

REGULAR CITY COUNCIL MEETING

January 11, 2016

5:30 p.m.

CITY HALL COUNCIL CHAMBER

313 COURT STREET
THE DALLES, OREGON

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS
 - A. Introduction of and Presentation by Wasco County Clerk
 - B. Chamber of Commerce Presentation Regarding Rural Tourism Studio
6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.
7. CITY MANAGER REPORT
8. CITY ATTORNEY REPORT
9. CITY COUNCIL REPORTS
10. 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.

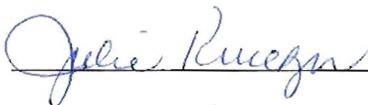
OFFICE OF THE CITY MANAGER

COUNCIL AGENDA

- A. Approval of December 14, 2015 Regular City Council Meeting Minutes
 - B. Resolution No. 16-001 Assessing Property at 1290 West Eighth Street for Abatement of Rubbish and Hazardous Vegetation
11. PUBLIC HEARINGS
- A. Public Hearing to Receive Testimony Regarding a Reimbursement District for Port Industrial Water Main Improvements
12. CONTRACT REVIEW BOARD ACTIONS
- A. Award Contract for Thompson Street Storm Water Main
13. ACTION ITEMS
- A. Resolution No. 16-002 Setting Forth Corrective Measures to Deficiencies Identified in the City's Audit for Fiscal Year Ending June 30, 2015
 - B. Approval to Participate in Joint Application for a Recreational Trails Grant for Funding of a Bike Hub
 - C. Approval to Apply for a CERB Grant with Klickitat County for Construction of a Building on Airport Property
14. DISCUSSION ITEMS
- A. Annual Review of Transportation Systems Development Charge Credits
 - B. Urban Growth Boundary Project Report
 - C. Discussion Regarding Proposed Rate Increase by The Dalles Disposal
15. ADJOURNMENT

This meeting conducted in a handicap accessible room.

Prepared by/
Julie Krueger, MMC
City Clerk





AGENDA STAFF REPORT CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
January 11, 2016	Consent Agenda 10, A - B	

TO: Honorable Mayor and City Council

FROM: Julie Krueger, MMC, City Clerk

DATE: December 30, 2015

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

A. **ITEM:** Approval of December 14, 2015 City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the December 14, 2015 City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: That City Council review and approve the minutes of the December 14, 2015 City Council meeting.

B. **ITEM:** Resolution No. 16-001 Assessing Property at 1290 West Eighth Street for Abatement of Rubbish and Hazardous Vegetation.

BUDGET IMPLICATIONS: Assessment fees will be entered on the City's Lien Docket for collection.

SYNOPSIS: A Notice to Abate Nuisance Conditions was posted by Nikki Lesich, the City's Code Enforcement Officer, upon the property located at 1209 West 8th Street on the date shown in Resolution No. 16-001. The Notice to Abate Nuisance Conditions advised the property owner of nuisance conditions existing upon the property, consisting

of the presence of junk and hazardous vegetation. When the property owner did not remove the nuisance conditions, the City hired FLI Landscape LLC to abate the public nuisance. The cost for removal of the nuisance conditions was \$1,290.00. The cost for the abatement includes an administrative fee of \$500 required by General Ordinance No. 93-1162.

On December 8, 2015, a notice of the proposed assessment for the costs of the abatement was sent to Rae Ann Clark. A copy of the notice is enclosed with this staff report. The notices advised the owner she had until December 14, 2015 to file any objections to the proposed assessment, and that if the assessment was not paid by December 23, 2015, the amount of the assessment would be imposed as a lien upon the property. No objections to the assessments were filed by December 14, 2015, and no payment has been made toward the proposed assessment by the property owner.

RECOMMENDATION: That the City Council adopt Resolution No. 16-001 assessing the property at 1290 West 8th Street for abatement of junk and hazardous vegetation.

MINUTES

REGULAR COUNCIL MEETING

OF

December 14, 2015

5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Steve Lawrence

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

COUNCIL ABSENT: Taner Elliott

STAFF PRESENT: Interim City Manager Julie Krueger, City Attorney Gene Parker, Recording Secretary Izetta Grossman, Project Coordinator Daniel Hunter, Public Works Director Dave Anderson, Finance Director Kate Mast, Police Chief Jay Waterbury, Planning Director Richard Gassman

CALL TO ORDER

Mayor Lawrence called the meeting to order at 5:31 p.m.

ROLL CALL

Roll call was conducted by Recording Secretary Izetta Grossman; Taner Elliott absent.

PLEDGE OF ALLEGIANCE

Mayor Lawrence invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

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

PRESENTATIONS/PROCLAMATIONS

Funding Presentation by Fort Dalles Fourth Committee and Chamber of Commerce

Keef Morgan and Nolan Hare, Fort Dalles Fourth Committee, and Lisa Farquharson, Chamber of Commerce gave a report on their collaboration and division of activities for the 4th of July celebration (letter attached). They requested funding allocation of \$25,000 for the fireworks and \$5,000 for the Chamber to market the event.

Mayor Lawrence said the request would need to come before the Budget Committee during the budget process. He asked if Fort Dalles Fourth had a backup plan if their 501(c)3 application wasn't completed in time for the event. Mr. Morgan said they would find another partner.

Councilor Spatz said he was happy to see the collaboration.

Councilor McGlothlin said it was an appropriate use of room tax funds.

AUDIENCE PARTICIPATION

Mayor Lawrence introduced the new publisher of The Dalles Chronicle Frank Perea II.

In response to a question Public Works Director Anderson said that ODOT was working on the traffic lights on Laughlin; parts had been ordered.

CITY MANAGER REPORT

Interim City Manager Krueger reported that the City Manager Selection Committee had met last week and identified four finalists. The recruiter was performing background checks and the interviews would be the week of January 11.

She said one qualification statement had been received for the Tony's Building and the Urban Renewal Advisory Committee would be making a recommendation to the Agency at the January Agency meeting.

Krueger reported that the Granada Marque repairs were completed; the City had been awarded the grant for housing and residential land needs assessment; Public Works was applying for a Homeland Security grant to purchase and install an emergency generator; Public Works was partnering with Energy Trust of Oregon, Bonneville Environmental Foundation and the City of Hood River to develop an RFP for a "feedstock study" to determine how much fuel is available in the region that could be used to generate electricity at the Wastewater Treatment Plant (the City would pay ¼ of the costs of the study).

Krueger reported that a water main break that morning only affected St. Mary's Academy. She said school had been closed for the day.

Krueger asked for a date that would be good for the Council to set Goal Setting. She said the first meeting would be to review status of current goals; and she recommended a meeting in June after the new city manager was on board for a more comprehensive goal setting. It was the consensus of the Council to set an afternoon meeting in the third week of January.

CITY ATTORNEY REPORT

City Attorney Parker reported that the Municipal Court Task Force had met two times, and he felt they would have a recommendation to the Council in March.

CITY COUNCIL REPORTS

Councilor Brown reported he had attended the Mid-Columbia Council of Governments meeting; the Homeless Strategy meeting; QLife strategic planning meeting; the Riverfront Trail meeting and the Town Hall on the Enterprise Zones.

Councilor Spatz reported he had attended the QLife strategic planning meeting.

He also said the Sister City applications for a student trip to Miyoshi City went out last week; there was a January 19 application deadline. He also reported that there were preliminary talks underway with the Mayor of Miyoshi City for longer visits.

Spatz said he attended the Japan Consulate Generals birthday celebration in Portland on behalf of Mayor Lawrence, and the City of The Dalles.

He also attended the Oregon Business Summit in Portland, where education was a top priority.

Councilor McGlothlin reported he had been on KIHR in Hood River discussing the Homeless issues; held a Homeless Strategy meeting on December 2; and he was continuing to work on salvage of items in the Recreation building.

He also reported on damage done at Kelly View Point and that he was talking with Parks and Recreation Director Phil Lewis about a security camera.

Councilor Miller reported she attended the Town Hall meeting; a meeting where the community group presented ideas for new schools in the area; the Household Hazardous Waste meeting; and the Recruitment meeting for the new City Manager. She said she also attended a play at the college, and said the community is fortunate to have such a diverse amount of entertainment available.

Mayor Lawrence reported he attended the Enterprise Zone Town Hall and was pleased with the attendance and amount of information presented. He also attended the school facilities meeting, and said that he and Commissioner Hege would be meeting with the School District to discuss Enterprise Zone funds.

He also attended Dwight Langer's retirement from the PUD; spoke at the National Guard Christmas Party at the Armory; attended the Mid-Columbia Economic Development District meeting and attended the Community Tree Lighting Ceremony after the Starlight parade.

Lawrence reported on meeting with Kate Sinner of the Governor's office regarding Wasco County using housing funds in smaller increments to assist home owners.

CONSENT AGENDA

It was moved by Miller and seconded by Brown to approve the Consent Agenda as presented. The motion carried unanimously, Elliott absent.

Items approved by Consent Agenda were: 1) Approval of November 23, 2015 Regular Council Meeting Minutes; 2) Approval of November 30, 2015 Town Hall Meeting Minutes.

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding a Supplemental Budget for the Water Revenue Bond Debt Fund

Finance Director Mast reviewed the staff report.

Mayor Lawrence opened the public hearing.

Hearing no testimony the public hearing was closed.

CONTRACT REVIEW BOARD ACTIONS

Approval of Contract to Update the Design for Lone Pine Well Improvements

Public Works Director Anderson reviewed the staff report.

After some discussion it was moved by Miller and seconded by Brown to authorize the Interim City Manager to sign a contract with CH2M to update the design and contract documents for the Lone Pine Well Enhancement project in an amount not to exceed \$99,400. The motion carried unanimously, Elliott absent.

ACTION ITEMS

Resolution No. 15-048 Adopting a Supplemental Budget for Fiscal Year 2015-16; and Resolution 15-049 Authorizing Transfers of Funds Between Categories of Various Funds of the City of The Dalles Budget, Making appropriations and Authorizing Expenditures for the fiscal year ending June 30, 2016.

Mayor Lawrence asked if the Airport was going to pay the additional audit charges.

Finance Director Mast said the Council or Airport Board decided to do that at a later date.

Mayor Lawrence asked about the SAIF refund/dividend. Mast said they were different. The refund was given at year end of remaining funds. Mast said under direction from Council last year the funds are put into a separate line items for use on safety programs.

It was moved by Spatz and seconded by McGlothlin to Adopt Resolution No. 15-048, and to Adopt Resolution No. 15-049. The motion carried unanimously, Elliott absent.

DISCUSSION ITEMS

Discussion Regarding Issues Related to Regulation of Activities Associated with Use of Marijuana

City Attorney Parker reviewed the staff report.

Mayor Lawrence asked who had jurisdiction over the Urban Growth Area. City Attorney Parker said he would look into it.

In response to a question Chief Waterbury said he would like to see it referred to the voters.

After some discussion it was the consensus of the Council to have a Town Hall meeting in February to get feedback from the citizens to determine if the issue should go before the voters.

Frank Perea II of the Chronical said he just came from Lincoln City where this issue was before the Council and a Town Hall was important. He suggested the Council go to newsguard.com to read the articles on the process there. He also said that inviting Rob Boovet, Counsel for the Association of Oregon Counties would be a good idea.

Discussion Regarding Exempt Employee Compensation

Interim City Manager Krueger reviewed the staff report.

Chief Waterbury said since the retirement of the Captain a year ago, he noticed there wasn't

much interest in moving up the ranks in the department. He spoke with several officers and found that the pay didn't compensate for the added responsibility.

He told Council he would be retiring within the year, with the Captain not far behind. He said there were also three or four sergeants retiring in the next five years. The current pay would not bring the needed caliber of officers to the force. Historically the City of The Dalles has been on the low side of the salary range, but not this low.

It was moved by Brown and seconded by Spatz to accept the staff recommendation to make the salary increases, and to make the increases retroactive from July 1, 2015.

In response to a question Finance Director Mast said it would depend on over time, but she felt there were adequate funds in the budget to cover this increase.

The motion carried unanimously, Elliott absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:23 p.m.

Submitted by/
Izetta Grossman
Recording Secretary

SIGNED:

Stephen E. Lawrence, Mayor

ATTEST:

Izetta Grossman, Recording Secretary



THE DALLES AREA
CHAMBER OF COMMERCE
The Dalles...Simply Sausational.

October 26, 2015

Fort Dalles Fourth Committee

RE: Proposed Support from The Dalles Area Chamber of Commerce for 2016

Dear Committee Members:

This letter will confirm the discussion held October 21, 2015 between the Chamber Executive Committee, and representatives from the Fort Dalles Fourth Committee, and the City of The Dalles regarding the 2016 Fort Dalles Fourth Celebration. At the conclusion of that meeting the Chamber agreed to support the Fort Dalles Fourth Celebration for 2016 in the following ways:

- ✚ The Chamber will jointly propose, with the Fort Dalles Fourth Committee, to The City Council at its Council Meeting on November 9, 2015, that the City, in addition to its allocation of TRT funds to the Chamber, allocate an additional \$25,000 to the Chamber to be used for payment to the fireworks provider for the fireworks display for July 4, 2016. In addition, the Chamber and the Fort Dalles Fourth Committee will request an additional \$5,000 from the City's TRT revenue which the Chamber will use to promote the 2016 Fort Dalles Fourth Celebration.
- ✚ The Chamber will help with promoting of the event with social media, listing on NW Calendars, and the pushing of FD4 press releases provided by FD4 committee.
- ✚ The Chamber will take on the responsibility of the parade. We will accept the fees to help cover the additional cost of parade insurance, payment to the announcers, payment for awards, and to help cover any additional cost that might occur for the parade specifically.

The Chamber's agreed involvement in the 2016 Fort Dalles Fourth Celebration is contingent on the City allocating to the above referenced funds to the Chamber. Please contact me immediately if your understanding of the Chamber's involvement differs from the points addressed above.

Yours truly,

Lisa Farquharson
President / CEO

cc: Mayor Steve Lawrence

Updates for 2016 from Fort Dalles Fourth

Fort Dalles Fourth has several important announcements to make as we head into the new year! Since the conclusion of this year's festival and fireworks display much work has taken place both internally within the committee and with City leaders and community organizations to evaluate the structure, growth and sustainability of our organization. As our events develop and mature we continue to evaluate how best to operate and fund each event we currently produce. With careful consideration we have decided to make a few organizational changes that we feel will solidify a good foundation for continued growth of Fourth of July activities in The Dalles for many years to come.

In order to properly facilitate the rapid growth of our organization it has become necessary that we attain our own 501c3 Non Profit status. We have begun this process and will be operating independently as Fort Dalles Fourth Committee in 2016. Since the very beginning of our efforts, Mid Columbia Veteran's Memorial Committee was gracious enough to temporarily adopt us in as a sub-committee of their organization. This included many hours of generously donated accounting and administrative work, extended insurance coverage and many other generous donations. Our events simply would not have been possible to bring to life without the support of MCVMC. We would like to extend a special thank you to Les Cocenhour and the rest of the MCVMC team for sharing in our vision to bring Independence Day back to life in honor of our local Veterans.

We are also excited to announce a new partnership with The Dalles Area Chamber of Commerce! The Chamber has agreed to facilitate an annual request for Transient Room Tax funding to support the purchase of Fireworks inventory as well as expansion of our regional public relations and marketing efforts. We believe this partnership will greatly increase regional awareness and highlight the quality and magnitude of our events.

In addition, the Chamber Staff will also take over the organization and promotion of our 4th of July Parade!

In efforts to eliminate confusion and add additional transparency to our use of community funds we have decided to separate the festival business from the fireworks business. The Fort Dalles Fourth Committee will continue organizing the Fireworks display and participate in collaborative local and regional marketing and promotion of the display and surrounding events. The committee will maintain control of the "Fort Dalles Fourth" brand and will determine which community events are included under the Fort Dalles Fourth umbrella, but will not be linked financially to the outcome of supporting events. Festival operations will continue under the leadership of Nolan Hare, who has served as Festival Director since the inception of the event. The Festival will continue to be supported by business sponsorship, vendor fees, ticket sales, and a massive volunteer force.

As Fort Dalles Fourth continues to grow as a regional event our organization must also mature into a more formal hierarchy of leadership and management. Our team started as one man with a big idea. Doug Kirchofer boldly proclaimed his vision of what Independence Day could become here in The Dalles. He built a team of people who quickly caught that vision and then spearheaded their efforts to make this dream a reality. With a capable team now in place to continue carrying Fort Dalles Fourth forward, Doug will be turning his efforts to other community-wide projects and handing off his position as Fort Dalles Fourth President to Keef Morgan. Keef, along with Vice President Marty Hiser, Secretary Cynthia Kortge, and committee members, Matt Herriges, Angie Herriges, and Juston Huffman, will continue to push toward the goal of making Fort Dalles Fourth the premiere small town big Fourth experience and putting The Dalles, OR on the map as THE destination for Independence Day celebration in the Northwest.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OR 97058

PH. (541) 296-5481
FAX (541) 296-6906

CERTIFIED MAIL

COPY

December 8, 2015

Rae Ann Clark
6108 NE 34th Avenue
Vancouver, WA 98662

NOTICE OF ASSESSMENT - 1290 West 8th Street

Dear Ms. Clark:

This Notice is to inform you of the assessment costs for the clean-up and removal of rubbish and vegetation from your property located at 1290 West 8th Street, The Dalles, Oregon, and known as 1N 13E 4 #103, which clean-up was performed on November 30, 2015.

The total cost of the assessment, including the City's administrative fee, is **\$1,290.00**. This assessment includes a \$500.00 administrative fee as required by ordinance for City abatement of nuisances. The total assessment of \$1,290.00 will become a lien against the property unless paid within 15 days of the date of this Notice, **December 23, 2015**.

If you object to the cost of the abatement as indicated, you may file a notice of objection with the City Clerk within five (5) days of the date of this notice, **December 14, 2015**. The objection shall be delivered in person or by mail to City Clerk, 313 Court Street, The Dalles, Oregon, 97058.

CITY OF THE DALLES

Julie Krueger, MMC
City Clerk

c: Gene Parker, City Attorney
Nikki Lesich, Codes Enforcement Officer

RESOLUTION NO. 16-001

**A RESOLUTION ASSESSING THE REAL PROPERTY LOCATED
AT 1290 WEST 8TH FOR THE COSTS OF ABATEMENT OF
JUNK AND HAZARDOUS VEGETATION**

WHEREAS, the City Code Enforcement Officer posted a Notice to Abate Nuisance upon the following listed property on the date shown below;

<u>Property</u>	<u>Assessor's Map No.</u>	<u>Date of Posting</u>
1290 West 8 th Street	1N 13E 4 #103	November 3, 2015

and

WHEREAS, the following person is the owner of the following listed property;

<u>Property</u>	<u>Owner</u>
1290 West 8 th Street	Rae Ann Clark

and

WHEREAS, the Notice to Abate Nuisance required the removal of junk and hazardous vegetation from the listed property pursuant to the provisions of General Ordinance Nos. 93-1162 and 99-1234; and

WHEREAS, the Notice to Abate Nuisance further provided that if the nuisance conditions were not abated, the City would hire a contractor to abate the nuisance conditions, and the costs of the abatement would be charged to the owner of the property, and become a lien upon the property; and

WHEREAS, as a result of the owner's failure to abate the nuisance conditions on the property, the City hired the following listed contractor, who abated the nuisance conditions on the date listed below, for the cost listed below;

<u>Property</u>	<u>Contractor</u>	<u>Date of Abatement</u>	<u>Cost</u>
1290 West 8 th Street	FLI Landscape LLC	November 30, 2015	\$790.00

and

WHEREAS, pursuant to Section 34 of General Ordinance No. 93-1162 and Section 7 of General Ordinance No. 99-1234, on December 8, 2015, the City Clerk sent a Notice of

Assessment by certified mail to Rae Ann Clark advising her that the total cost of the assessment for the property was \$1,290.00, which included a \$500 administrative fee required by General Ordinance No. 93-1162, and that the listed sum would become a lien upon the property if the amount was not paid by December 23, 2015 by Ms. Clark; and

WHEREAS, the December 8, 2015 Notice of Assessment to Ms. Clark advised her she had until December 14, 2015 to file any objections to the proposed assessment; and

WHEREAS, Ms. Clark failed to file any objection by the stated deadline, and she failed to pay the balance of the assessment by the deadline listed in the notice of assessment, and the City Council finds that the statement of the amount of the proposed assessment is correct, and that no reason exists to justify any delay in proceeding with the imposition of a lien upon the property for the cost of the assessment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:

Section 1. Assessment. The cost of the abatement of the nuisance conditions consisting of the removal of junk and hazardous vegetation for the properties located at 1290 West 8th Street, is assessed upon the following property:

<u>Name/Address</u>	<u>Description</u>	<u>Final Assessment</u>
Rae Ann Clark 6108 NE 84 th Avenue Vancouver, WA 98662-5981	1N 13E 4 #103	\$1,290.00

The legal description for the property is shown in the attached Exhibit "A".

Section 2. Docket Entry. Upon passage of this Resolution and its approval by the Mayor, the City Clerk is instructed and directed to enter into the Docket of City Liens the following matters in relation to the assessment:

- a. The foregoing legal description of the property assessed.
- b. The name of the owners or statement that the owners are unknown.
- c. The sum assessed upon each lot or tract of land.
- d. The date of the docket entry.

Section 3. Notices/Collection of Assessment. The City Clerk is directed to proceed with notice and collection of the assessment in accordance with the procedures prescribed by State law for enforcement of liens and collection of assessments.

Section 4. Effective Date. This Resolution shall be effective as of January 11, 2016.

PASSED AND ADOPTED THIS 11TH DAY OF JANUARY, 2016.

Voting Yes, Councilors: _____

Voting No, Councilors: _____

Absent, Councilors: _____

Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 11TH DAY OF JANUARY, 2016.

Stephen E. Lawrence, Mayor

Attest:

Julie Krueger, MMC, City Clerk

EXHIBIT "A"

Resolution No. 16-001

1N 13E 4 Tax Lot #103

Parcel 1 of Partition Plat #2000-26, filed for record December 29, 2000, under Microfilm No. 2000-5582, being a portion of the Northwest quarter of Section 4, Township 1 North, Range 13 East and the Southwest quarter of Section 33, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County and State of Oregon.



CITY OF THE DALLES
Department of Public Works
1215 West First Street
The Dalles, Oregon 97058

AGENDA STAFF REPORT

CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
January 11, 2016	Public Hearing 11, A	

TO: Honorable Mayor and City Council

FROM: Dave Anderson, Public Works Director

DATE: December 29, 2015

ISSUE: Establishment of a Reimbursement District for 18-Inch Port Industrial Water Main Improvements

RELATED CITY COUNCIL GOALS: Not Applicable.

BACKGROUND: City Council adopted General Ordinance 06-1275 on December 11, 2006 that allows for the formation of reimbursement districts when developers install water or sewer improvements with additional capacity that could be utilized by future users. A district, if approved by City Council, identifies the properties that could be potentially benefited by the improvement and allocates a cost to those properties that would be paid when they connect to the improvement. Once formed, a district will remain in effect for a period of 15 years. Improvements must be constructed to City standards to qualify.

The City entered into a development agreement with Design LLC in October 2015 that, in part, committed the City to completing the construction of the planned 18-inch Port Industrial Water Main within 18 months of Design's purchase of property in the Columbia Gorge Industrial Center. That property purchase has been completed and this project now needs to be completed by May 2017.

The project was identified to be constructed in 2016/17 in the City's Capital Improvement Plan (CIP), contingent upon funding availability. The concept was that the City would pay 50% of the project cost to reduce the financial burden of redeveloping vacant industrial lands in the Port area, and property owners would be required to pay the other 50% when they developed their adjacent properties and connected to the system. Under the terms of the agreement, to get the

project constructed as scheduled, Design will pay for the property owners' 50% of the construction-related costs. The development agreement further specifies that the City will initiate the process of forming a reimbursement district to reimburse Design for their costs as properties within the district connect to the system.

The City has received an application to form a reimbursement district from Design LLC for their share of the costs to construct the planned 18-inch Port Industrial Water Main. General Ordinance 06-1275 requires that a public hearing be conducted, for informational purposes only, in the process of considering an application to form a reimbursement district. Following the public hearing, the City Council may approve, reject or modify the recommendations contained in the Public Works Director's Report. While the improvements related to this proposed reimbursement district are yet to be constructed, General Ordinance 06-1275 allows for the formation of a reimbursement district based upon estimated costs of construction, and then requires a second public hearing after completion to allow the City Council an opportunity to adjust the resolution forming the reimbursement district to reflect the actual costs of the improvements.

The improvements for which formation of a reimbursement district has been requested include the construction of an 18-inch diameter water main extending from Webber Street north, generally along the UPRR railroad tracks and/or in West 2nd Street and crossing private properties to a point near the intersection of River Road and River Trail Way, including all appurtenances to make a complete system. The project will serve commercial and industrial properties within the Port Industrial Area and is necessary to provide adequate fire flows to Port properties per ISO standards. The exact route of the pipeline is yet to be determined contingent upon acquisition of easements. The project is being designed by City Engineers and will be bid for contracted construction. The total construction cost of the project is projected to be between \$2,115,421 and \$2,477,926, depending on the route ultimately selected. It is recommended that the reimbursable costs, subject to future finalization based on actual construction costs, be established at a range of \$1,057,710 to \$1,238,963.

Attached is the Public Works Director's Report summarizing the project, the areas proposed to be included in the reimbursement district, the methodology for allocating costs, and a recommendation supporting formation of the reimbursement district.

BUDGET ALLOCATION: Design LLC has paid the \$1000 application fee. If the district is approved by City Council, a second public hearing would be conducted after the project is completed. After that hearing, Design would be required to pay to the City an administrative fee of \$50 per qualifying lot, a total of \$250, at the time of signing the reimbursement agreement. Simple interest will accrue on the unpaid reimbursement fee at the rate of 3.50% annually which shall not compound.

ALTERNATIVES:

- A. **Staff Recommendation:** Following the public hearing, *move to approve the formation of the 18-Inch Port Industrial Water Main Improvement reimbursement district as presented in the Public Works Director's Report.*
- B. Deny formation of the 18-Inch Port Industrial Water Main Improvement reimbursement district and provide additional direction to staff.

PUBLIC WORKS DIRECTOR'S REPORT
December 18, 2015

In Response to an Application submitted by Design LLC (Design) for Establishment of a Reimbursement District for an 18-Inch Port Industrial Water Main Improvement in the Proposed Amount of between \$1,057,710 and \$1,238,963.

SECTION 1: CONTENT OF PUBLIC WORKS DIRECTOR'S REPORT

This report follows the criteria established in General Ordinance 06-1275 which was approved by City Council on December 11, 2006. This written report considers and makes a recommendation concerning each of the following factors:

- A. The project for which an application has been made for formation of a reimbursement district, the reasons for the cost distribution proposal, and an evaluation of the public interest served by the project.
- B. The actual or estimated cost of the public improvement serving the area of the proposed reimbursement district and the portion of the public improvement cost that is reimbursable.
- C. The boundary and size of the reimbursement district.
- D. A methodology for spreading the cost among the properties within the reimbursement district and, where appropriate, defining a "unit" for applying the reimbursement fee to property which may, with City approval, be partitioned, subdivided, altered or modified at some future date.
- E. The amount to be charged by the City for an administration fee for the reimbursement agreement. The administration fee shall be fixed by the City Council and will be included in the resolution approving and forming the reimbursement district. The administration fee is due and payable to the City at the time the agreement is signed.
- F. Whether the public improvements will or have met City standards.

SECTION 2: APPLICATION FOR ESTABLISHMENT OF REIMBURSEMENT DISTRICT

Design has made application for the establishment of a reimbursement district for a public improvement as outlined in Section 2 of City of The Dalles General Ordinance 06-1275. The project is:

- o The construction of an 18-inch diameter water main extending from Webber Street north, generally along the UPRR railroad tracks and/or in West 2nd Street and crossing private properties to a point near the intersection of River Road and River Trail Way, including all appurtenances to make a complete system. The project will serve commercial and industrial properties within the Port Industrial Area. The reimbursement district would be related to 50% of the total eligible construction-related costs of the project; the City of The Dalles (City) is funding the other 50% of the project. The application was made in accordance with the requirements of Section 2 of General Ordinance 06-1275. The applicant has paid the required application fee.

I have read the project description in the application, reviewed project plans, and reviewed the project with technical staff which indicated that the 18-inch Port Industrial Water Main improvements will be designed and constructed to comply with city standards and provide safe and effective water service to the affected area. The project is scheduled for completion and acceptance by the City by May 23, 2017.

The concept of financing this type of project utilizing a Reimbursement District has been acceptable to the City Council, as indicated by the adoption of General Ordinance 06-1275. This improvement has been determined to be important and beneficial to the identified properties in the area if they develop or connect to the City water systems and, therefore, cost sharing conditions are proposed on those properties prior to their development or connection, if the District is approved by Council. The properties which have not, at this time, made application for any development but which will benefit from the improvements, when developed, are included in the reimbursement district.

SECTION 3: FINANCING FOR THE 18-INCH PORT INDUSTRIAL WATER MAIN REIMBURSEMENT DISTRICT

The City will be funding 50% of the construction cost of the project and Design will finance the other 50% of all eligible construction-related costs associated with the 18-inch Port Industrial Water Main improvements, and the services provided by these public improvements are available to properties other than those owned by the City or Design. The construction-related contracted costs anticipated to be paid by Design were included in the application.

SECTION 4: COST OF THE PUBLIC IMPROVEMENT SERVING THE PROPOSED REIMBURSEMENT DISTRICT

The total construction cost of the project is projected to be between \$2,115,421 and \$2,477,926, depending on the route ultimately selected. The route for the pipeline will be determined after completing easement negotiations with property owners and accommodating wetland restrictions. City Engineering Staff will design the project in-house. The City will issue and manage the construction contract; City and Design will split the construction costs on a 50/50 basis and the formation of this reimbursement district is intended to reimburse Design for its share of the construction costs as other users connect to the improvements. It is recommended that the reimbursable costs, subject to future finalization based on actual construction costs, be established at a range of \$1,057,710 to \$1,238,963.

SECTION 5: BOUNDARY AND SIZE OF THE REIMBURSEMENT DISTRICT

In accordance with General Ordinance 06-1275, the reimbursement district provides a mechanism whereby both previously conditioned properties and future developable properties will share in the costs of the public improvements that have been funded by Design. By resolution, properties owned by or dedicated to the City or the State of Oregon are excluded from any reimbursement district.

There are certain other undeveloped properties and properties not currently connected to the City water system within the Port Industrial Area that will benefit from the improvements when they are developed or connected in the future.

The following reimbursement district properties are to be considered as part of the reimbursement agreement for the 18-inch Port Industrial Water Main water system improvements:

1. Tax Lot 2N 13E 28 702 (map 2N 13E 28 revised 8-7-2015) owned by Maley LLC
2. Tax Lot 2N 13E 28 700 (map 2N 13E 28 revised 8-7-2015) owned by Northwest Aluminum

3. Tax Lot 2N 13E 28 1100 (map 2N 13E 28 revised 8-7-2015) owned by SAPA
4. Tax Lot 2N 13E 33 200 (map 2N 13E 33 revised 7-6-2011) owned by Northwest Aluminum
5. Tax Lot 2N 13E 33 500 (map 2N 13E 33 revised 7-6-2011) owned by NORCOR

These properties are outlined in the map included as Attachment "A".

SECTION 6: METHODOLOGY FOR REIMBURSEMENT FEE ALLOCATION TO REIMBURSEMENT DISTRICT

The reimbursement district for the 18-inch Port Industrial Water Main water system improvements includes property that is all commercially or industrially zoned. All of the reimbursement properties are located within the Urban Growth Boundary, north of Webber Street, east of I-84 and west of River Road.

There are a number of methods that could be used for apportionment of costs for a reimbursement agreement for water improvements: linear frontage, lot size or area, or number of lots. The lots proposed for this reimbursement district are of irregular size and shape. It is impossible to accurately predict how they may be developed in the future. Some of the lots could be partitioned into smaller lots, or consolidated into larger ones. Also, the linear frontage of these lots does not realistically reflect the relative value of the improvement to each lot.

The size of each lot most closely represents the potential value each may receive from the improvements, with larger lots potentially supporting larger developments with greater utility demands. Therefore, the method proposed for apportionment of costs for this reimbursement district is area (measured in acres). Each acre of area in the proposed district has equal opportunity to receive water services from the 18-inch Port Industrial Water Main water system improvements. Since the value of the improvement to all property in the proposed district is equal, area-based assessments are recommended.

The existence of wetlands on some of the parcels within the proposed reimbursement district will likely restrict and reduce the amount of developable lands on various lots. However, at the time of this report, there is not adequate information from wetlands assessments available for all parcels to be able to apportion project costs based upon "net developable acres". Therefore, at this time, it is proposed to form the reimbursement district with assessments based upon total parcel size. The exception to this is tax lot 2N 13E 33 500 owned by NORCOR. Most of the NORCOR parcel is already developed and connected to the City water system. Only 5 acres of the parcel are undeveloped and could be served by the improvements from this project; those 5 acres are proposed to be included in the reimbursement district.

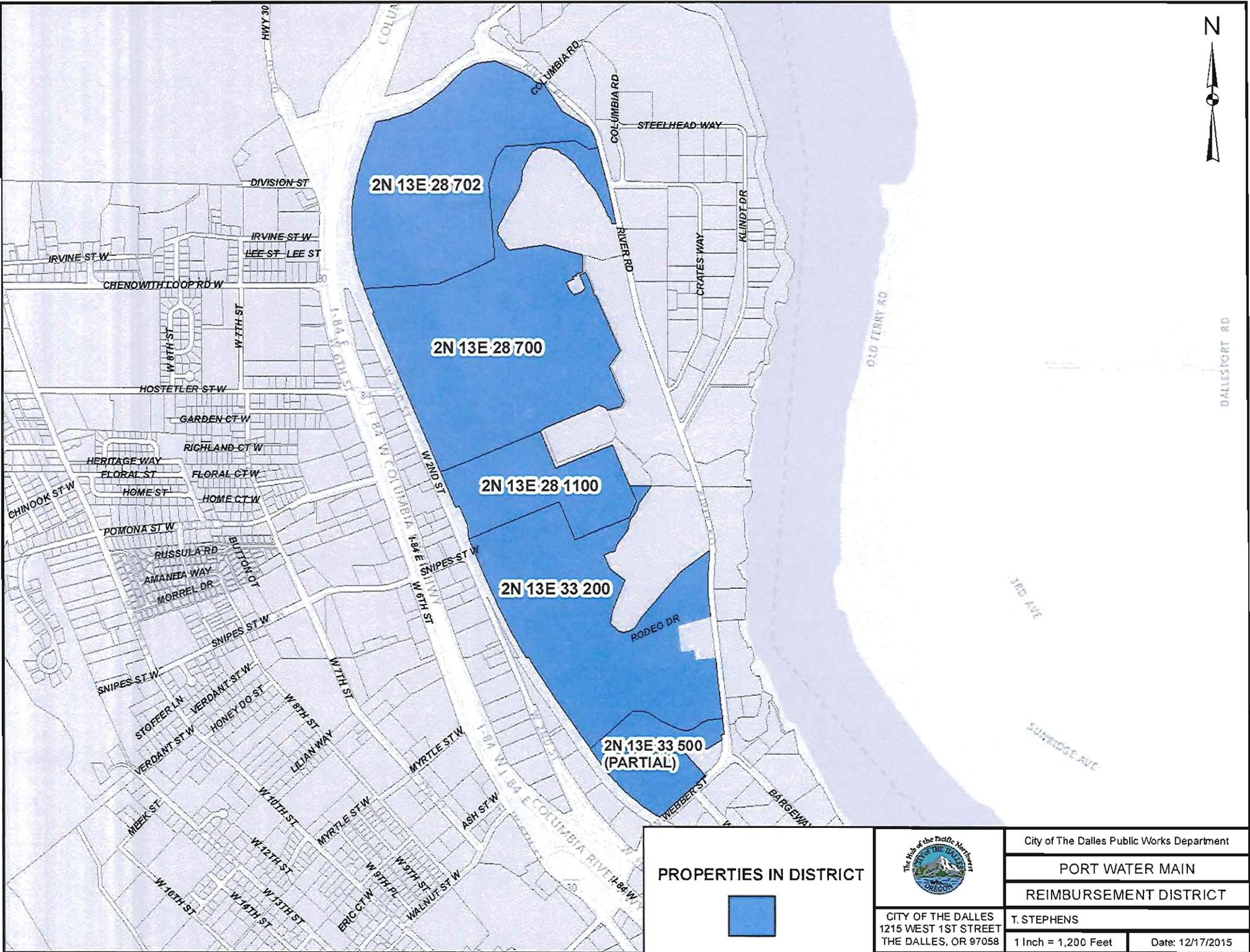
It is believed that wetland assessments are underway for other parcels within the proposed reimbursement district. If information is available from those assessments for all parcels within the reimbursement district by the time the project is constructed and the reimbursement fees are finalized, it is proposed that the basis for assessment be changed to "net developable acres". Under this scenario, the assessments for parcels with wetlands that would reduce the amount of developable acres would decrease while the assessments for parcels with no wetlands would increase from those estimated in this report.

Utilizing the methodology based on total parcel size outlined above, a district with a total area of 265.9 acres is proposed. It is also proposed that the estimated reimbursement fee would be between \$3,978.30 and \$4,660.03 per acre; this fee would be finalized after construction of the project.

SECTION 7: ADMINISTRATIVE FEE AND INTEREST RATE TO BE APPLIED TO REIMBURSEMENT DISTRICT

- A. It is recommended that the administration fee as outlined in Section 3 of General Ordinance 06-1275 shall be as follows:
 - \$50 per qualifying lot, for a total of \$250, payable to the City by the applicant at the time the reimbursement agreement is signed.

- B. It is recommended that the interest rate to be applied to the unpaid reimbursement fee be fixed at three and one-half percent (3.50%), the federal prime interest rate on December 18, 2015. It is proposed that interest accrual on the reimbursement fee start 30 days after the effective date of the formation of the reimbursement district. The approved General Ordinance defines that the interest rate shall be fixed and computed against the reimbursement fee as simple interest and will not compound.



PROPERTIES IN DISTRICT




CITY OF THE DALLES
1215 WEST 1ST STREET
THE DALLES, OR 97058

City of The Dalles Public Works Department	
PORT WATER MAIN	
REIMBURSEMENT DISTRICT	
T. STEPHENS	Date: 12/17/2015
1 Inch = 1,200 Feet	



CITY OF THE DALLES
Department of Public Works
1215 West First Street
The Dalles, Oregon 97058

AGENDA STAFF REPORT

CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
January 11, 2016	Contract Review Board 12, A	

TO: Honorable Mayor and City Council

FROM: Dale McCabe, City Engineer

THRU: Julie Krueger, Interim City Manager

DATE: December 30, 2015

ISSUE: Award of Thompson Street Storm Water Main Construction Contract.

RELATED CITY COUNCIL GOALS: 2015-2016 CITY COUNCIL WORKPLAN for next 18 months: Goal A6 – Consider developing and implementing a plan to improve the travel surface of Thompson Street.

BACKGROUND: The City of The Dalles Public Works Department advertised for bids for the Thompson Street Storm Drain, Contract No. 2016-004 project. The scope of work for the project was stated as follows: “The work to be performed shall consist of furnishing all materials, labor, and equipment necessary in the construction of storm drain main, manholes, and asphalt trench resurfacing for the Thompson Street Storm Drain project. All work will be conducted in accordance with the contract documents.”

The City’s Storm Water Master Plan that was adopted in May of 2007 listed 10 major capital improvement projects that consisted of installing storm drain trunk lines for encompassing the next 20 year planning period and beyond. This project consists of constructing the Thompson Street portions of the storm system improvements as stated in the project descriptions of the phase three portions of both the “14th Street Improvements from Dry Hollow Road to Morton Street” project, and the “Old Dufur Road To 10th Street Improvements” project. This project will have the ability to accommodate and collect and drain all storm water runoff from Thompson Street.

The Thompson Street Storm Drain project is now being expedited because of the paving of Thompson Street project from E 10th Street to E 19th Street that is scheduled to occur this spring. Because Thompson Street will be a newly paved street, it is the requirement of the City to get all necessary underground utility work completed prior to the new pavement being installed. Once the new paved street is completed, a street cut moratorium will be placed on the street to prevent any street cuts in the new pavement if at all possible. Therefore, the need for getting the Thompson Street Storm Drain project completed prior to the paving of Thompson Street is required.

The bid opening for the contract was held on December 22nd at 2:00 pm for which we received five responsive bids. The five construction companies that submitted bids had all submitted the proper pre-qualification information and were pre-qualified to bid on the project. The bids received were as follows:

1. Crestline Construction Co. LLC, in the amount of \$329,872.00
2. 3 Kings Environmental, in the amount of \$527,390.00
3. C & M Excavation, in the amount of \$555,105.00
4. Summit Excavation, in the amount of \$597,424.39
5. Nutter Corporation, in the amount of \$608,645.00

The Engineer's Estimate for this project was \$475,500.

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

BUDGET ALLOCATION: Funding for this project will come from Fund 56, the Sewer Special Reserve Fund. Within that fund, \$425,321 is available for Future Projects in Line Code 76-30 and can be used for this project. The low bid for this project falls well under the amounts that are available for this project and well under the Engineer's Estimate for the project.

ALTERNATIVES:

- A. **Staff recommendation:** *Move to authorize the City Manager to enter into contract with Crestline Construction Co. LLC, in an amount not to exceed \$329,872.00.*
- B. Request that staff provide additional information in response to questions raised by City Council.
- C. Deny authorization to proceed with the contract.



AGENDA STAFF REPORT CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
January 11, 2016	Action Item 13, A	

TO: Mayor and City Council

FROM: Kate Mast, Finance Director

DATE: December 30, 2015

ISSUE: Resolution No. 16-002 Setting Forth Corrective Measures to Deficiencies Identified in the City of The Dalles Audit of the Fiscal Year Ending June 30, 2015.

RELATED COUNCIL GOAL: F. Transparent Efficient Government

BACKGROUND: When significant deficiencies are identified in an audit of a municipality, a resolution is required by the Secretary of State's office that explains what corrective measures have been taken to correct those deficiencies by the governing body. This proposed resolution lists the deficiencies disclosed in the City's FY14/15 audit and the corrective actions the City has taken regarding those deficiencies.

BUDGET IMPLICATIONS: None.

COUNCIL ALTERNATIVES:

1. **Staff Recommendation:** *Move to adopt Resolution No. 16-002 Setting Forth Corrective Measures to Deficiencies Identified in the City of The Dalles Audit of the Fiscal Year Ending June 30, 2015.*
2. Council could make changes to the proposed resolution before adoption.
3. Council could choose to wait until the Secretary of State notifies the City that such a resolution is required to be filed.

RESOLUTION NO. 16-002

**A RESOLUTION SETTING FORTH CORRECTIVE MEASURES FOR
DEFICIENCIES IDENTIFIED IN THE CITY OF THE DALLES
AUDIT OF THE FISCAL YEAR ENDING JUNE 30, 2015**

WHEREAS, the Audit of The City of The Dalles for the year ending June 30, 2015 disclosed material weaknesses and significant deficiencies that require corrective action, and;

WHEREAS, the City of The Dalles City Council wishes to formally set forth the corrective actions taken to mitigate these material weaknesses and significant deficiencies, and;

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

Section 1. The City Council hereby sets forth the corrective actions taken for the material weaknesses and significant deficiencies identified in the audit as follows:

1. Condition: The City of the Dalles failed to record their fourth quarter payment of library taxes not received as of June 30, 2015, as a receivable.
Corrective Action: Standard Controls that require an analysis of each of the revenue line items to determine the status of those anticipated revenues will be adhered to in the future to avoid similar issues.
2. Condition: Auditors discovered multiple internal control weaknesses in the processing of accounts payable for the airport fund, which in combination have the potential to result in a material misstatement:
 - a) Vendors are hand delivering invoices to the Columbia Gorge Regional Airport, instead of remitting them to the City for payment.
 - b) Invoices are not being delivered to the City for payment by the Columbia Gorge Regional Airport in a timely manner.
 - c) Airport invoices were not being approved, or had on approval noted, by the airport managers prior to payment.Corrective Action: The City has acted on the recommendations of the Auditors and now requires vendors to send their invoices directly to the City Finance Department. These invoices are held for the Airport Managers to come in at least once per week to review, approve and authorize payments, to ensure that payments are properly authorized and paid in a timely manner.
3. Condition: Required Airport quarterly and annual fiscal reports are not being prepared or remitted to the FAA in a timely manner.
Corrective Action: The City Finance Department will oversee the FAA reporting requirements and a copy of each of the required reports will be filed with the Finance Department by the Airport Managers to ensure they are prepared and filed in compliance with those requirements.

4. Condition: The preliminary Schedule of Expenditure of Federal Awards (SEFA) did not accurately report the expenditures of federal funds.
Corrective Action: The City Finance Department has worked with the Airport Managers to develop a process for tracking the progress for grant funded projects and identifying those invoices that are eligible for grant reimbursement. The Airport Managers will provide this information regularly, no less than on a monthly basis. The Finance Department will use this information to prepare the reimbursement requests to ensure that the requests are filed in a timely manner.

PASSED AND ADOPTED THIS 11th DAY OF JANUARY, 2016

Voting Yes, Councilors: _____

Voting No, Councilors: _____

Absent, Councilors: _____

Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 11th DAY OF JANUARY, 2016

SIGNED:

ATTEST:

Stephen E. Lawrence, Mayor

Julie Krueger, MMC, City Clerk



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT
CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
January 11, 2016	Action Item 13, B	

TO: Honorable Mayor and City Council

FROM: Daniel Hunter, Project Coordinator

DATE: December 30, 2015

ISSUE: Group Grant Application with Other Communities.

RELATED COUNCIL GOAL: C-8: Pursue local Bike Hubs as part of the Columbia Gorge Bike Trail.

BACKGROUND: As you will recall, Interim City Manager Julie Krueger informed the Council on November 23, 2015 that staff had submitted a grant application for a Connect Oregon Grant. That Grant would require a thirty-percent match and would help fund the final design and construction of a Gorge Hub at the NW corner of Lewis and Clark Festival Park. As the funds for the match were not budgeted in the FY14/15 Budget, they would need to be budgeted in FY15/16 to provide the match. The grant is funded by Oregon Department of Transportation.

In addition to the Connect Oregon Grant, another opportunity is available. The Recreational Trail Program Grant (RTP) is administered by Oregon Parks and Recreation using Federal funds.

City staff has been working with other Gorge communities for years to coordinate designs and construction of Hubs along Historic Highway 30. To facilitate the completion of all Gorge Hubs, the Gorge Communities Group would like to apply for the RTP Grant together. We would have Mid-Columbia Council of Governments serve as the financial agent if the grant is awarded. Applying for the grant in this way means we would not be competing with other communities for the granted funds. In addition,

cooperating on a project with regional impact is a selling point to the selection committee.

The one potential negative we can foresee at this point may be a delay in processing payments to contractors. This will be dependent on who receives the invoices (City or MCCOG) for payment, when MCCOG processes them and issues a check. There are several benefits to pursuing the grant as a group. Those benefits, in addition to those identified above are potential reduction in the local match provided by the City, and greater regional exposure for the gorge hubs project.

In addition, our intent is to seek grant funding at the same level and same match amount (30%) required for the Connect Oregon Grant. If we are not awarded the Connect Oregon Grant and are awarded the Recreational Trails Program Grant, the project will still be fully funded. The RTP grant does require a local match of at least 20%. Our approach exceeds that. There is no maximum award level and the total allocation for the program is approximately \$3million.

BUDGET IMPLICATIONS: \$20,970 Grant match will be budgeted in FY15/16 budget for the Gorge Hub Project. If neither grant is awarded, those funds will remain unallocated. We will continue to pursue other grant opportunities and bring them to your attention. In the event no grant is awarded and no other opportunity becomes available the budgeted funds will go into FY16/17 beginning fund balance.

COUNCIL ALTERNATIVE:

1. **Staff Recommendation:** *Move to direct the City Manager to proceed with a joint application, with other Gorge Communities, to Oregon Parks & Recreation Department for the 2016 Recreational Trails Program Grant.*
2. Move to direct the City Manager to pursue the Recreational Trails Grant as the sole applicant.
3. Decline to pursue the Recreational Trails Grant.



AGENDA STAFF REPORT
CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
January 11, 2016	Action Items 13, C	

TO: Honorable Mayor and City Council

FROM: Julie Krueger, MMC, Interim City Manager

DATE: December 30, 2015

ISSUE: Opportunity to Apply for CERB Grant With Klickitat County for Construction of a Building on Airport Property.

BACKGROUND: Everybody’s Brewing, a Washington Brewery located in White Salmon, is planning an expansion and has expressed interest in putting a new facility in the Airport Business Park. The Airport Board and Klickitat County are in support of constructing a flex building, with the brewing company installing equipment and unique building items at their own expense.

Klickitat County would like to apply for a CERB (Community Economic revitalization Board) grant/loan to fund construction of the building. The funding would be a \$300,000 grant and \$700,000 low interest loan. The remaining cost of the project is proposed to be divided between the City and Klickitat County in the amount of \$250,000 each. Total estimated cost for the building is \$1.5 million.

The application is due to CERB by January 19, for a March decision.

BUDGET IMPLICATIONS: The City’s contribution to the project would be \$250,000. Funds would need to be identified in the 2016-17 budget if the Council authorizes the City’s participation in the project.

ALTERNATIVES:

- A. ***Staff Recommendation: Move to authorize submittal of a CERB grant application and direct staff to work with Klickitat County and the Airport Managers to complete the application.***
- B. Decline to participate in the application process. If the City elects not to participate, it is expected that Klickitat County would proceed with the application and pay the remaining portion. This would be the first time the City and Klickitat County did not equally share in project costs. If the City doesn't participate, the lease revenues generated would pay back the CERB loan and Klickitat County.
- C. Participate in the application at a lesser amount.
- D. Direct staff to investigate possible sources of revenue and/or grants and join in the project at a later time.



CITY OF THE DALLES
Department of Public Works
1215 West First Street
The Dalles, Oregon 97058

AGENDA STAFF REPORT

CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
January 11, 2016	Discussion Item 14, A	

TO: Honorable Mayor and City Council

FROM: Dave Anderson, Public Works Director

DATE: December 29, 2015

ISSUE: Fifth Annual Review of 2010 Transportation System Development Charge Credits.

RELATED CITY COUNCIL GOALS: NA

PREVIOUS AGENDA REPORT NUMBERS: 10-038; 10-055; 11-086; 12-065; 13-075; 14-079

BACKGROUND: The City Council adopted General Ordinance No. 10-1305 (copy attached) on July 12, 2010. That General Ordinance provided additional credits towards Transportation System Development Charges (TSDCs) in an effort to encourage economic development within the City consistent with recommendations from the Transportation SDC Work Group formed to study the issue. The General Ordinance also required that the City Council evaluate the implementation of the new credits within one year, and that any changes to the SDC credits authorized in the General Ordinance be enacted by ordinance adopted by City Council. Reports were provided to Council in September 2011, October 2012, November 2013 and November 2014 summarizing information from each year of implementation. Following each of those prior reports, Council decided to keep the additional credits in effect for another year. This report provides information from the fifth year of implementation related to new non-residential development or re-development applications received since the adoption of General Ordinance No. 10-1305 and associated Transportation SDCs.

Between November 1, 2014 and October 31, 2015, only three non-residential building permit applications were received by the City's Planning Department and proceeded to the point where building permits were issued for developments totaling \$1,353,605 in value. One of those projects was the Library expansion and, as a City-owned facility, was exempt from paying City

SDCs. The other two projects were assessed Transportation SDCs and each received credits provided under General Ordinance No. 10-1305; MCCOG received a 50% reduction under the ordinance for relocation of an existing business within the community and Schultens Motors received a 50% credit for expansion of an existing business within the City. While the previously mentioned credits were the only ones directly provided by General Ordinance No. 10-1305, it should be noted that MCCOG also received an additional 50% reduction in SDCs as authorized by City Council for being an agency of local government.

The total amount of Transportation SDCs collected over this last year after credits were applied was \$15,269.01; the credits provided under General Ordinance No. 10-1305 in this 12-month period totaled \$15,269.01. The total amount of Transportation SDC credits provided under the General Ordinance since it was adopted in 2010 has been \$257,963.21

Staff is not aware of any potential applicants that expressed interest in initiating a development during this period of time but decided not to proceed due to SDC charges.

BUDGET ALLOCATION: None at this time – Discussion Item only.

ALTERNATIVES: Provide direction to staff regarding any desired revisions to the Transportation SDC credits.

GENERAL ORDINANCE NO. 10-1305

COPY

AN ORDINANCE AMENDING SECTION 6 OF GENERAL ORDINANCE NO. 07-1286 TO ESTABLISH ADDITIONAL CREDITS TOWARDS THE TRANSPORTATION SYSTEM DEVELOPMENT CHARGES APPLICABLE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT

WHEREAS, on November 13, 2007, the City Council adopted General Ordinance No. 07-1286, imposing Transportation System Development Charges on new development applicable at the time of application for a building permit; and

WHEREAS, on April 26, 2010, the City Council directed staff to form a Work Group to evaluate the potential impacts of the City's current Transportation System Development Charges on growth and development in the community, particularly any impact related to local businesses which desired to expand or relocate; and

WHEREAS, on June 14, 2010, the Transportation SDC Work Group presented a report to the City Council, including six specific recommendations related to the City's Transportation SDC's; and

WHEREAS, the rationale for the Work Group's recommendations included the following reasons: to provide incentives for businesses to relocate and/or expand within the City and facilitate the filling of existing vacant buildings within the City, with an emphasis on the Downtown Commercial District (CBC Zone); to reduce the costs of expansion for existing businesses which have been in the City for a minimum of two years, including businesses who seek to relocate to a new site involving the construction of new facilities; and to provide incentives to encourage new small scale developments, primarily by small businesses, to locate within The Dalles; and

WHEREAS, following the presentation of the report by the Transportation SDC Work Group to the City Council on June 14, 2010, the Council directed staff to prepare an ordinance implementing the Work Group's recommendations, for the Council's consideration at the July 12, 2010, Council meeting; and

WHEREAS, the City Council provided an opportunity for additional public testimony at the July 12, 2010, Council meeting, concerning the proposed ordinance to implement the recommendations submitted by the Transportation SDC Work Group; and

WHEREAS, based upon the comments and testimony provided by the Transportation SDC Work Group during the presentation of its report on June 14, 2010, and additional public testimony and comment received during the July 12, 2010 Council meeting, the City Council finds that adoption of the recommendations submitted by the Transportation SDC Work Group will have a positive and stimulating effect upon growth and development in the community, particularly for local businesses which desire to expand or relocate in The Dalles, and that adoption of General Ordinance No. 10-1035 is in the best interest of the health and welfare of the community;

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

Section 1. Section 6 of General Ordinance No. 07-1286, shall be amended by adding new subsections, 6(A), 6(A)(1), 6(A)(2), and 6(A)(3), which new subsections shall read as follows:

Section 6(A). Additional SDC Credits. In addition to the credits provided for in Section 6 of this Ordinance, the City shall grant the following additional credits against the City's SDC which is otherwise assessed for the following types of New Development:

- A. For New Development involving the re-use or redevelopment of an existing building, including an expansion of an existing vacant building, upon a parcel of property located within the Downtown Commercial District (CBC Zone). For an expansion to qualify for this credit, it cannot exceed fifty percent (50%) of the size of the existing footprint of the building, and the size of the expansion cannot exceed 5,000 square feet. Verification that the proposed expansion qualifies with the size restrictions set forth in this subsection shall occur at the time the applicant submits an application for a building permit. The amount of the credit shall be equivalent to one hundred percent (100%) of the proposed Transportation SDC.
- B. For New Development involving the re-use or redevelopment of an existing building, including an expansion of an existing vacant building, upon a parcel of property located within any zoning district within the City limits other than the Downtown Commercial District (CBC Zone). For an expansion to qualify for this credit, it cannot exceed fifty percent (50%) of the size of the existing footprint of the building, and the size of the expansion cannot exceed 5,000 square feet. Verification that the proposed expansion qualifies with the size restrictions set forth in this subsection shall occur at the time the applicant submits an application for a building permit. The amount of the credit shall be equivalent to seventy-five percent (75%) of the net amount of the proposed Transportation SDC, which net amount is determined by applying any other credits against the Transportation SDC to which the applicant would be entitled .
- C. For New Development involving expansion of an existing business through new construction on the current site of the business, upon a parcel of property located within any zoning district within the City limits. To qualify for this credit, the existing business must have been in operation in The Dalles for a minimum of two years. Verification that the existing business complies with the minimum requirement for years of operation shall occur at the time the applicant submits an application for a building permit. The amount of the credit shall be equivalent to fifty percent (50%) of the net amount of the proposed Transportation SDC, which net amount is determined by applying any other credits against the Transportation SDC to which the applicant would be entitled.

- D. For New Development involving the relocation of an existing business in the City to a new site with construction of new facilities, upon a parcel of property located within any zoning district within the City limits. To qualify for this credit, the existing business must have been in operation in The Dalles for a minimum of two years. Verification that the existing business complies with the minimum requirement for years of operation shall occur at the time the applicant submits an application for a building permit. The amount of the credit shall be equivalent to fifty percent (50%) of the net amount of the proposed Transportation SDC, which net amount is determined by applying any other credits against the Transportation SDC to which the applicant would be entitled.
- E. For New Development involving construction of a development which creates employment for ten (10) persons or less, and involves construction of a new facility which is limited in size to 5,000 square feet or less, upon a parcel of property located within any zoning district within the City limits. Verification that the New Development has complied with the eligibility requirements for the number of employees set forth in this subsection shall occur six (6) months after the date when the New Development opened for business. The amount of the credit shall be equivalent to seventy-five percent (75%) of the net amount of the proposed Transportation SDC, which net amount is determined by applying any other credits against the Transportation SDC to which the applicant would be entitled.
- F. For New Development involving construction of a development which creates employment for twenty (20) persons or less, and involves construction of a new facility which is limited in size to 10,000 square feet or less, upon a parcel of property located within any zoning district within the City limits. Verification that the New Development has complied with the eligibility requirements for the number of employees set forth in this subsection shall occur six (6) months after the date when the New Development opened for business. The amount of the credit shall be equivalent to fifty percent (50%) of the net amount of the proposed Transportation SDC, which net amount is determined by applying any other credits against the Transportation SDC to which the applicant would be entitled.

Section 6(A)(1). Relationship to Transportation System Development Charge for Chenowith IAMP. The credits established under Section 6(A) of this Ordinance shall not be applicable to reduce the amount of the Transportation System Development Charges imposed for the Chenowith Interchange Area Management Plan.

Section 6(A)(2). Appeal of Adverse Decision Concerning Credit Eligibility. Any applicant who desires to appeal an adverse determination of the Administrator or the City Manager concerning the applicant's eligibility for any of the credits listed in Section 6(A) of this ordinance, may appeal that decision to the City Council under the process set forth in Section 11(C) of this ordinance.

Section 6(A)(3). Review of Credits; Modification. Within one year from adoption of this Ordinance, the City Council shall evaluate the implementation of the credits established by this Ordinance. Any increase, decrease, or termination of any of the credits at the time of this one year review, or at any future time, shall be enacted by an ordinance adopted by the City Council.

Section 2. Section 11(C)(2) of General Ordinance No. 07-1286 shall be amended by revising the last sentence in this Section to read as follows:

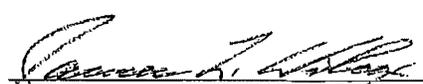
Such hearing shall be held within twenty-one (21) days of the date the appeal was filed, provided that the hearing date falls within a time period when the City Council is regularly scheduled to meet.

Section 3. Emergency. WHEREAS, in order to stimulate local economic growth and assist local businesses who desire to expand or relocate their businesses within the City, it is necessary and appropriate for the proposed credits against the Transportation System Development Charges to become effective as soon as possible, to benefit the economic welfare of the local community; NOW, THEREFORE, an emergency is declared to exist, and this Ordinance shall go into effect immediately upon its passage and approval.

PASSED AND ADOPTED THIS 12TH DAY OF JULY, 2010.

Voting Yes, Councilor: Wood, Spatz, Ahier, Dick, McGlothlin
Voting No, Councilor: None
Absent, Councilor: None
Abstaining, Councilor: None

AND APPROVED BY THE MAYOR THIS 12TH DAY OF JULY, 2010.


James L. Wilcox, Mayor

Attest:


Julie Krueger, MMC, City Clerk



AGENDA STAFF REPORT

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
January 11, 2016	Discussion Items 14, B	

TO: Honorable Mayor and City Council

FROM: Richard Gassman, Planning Director

THRU: Julie Krueger, Interim City Manager

DATE: January 11, 2016

ISSUE: Urban Growth Boundary Project Discussion.

RELATED CITY COUNCIL GOAL: B.2. Work with scenic area stakeholders on process to review community request for expansion of the Urban Growth boundary expansion.

PREVIOUS AGENDA REPORT NUMBERS: N/A

BACKGROUND: Each City in the State is required to have within its Urban Growth Boundary (UGB) a 20 year supply of available land in each of the industrial, commercial, and residential zones. Approximately 10 years ago, City staff made an initial assessment that we were lacking the required amount of land. As further detailed in the attached Memorandum, the City then started on the process to further determine if we needed to add land, and how much. The Memorandum describes what has happened so far.

Unless there is a sudden and unexpected change in the status of the project, the City should prepare itself for a long wait before it is able to add land within the UGB. Even if the City can add land, the amount of useable land is very limited, which means the City should examine what alternatives to an expanded UGB may be available, and how those alternatives might be implemented.

BUDGET IMPLICATIONS: This is a discussion item only at this point, thus no effect on the budget.

RECOMMENDATION: No recommendation at this time.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
PLANNING DEPARTMENT

Memorandum

DATE: January 11, 2016

TO: Mayor and City Council

FROM: Richard Gassman, Planning Director

RE: Urban Growth Boundary Expansion Project Status Report

Introduction

I have been asked me to prepare a brief history of our efforts to expand our Urban Growth Boundary (UGB). I have prepared this summary of the rather long and tortuous path we have taken (so far) and have identified some options. Please note that most dates are approximations as the actual dates are not significant. Also note that this is a fluid situation, with the last important event happening on December 8, 2015. As in any fluid situation, additional problems or opportunities may arise.

Background

The City began exploring an expansion of its UGB in 2005. Our UGB still has the original boundary from its approval by the State in the 1980's. A city is supposed to provide a 20 year land supply for each of residential, commercial, and industrial zones within its UGB. In 2005 it was felt that we were lacking sufficient land to meet the State requirements. Dan Durow was the Planning Director in 2005 and he took the lead on this project.

After making some preliminary analyses, the City applied to DLCD for a grant to hire a consultant to help us with the project. We obtained the grant and proceeded to hire Winterbrook and Associates as our consultant. The head of Winterbrook is Greg Winterowd who is very knowledgeable and very experienced in the State of Oregon UGB expansion process. Winterbrook remained our consultant through the active stages of this project.

Working with our Consultant, the City began a number of studies to further examine whether the City needed to expand its UGB and by how much. A list of most of the studies can be found on our website. Over the next few years these studies were completed and adopted by the City. One of the key studies was a population projection which was adopted both by the City and by the County.

The end result of these studies indicated that we had a need for substantial amounts of residential and commercial property to be brought within the UGB. (Initially we identified a need for industrial land also, but when the aluminum plant was demolished, we no longer had a shortage of industrial land). The studies also indicated that the most feasible area (and in all reality the only area) to add to the UGB was along the river to the north, generally in the area known as Hidden Valley. Once all the studies were completed, we felt that we had sufficient documentation to apply to the State. However, this was only part of the work that needed to be done to effectively expand our UGB. We also needed to get approval from the Gorge Commission (GC), although we did not at first fully realize all the difficulties that would be associated with obtaining approval from the GC.

National Scenic Area

The City of The Dalles is in the unusual position of needing not only approval from the State of Oregon, but also must obtain approval from the GC, the administrative manager for the Columbia River Gorge National Scenic Area. Due to the fact that the boundary for the National Scenic Area (NSA) completely surrounds the City, and in some places is actually inside the UGB, and even inside the City limits, the City also needs approval from the GC to expand into the NSA. The NSA was established in 1986, shortly after the City established its UGB. The Act established regulations that limited development activity in the Columbia River Gorge NSA. The Act also established certain Urban Exempt Areas (UEA) for the developments that were already established inside the NSA. The Dalles is in one of these UEA. The regulations of the NSA Act do not apply to the UEA. Unfortunately for The Dalles, in order to expand the State recognized UGB, we have no place to go except into the NSA.

As we were finishing the studies we knew we needed for State approval, we started having discussions with the staff at the GC on how to ask the Commission to pull back the NSA, or more correctly to expand the UEA, around The Dalles. We learned in our discussions that the criteria used by the State of Oregon for a UGB expansion were essentially irrelevant for an application to the GC. The GC has a completely different set of criteria, even though they are not official ones at this point. In addition, we found there were at least three very significant problems with any attempt by the City to expand our UEA.

The first problem is that the Gorge Commission has by law local authority to make minor changes to the NSA boundaries. However, there are no definitions, no examples, and no case law explaining the difference between a major boundary change and a minor one. The act did not establish a definition, and no local jurisdiction has attempted to modify an UEA, so while the authority to make a modification is clear, the scope of that authority is not clear. If the boundary modification is not determined to be minor, the GC does not have authority to make a decision. It requires an Act of Congress for a major change. We approached our local Congressional delegation to discuss the Congressional option, and were told to first exhaust all local options.

The second major problem is that in addition to the lack of any definition of the terms “major” and “minor”, there were also no procedural rules on how to apply, and more importantly, no official criteria on how to evaluate a request to expand an UEA. The Gorge Commission had attempted over the years to come up with some rules, but failed. The criteria that had been suggested to us by the staff were likely to be considered by the GC if we applied, but they were not official criteria, and likely were not the only criteria that would apply.

The third major problem is that the Gorge Commission was, and still is, severely understaffed. They all but told us that we could apply but there was no expectation on their part that they would be able to do anything with our request. An application to change a boundary for an UEA would likely

require the expenditure of significant GC staff time. Also, there is no time line in the NSA Act for processing an application such as ours, so there is no way to predict when, or even if, an application would be reviewed and set for a hearing.

Native Tribes

The three major problems discussed above are all related to the Gorge Commission and its regulations and staffing, or lack thereof. There is yet another issue that surrounds any application to change the NSA boundary and that is the rights of the Native Tribes. According to the Act that established the NSA, four Native American tribes are accorded special status. In alphabetical order they are Nez Perce, Umatilla, Warm Springs, and Yakama. At each meeting of the GC these tribes are given a special place on the agenda to address the GC on any topic they choose. It has been suggested to us that in order for a request such as ours to get approval from the GC, at a minimum we would need the Tribes to take a neutral position on the request.

Once we realized that a final decision might not depend just on the factual issues and the analyses we had done, but also on the position of the Tribes, we began to contact the four Tribes to explain what we were trying to do and to ask them to allow us to meet with them. We did manage to have an informal meeting with the Warm Springs at their headquarters, a formal meeting with the Nez Perce in Lapwai, Idaho, and a formal meeting with the Umatilla at their conference center on their reservation outside Pendleton. We were received cordially and listened to with respect, but in all three of these meetings we got very little sense of their position. We never did meet with the Yakama, although we had a meeting scheduled which was canceled by them. The position of the tribes and the basis for their authority, stated or unstated, remains an unknown.

Application

In the fall of 2013, as we finished the additional work we thought necessary for the GC, and as we got closer to actually submitting an application to the Gorge Commission, we met with their staff and with LCDC staff to try to sort out such issues as the timing, whether we should file with the State first or with the GC first, or file simultaneously, and whether the same material would be included in each application. At this meeting, Darren Nichols, the then relatively new director of the GC, convinced us that it would not be in our best interests to submit an application to the GC until such time as they had internally established ground rules and criteria for an application like ours. His logic was that the GC had been successful on appeals whenever they had established criteria and the decision they made was based on the criteria. Without any criteria to judge our application, they were very concerned that an appeal would be successful and we all would have wasted time and effort and money only to have to go back, establish the criteria and then start all over again. An appeal of a decision on our application is all guaranteed, no matter what the decision is by the GC. The City decided after the meeting to put our application on hold until the GC had established the criteria and was ready to receive our application. We were assured that getting the criteria adopted would be a high priority.

Darren Nichols' plan was first to try to establish better relationships with all the different, and often conflicting, views of the interested parties. As I understood his thinking, before tackling a very difficult subject like the criteria for a UEA expansion, he wanted to tackle simpler projects. After successfully dealing with one or more minor projects, we might have better success with more complicated ones. The GC was able to get a grant from the State to hire two mediation firms. After extensive interviews with interested parties, they recommended we start with a project to establish a legal description for the UEA boundaries. That project was started and is still under way. It has been an opportunity for all the various parties to meet and exchange ideas. Whether it has improved

the relationships between the parties is yet to be seen. On the negative side, this work has been very slow, two years have passed, and the GC has not yet even begun to consider rules and criteria for UEA expansions.

Current Status

At the beginning of 2015, several unrelated factors arose and caused me to take a step back and look again at the big picture. What I saw caused me to begin discussions with Nolan Young about the status of this project, which ultimately led to this report. I will list and discuss these factors in no particular order.

1. The State of Oregon has passed a law that requires all jurisdictions to use Portland State University's Population Research Center (PRC) as the source for all land use population projections. The significance of this new law for us is that we had hired consultants from Eco Northwest to make our population projection and that projection is higher than any we can expect from PRC. Since the population projection is a key element in determining how much land we need within our UGB, if we use a lower projection from PRC rather than the Eco Northwest one that is adopted, we would not need as much land to satisfy our 20 year land supply, thus we would not be able to justify taking in as much area as we had proposed. If we can only take in a small amount of land, is all this work worth the effort? Should we wait until we can justify a larger amount of land? With the almost unbelievable effort and expense required to expand the UGB, we obviously do not want to do this very often. If we have to repeat all the studies and analyses each time we want to make a relatively small change in our UEA, we will likely not get the funds from DLCD and may not be able to afford it ourselves.
2. As discussed above, the GC has not yet even started working on rules for UEA expansions. Once they start, given the pace of such things, it may take two or three years to get final rules and criteria, even if they are not appealed. We believe they will be appealed. If they are appealed, it is hard to estimate when they would become finally adopted. After our joint meeting in 2013 with the staff from the GC and from DLCD, the issue of rules adoption by the GC was put on their work plan. We expected this would start as soon as the urban area legal description project was completed. At their meeting in December, 2015, the GC removed the urban area expansion rules project from their work plan, citing insufficient staff to take on a project like that at this time.
3. Our studies supporting the expansion are now several years old and will be even older once we actually file an application. Whether or not they will be accepted is problematic, due to their age. We are helped by the stagnation caused by the economic recession, but that may not be enough. If we have to redo the studies (other than the population projection) where will we get the money? The State grants that we got are likely to be much harder to come by if we never completed the first project.
4. We have no idea what the Tribes will say at a hearing on our request. We were never able to meet with the Yakama Tribe, even though we had a meeting scheduled at one time. In the time since we met with the other tribes, we have learned of a new concept, TPC, standing for Traditional Cultural Place. Some people have started using this term to describe an extremely vague concept. It can be almost anything – a sunset, waving of wild grass, a particular view. It is not tied to any particular place, nor is it tied to a structure. It makes it almost impossible to anticipate what might be claimed as a special place for a Native Tribe.

Working with our Consultant we modified our development plans to try to reduce the impacts in the proposed new UGB area. However, reducing the impacts means less dense development, to the point whether we have to ask, again, is the result worth the effort? It is especially difficult to anticipate what the position of the Tribes will be since we have no feedback from them. We also do not know exactly what rights the term “special status” gives the Tribes. In comments from the Tribes, we have heard such statements that the GC’s duty is to protect the rights of the tribes. The rights of the Tribes stem from a series of treaties signed in 1855 between the US Government and the Tribes. The language in these treaties is similar, providing “That the exclusive right of taking fish in the streams running through and bordering said reservation is hereby secured to said Indians; and at all other usual and accustomed stations, in common with citizens of the Unites States. . .” There are very few cases interpreting the language of these treaties and those cases offer little guidance on how such language would be interpreted in a case like ours.

5. In April, 2015, Darren Nichols left and took a new job in Washington. Darren had brought a refreshing new approach to the Director’s office. He was very positive in his belief that the Gorge was a special place, and that it was necessary to balance the interests of those who wanted to preserve its beauty and those who live and work in the Gorge. He believed this could be accomplished with better understanding of everyone’s position. Not only did he believe this, but was able to start taking practical steps to work toward it. The GC now has a new director but it is too early to tell what she will recommend for the urban areas.

After reviewing all this information, I have come to the conclusion that it makes little sense to continue with our efforts to expand the UGB through the GC at this time. The GC does not have any criteria yet and will not have any for at least a couple of years, more likely five or more years. Our population projection is old, proved to be not very accurate, and will likely be undermined by a new projection from PRC prior to our being able to get our application in. We do not have any known support from the Tribes, and with Darren gone, we have lost a potentially key ally.

Recommendations

Here are a series of recommendations. We can work on most of these at the same time. Ultimately, number 5 may be the only way to achieve a change in the boundary.

1. Continue to work with the GC and other interested parties to get rules and criteria for urban area boundary changes.
2. Continue to try to establish better relations with the Native Tribes that are accorded the special status in the NSA Act. First step would be to send a letter to the Tribes explaining that we are not pursuing an expansion at this time and will inform them when and if that changes.
3. Monitor the population projections from PSU. Once a new projection is received, check to see how it relates to the one from Eco Northwest and determine if those now old studies may still be valid.
4. Continue to support attempts by the Gorge Commission to get adequate funding. This is a key element. Without additional funding the work necessary to get the boundary change criteria established and then have staff to review and make recommendations on our application simply will not get done in a timely fashion. Unfortunately, it is not just up to the State of Oregon to increase the funding. The Act specifies that both Washington and Oregon

have to provide equal funds, so whichever State provides less money controls the funding. Oregon is much more interested in proper funding as, in my opinion, the gorge area is more important to Oregon than to Washington. Plus, the communities on the Washington side have incredibly large UEAs compared to the communities on the Oregon side. The ones in Washington may never need to seek expansion of their UEA. For The Dalles it is essential this be an option.

5. Reestablish contact with our Congressional delegation on the topic of a change to the boundary at the federal level, bypassing the GC. The direction we got from them many years ago was to exhaust local options before coming to them. After 10 years, and with many more years ahead of us before any decision is made, it should be clear that we have no viable local option. We should explain both the difficulties of getting any relief through the GC and the inequities in our UEA comparing the Oregon communities with the Washington communities. In addition, the cost of requesting an expansion of the UEA is not sustainable on a case by case. On top of all this, we have to keep in mind that after all this effort and money and time, if we did get to the point where we could file a request, the GC could decide that our request is a major change and requires Congressional approval, in which case we would have to go to the federal government anyway.

Thoughts

- A. The process to amend an UEA boundary is basically unworkable. The UEAs, at least in Oregon, were set up with little forethought or understanding on how change might occur. It is a classic case of what at the beginning was a seemingly changeable boundary, has become something now seemingly etched in stone. Now that we understand better the issues and politics involved, the communities on the Oregon side should have a new opportunity to review their UEA boundaries, and make changes, more in line with the UEA boundaries on the Washington side. Given the costs involved, it makes sense to do this as a legislative action rather than make the four Oregon communities (The Dalles, Mosier, Hood River, Cascade Locks) take individual applications to the Gorge Commission. Plus, any approval through the GC would be on the minimal side and that might require another application at some time in the future.
- B. With the difficulties of any approach, the City may want to simply do nothing, at least in the short run. It has been 10 years since we started this project and we have not used up the supply of available land, although we continue to be short of commercial property. It may be time to simply look at options such as encouraging increased densities as a way to put off the need for additional land. We have a limited developable land supply even if we did get our UEA expanded. In the long term, the City will need to change its development patterns by necessity due to geographic and topographic factors.
- C. Pick a new staff person to lead the effort. Dan is retired and I will be retired before any application is submitted. Our consultant may well be retired also before all this gets underway. It is very important that we have someone knowledgeable about the NSA and the history of our work. Picking someone now for an effort that may not start for 5 or 10 years can be a bit tricky, but the institutional history is important.
- D. As a last resort, we might consider seeking relief in the court system. The GC has an obligation to not only protect the scenic area but also to facilitate growth in the urban areas. Not having any mechanism to process changes to boundaries might be understandable in the first few years after the act was passed, but after close to 30 years, and counting, it is time for

the GC to adopt rules. Perhaps it needs the court to require it. If we look at the court system, we might also look at taking the states of Oregon and Washington to court asking the court to require the states to adequately fund the GC so they have the staff to work on such items as applications for boundary changes. Of course using the court system involves a lot of unknowns, including length of time to get a final answer, costs, and ultimately whether there is a reasonable possibility of success. More work would need to be done before any final recommendation could be made on this course of action.



CITY of THE DALLES

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THE DALLES, OREGON 97058

(541) 296-5481 ext. 1122
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AGENDA STAFF REPORT
CITY OF THE DALLES

MEETING DATE: December 14, 2015	AGENDA LOCATION: Discussion Items 14, C	AGENDA REPORT #
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TO: Honorable Mayor and City Council

FROM: Gene E. Parker, City Attorney

THRU: Julie Krueger, Interim City Manager

DATE: December 31, 2015

ISSUE: Continuation of discussion of a requested rate increase resulting from increased landfill disposal costs and operational costs incurred by The Dalles Disposal Service, Inc., effective January 1, 2016.

RELATED CITY COUNCIL GOAL: None

PREVIOUS AGENDA REPORT NUMBERS: See Agenda Staff Report for November 23, 2015 Council meeting.

BACKGROUND: Following the initial discussion of the rate request by The Dalles Disposal at the Council meeting on November 23, 2015, the Council identified certain areas where they desired to have additional information. I had an opportunity to meet with Jim Winterbottom, who is the new local manager for The Dalles Disposal, to discuss these issues with Mr. Winterbottom, and I will summarize his responses in this staff report.

1. Cost of disposing of recyclable materials and possible alternatives. Mr. Winterbottom advised me that A & P Recycling currently accepts cardboard for recycling from The Dalles Disposal. Mr. Winterbottom also advised me that A & P Recycling has indicated they do not have the equipment or resources to be able to offer an alternative for the collection of curbside comingled recyclable material. The only option currently available

to The Dalles Disposal is to transport the material to Portland, at a cost of approximately \$20 per ton for the recyclable material plus transportation costs.

2. Establishing a rate for recycling costs. Mr. Winterbottom informed me that companies such as The Dalles Disposal which collect both solid waste and recyclable material, have traditionally included the cost of collecting the recyclable material as part of the overall rate which is charged to customers. This method of establishing a cost for recycling is based upon the recyclable material having an actual material value. The market for recyclable material has significantly diminished and has been very volatile. Included with this staff report is a copy of an email recently furnished to Mr. Winterbottom from one of the large Portland area recycle processors which indicates the market for recyclable commodities has been falling rapidly. Mr. Winterbottom indicated to me it would not be feasible for The Dalles Disposal to attempt to establish a separate rate for recyclable material, and offer that separate rate as an option for customers.
3. Flexibility in providing new services or alternative methods for services. Mr. Winterbottom indicated The Dalles Disposal is a very “de-centralized” operation, and has some flexibility in being able to consider alternative methods of providing services. For example, if the City were to express an interest in using roll carts for collection of recyclable materials, Mr. Winterbottom indicated his company would be willing to consider preparing a proposal for such a collection method, which would likely require an expenditure for new roll cart containers, and an automated truck to pick up the containers, and a summary of what costs would be involved in providing this type of service.
4. Employee contribution towards health care costs. Mr. Winterbottom indicated The Dalles Disposal offers two medical insurance plans. These plans differ in the range of deductibles and co-pays. The monthly contribution for a single employee starts at \$101 per month, and has a ceiling of \$326 per month for family coverage.

BUDGET IMPLICATIONS: If the Council does decide to approve any increase in the rates charged by The Dalles Disposal, the City will probably receive a modest increase in the amount of the franchise fee collected from The Dalles Disposal, as the franchise fee is calculated on the amount of gross revenue received by The Dalles Disposal.

ALTERNATIVES:

1. The Council could direct staff to prepare a resolution approving the rate increase of .76%. The Council would need to indicate whether this rate would be considered retroactive to January 1, 2016 and may want input from The Dalles Disposal as to the feasibility of having the rate be applied retroactively. The Dalles Disposal would have the option to come back to the Council concerning the requested increases for April 1, 2016 and July 1, 2016.
2. The Council could direct staff to prepare a resolution which would approve the requested rate increase of .76% (with a designated effective date), and approve the requested rate increases for April 1, 2016 and July 1, 2016 contingent upon the Department of Environmental Quality imposing the additional charges statewide.
3. The Council could direct staff to prepare a resolution denying the requested rate increases.

Gene Parker

From: Jim Winterbottom <JimW@WasteConnections.com>
Sent: Monday, December 28, 2015 1:49 PM
To: Gene Parker
Subject: Recycle markets

Gene –

I have copied a portion of an email one of the large Portland area recycle processors sent out last week.

Jim

I am writing to share the news that markets for recyclable commodities are falling rapidly, especially the paper grades. News and Mix are both down \$15 to \$20/ton from orders of just a few weeks ago. Because the paper grades, collectively, still represent the majority of the yield from ResMix, the overall value of ResMix is likely to decline significantly next month.

The cause of this drop is a significant decline in wastepaper purchases from buyers in China. The Chinese buyers appear to be restricting their purchases due to:

1. Lack of mill orders during the Chinese New Year's period
2. The strong dollar which is expected to only get stronger now that the Federal Reserve has embarked on a program to raise interest rates
3. The sensational national TV news reports of rain and flooding in the Northwest which has created the perception that all Northwest paper is wet.

Taken together, these issues have created a significant **negative demand shift**. Additionally, there is a seasonal **increase in paper supply** due to the increased commercial activity of the Christmas season. Thus, we are currently experiencing a **simultaneous decrease in demand and an increase in supply**. This situation is a recipe for very rapid and significant price adjustments which is exactly what is occurring right now.

At this juncture, it is unclear how long this price decline will linger. Chinese paper mills need American wastepaper to produce their products. Chinese New Year is only a two week period and the fears that all Northwest paper is wet will dissipate. The market will come back and pricing will increase as it does.

In the meantime, I encourage you to educate your customers about what is occurring in the marketplace for recyclables. Please let me know what questions you may have and how I can help in any way.



THE DALLES DISPOSAL
1317 W 1ST STREET-THE DALLES, OR 97058
541-298-5149

October 29, 2015

The Dalles City Hall
313 Court St
The Dalles, OR 97058

Attention:
Mayor Stephen Lawrence
Council Members

Dear Mayor Lawrence and Council Members,

The Dalles Disposal would like to respectfully request a rate adjustment averaging approximately .76% to help offset rising operational costs and disposal fees. We request this adjustment to be effective January 1, 2016. Some examples of these increases include but are not limited to, health care costs and fleet maintenance.

We use The Consumer Price Index (CPI) for the Standard Metropolitan Statistical Area (West-C) to benchmark our changes in operational costs. The most recent July to July comparison increased .76% and we believe this is a good indicator of our overall experience. The Wasco County Landfill anticipates increasing both its gate rate and the pass-through Household Hazardous Waste tax by .76% effective January 1st. We have incorporated these increases into the attached proposed rate schedule.

We would like to be scheduled on the council agenda at your earliest convenience to discuss our proposal. We appreciate the continued opportunity to provide The Dalles with high quality solid waste services.

Sincerely,

Erwin Swetnam
District Manager

Enclosure: Proposed Rate Sheets

THE DALLES CITY GARBAGE RATES

Proposed Increase January 1, 2016

SERVICE	1/1/15 CURRENT RATE	0.76% 0.76% 3.00%			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
RESIDENTIAL						
CANS/ROLLCARTS						
Weekly						
- (1) 20 gal can	\$11.40	\$0.02	\$0.07	\$0.00	\$0.09	\$11.49
- (1) 32 gal can	\$16.46	\$0.03	\$0.10	\$0.00	\$0.13	\$16.59
- 90 gal rollcart	\$24.09	\$0.07	\$0.12	\$0.01	\$0.20	\$24.29
- 105 gal cart (Phase Out)	\$25.90	\$0.09	\$0.12	\$0.01	\$0.22	\$26.12
- each add'l can	\$16.46	\$0.03	\$0.10	\$0.00	\$0.13	\$16.59
EOW						
- (1) 32 gal can	\$13.42	\$0.02	\$0.09	\$0.00	\$0.11	\$13.53
Call In						
- (1) 32 gal can	\$11.72	\$0.01	\$0.08	\$0.00	\$0.09	\$11.81
- 90 gal rollcart	\$17.55	\$0.02	\$0.11	\$0.00	\$0.14	\$17.69

YARD DEBRIS

- * 12 month min sign-up period
- * \$18 restart fee if service cancelled and restarted within year
- * 60 gal yard debris cart

Weekly	\$7.94	\$0.02	\$0.02	\$0.00	\$0.04	\$7.98
EOW	\$5.46	\$0.01	\$0.02	\$0.00	\$0.03	\$5.49

SPECIAL CHARGES

* The following additional charges are assessed to cust whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.

THE DALLES CITY GARBAGE RATES

Proposed Increase January 1, 2016

SERVICE	1/1/15 CURRENT RATE	INCREASE			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
Additional Charge:						
- Sunken Can	\$7.10	\$0.00	\$0.05	\$0.00	\$0.05	\$7.15
- Excess distance	\$7.10	\$0.00	\$0.05	\$0.00	\$0.05	\$7.15
- Steps/stairs	\$7.10	\$0.00	\$0.05	\$0.00	\$0.05	\$7.15
- Through gate	\$7.10	\$0.00	\$0.05	\$0.00	\$0.05	\$7.15
-extra can/bag/box	\$6.50	\$0.00	\$0.05	\$0.00	\$0.05	\$6.55
- loose yardage per yd	\$27.60	\$0.06	\$0.16	\$0.01	\$0.22	\$27.82
(over-the-top extra around conts-cans-rollcarts or on the ground)						
- bulk items (*Bring to transfer station)						
- return trip can	\$7.19	\$0.00	\$0.05	\$0.00	\$0.06	\$7.25
- return trip rollcart	\$9.55	\$0.00	\$0.07	\$0.00	\$0.07	\$9.62
- rollcart redelivery	\$9.91	\$0.00	\$0.07	\$0.00	\$0.08	\$9.99
- Off day PU	\$7.10	\$0.00	\$0.05	\$0.00	\$0.05	\$7.15
- Delinquent fee (Acct delinquent after 30 days from billing)	\$12.45	\$0.00	\$0.09	\$0.00	\$0.09	\$12.54
- NSF/unhonored check fee	\$29.42	\$0.00	\$0.22	\$0.01	\$0.22	\$29.64
- New Acct set up fee	\$5.69	\$0.00	\$0.04	\$0.00	\$0.04	\$5.73
- Charge in service (name/address/service)	\$5.69	\$0.00	\$0.04	\$0.00	\$0.04	\$5.73

THE DALLES CITY GARBAGE RATES

Proposed Increase January 1, 2016

SERVICE	1/1/15 CURRENT RATE	0-7.5% 0-7.5% 3.00%			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
COMMERCIAL						
Weekly						
- (1) 32 gal can	\$19.67	\$0.03	\$0.12	\$0.01	\$0.16	\$19.83
- 90 gal rollcart	\$29.66	\$0.07	\$0.16	\$0.01	\$0.24	\$29.90
- 105 gal cart (Phase Out)	\$30.23	\$0.09	\$0.15	\$0.01	\$0.25	\$30.48
- each add'l can	\$19.67	\$0.03	\$0.12	\$0.01	\$0.16	\$19.83
EOW						
- (1) 32 gal can	\$16.42	\$0.02	\$0.11	\$0.00	\$0.13	\$16.55
Call In						
- (1) 32 gal can	\$12.92	\$0.01	\$0.09	\$0.00	\$0.10	\$13.02
- 90 gal rollcart	\$19.40	\$0.02	\$0.13	\$0.00	\$0.15	\$19.55
SPECIAL CHARGES						
*The following additional charges are assessed to customers whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.						
Additional Charge:						
- Sunken Can	\$7.10	\$0.00	\$0.05	\$0.00	\$0.05	\$7.15
- Excess distance	\$7.10	\$0.00	\$0.05	\$0.00	\$0.05	\$7.15
- Steps/stairs	\$7.10	\$0.00	\$0.05	\$0.00	\$0.05	\$7.15
- Through gate	\$7.10	\$0.00	\$0.05	\$0.00	\$0.05	\$7.15
-extra can/bag/box	\$6.50	\$0.00	\$0.05	\$0.00	\$0.05	\$6.55
- loose yardage per yd	\$27.62	\$0.06	\$0.16	\$0.01	\$0.22	\$27.84
(*extra garbage ontop or around cans and rollcarts which must be manually handled & placed in truck)						
- bulk items (*Bring to transfer station)						
- return trip can	\$7.19	\$0.00	\$0.05	\$0.00	\$0.06	\$7.25
- return trip rollcart	\$9.58	\$0.01	\$0.06	\$0.00	\$0.07	\$9.65

THE DALLES CITY GARBAGE RATES

Proposed Increase January 1, 2016

SERVICE	1/1/15 CURRENT RATE	2016			TOTAL INCREASE	NEW RATE
		Total LF increase	Business increase	Franchise Fee		
- rollcart redelivery	\$8.91	\$0.00	\$0.07	\$0.00	\$0.08	\$8.99
- Off day PU	\$7.20	\$0.00	\$0.05	\$0.00	\$0.05	\$7.25
- Delinquent fee (Acct delinquent after 30 days from billing)	\$12.45	\$0.00	\$0.09	\$0.00	\$0.09	\$12.54
- NSF/unhonored check fee	\$29.42	\$0.00	\$0.22	\$0.01	\$0.22	\$29.64
- New Acct set up fee	\$5.69	\$0.00	\$0.04	\$0.00	\$0.04	\$5.73
- Change in service (name/address/service)	\$5.69	\$0.00	\$0.04	\$0.00	\$0.04	\$5.73

CONTAINERS

1 1/2 Yd Containers

- Call In	\$29.99	\$0.05	\$0.18	\$0.01	\$0.24	\$30.23
- EOW	\$43.86	\$0.10	\$0.24	\$0.01	\$0.35	\$44.21
- 1XPW	\$87.79	\$0.20	\$0.49	\$0.02	\$0.71	\$88.50
- Additional day rate = # days x 1 x wk rate						

2 Yd Containers

- Call In	\$42.24	\$0.06	\$0.26	\$0.01	\$0.33	\$42.57
- EOW	\$58.67	\$0.13	\$0.33	\$0.02	\$0.47	\$59.14
- 1XPW	\$117.29	\$0.26	\$0.65	\$0.03	\$0.95	\$118.24
- Additional day rate = # days x 1 x wk rate						

3 Yd Containers

- Call In	\$59.99	\$0.09	\$0.37	\$0.02	\$0.48	\$60.47
- EOW	\$87.74	\$0.20	\$0.49	\$0.02	\$0.71	\$88.45
- 1XPW	\$175.59	\$0.40	\$0.98	\$0.05	\$1.42	\$177.01
- Additional day rate = # days x 1 x wk rate						

THE DALLES CITY GARBAGE RATES

Proposed Increase January 1, 2016

SERVICE	1/1/15 CURRENT RATE	0.75% 0.75% 3.00%			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
SPECIAL CHARGES						
- Delivery	\$32.04	\$0.00	\$0.24	\$0.01	\$0.24	\$32.28
- Rent	\$31.24	\$0.00	\$0.23	\$0.01	\$0.24	\$31.48
- Rent-a-bin	\$70.32	\$0.00	\$0.52	\$0.02	\$0.53	\$70.85
- Loose yardage	\$27.62	\$0.06	\$0.16	\$0.01	\$0.22	\$27.84
Containers with difficult access (per cont chg)						
- Not on solid surface	\$7.83	\$0.00	\$0.06	\$0.00	\$0.06	\$7.89
- Stuck in the mud	\$7.83	\$0.00	\$0.06	\$0.00	\$0.06	\$7.89
- Lodged in loose gravel	\$7.83	\$0.00	\$0.06	\$0.00	\$0.06	\$7.89
- Overweight	\$7.83	\$0.00	\$0.06	\$0.00	\$0.06	\$7.89
- Excess distance	\$7.83	\$0.00	\$0.06	\$0.00	\$0.06	\$7.89
- Rolloff curb	\$7.83	\$0.00	\$0.06	\$0.00	\$0.06	\$7.89
COMPACTORS						
* 50,000 max gross weight						
- Per compacted yard	\$30.48	\$0.15	\$0.10	\$0.01	\$0.27	\$30.75
- over 2 tons for 10 yds						
- over 4 tons for 20 yds						
- over 6 tons for 30 yds						
- over 50,000 GW x Fee (*Per each 2,000 lb excess)	\$346.99	\$0.00	\$2.55	\$0.08	\$2.63	\$349.62
DROP BOXES						
- 10 yd min fee empty	\$190.81	\$0.56	\$0.96	\$0.05	\$1.57	\$192.38
- 15 yd min fee empty	\$293.96	\$0.84	\$1.49	\$0.08	\$2.42	\$296.38
- 20 yd min fee empty	\$381.62	\$1.12	\$1.92	\$0.11	\$3.15	\$384.77
- 30 yd min fee empty	\$572.44	\$1.69	\$2.87	\$0.16	\$4.72	\$577.16
- Delivery	\$66.72	\$0.00	\$0.49	\$0.02	\$0.51	\$67.23
- Demurrage per day after 5 days	\$14.20	\$0.00	\$0.10	\$0.00	\$0.11	\$14.31

THE DALLES CITY GARBAGE RATES

Proposed Increase January 1, 2016

SERVICE	1/1/15 CURRENT RATE	Increase			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
- 1S ydg	\$19.09	\$0.06	\$0.10	\$0.01	\$0.16	\$19.25
- over 2 tons for 10 yds						
- over 4 tons for 20 yds						
- over 6 tons for 30 yds						
- over 50,000 GW x Fee (*Per each 2,000 lb excess)	\$346.99	\$0.00	\$2.55	\$0.08	\$2.63	\$349.62

THE DALLES CITY GARBAGE RATES

Proposed Increase January 1, 2016

SERVICE	1/1/15 CURRENT RATE	Increase			TOTAL INCREASE	NEW RATE
		0.76% Total LF Increase	0.76% Business Increase	3.00% Franchise Fee		
TRANSFER STATION						
Minimum Charge:						
Household Garbage						
- 1 can or 1 bag	\$7.20	\$0.00	\$0.05	\$0.00	\$0.06	\$7.26
- Per Yard (After Minimum)	\$13.44	\$0.03	\$0.08	\$0.00	\$0.11	\$13.55
- MINIMUM YARD CHARGE (3 Yards)	\$26.88			\$0.00	\$0.22	\$27.10
Bulk Items:						
- Mattress/box springs						
- Recliners/large chairs						
- Couches/furn/TV's (minimum fee plus)	\$8.53	\$0.00	\$0.06	\$0.00	\$0.06	\$8.59
Appliances:						
- each	\$11.37	\$0.00	\$0.08	\$0.00	\$0.09	\$11.46
- Refrigerators	\$31.71	\$0.00	\$0.23	\$0.01	\$0.24	\$31.95
- Tires (each)	\$12.78	\$0.00	\$0.09	\$0.00	\$0.10	\$12.88
- Tires with rims to 16" (each)	\$25.57	\$0.00	\$0.19	\$0.01	\$0.19	\$25.76
Brush and Wood:						
(Must be clean/no garbage/ for recycling)						
- Per Yard (After Minimum)	\$6.61	\$0.03	\$0.03	\$0.00	\$0.06	\$6.67
- MINIMUM YARD CHARGE (3 Yards)	\$19.83			\$0.00	\$0.18	\$20.01
Yardage calculation: multiply width x length x height divide by 27 = total yards						

THE DALLES CITY GARBAGE RATES
Proposed Increase April 1, 2016

SERVICE	1/1/16 CURRENT RATE	0.90%	0.00%	3.00%	TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
RESIDENTIAL						
CANS/ROLLCARTS						
Weekly						
- (1) 20 gal can	\$11.49	\$0.02	\$0.00	\$0.00	\$0.02	\$11.51
- (1) 32 gal can	\$16.69	\$0.03	\$0.00	\$0.00	\$0.03	\$16.62
- 90 gal rollcart	\$24.29	\$0.08	\$0.00	\$0.00	\$0.09	\$24.38
- 105 gal cart (Phase Out)	\$26.12	\$0.10	\$0.00	\$0.00	\$0.10	\$26.22
- each add'l can	\$16.69	\$0.03	\$0.00	\$0.00	\$0.03	\$16.62
EOW						
- (1) 32 gal can	\$13.63	\$0.02	\$0.00	\$0.00	\$0.02	\$13.65
Call In						
- (1) 32 gal can	\$11.81	\$0.01	\$0.00	\$0.00	\$0.01	\$11.82
- 90 gal rollcart	\$17.89	\$0.02	\$0.00	\$0.00	\$0.03	\$17.72
YARD DEBRIS						
* 12 month min sign-up period						
* \$18 restart fee if service cancelled and restarted within year						
* 60 gal yard debris cart						
Weekly	\$7.98	\$0.02	\$0.00	\$0.00	\$0.02	\$8.00
EOW	\$5.49	\$0.01	\$0.00	\$0.00	\$0.01	\$5.60
SPECIAL CHARGES						
* The following additional charges are assessed to cust whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.						
Additional Charge:						
- Sunken Can	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Excess distance	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Steps/stairs	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Through gate	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- extra cart/bag/box	\$6.55	\$0.00	\$0.00	\$0.00	\$0.00	\$6.55
- loose yardage per yd (over-the-top extra around conts-cans-rollcarts or on the ground)	\$27.82	\$0.08	\$0.00	\$0.00	\$0.07	\$27.89
- bulk items (*Bring to transfer station)						
- return trip can	\$7.25	\$0.00	\$0.00	\$0.00	\$0.00	\$7.25
- return trip rollcart	\$9.62	\$0.00	\$0.00	\$0.00	\$0.00	\$9.62
- rollcart redelivery	\$9.99	\$0.00	\$0.00	\$0.00	\$0.00	\$9.99
- Off day PU	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Delinquent fee (Acct delinquent after 30 days from billing)	\$12.54	\$0.00	\$0.00	\$0.00	\$0.00	\$12.54
- NSF/unhonored check fee	\$29.64	\$0.00	\$0.00	\$0.00	\$0.00	\$29.64
- New Acct set up fee	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00	\$5.73
- Change in service (name/address/service)	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00	\$5.73

THE DALLES CITY GARBAGE RATES
Proposed Increase April 1, 2016

SERVICE	1/1/16 CURRENT RATE	0.90%	0.00%	3.00%	TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
COMMERCIAL						
Weekly						
- (1) 32 gal can	\$19.83	\$0.03	\$0.00	\$0.00	\$0.03	\$19.86
- 90 gal rollcart	\$29.90	\$0.08	\$0.00	\$0.00	\$0.08	\$29.98
- 105 gal cart (Phase Out)	\$30.48	\$0.10	\$0.00	\$0.00	\$0.10	\$30.58
- each add'l can	\$19.83	\$0.03	\$0.00	\$0.00	\$0.03	\$19.86
EOW						
- (1) 32 gal can	\$16.55	\$0.02	\$0.00	\$0.00	\$0.02	\$16.57
Call In						
- (1) 32 gal can	\$13.02	\$0.01	\$0.00	\$0.00	\$0.01	\$13.03
- 90 gal rollcart	\$19.65	\$0.02	\$0.00	\$0.00	\$0.02	\$19.67

SPECIAL CHARGES

* The following additional charges are assessed to customers whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.

Additional Charge:						
- Sunken Can	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Excess distance	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Steps/stairs	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Through gate	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- extra can/bag/box	\$6.65	\$0.00	\$0.00	\$0.00	\$0.00	\$6.65
- loose yardage per yd (*extra garbage onto or around cans and rollcarts which must be manually handled & placed in truck)	\$27.84	\$0.08	\$0.00	\$0.00	\$0.07	\$27.91
- bulk items (*Bring to transfer station)						
- return trip can	\$7.25	\$0.00	\$0.00	\$0.00	\$0.00	\$7.25
- return trip rollcart	\$9.65	\$0.01	\$0.00	\$0.00	\$0.01	\$9.66
- rollcart redelivery	\$9.99	\$0.00	\$0.00	\$0.00	\$0.00	\$9.99
- Off day PU	\$7.25	\$0.00	\$0.00	\$0.00	\$0.00	\$7.25
- Delinquent fee (Acct delinquent after 30 days from billing)	\$12.54	\$0.00	\$0.00	\$0.00	\$0.00	\$12.54
- NSF/unhonored check fee	\$29.64	\$0.00	\$0.00	\$0.00	\$0.00	\$29.64
- New Acct set up fee	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00	\$5.73
- Change in service (name/address/service)	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00	\$5.73

CONTAINERS

1 1/2 Yd Containers						
- Call In	\$30.23	\$0.05	\$0.00	\$0.00	\$0.05	\$30.28
- EOW	\$44.21	\$0.11	\$0.00	\$0.00	\$0.11	\$44.32
- 1XPW	\$88.50	\$0.23	\$0.00	\$0.01	\$0.24	\$88.74
- Additional day rate = # days x 1 x wk rate						
2 Yd Containers						
- Call In	\$42.67	\$0.07	\$0.00	\$0.00	\$0.07	\$42.74
- EOW	\$59.14	\$0.15	\$0.00	\$0.01	\$0.16	\$59.30
- 1XPW	\$118.24	\$0.30	\$0.00	\$0.01	\$0.32	\$118.56
- Additional day rate = # days x 1 x wk rate						
3 Yd Containers						
- Call In	\$60.47	\$0.11	\$0.00	\$0.00	\$0.11	\$60.58
- EOW	\$88.45	\$0.23	\$0.00	\$0.01	\$0.24	\$88.69
- 1XPW	\$177.01	\$0.46	\$0.00	\$0.02	\$0.48	\$177.49
- Additional day rate = # days x 1 x wk rate						

THE DALLES CITY GARBAGE RATES

Proposed Increase April 1, 2016

SERVICE	1/1/16 CURRENT RATE	0.90% 0.00% 3.00%			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
SPECIAL CHARGES						
- Delivery	\$32.28	\$0.00	\$0.00	\$0.00	\$0.00	\$32.28
- Rent	\$31.48	\$0.00	\$0.00	\$0.00	\$0.00	\$31.48
- Rent-a-bin	\$70.85	\$0.00	\$0.00	\$0.00	\$0.00	\$70.85
- Loose yardage	\$27.84	\$0.08	\$0.00	\$0.00	\$0.07	\$27.91
Containers with difficult access (per cont chg)						
- Not on solid surface	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Stuck in the mud	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Lodged in loose gravel	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Overweight	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Excess distance	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Rolloff curb	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
COMPACTORS						
* 60,000 max gross weight - Per compacted yard	\$30.76	\$0.18	\$0.00	\$0.01	\$0.19	\$30.94
- over 2 tons for 10 yds						
- over 4 tons for 20 yds						
- over 6 tons for 30 yds						
- over 60,000 GW x Fee (*Per each 2,000 lb excess)	\$349.62	\$0.00	\$0.00	\$0.00	\$0.00	\$349.62
DROP BOXES						
- 10 yd min fee empty	\$192.38	\$0.65	\$0.00	\$0.03	\$0.67	\$193.05
- 15 yd min fee empty	\$298.38	\$0.97	\$0.00	\$0.04	\$1.01	\$299.39
- 20 yd min fee empty	\$384.77	\$1.29	\$0.00	\$0.05	\$1.35	\$386.12
- 30 yd min fee empty	\$577.16	\$1.94	\$0.00	\$0.08	\$2.02	\$579.18
- Delivery	\$67.23	\$0.00	\$0.00	\$0.00	\$0.00	\$67.23
- Demurrage per day after 5 days	\$14.31	\$0.00	\$0.00	\$0.00	\$0.00	\$14.31
- LS ydg	\$19.26	\$0.08	\$0.00	\$0.00	\$0.07	\$19.32
- over 2 tons for 10 yds						
- over 4 tons for 20 yds						
- over 6 tons for 30 yds						
- over 60,000 GW x Fee (*Per each 2,000 lb excess)	\$349.62	\$0.00	\$0.00	\$0.00	\$0.00	\$349.62

THE DALLES CITY GARBAGE RATES

Proposed Increase April 1, 2016

SERVICE	1/1/16 CURRENT RATE	0.90% 0.00% 3.00%			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
TRANSFER STATION						
Minimum Charge:						
Household Garbage						
* 1 can or 1 bag	\$7.26	\$0.01	\$0.00	\$0.00	\$0.01	\$7.27
- Per Yard (After Minimum)	\$13.66	\$0.03	\$0.00	\$0.00	\$0.04	\$13.68
- MINIMUM YARD CHARGE (3 Yards)	\$27.10			\$0.00	\$0.00	\$27.18
Bulk Items:						
- Mattress/box springs						
- Recliners/large chairs						
- Couches/urn/lv's (minimum fee plus)	\$8.69	\$0.00	\$0.00	\$0.00	\$0.00	\$8.69
Appliances:						
- each	\$11.40	\$0.00	\$0.00	\$0.00	\$0.00	\$11.46
- Refrigerators	\$31.95	\$0.00	\$0.00	\$0.00	\$0.00	\$31.95
- Tires (each)	\$12.88	\$0.00	\$0.00	\$0.00	\$0.00	\$12.88
- Tires with rims to 16" (each)	\$25.76	\$0.00	\$0.00	\$0.00	\$0.00	\$25.76
Brush and Wood:						
(Must be clean/no garbage/ for recycling)						
- Per Yard (After Minimum)	\$6.67	\$0.03	\$0.00	\$0.00	\$0.04	\$6.71
- MINIMUM YARD CHARGE (3 Yards)	\$20.01			\$0.00	\$0.12	\$20.13
Yardage calculation: multiply width x length x height divide by 27 = total yards						

THE DALLES CITY GARBAGE RATES

Proposed Increase July 1, 2016

SERVICE	4/1/16 CURRENT RATE	Increase			TOTAL INCREASE	NEW RATE
		0.83% Total LF Increase	0.00% Business Increase	3.00% Franchise Fee		
RESIDENTIAL						
CANS/ROLLCARTS						
Weekly						
- (1) 20 gal can	\$11.51	\$0.02	\$0.00	\$0.00	\$0.02	\$11.53
- (1) 32 gal can	\$16.62	\$0.03	\$0.00	\$0.00	\$0.03	\$16.65
- 90 gal rollcart	\$24.38	\$0.08	\$0.00	\$0.00	\$0.08	\$24.46
- 105 gal cart (Phase Out)	\$26.22	\$0.09	\$0.00	\$0.00	\$0.10	\$26.32
- each add'l can	\$16.62	\$0.03	\$0.00	\$0.00	\$0.03	\$16.65
EOW						
- (1) 32 gal can	\$13.65	\$0.02	\$0.00	\$0.00	\$0.02	\$13.67
Call In						
- (1) 32 gal can	\$11.82	\$0.01	\$0.00	\$0.00	\$0.01	\$11.83
- 90 gal rollcart	\$17.72	\$0.02	\$0.00	\$0.00	\$0.02	\$17.74
YARD DEBRIS						
* 12 month min sign-up period						
* \$18 restart fee if service cancelled and restarted within year						
* 60 gal yard debris cart						
Weekly	\$8.00	\$0.02	\$0.00	\$0.00	\$0.02	\$8.02
EOW	\$5.60	\$0.01	\$0.00	\$0.00	\$0.01	\$5.61
SPECIAL CHARGES						
* The following additional charges are assessed to cust whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.						
Additional Charge:						
- Sunken Can	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Excess distance	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Steps/stairs	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Through gate	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
-extra can/bag/box	\$6.55	\$0.00	\$0.00	\$0.00	\$0.00	\$6.55
- loose yardage per yd (over-the-top extra around conts-cans-rollcarts or on the ground)	\$27.89	\$0.06	\$0.00	\$0.00	\$0.06	\$27.95
- bulk items (*Bring to transfer station)						
- return trip can	\$7.25	\$0.00	\$0.00	\$0.00	\$0.00	\$7.25
- return trip rollcart	\$9.62	\$0.00	\$0.00	\$0.00	\$0.00	\$9.62
- rollcart redelivery	\$9.99	\$0.00	\$0.00	\$0.00	\$0.00	\$9.99
- Off day PU	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Delinquent fee (Acct delinquent after 30 days from billing)	\$12.54	\$0.00	\$0.00	\$0.00	\$0.00	\$12.54
- NSF/unhoned check fee	\$29.64	\$0.00	\$0.00	\$0.00	\$0.00	\$29.64
- New Acct set up fee	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00	\$5.73
- Change in service (name/address/service)	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00	\$5.73

THE DALLES CITY GARBAGE RATES

Proposed Increase July 1, 2016

SERVICE	4/1/16 CURRENT RATE	0.83%	0.00%	3.00%	TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
COMMERCIAL						
Weekly						
- (1) 32 gal can	\$19.86	\$0.03	\$0.00	\$0.00	\$0.03	\$19.89
- 90 gal rolloart	\$29.99	\$0.08	\$0.00	\$0.00	\$0.08	\$30.07
- 105 gal cart (Phase Out)	\$30.68	\$0.09	\$0.00	\$0.00	\$0.10	\$30.68
- each add'l oan	\$19.86	\$0.03	\$0.00	\$0.00	\$0.03	\$19.89
EOW						
- (1) 32 gal oan	\$16.67	\$0.02	\$0.00	\$0.00	\$0.02	\$16.69
Call In						
- (1) 32 gal can	\$13.03	\$0.01	\$0.00	\$0.00	\$0.01	\$13.04
- 90 gal rolloart	\$19.60	\$0.02	\$0.00	\$0.00	\$0.02	\$19.60

SPECIAL CHARGES

* The following additional charges are assessed to customers whose cans, rolloarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.

Additional Charges:						
- Sunken Can	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Excess distance	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Steps/stairs	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
- Through gate	\$7.15	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15
-extra can/bag/box	\$6.65	\$0.00	\$0.00	\$0.00	\$0.00	\$6.65
- loose yardage per yd (*extra garbage ontop or around cans and rolloarts which must be manually handled & placed in truck)	\$27.91	\$0.08	\$0.00	\$0.00	\$0.08	\$27.97
- bulk items (*Bring to transfer station)						
- return trip can	\$7.25	\$0.00	\$0.00	\$0.00	\$0.00	\$7.25
- return trip rolloart	\$9.68	\$0.01	\$0.00	\$0.00	\$0.01	\$9.67
- rolloart redelivery	\$9.99	\$0.00	\$0.00	\$0.00	\$0.00	\$9.99
- Off day PU	\$7.25	\$0.00	\$0.00	\$0.00	\$0.00	\$7.25
- Delinquent fee (Accl delinquent after 30 days from billing)	\$12.64	\$0.00	\$0.00	\$0.00	\$0.00	\$12.64
- NSF/unhonored check fee	\$29.64	\$0.00	\$0.00	\$0.00	\$0.00	\$29.64
- New Accl set up fee	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00	\$5.73
- Change In service (name/address/service)	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00	\$5.73

CONTAINERS

1 1/2 Yd Containers						
- Call In	\$30.20	\$0.05	\$0.00	\$0.00	\$0.05	\$30.33
- EOW	\$44.33	\$0.11	\$0.00	\$0.00	\$0.11	\$44.44
- 1XPW	\$88.74	\$0.22	\$0.00	\$0.01	\$0.22	\$88.98
- Additional day rate = # days x 1 x wk rate						
2 Yd Containers						
- Call In	\$42.64	\$0.07	\$0.00	\$0.00	\$0.07	\$42.71
- EOW	\$59.30	\$0.14	\$0.00	\$0.01	\$0.15	\$59.45
- 1XPW	\$118.68	\$0.29	\$0.00	\$0.01	\$0.30	\$118.86
- Additional day rate = # days x 1 x wk rate						
3 Yd Containers						
- Call In	\$60.68	\$0.10	\$0.00	\$0.00	\$0.10	\$60.68
- EOW	\$88.69	\$0.22	\$0.00	\$0.01	\$0.22	\$88.91
- 1XPW	\$177.49	\$0.43	\$0.00	\$0.02	\$0.45	\$177.94
- Additional day rate = # days x 1 x wk rate						

THE DALLES CITY GARBAGE RATES

Proposed Increase July 1, 2016

SERVICE	4/1/16 CURRENT RATE	0.83% 0.00% 3.00%			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
SPECIAL CHARGES						
- Delivery	\$32.20	\$0.00	\$0.00	\$0.00	\$0.00	\$32.28
- Rent	\$31.40	\$0.00	\$0.00	\$0.00	\$0.00	\$31.48
- Rent-a-bin	\$70.85	\$0.00	\$0.00	\$0.00	\$0.00	\$70.85
- Loose yardage	\$27.91	\$0.08	\$0.00	\$0.00	\$0.08	\$27.97
Containers with difficult access (per cont chg)						
- Not on solid surface	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Stuck in the mud	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Lodged in loose gravel	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Overweight	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Excess distance	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
- Rolloff curb	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00	\$7.89
COMPACTORS						
* 60,000 max gross weight						
- Per compacted yard	\$30.04	\$0.17	\$0.00	\$0.01	\$0.17	\$31.11
- over 2 tons for 10 yds						
- over 4 tons for 20 yds						
- over 6 tons for 30 yds						
- over 60,000 GW x Fee (*Per each 2,000 lb excess)	\$349.82	\$0.00	\$0.00	\$0.00	\$0.00	\$349.82
DROP BOXES						
- 10 yd min fee empty	\$193.05	\$0.61	\$0.00	\$0.02	\$0.64	\$193.69
- 16 yd min fee empty	\$297.39	\$0.92	\$0.00	\$0.04	\$0.95	\$298.34
- 20 yd min fee empty	\$366.12	\$1.22	\$0.00	\$0.05	\$1.27	\$367.39
- 30 yd min fee empty	\$579.18	\$1.83	\$0.00	\$0.07	\$1.91	\$581.09
- Delivery	\$67.23	\$0.00	\$0.00	\$0.00	\$0.00	\$67.23
- Demurrage per day after 5 days	\$14.31	\$0.00	\$0.00	\$0.00	\$0.00	\$14.31
- LS ydg	\$19.32	\$0.06	\$0.00	\$0.00	\$0.06	\$19.38
- over 2 tons for 10 yds						
- over 4 tons for 20 yds						
- over 6 tons for 30 yds						
- over 60,000 GW x Fee (*Per each 2,000 lb excess)	\$349.82	\$0.00	\$0.00	\$0.00	\$0.00	\$349.82

THE DALLES CITY GARBAGE RATES

Proposed Increase July 1, 2016

SERVICE	4/1/16 CURRENT RATE	Increase			TOTAL INCREASE	NEW RATE
		0.83% Total LF Increase	0.00% Business Increase	3.00% Franchise Fee		
TRANSFER STATION						
Minimum Charge:						
Household Garbage						
1 can or 1 bag	\$7.27	\$0.01	\$0.00	\$0.00	\$0.01	\$7.28
- Per Yard (After Minimum)	\$13.59	\$0.03	\$0.00	\$0.00	\$0.03	\$13.62
- MINIMUM YARD CHARGE (3 Yards)	\$27.18			\$0.00	\$0.00	\$27.24
Bulk Items:						
- Mattress/box springs						
- Recliners/large chairs						
- Couches/lurn/tvs (minimum fee plus)	\$0.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.59
Appliances:						
- each	\$11.46	\$0.00	\$0.00	\$0.00	\$0.00	\$11.46
- Refrigerators	\$31.95	\$0.00	\$0.00	\$0.00	\$0.00	\$31.95
- Tires (each)	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00
- Tires with rims to 16" (each)	\$25.76	\$0.00	\$0.00	\$0.00	\$0.00	\$25.76
Brush and Wood:						
(Must be clean/no garbage/ for recycling)						
- Per Yard (After Minimum)	\$6.71	\$0.03	\$0.00	\$0.00	\$0.03	\$6.74
- MINIMUM YARD CHARGE (3 Yards)	\$20.13			\$0.00	\$0.09	\$20.22
Yardage calculation: multiply width x length x height divide by 27 = total yards						

