

AGENDA

REGULAR CITY COUNCIL MEETING

September 26, 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. Mike Courtney and Luke Betts: Update on SAIF Program
 - B. Concert Series Update: Randy Haines/Nolan Hare
 - C. Sister City Delegation Presentation

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"

CITY OF THE DALLES

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

from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda at the end of the "Action Items" section.

A. Approval of August 29, 2016 Special City Council Meeting Minutes

B. Approval of September 12, 2016 Regular City Council Meeting Minutes

11. PUBLIC HEARINGS

A. Resolution No. 16-026 Supplemental Budget for Fiscal Year 2016-17

12. ACTION ITEMS

A. Resolution No. 16-027 Amendment to Fiscal Year 2016-17 Budget

13. DISCUSSION ITEMS

A. City Economic Growth Report

14. ADJOURNMENT

This meeting conducted in a handicap accessible room.

Prepared by/
Izetta Grossman
City Clerk

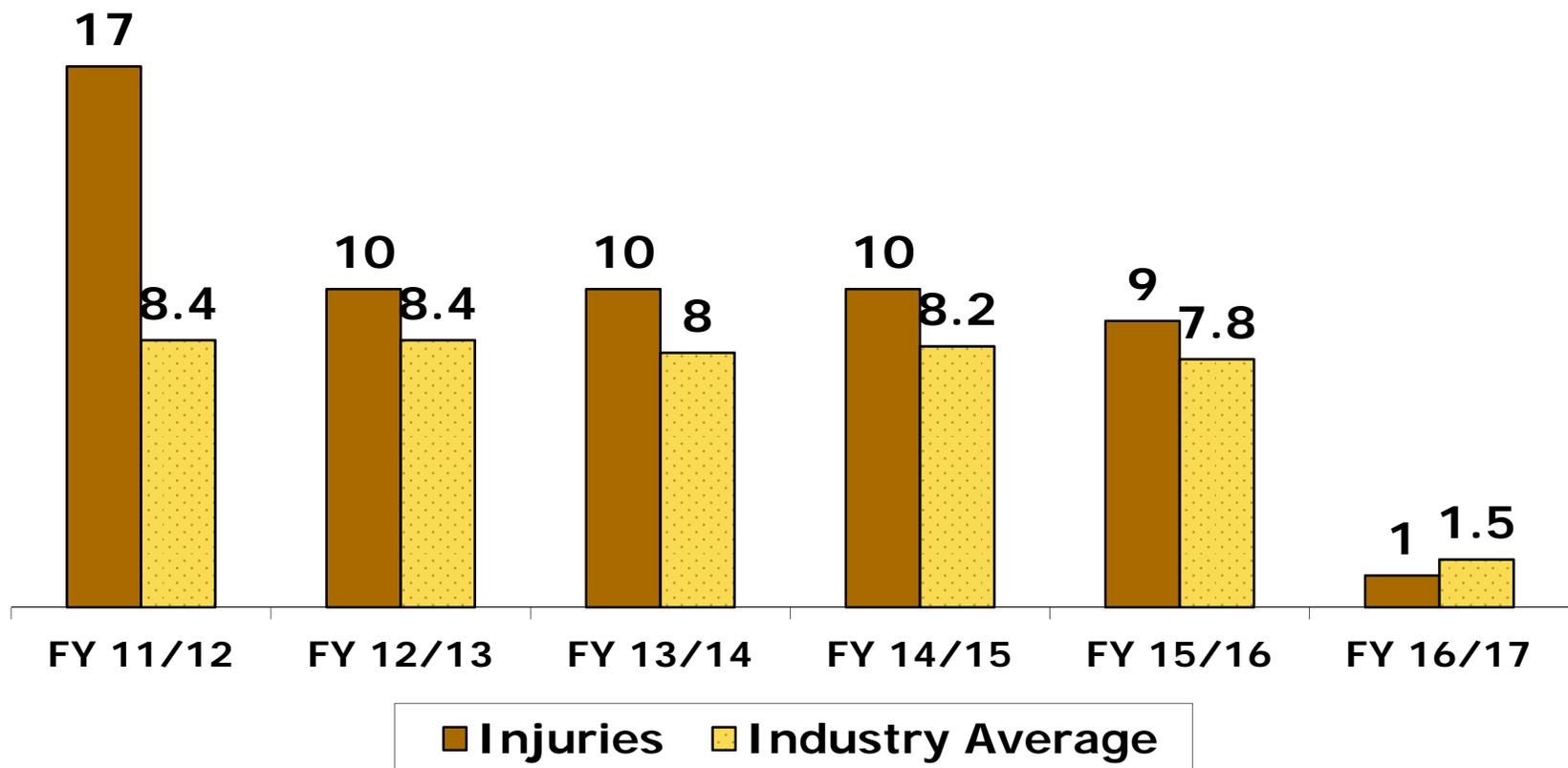
City of The Dalles

Workers Compensation Program Review (as of 9/14/2016)

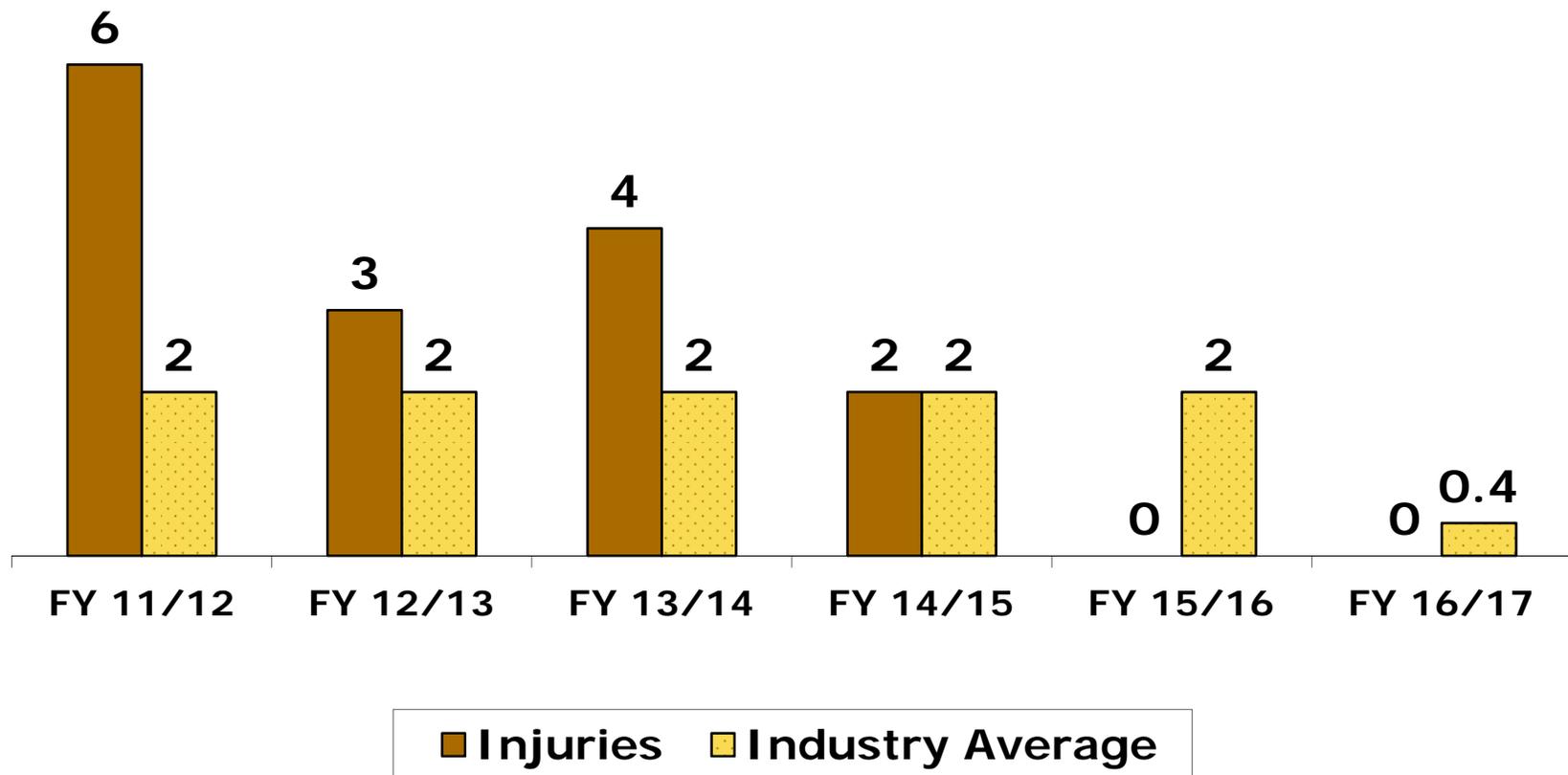
Prepared by:
Luke Betts
Sr. Safety Management Consultant



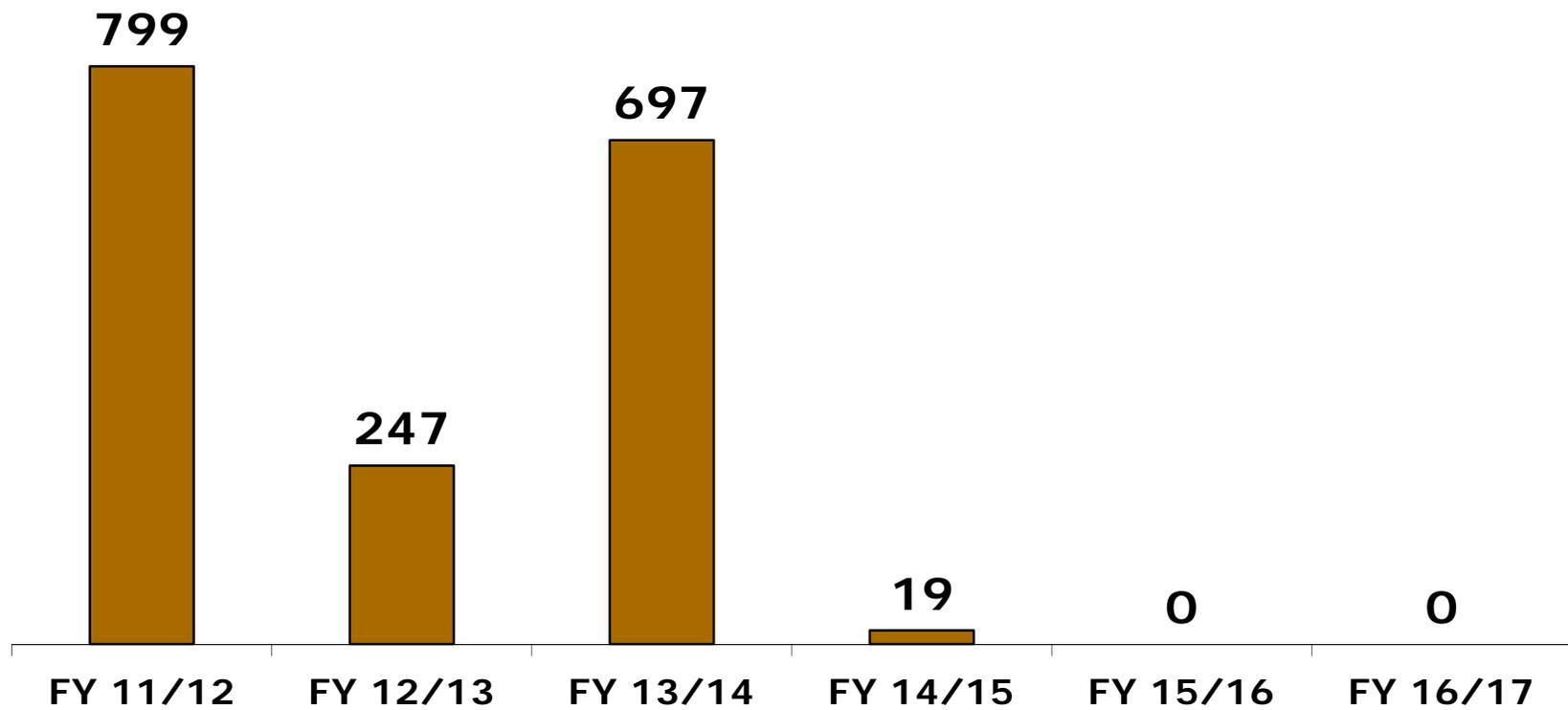
Number of Employee Injuries



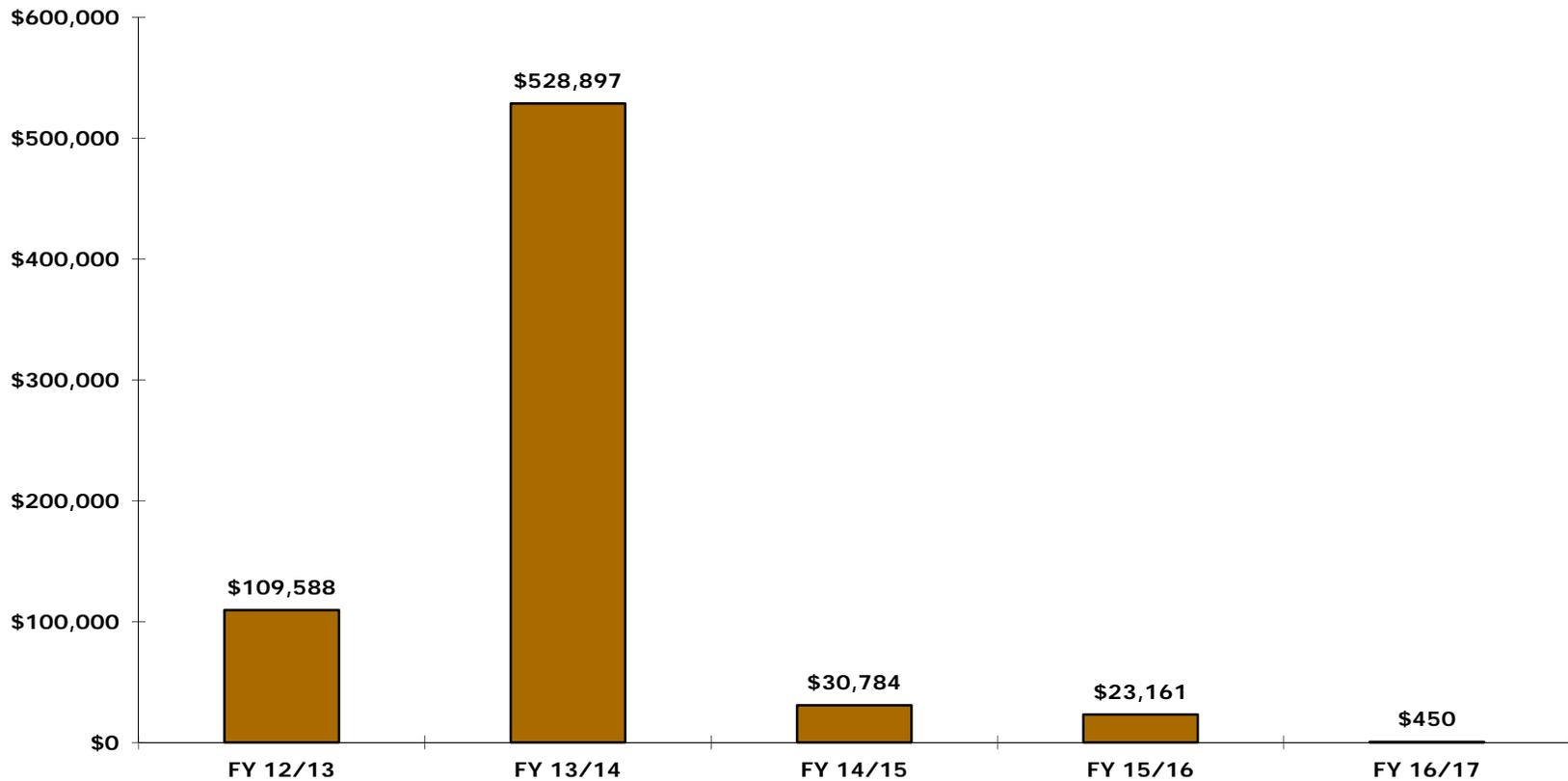
Number of Time Loss Injuries



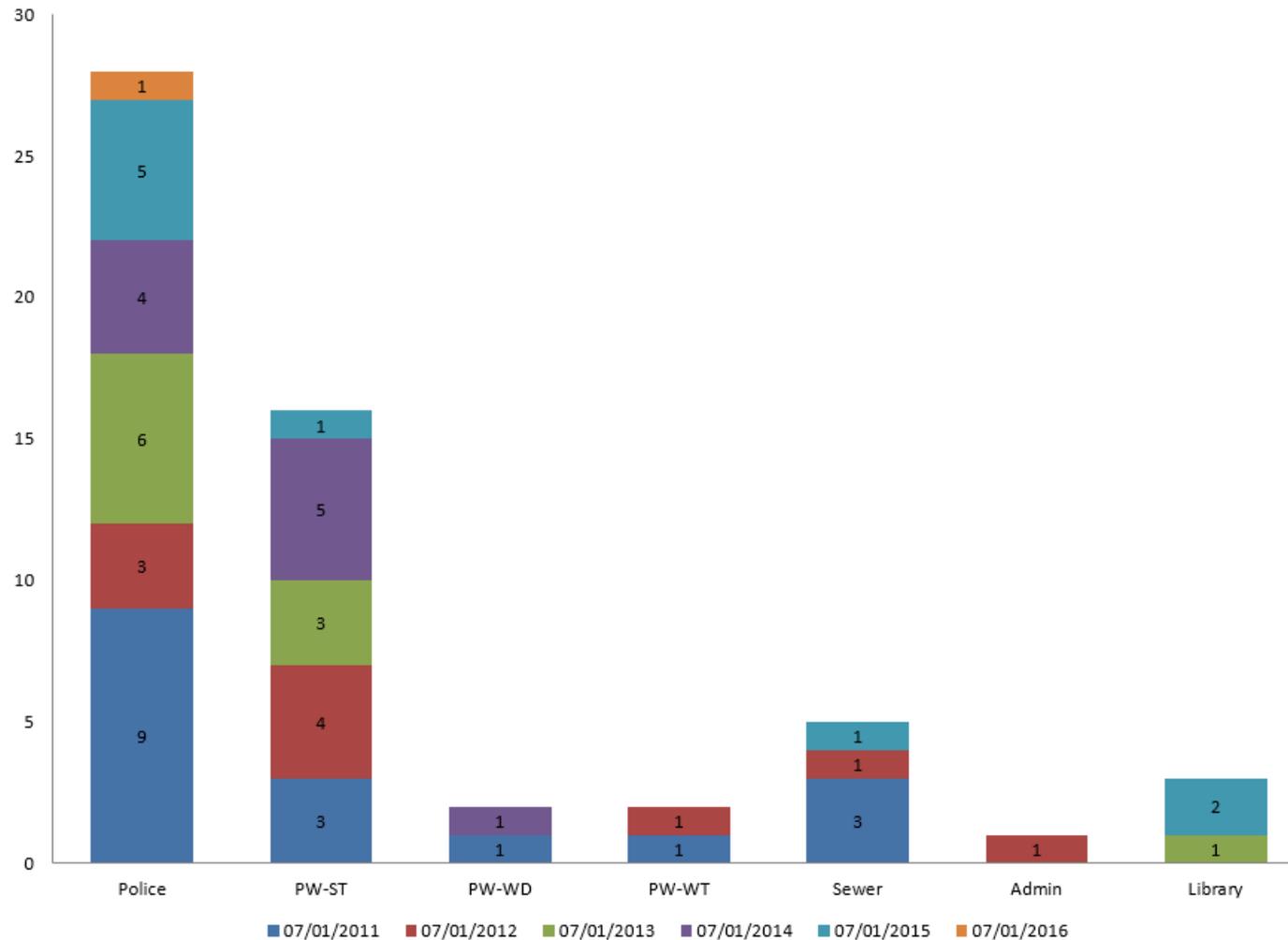
Number of Time Loss Days



Insured Cost of Injuries



Injuries by Department (since 7/1/2011)





Nolan Hare
541.980.3997
nolan@fordallesfourth.com

Randy Haines
541.993.3198
randyhproductions@gmail.com

Honorable Mayor and Members of the Council,

Attached: Neon Concert Report

Please find below the final show numbers for the August 13th Neon concert. The financial outcome for this show is very similar to our July 3rd concert. We look forward to meeting with you on September 26 to share our positive experiences and comments, as well as ideas to build upon the exciting momentum our partnership has created for City of The Dalles.

Respectfully,
Randy Haines & Nolan Hare

City of The Dalles SUMMER CELEBRATION

Neon Concert Numbers

Projected expenses/drawdown	\$20,877.32
Actual expenses	\$19,801.83
Drawdown surplus	\$1,075
Ticket sales	\$14,070.00
<u>Total</u>	(\$5,731.83)

Ticketed guests	784
Staff	12
Vendors	6
Volunteers	26
Band members/guests	43
Promotional tickets	44
<u>TOTAL</u>	915



AGENDA STAFF REPORT

AGENDA LOCATION: Item #10 A-B

MEETING DATE: September 26, 2016

TO: Honorable Mayor and City Council

FROM: Izetta Grossman, City Clerk

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

A. **ITEM:** Approval of the August 29, 2016 Special Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the August 29, 2016 Special City Council meeting have been prepared and are submitted for review and approval

RECOMMENDATION: The City Council review and approve the minutes of the August 29, 2016 Special Meeting.

B. **ITEM:** Approval of the September 12, 2016 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the September 12, 2016 Regular City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: That City Council review and approve the minutes of the September 12, 2016 City Council meeting.

MINUTES

SPECIAL CITY COUNCIL MEETING

August 29, 2016

Noon

CITY HALL COUNCIL CHAMBER

313 COURT STREET

THE DALLES, OREGON

PRESIDING: Mayor Stephen Lawrence

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

COUNCIL ABSENT: Dan Spatz

STAFF PRESENT: City Manager Julie Krueger, City Clerk Izetta Grossman, Police Chief Patrick Ashmore, Columbia Gorge Regional Airport Managers Chuck Covert and Rolf Anderson

CALL TO ORDER

The meeting was called to order by Mayor Lawrence at noon.

ROLL CALL OF COUNCIL

Roll call was conducted by City Clerk Grossman, Spatz absent.

APPROVAL OF AGENDA

It was moved by Miller and seconded by Brown to approve the agenda as submitted. The motion carried, Spatz absent.

ACTION ITEMS

Acceptance of Grant from FAA for Columbia Gorge Regional Airport Taxiway A Improvements

Rolf Anderson, Airport Manager presented the staff report saying that the FAA had recently identified available funds and moved the deadlines for the grant for the airport taxiway project.

Anderson said that bids had been received, which allowed him to have accurate figures for the grant. He said the total amount was \$1,637,311.23. Anderson asked Council to authorize staff to execute the grant application, and said City Manager Krueger would need to accept the grant

by the end of the week. He said Council would need to award the construction contract at a later date.

It was moved by Elliott and seconded by Miller to authorize staff to apply for and accept the grant. The motion carried, Spatz absent.

Mayor Lawrence asked about progress on the new hangar for LifeFlight, saying they had expressed concern about having to be in the new hangar by winter.

Airport Manager Chuck Covert said they were making progress on the timelines, and if everything went perfectly the project would be complete within 6 to 7 months. He said he was meeting with Klickitat County regarding wetland issues.

Covert said he would be meeting with LifeFlight to review options for inside access until the new hangar was complete. Anderson said they had used the options in the past.

ADJOURNMENT

The meeting was adjourned at 12:28 p.m.

Signed: _____
Stephen Lawrence, Mayor

Attest: _____
Izetta Grossman, City Clerk

Subject: FW: TW A Center Rehab
From: "Columbia Gorge Regional Airport" <airporttd@gorge.net>
Date: 8/29/2016 11:31 AM
To: <ron@gorgeaviationservices.com>

From: Tracy May [mailto:TMay@preappinc.com]
Sent: Monday, August 29, 2016 11:18 AM
To: Rolf Anderson (rolflanderson@gmail.com); Chuck Covert
Subject: TW A Center Rehab

Rolf,

Here is a breakdown of costs for the TW A Center rehab project:

Crestline Construction Bid	\$1,414,184.23
PAE SDC Expenses	\$ 213,127.00
Airport Admin Expenses	\$ 10,000.00
Total	\$1,637,311.23

Tracy May, P.E.
Precision Approach Engineering, Inc.
5125 SW Hout St.
Corvallis OR 97333
Office: (541) 754-0043
Cell: (541) 740-0515
www.preappinc.com



August 29, 2016

Aeronautical Management, Inc.
Attn: Rolf Anderson
45 Airport Way
P.O. Box 285
Dallesport, WA 98617

**SUBJECT: COLUMBIA GORGE REGIONAL / THE DALLES MUNICIPAL AIRPORT
TAXIWAY A CENTER REHABILITATION PROJECT
AIP PROJECT NO. 3-41-0059-013**

Dear Mr. Anderson,

Enclosed is the bid tabulation for the Taxiway A Center Rehabilitation project at Columbia Gorge Regional/The Dalles Municipal Airport. Two bid proposals for the above-referenced project were opened and read on Friday, August 26, 2016, at 2:00 PM. We have reviewed all bid packages submitted to the City of The Dalles. The low bidder is Crestline Construction Company. A summary of the bid tab results is shown below:

	Crestline Construction Co.	Granite Construction
Base Bid – Taxiway A Center Rehabilitation	\$1,414,184.23	\$1,544,113.57

We noted the following minor informalities in the bid packages submitted:

- Crestline Construction Company did not submit evidence, at bidding, of prequalification with the Washington State (WSDOT) Highway Division with evidence that they are on the state’s current “bidder’s list”.
 - Crestline submitted acceptable documentation via email to Precision Approach Engineering on Monday, August 29, 2016.
- Granite Construction Company did not submit evidence, at bidding, of prequalification with the Washington State (WSDOT) Highway Division with evidence that they are on the state’s current “bidder’s list”.
 - Granite submitted acceptable documentation via email to Precision Approach Engineering on Monday, August 29, 2016.

It is our opinion that Crestline Construction is qualified to undertake this project and has submitted a complete bid package that is in compliance with Section 20 of the General Provisions of the Contract. In addition, no bid informality has been found that would be cause for rejection of the proposal.

Accordingly, we recommend that the City of The Dalles/Klickitat County consider awarding the contract to Crestline Construction Co. for the Base Bid, depending on FAA funding availability. You will need to send a letter to Daniel Stewart at the FAA requesting concurrence, and receive approval from the FAA prior to execution of the contract with Crestline Construction.

Sincerely,
PRECISION APPROACH ENGINEERING, INC.


Tracy L. May
Project Manager

Attachments: Bid Tabulation, Bid Submittal Review
cc: Daniel Stewart/FAA

p:\ndal004-fw a imp-center\0300com\0371correspondence\letters\dal04_102_1tr recommending award to crestline construction.docx

**COLUMBIA GORGE REGIONAL / THE DALLES MUNICIPAL AIRPORT
TAXIWAY A CENTER REHABILITATION
AIP PROJECT NO. 3-41-0059-013**

Bid Opening Date & Time: August 26, 2016 at 2:00 pm
PAE Project No. DAL004

BID TABULATION

BASE BID SCHEDULE			ENGINEER'S ESTIMATE		Crestline Construction (Apparent Low Bidder)		Granite Construction		
Bid Item	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MOBILIZATION	LS	1	\$107,300.00	\$ 107,300.00	\$297,000.00	297,000.00	\$160,411.88	\$ 160,411.88
2	TEMPORARY TRAFFIC CONTROL	LS	1	\$10,000.00	\$ 10,000.00	\$21,400.00	21,400.00	\$22,946.48	\$ 22,946.48
3	CONSTRUCTION SURVEY AND STAKING	LS	1	\$35,900.00	\$ 35,900.00	\$25,400.00	25,400.00	\$26,840.49	\$ 26,840.49
4	DEMOLITION	LS	1	\$15,000.00	\$ 15,000.00	\$29,000.00	29,000.00	\$28,325.44	\$ 28,325.44
5	CONCRETE PAVEMENT REMOVAL	SY	400	\$3.50	\$ 1,400.00	\$10.50	4,200.00	\$13.56	\$ 5,424.00
6	ASPHALT PAVEMENT REMOVAL	SY	5,600	\$2.50	\$ 14,000.00	\$6.50	36,400.00	\$4.33	\$ 24,248.00
7	PAVEMENT MARKING REMOVAL	SF	1,700	\$3.25	\$ 5,525.00	\$2.30	3,910.00	\$2.54	\$ 4,318.00
8	PAVEMENT CRACK SEALING	LF	1,100	\$2.00	\$ 2,200.00	\$5.25	5,775.00	\$9.61	\$ 10,571.00
9	SHOULDER GRADING	SY	15,125	\$2.50	\$ 37,812.50	\$2.00	30,250.00	\$2.26	\$ 34,182.50
10	UNCLASSIFIED EXCAVATION	CY	3,150	\$8.00	\$ 25,040.00	\$10.00	31,300.00	\$12.43	\$ 38,905.90
11	UNSUITABLE EXCAVATION	CY	320	\$14.00	\$ 4,480.00	\$10.00	3,200.00	\$12.43	\$ 3,977.60
12	ROCK EXCAVATION	CY	60	\$50.00	\$ 3,000.00	\$50.00	3,000.00	\$118.66	\$ 7,119.60
13	SUBBASE COURSE	CY	1,760	\$40.00	\$ 70,400.00	\$50.00	88,000.00	\$46.35	\$ 81,576.00
14	TEMPORARY EROSION CONTROL	LS	1	\$3,500.00	\$ 3,500.00	\$18,400.00	18,400.00	\$4,057.52	\$ 4,057.52
15	SEDIMENT FENCE	LF	5,670	\$2.50	\$ 14,175.00	\$5.00	17,010.00	\$2.07	\$ 11,736.90
16	CRUSHED AGGREGATE BASE COURSE	CY	1,050	\$47.00	\$ 49,350.00	\$64.00	67,200.00	\$54.84	\$ 75,582.00
17	BITUMINOUS SURFACE COURSE	TON	5,220	\$90.00	\$ 469,800.00	\$64.00	334,080.00	\$113.38	\$ 591,843.60
18	BITUMINOUS TACK COAT	TON	17	\$650.00	\$ 11,050.00	\$650.00	11,050.00	\$1.29	\$ 21.93
19	RUNWAY AND TAXIWAY MARKING	SF	4,370	\$1.75	\$ 7,647.50	\$1.75	7,647.50	\$1.92	\$ 8,390.40
20	15-INCH HDPE PIPE	LF	290	\$55.00	\$ 15,950.00	\$54.00	15,660.00	\$70.07	\$ 20,370.30
21	6-INCH PERFORATED HDPE PIPE	LF	450	\$30.00	\$ 13,500.00	\$22.00	9,900.00	\$28.25	\$ 12,712.50
22	MANHOLE	EA	1	\$5,000.00	\$ 5,000.00	\$2,900.00	2,900.00	\$3,768.97	\$ 3,768.97
23	CATCH BASIN	EA	2	\$3,500.00	\$ 7,000.00	\$5,300.00	6,600.00	\$3,729.42	\$ 7,458.84
24	CLEANOUT	EA	3	\$1,700.00	\$ 5,100.00	\$710.00	2,130.00	\$921.05	\$ 2,763.15
25	STORM DRAIN STRUCTURE RELOCATION	LS	1	\$1,000.00	\$ 1,000.00	\$4,700.00	4,700.00	\$6,108.33	\$ 6,108.33
26	NO. 8 AWG. SV. L-842C CABLE	LF	4,200	\$2.50	\$ 10,500.00	\$2.00	8,400.00	\$2.09	\$ 8,778.00
27	BARE COUNTERPOISE WIRE	LF	530	\$2.00	\$ 1,060.00	\$2.25	1,187.50	\$2.48	\$ 6,572.40
28	2-INCH PVC CONDUIT	LF	2,630	\$2.25	\$ 5,917.50	\$2.25	5,917.50	\$2.48	\$ 6,572.40
29	CONCRETE ENCASUREMENT OF DUCT	LF	480	\$4.50	\$ 2,160.00	\$45.00	21,600.00	\$49.12	\$ 23,577.60
30	ELECTRICAL TRENCH	LF	1,820	\$4.75	\$ 8,645.00	\$7.00	12,740.00	\$7.89	\$ 14,359.80
31	ELECTRICAL HANDHOLE	EA	2	\$5,000.00	\$ 10,000.00	\$5,300.00	10,600.00	\$5,856.01	\$ 11,712.02
32	RETROREFLECTIVE SIGN, GROUP 1	EA	3	\$1,500.00	\$ 4,500.00	\$5,300.00	15,900.00	\$5,797.49	\$ 17,392.47
33	RETROREFLECTIVE SIGN, GROUP 2	EA	4	\$1,800.00	\$ 7,200.00	\$7,200.00	28,800.00	\$7,860.40	\$ 31,441.60
34	RETROREFLECTIVE SIGN, GROUP 3	EA	1	\$2,100.00	\$ 2,100.00	\$9,400.00	9,400.00	\$10,332.91	\$ 10,332.91
35	RETROREFLECTIVE SIGN, GROUP 4	EA	5	\$2,500.00	\$ 12,500.00	\$11,700.00	58,500.00	\$12,863.95	\$ 64,319.65
36	RETROREFLECTIVE SIGN, INFORMATIONAL	EA	3	\$1,700.00	\$ 5,100.00	\$8,400.00	25,200.00	\$9,215.40	\$ 27,646.20
37	RETROREFLECTIVE MARKER	EA	75	\$300.00	\$ 22,500.00	\$475.00	35,625.00	\$518.60	\$ 38,895.00
38	HYDROSEEDING	AC	4.5	\$2,500.00	\$ 11,250.00	\$2,625.00	11,812.50	\$2,542.78	\$ 11,442.51
TOTAL BASE BID SCHEDULE - PRE-TAX CONSTRUCTION COSTS					\$ 1,038,762.50		\$ 1,321,667.50		\$ 1,443,096.79
WASHINGTON STATE SALES TAX:									
TOTAL BASE BID COST					\$ 72,713.38		\$ 92,516.73		\$ 101,016.78
TOTAL BASE BID COST					\$ 1,111,475.88		\$ 1,414,184.23		\$ 1,544,113.57

SUMMARY:

Discrepancies Noted:
None.

Precision Approach Engineering, Inc.

DAL004 Bid Tab & Bid-Verifications.xlsx Bid Tab
8/29/2016 10:41 AM

**COLUMBIA GORGE REGIONAL / THE DALLES MUNICIPAL AIRPORT
TAXIWAY A CENTER REHABILITATION
AIP PROJECT NO. 3-41-0059-013
BID SUBMITTAL REVIEW**

Name of Bidder	Base Bid
Crestline Construction (Apparent Low Bidder)	\$ 1,414,184.23
Granite Construction	\$ 1,544,113.57
Engineer's Estimate	\$ 1,111,475.88

Verification of Items Enclosed with Bid (from Bidder's Checklist):

	Crestline Construction (Apparent Low Bidder)	Granite Construction
CONTRACT FORMS		
Proposal	X	X
Acknowledgment of Addenda (on Proposal)	X	X
Evidence of Financial Responsibility (on Invitation to Bid: WDOT Letter or CPA Letter)	X*	X*
FEDERAL FORMS		
Certification of Nonsegregated Facilities	X	X
Bidder's Statement on Previous Contracts Subject to EEO Clause	X	X
Non-Trafficking Certification	X	X
Trade Restrictions Clause	X	X
Certificate of Buy American Compliance - Manufactured Products (2 pages)	X	X
Certificate of Buy American Compliance - Total Facility (2 pages)	X	X
Buy America Conformance Listing (if applicable)	X	X
Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion	X	X
WASHINGTON STATE FORMS		
Bidder's List	X	X
Authorization to Release Information	X	X
Deposit or Bid Bond (5%)	X	X
Statement of Bidders Qualifications	X	X
Statement of Subcontractors (if required)	X	X
Non-Collusion Affidavit	X	X

Contractors' status of Suspension and Debarment for Federal Awards has been reviewed at www.SAM.gov (indicate with an "X")

X	X
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*Contractor submitted via email after bid opening.

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Regular City Council Meeting
September 12, 2016
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MINUTES
REGULAR COUNCIL MEETING
OF
September 12, 2016
5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Stephen Lawrence

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

COUNCIL ABSENT: Dan Spatz

STAFF PRESENT: City Manager Julie Krueger, City Attorney Gene Parker, City Clerk Izetta Grossman, Planning Director Richard Gassman, Public Works Director Dave Anderson, Police Chief Patrick Ashmore, Human Resources Director Daniel Hunter

CALL TO ORDER

The meeting was called to order by Mayor Lawrence at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Grossman, Councilor Spatz absent.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

It was moved by Elliott and seconded by Brown to approve the agenda as submitted. The motion carried unanimously, Spatz absent.

PRESENTATIONS/PROCLAMATIONS

Police Officer Commendations

Police Chief Ashmore presented Officers Troy Becnel, Josh Jones and Sam Perez with commendations for their actions on June 20. He said on that date the fire department was swamped with calls and the three officers responded to a call, administered CPR and drove the ambulance to the hospital.

Mayor Lawrence thanked the officers and said The Dalles has a great police department.

Google STEM Education in Wasco County – Lynette Black and Darcy Nothnagle

Darcy Nothnagle gave the Council a handout (attached) reviewing the STEM program and Google's support of education in The Dalles.

Ms. Nothnagle introduced Lynette Black of the Wasco County 4H Extension Service.

Ms. Black gave a presentation on the way the \$100,000 grant from Google had been used. She said there were in school programs, after school programs, camps and the traditional 4H program.

Ms. Black introduced three students that had benefited from the programs the Google grant funded. Angelina, a senior from Dufur High School, said she had been in the Robotics Program for four years and was also mentoring at the elementary school. Chase, a 7th grader in his fourth year of STEM, said that he had lived in other places and there was more STEM education offered here than in other towns. Jared, a junior at The Dalles High School, said this was his second year of STEM and he really enjoyed it.

Mayor Lawrence asked about the grant from Google to the Library. Ms. Nothnagle said that there would be a digital media lab, STEM programming and kits that citizens or schools could check out.

Elliott thanked Ms. Black for inviting the students to speak. He said he appreciated their perspective.

Home At Last Update

Kathy Norton, the President of the Board and new Executive Director introduced Beata the new

MINUTES

Regular City Council Meeting

September 12, 2016

Page 3

shelter manager. Beata gave a PowerPoint update on Home At Last (attached). She said the highest need was for a grant writer. She thanked the police department and Lisa the Dog Control Officer for their partnership.

Mayor Lawrence said he would provide them with information on Older American's Act. He said the program pays for seniors to work for up to 20 hours per week. He said the positions were funded for four years.

CITY MANAGER REPORT

City Manager Julie Krueger reported that the GAP Analysis of Public Works had begun. She noted that there was an article on the Lewis & Clark Fountain in the League of Oregon Cities Bulletin, and thanked Daniel Hunter for submitting the article.

Krueger requested consensus from Council on use of part of the safety funds for:

Police external vest carriers - \$10,183

Police upgrade of hand held radios - \$3660

Fence around the Lewis & Clark Fountain - \$8900

Sit/Stand desks for various employees - \$4000

It was the consensus of the Council to authorize all but the fence. The Council requested more information on the type and height of the fence.

Mayor Lawrence asked Chief Ashmore about the video cameras on the police vests. Chief Ashmore said the video cameras would probably be required at some point in the future. He said the major issue would be data storage, and he would work with other agencies to keep the cost down.

CITY ATTORNEY REPORT

City Attorney Gene Parker thanked the Council and City Manager Julie Krueger for their support recently. He said he was happy to be back to work.

He said he would be attending the City Attorney workshop at the League of Oregon Cities Conference later this month.

Mayor Lawrence acknowledged the help of Keith Mobley while Parker was out saying Mobley had done a great job.

CITY COUNCIL REPORTS

Brown said that Public Works had been busy and doing a great job.

McGlothlin reported that the security camera at Kelly View point had been installed, he attended the Library Children's Wing ribbon cutting and the Union Pacific Railroad meeting with elected officials. He said the Lions Club and Leo's would be planting trees and painting the underpass toward the Discovery Center.

Miller reported attending a Planning Commission meeting regarding AP Recycling, she said the Planning Commission wanted AP to fence or landscape the property; attended an Urban Renewal meeting; and attending cruise in events.

Mayor Lawrence asked McGlothlin about loop technology that had been discussed for the Council Chamber. McGlothlin explained loop technology as a wire around the parameter of the room that creates a direct feed to hearing aids, making it easier for those with hearing aids to clearly hear meetings.

Mayor Lawrence reported meeting pilots of the Vampire Squadron; attending the Union Pacific Railroad meeting, he said the UP President was in attendance. He said he would be attending a Gorge Commission meeting and would be reminding them of the importance of defining major/minor amendment to the Urban Growth Boundary. He said he addressed The Dalles High School Football team and gave them city pins and support.

CONSENT AGENDA

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

Items approved by Consent Agenda were: 1) Approval of July 25, 2016 Regular City Council Meeting Minutes; 2) Approval of Resolution No. 16-025 Accepting Dedication of Property for Street Purposes.

PUBLIC HEARINGS

Adoption of General Ordinance No. 16-1346 Restructuring of the Urban Renewal Agency Board

This item was under public hearings to allow for public comment only. City Attorney Parker reviewed the staff report.

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Regular City Council Meeting

September 12, 2016

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Mayor Lawrence asked if there was any public comment. Hearing none he closed the hearing.

Elliott asked if the effect date could be changed to January. City Manager Krueger said the date could be made later, however the law wouldn't go into effect for 30 days and then appointments would need to be made.

In response to a question Krueger said currently the City Manager was the Urban Renewal Manager, however she planned to return the management of Urban Renewal Agency to the Planning Director after the new director had time to settle into the position.

In response to a question City Attorney Parker said the Mayor would appoint the Councilors (one of which could be the Mayor) and the citizens to the board with the concurrence of the Council. He said the committee would elect the chair.

City Clerk Grossman read General Ordinance No. 16-1346 Amending Certain Provisions of General Ordinance No. 90-1106, Changing the Structure of the Board Exercising the Urban Renewal Agency Powers by title only.

It was moved by Brown and seconded by Elliott to Adopt General Ordinance No. 16-1346 Amending Certain Provisions of General Ordinance No. 90-1106, Changing the Structure of the Board Exercising the Urban Renewal Agency Powers by title only. The motion carried, Spatz absent.

CONTRACT REVIEW BOARD ACTIONS

Authorization of Second Amendment to Progressive Design-Build Agreement for The Dalles Wastewater Treatment Plant Upgrade, Contract No. 2015-004

Public Works Director Anderson reviewed the staff report.

In response to a question Anderson said CH2M and Kennedy Jenks were part of the design team. He also said sizing of the build out anticipated impact of businesses going into the Port property.

It was moved by McGlothlin and seconded by Miller to authorize the Second Amendment to the Progressive Design-Build Agreement for The Dalles Wastewater Treatment Plant Upgrade, Contract No. 2015-004 in an amount not to exceed \$327,503. The motion carried, Spatz absent.

ACTION ITEMS

Adoption of General Ordinance No. 16-1343 Amending General Ordinance No. 98-1222, Establishing Time, Place and Manner Regulations of Facilities for Processing, Production, Retailing and Wholesaling of Recreational Marijuana

City Clerk Grossman read the Ordinance in its entirety.

It was moved by Miller and seconded by Brown to adopt General Ordinance No. 16-1343 Amending General Ordinance No. 98-1222, Establishing Time, Place and Manner Regulations of Facilities for Processing, Production, Retailing and Wholesaling of Recreational Marijuana. The motion carried, Spatz absent.

Approval of Special Ordinance No. 16-573 Granting a Non-Exclusive Gas Utility Franchise to Northwest Natural Gas Company

City Attorney Parker reviewed the staff report.

City Clerk Grossman read Special Ordinance No. 16-573 by title only.

It was moved by McGlothlin seconded by Miller to approve Special Ordinance No. 16-573 Granting a Non-Exclusive Gas Utility Franchise to Northwest Natural Gas Company, and Fixing Terms, Conditions, and Compensation of such Franchise, and Declaring as Emergency. The motion carried, Spatz absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:56 p.m.

Submitted by/
Izetta Grossman
City Clerk

SIGNED:

Stephen E. Lawrence, Mayor

ATTEST:

Izetta Grossman, City Clerk



Supporting Education in The Dalles

STEM

SCIENCE

TECHNOLOGY

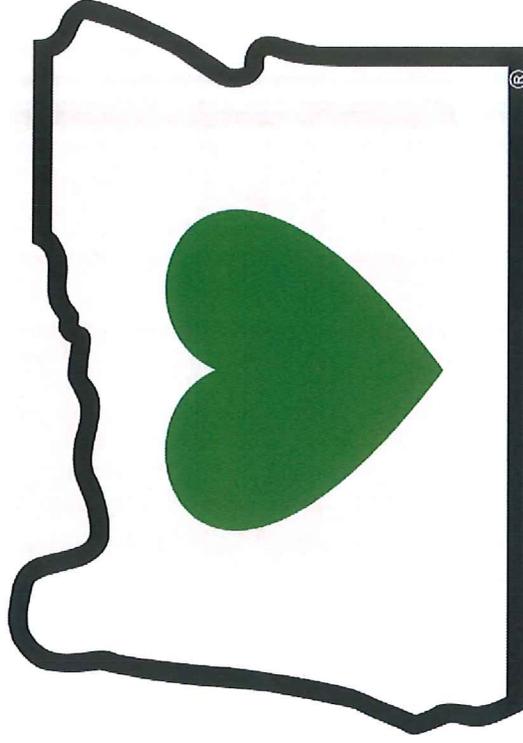
ENGINEERING

MATH

STEM in Oregon

STEM fields play an increasingly critical role in ensuring Oregon's economic vitality

- 15 of the top 20 of the fastest growing occupations involve STEM skills
- By 2020, our economy will have almost 40,000 new job openings per year in STEM-related fields



Google's Commitment to STEM Education

Google's culture is academic at its core.

Our founders were Ph.D. students when they created the company and that spirit of curiosity and exploration is what drives us today.

We're committed to building interest in STEM education with a focus on computer science, and engaging with local students, alumni and faculty to build strong relationships with the academic community.

SINCE 2008, GOOGLE HAS
GIVEN MORE THAN
\$560,000 FOR STEM
EDUCATION IN THE
DALLAS

Google's Support in the Community

- Providing funding for 4-H STEM programs, including Robotics
- \$100,000 grant to The Dalles-Wasco County Library for STEM equipment and programming
- Funding for schools, and for after-school programs
- \$100,000 grant to provide Computer Science (CS) programs in Wasco County Schools

Google grant brings Wi-Fi to Maupin public

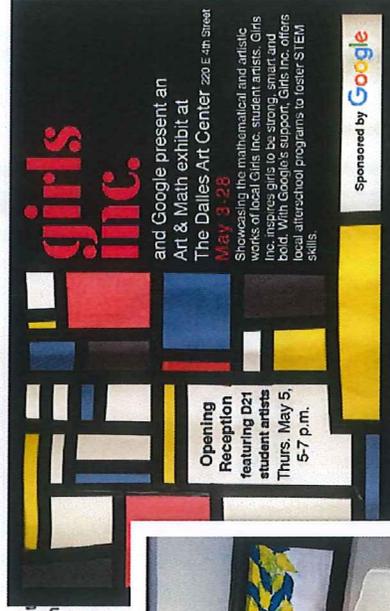
As of Tuesday, January 19, 2016

Sign in to favorite this Discuss Share this
Comment, Blog about Email, Facebook, Twitter

Maupin's Riverfront Park and library are set to go online, thanks to an \$87,880 grant from Google.

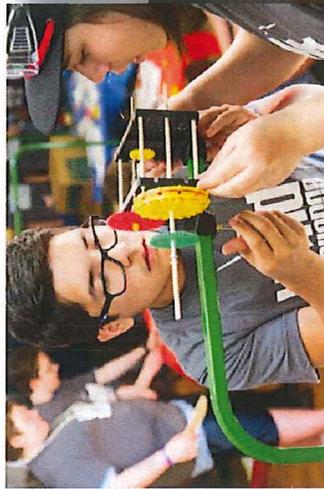
The Maupin Broadband Project, planned by Wasco County's QualityLife Intergovernmental Agency (QLife), will be used to help bring high-speed broadband to the Maupin community, and for establishing free public Wi-Fi at Maupin's Riverfront Park and the Maupin Branch of the Wasco County Library District.

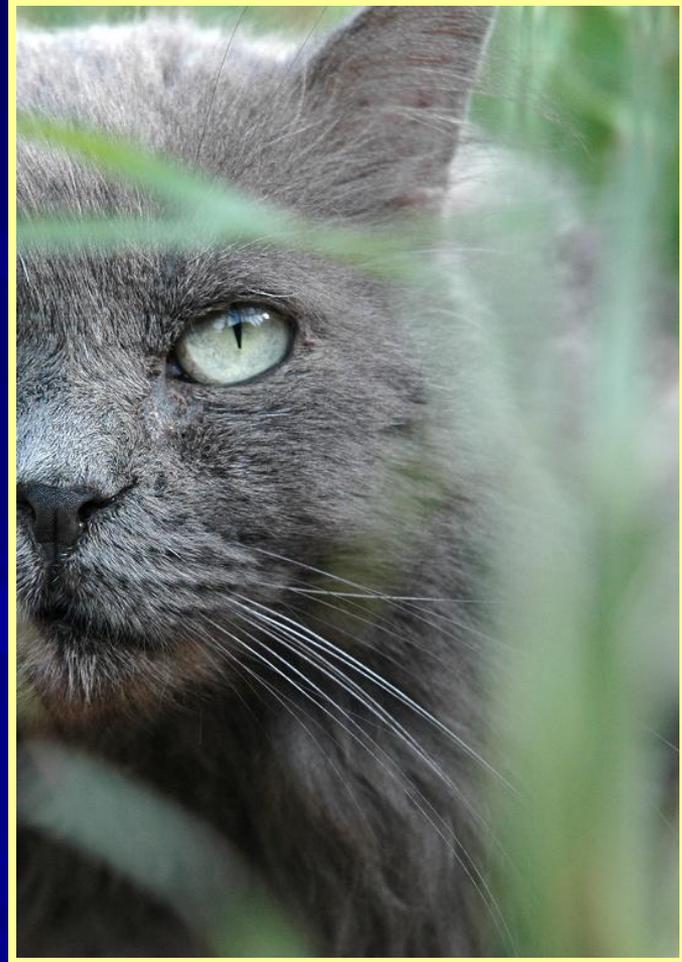
The grant will also connect library computers for patron



Google's Support in the Community

- Wind Challenge and STEM Fair
- Partnering with the Gorge Technology Alliance (GTA) and the Oregon Robotics Tournament and Outreach Program (ORTOP) to offer robotics programs for every public school in the five Gorge counties





**A No-Kill Shelter
promoting a No-Kill Community**



Over 6 Million animals
still die in shelters
every year -
simply because they
are homeless



Home at Last Humane Society was born with nothing more than a firm belief that there was a better way to treat the needy pets in our community and a firm commitment to make these changes happen.



Because many homeless animals are not neutered, there are more being born each hour.

No one knows for sure how many homeless pets there are at any given time.

Nationally, an average of 12 million cats and dogs enter animal shelters each year.





Animal Shelters
should be places of
last resort for animals

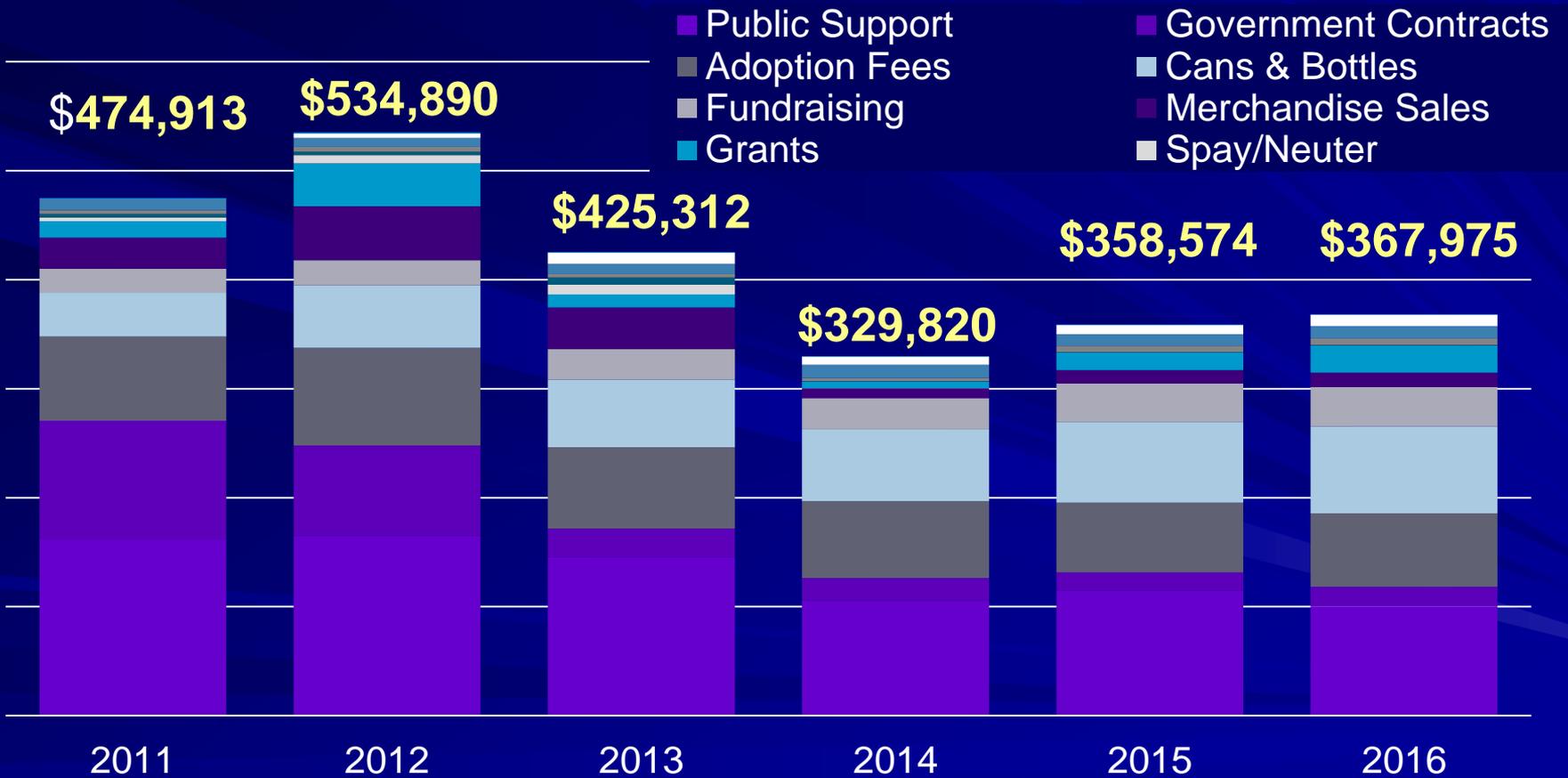
Two critical areas of
focus in order to
achieve a no-kill
community

Increase the number of pets that
leave alive.

Decrease the number of pets
coming into the shelter.

We encourage owners to exhaust any and all other options first. We will assist to discover the underlying problem and help the owner find a workable solution.





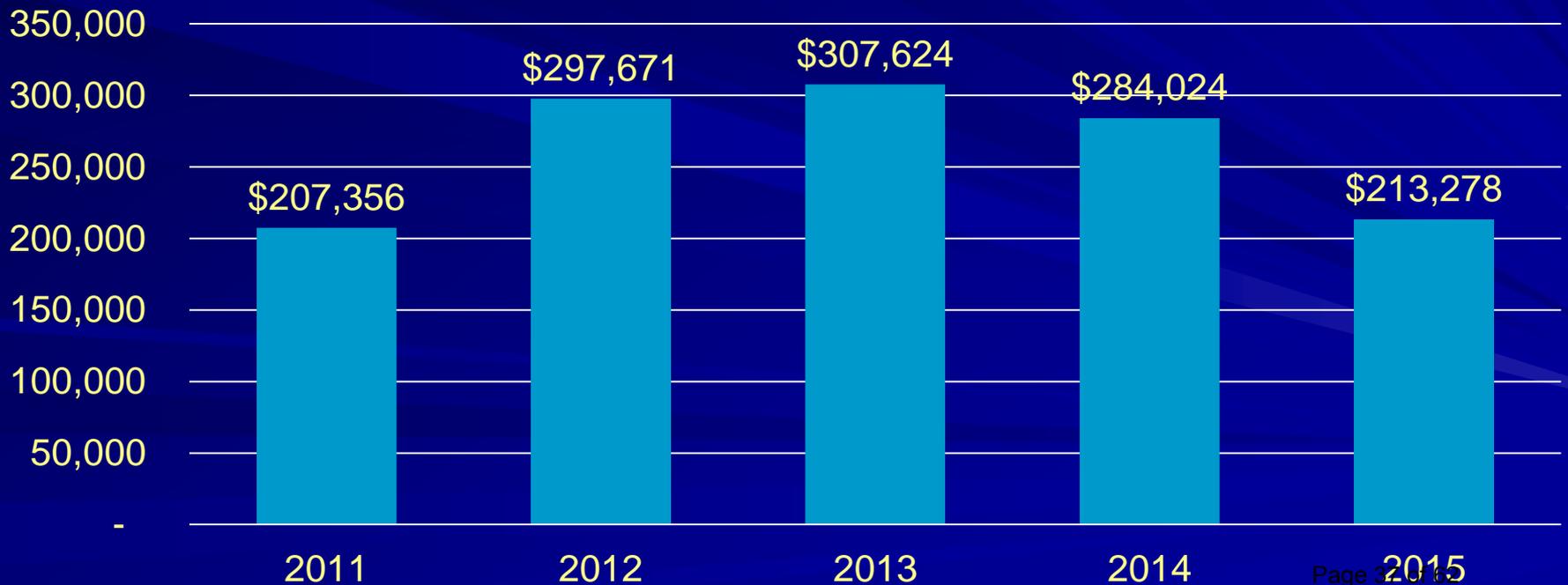


License Fee History

	2010	2011	2012	2013	2014	2015/ 16	starting 8/2016
Spay/Neutered	\$10	\$10	\$10	\$10	\$10	\$12	\$15
Fertile	\$50	\$50	\$50	\$50	\$50	\$60	\$65
Senior Non-Spayed/Neutered	\$20	\$20	\$20	\$20	\$20	\$24	\$25



Ending Net Financial Position





2015

- Animal Intakes: 797
- 284 owner surrenders
- 159 Seized Custody
- 312 Strays
- 42 Transfers

- Adoptions: 549

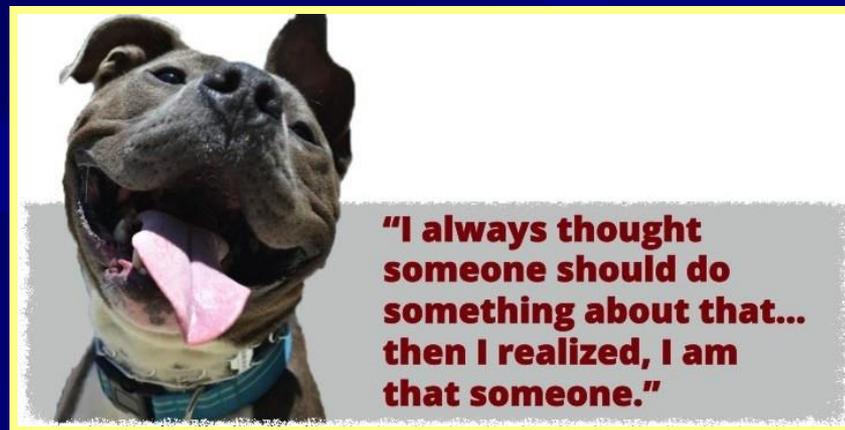
January 1 – June 30, 2016

- Animal Intakes: 342
- 119 owner surrenders
- 51 Seized Custody
- 167 Strays
- 5 Transfers

- Adoptions: 253



Home at Last is Creating innovative New Outreach & Adoption Programs to help both animals and to support and engage the community!



Home at Last has **BIG** plans to end animal homelessness in our community.

We invite you to be part of the solution!

Seniors for Seniors Adoption Program



Linking older pets and senior citizens for lifelong companionship.

Through our ***Seniors-for-Seniors*** pet adoption program, people aged 55 and up can adopt a pet who is 6 years or older and the adoption fee will be cut in half.



Home at Last Helps Control Pet Overpopulation

Home at Last provides vouchers to help low-income residents get their pets spayed/neutered.



By spaying and neutering just one female and male cat more than 2,000 unwanted births can be prevented in just 4 years – and more than 2 million in 8 years!



**Home at Last keeps
Pets and their People
together through our
FREE pet food assistance
program**

We provide temporary
assistance to help
individuals and families in
need to feed their pets.



**Visiting Pet Program -
Bringing Love & Leaving
Smiles**



**We arrange to bring loving cats and
dogs to assistance living facilities or
hospitals to brighten someone's day!**



Pals & Paws

A new program just for kids!

We'll be offering education of animal welfare and homeless pets for kids. This concept will present kids an opportunity to get involved with HAL and of course, visit with furry friends.

Books & Buddies



Providing enrichment for shelter pets and kids.

We will partner with local schools and selected students will visit the shelter to read to homeless dogs and cats.

The benefits are twofold. Human interaction can be the most enriching part of a shelter animal's day.

This kind of interaction improves animal confidence and comfort with people, and helps increase the animal's success in their new home.



Home at Last is very proud to be part of such a caring and compassionate community. We are excited to continue to expand our services and our involvement within the City of The Dalles and the Columbia/Gorge area. Thank you so much for your support!



AGENDA STAFF REPORT

AGENDA LOCATION: Public Hearing #11-A

MEETING DATE: September 26, 2016

TO: Honorable Mayor and City Council

FROM: Kate Mast, Finance Director

ISSUE: Public Hearing on Supplemental Budget and Resolution No. 16-026 Adopting a Supplemental Budget for Fiscal Year 2016/2017, Making Appropriations and Authorizing Expenditures from and within Various Funds of the City of The Dalles Adopted Budget.

AND

Resolution No. 16-027 Authorizing Transfers of Funds Between Departments of the General Fund of The City of The Dalles Budget, Making Appropriations and Authorizing Expenditures for the Fiscal Year Ending June 30, 2017.

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

A Public Hearing is required for any supplemental budget that changes a fund by more than 10%. The proposed supplemental budget exceeds the 10% limit only in the Sewer Special Reserve Fund, so a Public Hearing on the change to that fund is required. A notice of the Supplemental Budget and the Public Hearing on the Sewer Special Reserve Fun (056) is required to be published, and that notice is scheduled to be printed in The Dalles Chronicle on Sunday, September 18, 2016.

The proposed resolutions contain the following items:

Resolution No. 16-026 – Supplemental Budget:

- General Fund - 001: We have received \$29,200 in SAIF Premium Refunds which are proposed to be recognized and allocated to the Safety Supplies/Equip line item (001-0100-000.60-50) in the City Council Department of the General Fund.
- Library Fund - 004: The Children's Wing Expansion project was anticipated to be

completed by June 30, 2016, but was not. The unspent funds for that project rolled over into the current year's Beginning Fund Balance and an additional \$137,034 was expended on that project in FY06/17. This resolution proposes to recognize \$138,000 of the additional Beginning Fund Balance and allocate that amount to the Capital Outlay – Buildings line item (004-2100-00.72-20), to cover those unanticipated expenses.

- Wastewater Fund - 055: This fund is anticipated to receive more in Beginning Fund Balance than was budgeted. The proposed resolution would allocate an additional \$200,000 to Transfer to Sewer Special Reserve Fund, line item (055-9500-81-56).
- Sewer Special Reserve Fund - 056: This fund is anticipated to receive more in Beginning Fund Balance than was budgeted. If this resolution is approved, it would allocate \$150,000 of those additional funds, and this fund will also receive additional transfer funds in the amount of \$200,000 from the Wastewater Fund. The combined total of additional revenue (\$350,000) would be allocated to the Capital Outlay – Sewer Lines line item (056-5600-000.76-30) in the amount of \$195,000, and the Storm Water Improvements line item (056-5600-000.76-40) in the amount of \$155,000.
- Sewer Plant Construction Fund - 057: This fund is anticipated to receive more in Beginning Fund Balance than was budgeted. The proposed resolution would allocate \$175,000 to the Capital Projects line item (057-5700-000.75-10) for the Wastewater Treatment Plant Upgrade Project.

Resolution No. 16-027 – Budget Amendment:

- General Fund - 001: Funds were allocated in the General Fund Planning Department for a RARE planner. However, it has been determined that a RARE planner will not be obtained during this fiscal year. The City Council, at their regular meeting on July 11, 2016, approved entering into an agreement with TKW in an amount not to exceed \$25,000 for the purpose of a gap analysis study of the Public Works Department. This gap analysis study was not provided for in the adopted budget. This proposed resolution would transfer budgeted funds in the amount of \$25,000 from the Planning Department's Contractual Services line item (001-1100-000.31-10) to the City Council Department's Contractual Services line item (001-0100.000.31-10).

BUDGET IMPLICATIONS: The Supplemental Budget Resolution No. 16-026 increases the General Fund budget by \$29,200, the Library Fund budget by \$138,000, the Wastewater Utility Fund Budget by \$200,000, the Sewer Special Reserve Fund budget by \$350,000, and the Sewer Plant Construction Fund budget by \$175,000. Total additions to the budget equal \$892,200.

The Budget Amendment Resolution No. 16-027 only transfers existing budget amounts between categories within the same fund, and so does not cause any increase or decrease in the total General Fund budget.

ALTERNATIVES:

- A. Staff Recommendation: Move to Adopt Resolution No. 16-026 Adopting a Supplemental Budget for Fiscal Year 2016/2017, Making Appropriations and Authorizing Expenditures from and within Various Funds of the City of The Dalles Adopted Budget;**

AND

Move to Adopt Resolution No. 16-027 Authorizing Transfers of Funds Between Departments of the General Fund of The City of The Dalles Budget, Making Appropriations and Authorizing Expenditures for the Fiscal Year Ending June 30, 2017.

- B. Council may choose to modify, add or delete portions of the supplemental budget resolution and/or the budget transfers resolution, and adopt the proposed resolution(s) as amended. The Mayor could then sign the modified resolution(s) when the changes have been made.
- C. Council may choose to modify or add to the supplemental budget resolution and/or the budget transfers resolution, and direct staff to make the changes and bring the resolution(s) back to the next Council meeting.
- D. Council may choose to decline to make any changes to the adopted budget at this time.

LINE ITEM	ADOPTED BUDGET	INCREASE	DECREASE	REVISED BUDGET	
001-0100-000.31-10	115,200	25,000		140,200	Budget Amendment
001-1100-000.31-10	39,635		25,000	14,635	To pay for TKW Assessment of PW
				-	
				-	
				-	
001-0000-369.00-00	70,000	29,200		99,200	Supplemental Budget
001-0100-000.60-50	94,445	29,200		123,645	Receive & Allocate SAIF Refund
				-	
				-	
004.0000.300.00-00	1,034,125	138,000		1,172,125	Supplemental Budget
004-2100-000.72-20	10,000	138,000		148,000	Receive & Allocate Extra BB to Children's Wing Construction
				-	
055-0000-300.00-00	603,391	200,000		803,391	Supplemental Budget
055-9500-000.81-56	245,000	200,000		445,000	Receive & Allocate Extra BB to Transfers to SW Spcl Rsrv
				-	
056-0000-300.00-00	2,993,235	150,000		3,143,235	Supplemental Budget
056-0000-391.55-00	245,000	200,000		445,000	Receive & Allocate Extra BB & Addition Transfer from WW
056-5600-000.76-30	1,235,121	195,000		1,430,121	
056-5600-000.76-40	901,665	155,000		1,056,665	
				-	
057-0000-300.00-00	4,940,532	175,000		5,115,532	Supplemental Budget
057-5700-000.75-10	8,289,687	175,000		8,464,687	Receive & Allocate Extra BB to WWTP Upgrade Project.

RESOLUTION NO. 16-026

A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET FOR FISCAL YEAR 2016/2017, MAKING APPROPRIATIONS AND AUTHORIZING EXPENDITURES FROM AND WITHIN VARIOUS FUNDS OF THE CITY OF THE DALLES ADOPTED BUDGET.

WHEREAS, the City’s General Fund (001) will realize \$29,200 in SAIF premium refunds and wishes to recognize and allocate those funds to the City Council Department for costs associated with safety; and

WHEREAS, the City’s Library Fund (004) wishes to recognize additional Beginning Fund Balance in the amount of \$138,000; and

WHEREAS, the City’s Wastewater Fund (055) wishes to recognize additional Beginning Fund Balance in the amount of \$200,000, and allocate those funds to be transferred to the Sewer Special Reserve Fund, and;

WHEREAS, the City’s Sewer Special Reserve Fund (056) wishes to recognize additional Beginning Fund Balance in the amount of \$150,000, and additional transfers in from the Sewer Fund in the amount of \$200,000, and;

WHEREAS, the City’s Sewer Plant Construction Fund (057) wishes to recognize additional Beginning Fund Balance in the amount of \$175,000, and;

WHEREAS, a public hearing is required only for the Sewer Special Reserve Fund in this supplemental budget, as the proposed changes within this fund exceeds 10% of that fund’s budget; and

WHEREAS, the required Public Hearing for the changes to the Sewer Special Reserve Fund was held at the City Council meeting on September 26, 2016; and

WHEREAS, the required public notice for the Public Hearing and this supplemental budget was published on Sunday, September 18, 2016;

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

Section 1. The City Council hereby adopts the Supplemental Budget for FY16/17, increasing revenues and making appropriations as follows.

Summary of Supplemental Budget – Line Item Detail				
Fund	Resource	Amount	Requirement	Amount
General Fund (001)	SAIF Premium Refund	29,200	City Council Department	29,200

	Total New City Council Department Requirements			349,720
	Total New Resources	29,200	Total New Requirements	29,200
	New Total All Fund 001 Resources	9,239,457	New Total All Fund 001 Expenditures	9,239,457
Fund	Resource	Amount	Requirement	Amount
Library Fund (004)	Additional Beginning Fund Balance	138,000	Library Department	138,000
	Total New Resources	138,000	Total New Requirements	138,000
	New Total Library Department			1,607,079
	New Total All Fund 004 Resources	2,390,249	New Total All Fund 004 Expenditures	2,390,249
Fund	Resource	Amount	Requirement	Amount
Wastewater Fund (055)	Additional Beginning Fund Balance	200,000	Interfund Transfers	200,000
	Total New Resources	200,000	Total New Requirements	200,000
	New Total Interfund Transfers			3,134,908
	New Total All Fund 055 Resources	6,325,335	New Total All Fund 055 Expenditures	6,325,335
Fund	Resource	Amount	Requirement	Amount
Sewer Special Reserve Fund (056)	Additional Beginning Fund Balance	150,000	Capital Outlay Category - Buildings	350,000
	Transfer in from Wastewater Fund	200,000		
	Total New Resources	350,000	Total New Requirements	350,000
	New Total Public Works Department			2,636,786
	New Total All Fund 056 Resources	3,643,855	New Total All Fund 056 Expenditures	3,643,855

Fund	Resource	Amount	Requirement	Amount
Sewer Plant Construction Fund (057)	Additional Beginning Fund Balance	175,000	Capital Outlay	175,000
	Total New Resources	175,000	Total New Requirements	175,000
	New Total Public Works Department			8,464,687
	New Total All Fund 057 Resources	9,016,532	New Total All Fund 057 Expenditures	9,016,532

Section 2. This Resolution shall become effective upon adoption by the City Council and shall remain in effect until receipt and acceptance of the FY16/17 audit report.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2016.

Voting Yes, Councilors: _____

Voting No, Councilors: _____

Absent, Councilors: _____

Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 26th DAY OF SEPTEMBER, 2016.

SIGNED:

ATTEST:

Stephen E. Lawrence, Mayor

Izetta Grossman, City Clerk

RESOLUTION NO. 16-027

A RESOLUTION AUTHORIZING TRANSFERS OF FUNDS BETWEEN DEPARTMENTS OF THE GENERAL FUND OF THE CITY OF THE DALLES BUDGET, MAKING APPROPRIATIONS AND AUTHORIZING EXPENDITURES FOR THE FISCAL YEAR ENDING JUNE 30, 2017.

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

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

WHEREAS, the City Council, on July 11, 2016, authorized an agreement with TKW in an amount not to exceed \$25,000 for a gap analysis study of the Public Works Department; and

WHEREAS, funds budgeted in the General Fund Planning Department in the amount of \$25,000 for a RARE Planner will not be needed;

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

Section 1. Authorizing Budget Transfers. The City Council hereby authorizes the following transfer of funds between budgeted departments of the General Fund:

<u>FUND OR DEPT.</u>	<u>BUDGETED</u>	<u>RESOURCES NEEDED</u>	<u>REALLOCATED</u>
<u>GENERAL FUND (001)</u>			
from Planning Department	\$ 510,167	\$ 485,167	- \$ 25,000
to City Council Department	\$ 320,520	\$ 374,720	+\$ 25,000

Section 2. Effective Date. This Resolution shall become effective upon adoption by the City Council and shall remain in effect until receipt and acceptance of the FY16/17 audit report.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2016.

Voting Yes, Councilors: _____

Voting No, Councilors: _____

Absent, Councilors: _____

Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 26th DAY OF SEPTEMBER, 2016.

SIGNED:

ATTEST:

Stephen E. Lawrence, Mayor

Izetta Grossman, City Clerk



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

AGENDA STAFF REPORT

AGENDA LOCATION: Discussion Item #13-A

MEETING DATE: September 26, 2016

TO: Honorable Mayor and City Council

FROM: Daniel Hunter, Human Resources Director

ISSUE: Report on The Dalles Economic Indicators

RELATED COUNCIL GOAL: All Goals in Section C of 2016/17 City Council Goals.

BACKGROUND: The Dalles has a Core Economic Improvement Team made up of The Port, The Dalles Main Street, Mayor, City Manager, Business Recruiter, and Project Coordinator. The Core Team has been working on improving the local economy. That team will be considering a strategic plan based on the findings in this report. Some data in the enclosed report is only available through 2014.

The enclosed report is being provided to you in an attempt to aid the City and our local partners in addressing areas for improvement and capitalize on our strengths.



THE DALLES – REPORT ON ECONOMIC GROWTH INDICATORS

This report looks at several key indicators of economic growth, stability, and decline. While anyone of them may not provide a clear indication of how the local economy is doing, together they indicate moderate growth in the local economy. The data was compiled from 2009 to 2015 from various sources. Some data is not available for some years.

Population

In 2009 the population of The Dalles 13,620 people. The population has grown steadily every year since then. The 2015 population reported by Portland State University was 14,515 people. While this growth is moderate (less than 1% annually), no year in this study had a decline in population.

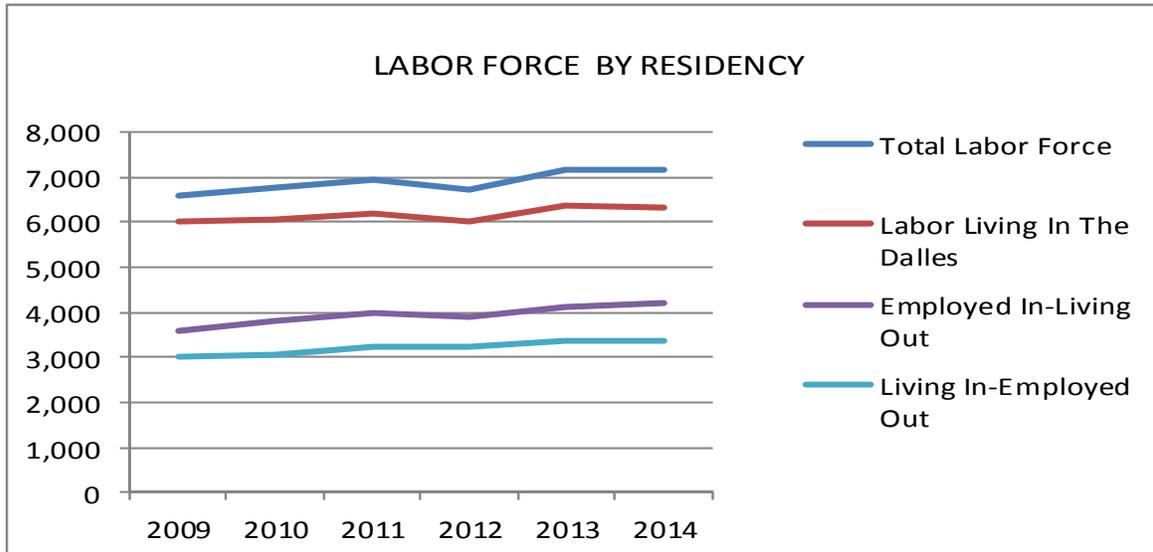
The median age in The Dalles for 2015 was 39 years old. This is down from a recent high of 42 years old in 2011. The low median age was in 2009 at 38.7 years old. The median age of females trends higher than the median age male because females tend to live longer. In this case the median age of females in The Dalles ranges from 2 to 5 years older than the median aged male. In 2014 the population in The Dalles age 25 years or older was 10,099 people. That is up from 7,789 in 2009.

In 2014 the percentage of the City's population with a high school diploma or equivalent was 27%. Those in this group tend to be female (28.5%) as compared to male (26.1%). The same holds true for those with some college or an associate's degree. As the education progresses males in The Dalles become the majority. There were 12.1% who had a bachelor's degree (14.2% male & 10.1% female). Those with a graduate's degree or higher continue that difference. Looking at the entire population 6.5% have a graduate's degree or higher with males at 7.6% and females at 5.5%.

Labor

The total labor force working in The Dalles has increased 1.54% over this seven year period. These numbers only reflect the movement of labor for their primary job. The growth in labor, and therefore jobs has largely come through an in-flow of labor. The in-flow of labor is those who live out-side The Dalles and come here to work. That number has increased 7.5% over the study period. In terms of whole numbers the net in-flow in 2009 was 578 workers, in 2015 it was 838. It should be noted that these are net in-flow numbers. That is, there are workers who live in The Dalles and work outside of the City, and those who live outside and work here. The difference is the net in-flow provided above. In 2015 the total labor force in The Dalles was 7,181; those living in The Dalles and working outside (out-flow) numbered 3,370; those living outside of The Dalles and working in The Dalles (in-flow) numbered 4,208. This means 58% of the labor

force in The Dalles comes from outside of City limits. In 2009 that number was 54% and has consistently been above 57% for the last four years. The percent of the population in the labor force has had some fluctuation between 46.5% in 2012 and 49.59% in 2014. The data for 2015 is not yet available.

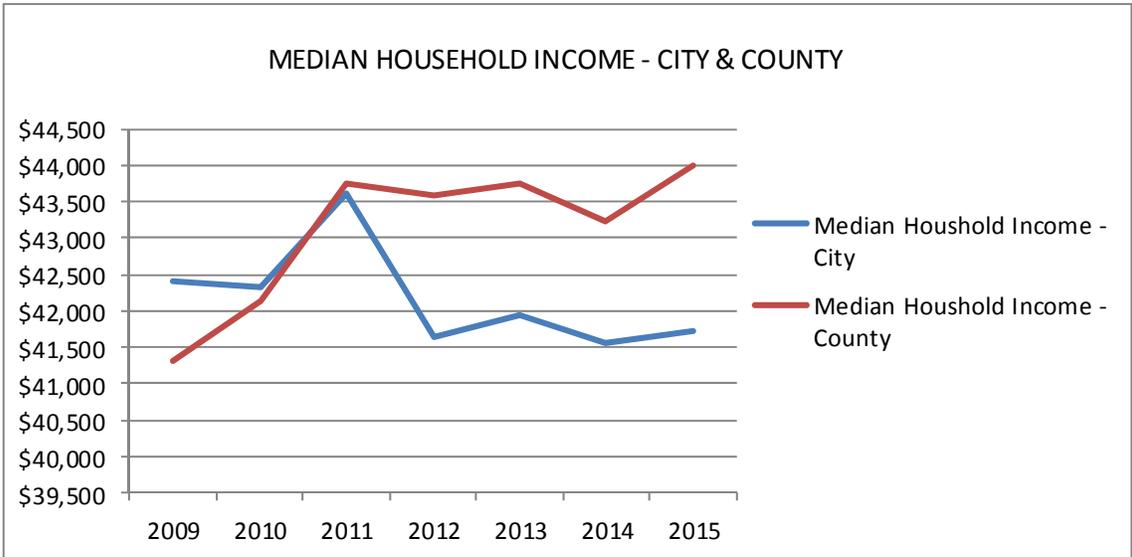


Income

The median household income in The Dalles has remained relatively flat for the last seven years. In 2015 the Median Household Income in The Dalles was \$41,639. While in 2009 it was \$42,420 a decline of about a quarter of one percent in seven years. The high Median Income over that same period was in 2011 at \$43,623. Looking more broadly, Wasco County Median Household Income has increased .93% from 2009 to 2015. County income tends to be higher than that of The Dalles. In 2015 Median Household income in Wasco County was \$44,010 or \$2,371 above The Dalles.

Looking at Median Household Income in The Dalles, the lack of an appreciable increase when employment has increased tells us there is more to be discovered. We know the in-flow of labor has increased. We also know the majority of that increase is from people living in rural Wasco County, Sherman County, Klickitat County and Hood River County, and commuting to The Dalles to work. Of the 838 net labor in-flow for 2014, 466 (55%) were workers making \$3,333 a month or more (\$39,996 or more annually). That is a new high since 2009 both in terms of whole number and percentage. This indicates there is something keeping workers from living in The Dalles. Another 948 were living and working in The Dalles at this income in 2014. This number has remained relative unchanged since 2009. The out-flow of labor has remained constant at 46% of the total labor force in The Dalles since 2009. Among those in the 2014 in-flow total of 4,208 people, 2,275 had commutes greater than 50 miles. That number has been increasing steadily since 2009 when this group comprised 30.1% of the total labor force in The Dalles, to 35.9% of the total labor force in 2014.

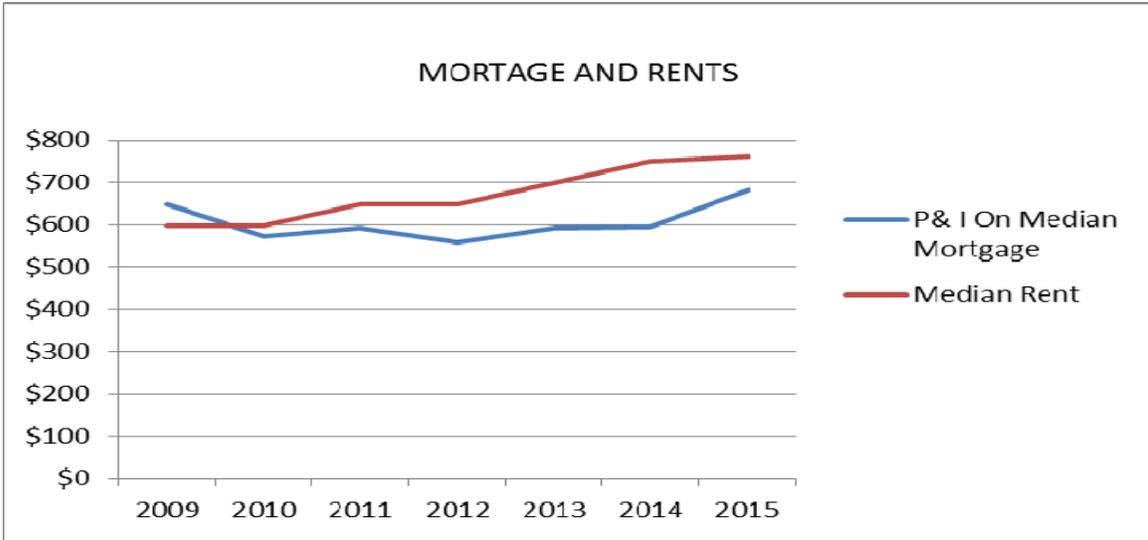
According to the U.S. Census Bureau 16.4% (2,372) of the City's population lived in poverty in 2014. That is down slightly from 2012 when it was 18.5%.



Also in 2014 there were 1,188 households receiving Supplemental Nutritional Assistance Program (SNAP) assistance. There are 543 subsidized housing units in The Dalles. This total includes housing for farm workers, the disabled, the elderly, and Veterans. All of these housing units also have an income limitation. There are also residents living in homes and apartments that receive Housing Choice Vouchers (Section 8). The Mid-Columbia Housing Authority is limited in the assistance it can provide those living in poverty. Their entire district is limited to 551 Housing Choice Vouchers in addition to having budgetary limits.

Housing

In analyzing housing costs for The Dalles I used the same method used by the National Association of Realtors to determine the Housing Affordability Index. The method looks at the median home sale price, deducts a 20% down payment to establish a principle and interest payment. It then looks at what income level is needed to make that payment based on a 25% of income to household expenses commitment. Using this method, a person making 73% of City Median Household Income could afford the median priced home sold in The Dalles in 2015. As a comparative, a person making 79% of Median Household Income has



sufficient income to pay the Median Rent in The Dalles. Since 2009 the payment on a median priced home has increased less than one-percent (.73%) while median rents have increased 3.84%. For 2015 the median rent payment was 11% higher than the principle and interest payment on the median home selling price.

Preliminary data from the Housing Needs Analysis and Buildable Land Needs Assessment indicates widespread housing needs based on economics. The preliminary data from the consultant shows a current unmet rental need of 554 units under \$400 a month; another 147 units between \$900 and \$1,100 a month; and 14 units above \$2,800 a month. The data also shows an unmet need for ownership of 251 homes between \$190,000 and \$230,000; above this price range there is an unmet need of 1,195 homes. Considering all home and apartment ranges there is currently a surplus of 276 units. This surplus is primarily in homes below \$190,000; and rentals between \$600-\$900, \$1,100-\$1,500, and \$1,900-\$2,400. The consultant's data includes property and populations in the Urban Growth Area.

School

SD21 School enrollment has remained relatively constant at or near 21% of the City population. What that means is, as the population grows so does our school enrollment by a consistent measure. Since 2009 school enrollment has increased from 2,908 to 3,102 (.95%). High School graduation has declined from 92.9% in 2009 to 66.2% in 2015. The School District is looking at ways to turn this around including what affect their facilities have on the ability of students to learn, absenteeism and what new or improved facilities might do for the community.

Property

In 2009 the total assessed property value in The Dalles was \$752,003,143. In 2015 that total had increased to \$971,676,812 which is an annual increase of 4.17% over seven years. Property values in the Urban Renewal District were assessed a value of \$61,466,735 in 2009, by 2015 that had increased to \$76,855,699 a 3.58% annual increase over seven years. The likely cause for the lower increase in the District is due to the predominant property type, and Historic District limitations. Property in the District is primarily commercial whereas the predominant property type outside the district is residential.

Residential property is assessed using an estimated value of the property itself, based on like sales. Commercial property is assessed on the capacity of the property to generate income at the "highest and best use", cost and sale. If the capacity of the commercial property to generate income does not change year-to-year the assessed value will either not increase or will only do so marginally. Residential property values will tend to increase or decrease at a higher rate because the value is largely determined by like property selling price. More interest in any one residential property increases the offers made and final selling price of that property.

In addition, much of the Urban Renewal District property is within a Historic District. The Historic Commercial District and Trevitt's District comprise more than half of the properties within the Urban Renewal District. Commercial properties in historic districts are limited in their "highest and best use" by limitation of the Historic District. This limits income potential of commercial properties and thereby limits the increases in assessed value. Likewise, residential property in the Historic District, especially Historic

Homes are limited in the assessed value increases for two reasons. They generally do not sell that often and when they do there is a very limited pool of “like sales” to compare to for an assessment.

The preliminary data from the Residential Buildable Land Needs Assessment show a current and projected surplus of buildable land. However, in our most recent meeting some land identified as vacant in the report was not available for development. The consultant will review the vacant land through consultation with the Technical Advisory Committee and revise the land in that classification.

Traffic

Looking at traffic counts in the area we are able to capture the potential economic impact to The Dalles from the travelling public. Data is not available for all years and all roadways in this analysis. Interstate 84 and the Downtown core traffic counts are for 2014. The totals for Second and Third Street Downtown are taken from weekly averages between 2004 and 2014 and already compiled.

On Interstate 84 the annual traffic count for 2014 at both ends of the Downtown were 7,466,000 vehicles. Second Street traffic counts in 2014 were 464,568 or 6% of total Interstate 84 traffic. Third Street was slightly higher at 489,122 vehicles a year or 6.5% of total Interstate 84 traffic. For Downtown businesses this roughly equates to 402 potential customers a day driving down Third Street and 381 potential customers driving down Second Street per day. This is using the annual traffic counts for these streets dividing by the days in the year and assuming a 70% Pass-by ratio. This ratio is very high according to the Institute of Transportation Engineers given the speed of travel and the types of businesses in the Downtown. A high percentage is given due to the varied business types, lack of actual driveway turn-in that would provide a break to get actual Pass-by ratios and the size of area any one vehicle could pull over to visit any number of businesses.

Traffic Counts on US197 at US30 (East end) shows fairly consistent traffic volumes year-over-year. In 2009 there were 4,500 vehicles a year by 2013 that had increased slightly to 5,400 vehicles. In 2014 there were 3,200 vehicles. This reduction may be due to construction on I-84 which started that year. US197 at Dufur has also been very consistent between 2,500 and 2,400 vehicles every year. This also shows that one-half to two-thirds of the US197 at US30 traffic volume is experienced at Dufur. This is an indication that the majority of the East end traffic is going South or coming from the South into The Dalles rather than Washington or Interstate 84. The West end of The Dalles experiences slightly more fluctuation year-over-year. Traffic counts on US30 at the West City limits range from 5,500 to 6,300 a year. The annual differences between East and West ranges from 1,000 more vehicles at the West end in 2009 to 3,100 more vehicles at the West end in 2014.

Employment Sector Changes

Utility Sector

There are twenty sectors tracked by the U.S. Census in The Dalles. Seven of those have had remarkable changes from 2009 to 2014. Below there are six sectors, three declining and three gaining. The seventh is the Utility Sector. Utilities are generally regarded as one of the most stable employment sectors. This sector in The Dalles has experienced substantial change. In 2009 there were 75 people in The Dalles employed in

the Utility Sector. One year later there were 145 people employed in this sector. Two years after that the number had declined to 67 people. The plausible explanation for these variances are large projects by BPA, and wind generation development in Wasco and Sherman Counties. While details from BPA are extremely limited, they did complete a facility safety and health review in 2010 agency wide. Wasco County wind generation did have development at the Summit Ridge Wind Farm 17 miles southeast of The Dalles starting in 2010. After several modifications to the wind development plan, in 2015 the development ended abruptly. Since utility jobs had increase in 2014, I anticipate they will decline to 67 to 75 in 2015. That data will likely not be available until March 2017. I suspect we will experience a slight increase for 2016 due to BPA's fiber optic infrastructure work which is currently ramping up.

Declining Sectors

In the years between 2009 and 2014 there were remarkable declines in three sectors. Retail Trade; Professional, Scientific, & Technical Services declined over the period of analysis. In fact, from 2012 to 2013 there was a dramatic decline of 36% from 302 jobs to 196.

The Retail Trade Sector declined as a percentage of total employment from 18.2% to 16.5% over the analysis period. The whole number change over that period was 25 with a high-low swing of 132 jobs. The high for this sector was in 2011 with 1,376 jobs. The low was 2013 with 1,244 jobs. This is a 10.6% decline in two years. By 2014 this sector had rebounded slightly to 1,266.

The third and final sector to see remarkable declines over the analysis period was Arts, Entertainment and Recreation. The high for this sector was 85 jobs in 2009. Different from the other sectors in the declining group this sector declined in 2010 to 57 jobs. Since then it has remained relatively constant.

The total job loss in these three sectors over the analysis period was 164. The total jobs in The Dalles increased by 588 over this same period. It also appears that 2012 was the year of broadest decline and was generally realized by all sectors except a few.

Gaining Sectors

Among the 20 sectors, three of them experienced remarkable increases in employment over the analysis period. The Manufacturing sector has added 167 jobs since 2009. While there was a slight decline in 2011, by 2012 the sector had rebounded. The increase in this sector was 24% over the analysis period.

Also experiencing a remarkable increase over this period was the Information Sector. This sector increased its' employment by 110 jobs since 2009. That is a 141% increase between 2009 and 2014. While this sector did experience a slight decline in 2012 it has recovered and added jobs since then.

The third and final sector to see increase has been Administration & Support, Waste Management, and Remediation. While a significant increase was experienced between 2009 and 2010, increases since then have been modest. Again, this sector experienced the same lull in 2012. This sector has added 84 jobs since 2009.

The total jobs gained in these three sectors was 361 between 2009 and 2014. This amounts to 4.7% of all jobs in The Dalles. There are a few key factors to consider when analyzing the declining and gaining sectors here.

Those declining generally pay lower wages and experience higher turn-over. They are also highly susceptible to down economies when expendable income is limited. The gaining sectors tend to have a larger more diverse customer base which insulates them to some degree from down economies. They are also the sectors that could be benefiting from the local Enterprise Zone. The gaining sectors also tend to have higher paying jobs than those in the declining sectors.

Summary

What this data shows is The Dalles has experienced growth in population, school enrollment, employment, and assessed property value as well as increases in rents and median home selling price. Other areas that have had no appreciable change or have declined are Median Incomes in The Dalles and school graduation rates.

Looking at Median Household Income in The Dalles, the lack of an appreciable increase when employment has increased tells us there is more to be discovered. We know the in-flow of labor has increased. We also know the majority of that increase is from people living in rural Wasco County, Sherman County, Klickitat County and Hood River County, and Commuting to The Dalles to work. Of the 838 net labor in-flow for 2014, 466 (55%) were workers making \$3,333 a month or more (\$39,996 or more annually). That is a new high since 2009 both in terms of whole number and percentage. This indicates there is something keeping workers from living in The Dalles.

Although rent and home prices are well within the acceptable range given the median income of The Dalles, availability and choices are limited. In addition, recent price movement indicates these prices will continue to increase. Given the limited available land to develop it is unlikely housing costs will stay moderate for much longer. We are expecting the Housing Needs Analysis and Residential Buildable Land Needs Assessment to provide further clarity of current conditions and projections about the local housing market.

Local school enrollment has remained consistent relative to total population growth. While school graduation rates do need improving SD21 is taking concrete steps that should improve that rate. There are numerous research articles showing a causal link between poor school facilities, absenteeism, student performance and graduation rates. The solutions are neither easy nor cheap and they require mid-to-long term vision. While school performance is likely a primary cause for the higher in-flow of labor and flat Median Household Income, the issues are solvable. The resulting effect of improved school performance is attracting better teachers which improve the school further. Better schools also attract families and larger employers that pay better.

There is an inherent inter-relationship between the Median Income, School Performance and In-Flow of Labor. Although we are waiting to see the final results of the Housing Analysis and the most recent year School Report Card, based on what we know there are a few key areas we can work on.

- Increased Available Land for Residential Development, including Multi-Family
- Assist SD21 with plans to improve school facilities in the District
- Making The Dalles a destination capturing more of the travelers on I-84

As school performance and graduation rates improve, move families that work in The Dalles will want to live here, send their children to school here and be active in the

community. To do this we need buildable land for development.

The employment sectors gaining employment in The Dalles is encouraging. The advantages to having these businesses in The Dalles are tremendous. Steps should be taken to increase manufacturing and information technology employers locating in The Dalles. This will especially be true once the Enterprise Zone sunsets in 2018. Addressing the issues above will provide incentive for this to occur. These employers are referred to as “Traded Sector” employers. They employ locally and primarily sell their products outside the area (Interstate & International). This has a multiplying effect on local economic improvement. These employers generally provide higher wages and improved revenue to schools which contributes to our continued growth.