



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA

Columbia Gateway Urban Renewal Agency

City Council Chamber

313 Court Street, The Dalles, Oregon

Meeting Conducted in a Handicap Accessible Room

Monday, January 11, 2016

Immediately Following the City Council Meeting

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. If a response is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for Agency Board consideration.

5. APPROVAL OF MINUTES
 - A. Approval of November 9, 2015 and November 23, 2015 Regular Meeting Minutes
6. ACTION ITEMS
 - A. Approval of Grant for Installation of a Fire Suppression System at 313 West Fourth Street
7. ADJOURNMENT

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
REGULAR MEETING
November 9, 2015

CITY COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Steve Lawrence

COUNCIL PRESENT: Dan Spatz, Tim McGlothlin, Linda Miller, Russ Brown, Taner Elliott

COUNCIL ABSENT: None

STAFF PRESENT: Interim City Manager Julie Krueger, Recording Secretary Izetta Grossman, Project Coordinator Daniel Hunter

CALL TO ORDER

The meeting was called to order by Chair Lawrence at 7:40 p.m.

ROLL CALL

Roll call was conducted by Recording Secretary Izetta Grossman; all members present.

APPROVAL OF AGENDA

It was moved by Spatz and seconded by Elliott to approve the agenda as presented. The motion carried unanimously.

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Miller and seconded by Spatz to approve the October 26, 2015 Urban Renewal meeting minutes as presented. The motion carried unanimously.

Mayor Lawrence asked Project Coordinator Hunter for progress report on the Main Street Wayfinding signage project. Hunter reported that Main Street Coordinator Klebes had talked to local sign makers about fabricating the signs and found that Optimist could facilitate the fabrication by sending the project out to Portland. He felt it was best to work with Meyer Sign to retain consistency with the other signage at Lewis and Clark Park and the dock.

ACTION ITEMS

Approval to Use Urban Renewal Funds for Gitchell Building Assessment

Project Coordinator Daniel Hunter reviewed the staff report.

After some discussion, Councilor Elliott asked if a decision could be delayed until he and Hunter could research getting an estimate from Bremick. It was the consensus of the Council to delay decision until the December 14 meeting.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:00 p.m.

Submitted by/
Izetta Grossman
Recording Secretary

SIGNED:

Stephen E. Lawrence, Chair

ATTEST:

Izetta Grossman, Recording Secretary

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
REGULAR MEETING
November 23, 2015

CITY COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Steve Lawrence

COUNCIL PRESENT: Dan Spatz, Tim McGlothlin, Linda Miller, Russ Brown, Taner Elliott

COUNCIL ABSENT: None

STAFF PRESENT: Interim City Manager Julie Krueger, Recording Secretary Izetta Grossman, Project Coordinator Daniel Hunter, City Attorney Gene Parker, Finance Director Kate Mast

CALL TO ORDER

The meeting was called to order by Chair Lawrence at 6:44 p.m.

ROLL CALL

Roll call was conducted by Recording Secretary Izetta Grossman; all members present.

APPROVAL OF AGENDA

It was moved by Miller and seconded by McGlothlin to approve the agenda as presented. The motion carried unanimously.

PRESENTATION

Presentation of Columbia Gateway Urban Renewal Agency Audit for Fiscal Year 2014-15

Finance Director Kate Mast introduced auditor Tonya Moffitt of Merina and Company.

Ms. Moffitt reviewed the audit and said it was a clean report.

It was moved by Spatz and seconded by McGlothlin to approve the Columbia Gateway Urban Renewal Agency audit for fiscal year 2014-15. The motion carried unanimously.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:47 p.m.

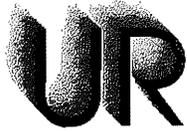
Submitted by/
Izetta Grossman
Recording Secretary

SIGNED:

Stephen E. Lawrence, Chair

ATTEST:

Izetta Grossman, Recording Secretary



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT

URBAN RENEWAL AGENCY

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
January 11, 2016	Action Item	

TO: Urban Renewal Agency

FROM: Daniel Hunter, Project Coordinator

DATE: December 16, 2015

ISSUE: Fire Suppression on Mixed Use Development

BACKGROUND: The 10th Amendment to the Urban Renewal Plan, dated June 8, 2009 provides that installation of sprinklers in Down Town buildings for fire suppression would be provided *under the existing Property Rehabilitation Program*. This was added to the Amendment at the request of the Fire District. The Fire Suppression System does meet several of the Agency Plan’s General and Specific Criteria (Section 601).

The Agency’s existing Property Rehabilitation Program consists of five component programs:

- (I) The Historic Design and Restoration Program
- (II) The Redevelopment of Unused and Underused Property
- (III) The Civic Improvements Program
- (IV) Façade Improvement Grant Program

None of these programs specifically address installation of fire suppression systems. The Historic Design and Restoration Program is limited to historic structures and those in a historic district for design element costs. The Redevelopment of Unused and Underused Property is a loan interest program for exterior renovation and demolition grant. The

Civic Improvement Grants are made to public, non-profit or civic organizations. The Façade Improvement Grant is for the exterior of a building.

Staff has been working on determining the Agency intent at the time the 10th Amendment was adopted. Clarification is needed to determine Agency direction regarding a few ambiguities. The section of the amendment speaking to fire suppression systems reads as follows:

The following are not new projects, but are requested by the Fire District and will be allowed under existing project descriptions:

Installation of Sprinklers in Downtown Buildings

This provides for the installation of fire sprinklers, as required, in buildings undergoing rehabilitation under the existing Property Rehabilitation Program.

Relationship to Existing Conditions

Many buildings in the Area do not have sprinkler systems. They are unsafe to occupy because of defective quality of physical construction in accordance with ORS 457.010(1)(a)(A).

Request

At the request of local resident Victor Johnson, staff is providing this report with the request for Urban Renewal funds. The funds would help Mr. Johnson pay for the installation of a fire suppression sprinkler system. The system would be installed in the building at 313 West 4th Street in The Dalles. This brick building was constructed in about 1889. The building is listed as “Primary/Contributing” in the National Registry of Historic Places. Mr. Johnson has expressed his intent to redevelop the brick building as multi-family residential units (2).

Mr. Johnson is requesting a grant from Urban Renewal in the amount of \$20,000 for which he will provide matching funds of \$10,000 to install a fire suppression system in the building. Mr. Johnson has received an estimate from Wyatt Fire Protection, Inc. (attached) for a total cost of \$29,227. This estimate does not include the cost of exterior supply lines for the system. This estimate was good for 30 days from the date of submittal (September 29, 2015). The final costs are expected to be higher than those estimated in September.

Conditions not met by current Property Rehabilitation Program limits:

- The Architecture and Engineering Grant does not apply, this is not a design element.
- Redevelopment of Underused or Unused Property loan does not apply since the work is interior and there is no loan to subsidize; the demolition grant does not apply since demolition is not the intent.
- Civic Improvement Program does not apply since Mr. Johnson is not a Civic, Public, or Non-Profit Organization.
- Façade Improvement does not apply since the system is interior of the building.

Therefore, the fire suppression system in this case meets one the Fire District’s requests in the Urban Renewal Plan’s 10th Amendment. However, it does not as stated above,

work with any of the current Property Rehabilitation Programs. Because of this, Mr. Johnson is requesting a grant from the Agency outside of the current Property Rehabilitation Program.

Project Budget

Fire Suppression System Costs	\$30,000	
UR Grant		\$20,000
Property Owner Grant Match		\$10,000

On December 15, 2015 the Urban Renewal Advisory Committee met. At that meeting this request was considered and received unanimous approval to recommend approval to the Agency Board.

BUDGET IMPLICATIONS

As this project does not fall under the program guidelines for the Property Rehabilitation Program, no funds are specifically budgeted for this project.

There are sufficient funds in the budget to meet this request in Capital Project by Urban Renewal. That line item has \$61,388 budgeted for Opportunity Driven Projects. Staff's recommendation is that, if approved, funds be expended from this line for the fire suppression system.

In addition, there are sufficient funds in the Property Rehabilitation budget which had \$200,000 budgeted for New Undetermined Projects; of which \$26,119 has been expended; we have \$34,416 in unexpended liabilities leaving an available balance of \$139,465.

AGENCY ALTERNATIVES

1. Move to approve a grant funds not to exceed \$20,000 for the installation of a Fire Suppression System at 313 West 4th Street The Dalles, Oregon
2. Reject the grant request



WYATT
FIRE PROTECTION, INC.
9095 SW Bumham St. (503) 684-2928
Tigard, OR 97223 CCB # 64077

PROPOSAL TO
VICTOR JOHNSON

September 29, 2015

Victor Johnson
PO Box 398
The Dalles, OR 97058

Attention: Victor Johnson

Subject: The Nunnery – The Dalles

The following is a proposal to provide an automatic fire sprinkler system at the above-referenced location.

Wyatt Fire Protection, Inc. will provide materials, design, and installation labor for the amount of \$29,227.00. Our price includes only that described under scope of work and will remain in effect for thirty (30) days, after which it will be subject to our review. System design and hydraulic calculations are based on the following water flow information:

Static:

Residual: Not available at time of bid.

G.P.M.:

Scope of Work:

Wyatt Fire Protection, Inc. will install a complete wet system comprised of the following equipment:

A. Interior Work:

Light hazard density.

Ordinary hazard density.

Electric bell.

Water flow indicator.

Tamper switch.

Control valve.

Standard upright sprinklers.

Semi-recessed pendent sprinklers where piping is concealed.

Dry pendent sprinklers at south attic and under deck.

Fire department connection located on the building.

All required hangers and earthquake braces.

DDCVA located inside basement.
Core drilling of basement wall.
System test and permits.
Professional engineer's review/stamp.

Fire sprinkler system to be exposed in all areas except in front office area where piping will be in attic below insulation and dry stub-up heads will be used in cold space. We assume Nunnery attic will be filled with insulation to avoid the need for sprinklers in that area.

Dry type sprinklers will be used under north deck and at front porch.

B. Exterior Work:

Excluded. Point of connection to start inside basement wall.

C. Exclusions:

Painting of fire sprinkler piping and equipment.
Electrical wiring of any kind.
Connection to City main.
Underground piping.
Cutting and patching.
Central Alarm.
Insulation of piping.

D. Assumptions:

Our bid is per bidder design only.
It is the owner's responsibility to provide adequate heat (40 degrees minimum) in all areas protected by a wet pipe sprinkler system.
All ceilings will be removed to allow access.
All work to be performed during normal working hours.
Work areas to be accessible at all times.
The structure is sufficient to support the installation of the sprinkler system.
It is the owner's responsibility for all asbestos containment.
The water flow information was provided by the authority having jurisdiction and is assumed accurate. Wyatt Fire Protection, Inc. is not responsible for discrepancies.

Payment schedule as follows:

Payment is net thirty (30) days from monthly progress billing.

All work will be performed in accordance with the standards of the National Fire Protection Association and subject to the acceptance and inspection of the local fire marshal.

If either party enforces or interprets this agreement, it shall be entitled to recover its reasonable attorney fees incurred to do so, even if no suit or action is commenced, and if suit or action is commenced, its reasonable attorney fees incurred at arbitration or trial, and in any bankruptcy proceeding, and on any appeal, review, or reconsideration of any arbitration or court order, award, judgment, or ruling.

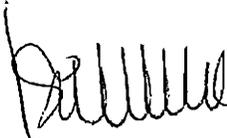
Thank you for this opportunity to quote you on this project and we look forward to your instructions to proceed.

ACCEPTED

DATE

Please Fax To: (503)684-9657

Sincerely,



Ken Sutherland, Vice President
WYATT FIRE PROTECTION, INC.
KS/sc