum’s archive of Sanborn maps provided valuable clues about the signs’ original contents. (Starting in 1867, Sanborn, a U.S. publisher, created detailed maps of U.S. towns and cities—originally, the maps helped insurance companies estimate fire risks.)

“The maps in the Sanborn survey books are so detailed,” says Winslow. “They show the town’s businesses and who owned what, where things were, and what the structures were made of.”





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To aid his research, Winslow first consulted old Astoria city directories and Sanborn maps of the city.

Winslow learned that the building next to his sign (which, nowadays, partially obscures the sign) had once been a gas station—a high-traffic area that made his wall prime real estate for an



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...story and learn about these people, he says.

As he learned new details about the building with the signs on it and the buildings around it, Winslow was also sketching over an image of the signs, using [Adobe Illustrator Draw](#) on his iPad, to see what might fit. “A clue was the word *tailors*,” he explains. “If I could look up tailor shops that existed near where the sign was, then I could potentially find out the name of the business. Then I could figure out the upper two lines of the tailor advertisement, because I had no idea. It’s far too worn.”

OLD-SCHOOL RESEARCH (WE’RE TALKIN’ MICROFICHE OLD-SCHOOL)

Then a 1915 Astoria city directory provided an indispensable clue: an advertisement for Carl Laine’s tailor shop, in Astoria’s Spexarth Building, which is close to the building with the sign on it. “It was amazing to see because those words—*Carl Laine*—fit perfectly into the sign itself,” says Winslow. “And I just loved the slogan. It was cool to see the guy’s ad and feel his connection to his business.”



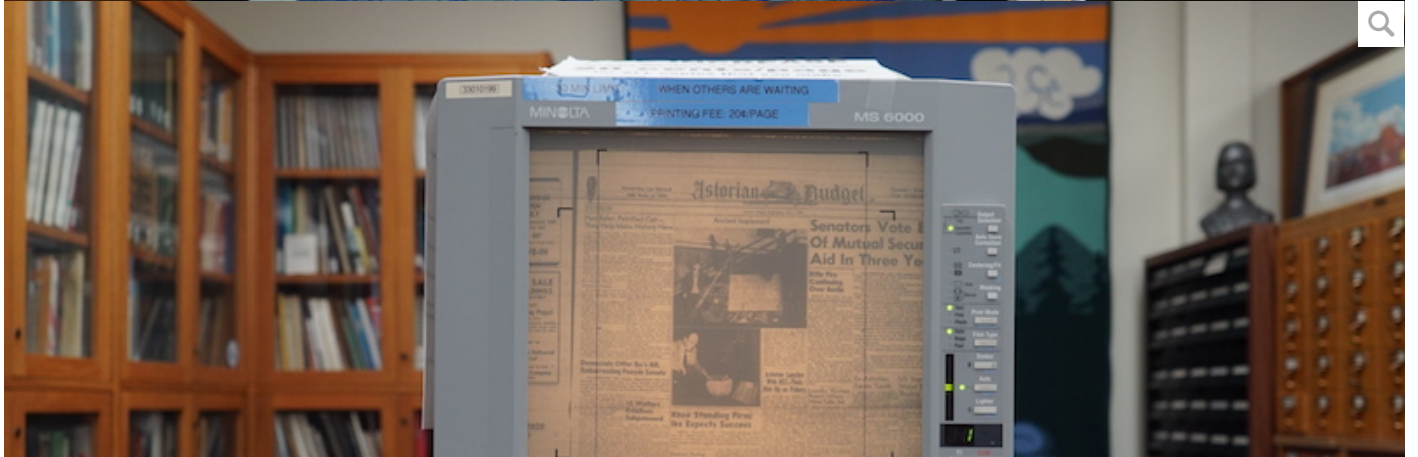
Winslow’s research at a city museum led him to this breakthrough discovery in an old city directory.

In 1922, a devastating fire destroyed much of downtown Astoria; the Spexarth Building was one of the few buildings to survive. Historical documents showed that Carl Laine moved his shop from there into the building with the sign on it in 1930.

With the information he’d gathered, Winslow went to the library. There, reviewing old newspapers with a microfiche reader, he came across Carl Laine’s obituary and another piece of



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