

AGENDA

REGULAR CITY COUNCIL MEETING

December 8, 2014

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. Recap of Fourth of July Celebration by Fort Dalles Fourth Committee
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.

**CITY OF THE DALLES**

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

A. Approval of November 24, 2014 Regular City Council Meeting Minutes

11. CONTRACT REVIEW BOARD ACTIONS

A. Award Contract With FAA Architecture and Interiors for Completion of Construction and Bid Documents for The Dalles/Wasco County Children's Wing Addition  
**[Agenda Staff Report #14-086]**

12. ACTION ITEMS

A. Resolution No. 14-037 Approving a Rate Increase for The Dalles Disposal **[[Agenda Staff Report #14-081]**

B. Request by Mid Columbia Council of Governments for Systems Development Charge Reductions for the New Transit Facility **[Agenda Staff Report #14-087]**

C. Approval of Agreement With Klickitat County for Use of Airport Rent Revenue for Repayment of LOCAP Bond for Construction and/or Purchase of Flex Space and Hangars at Columbia Gorge Regional Airport **[Agenda Staff Report #14-084]**

D. Authorization for Northern Wasco County Parks and Recreation District to Utilize Enterprise Zone Fee Revenue for Thompson Pool Project **[Agenda Staff Report #14-085]**

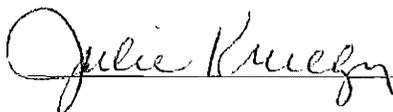
E. Special Ordinance No. 14-563 Vacating a Portion of the Alley Between East First and East Second Street for the Granada Block Redevelopment Project **[Agenda Staff Report #14-083]**

13. ADJOURNMENT

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This meeting conducted in a handicap accessible room.

Prepared by/  
Julie Krueger, MMC  
City Clerk

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**AGENDA STAFF REPORT**  
**CITY OF THE DALLES**

<b>MEETING DATE</b>	<b>AGENDA LOCATION</b>	<b>AGENDA REPORT #</b>
December 8, 2014	Consent Agenda 10, A	N/A

**TO:** Honorable Mayor and City Council

**FROM:** Julie Krueger, MMC, City Clerk 

**THRU:** Nolan K. Young, City Manager

**DATE:** November 25, 2014

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

A. **ITEM:** Approval of November 24, 2014 City Council Meeting Minutes.

**BUDGET IMPLICATIONS:** None.

**SYNOPSIS:** The minutes of the November 24, 2014 City Council meeting have been prepared and are submitted for review and approval.

**RECOMMENDATION:** That City Council review and approve the minutes of the November 24, 2014 City Council meeting.

**MINUTES**

REGULAR COUNCIL MEETING  
OF  
NOVEMBER 24, 2014  
5:30 P.M.

THE DALLES CITY HALL  
313 COURT STREET  
THE DALLES, OREGON

**PRESIDING:** Mayor Steve Lawrence

**COUNCIL PRESENT:** Bill Dick, Carolyn Wood, Dan Spatz, Tim McGlothlin, Linda Miller

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Administrative Fellow Daniel Hunter, Finance Director Kate Mast, Police Chief Jay Waterbury

**CALL TO ORDER**

Mayor Lawrence called the meeting to order at 5:30 p.m.

**ROLL CALL**

Roll call was conducted by City Clerk Krueger; all Councilors present.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF AGENDA**

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

## **PRESENTATIONS/PROCLAMATIONS**

### Canvas the Vote Proclamation

Mayor Lawrence read the Proclamation, declaring Steve Lawrence was elected Mayor; Taner Elliott was elected Councilor at Large; Tim McGlothlin was elected Councilor Position #1; and Russ Brown was elected Councilor Position #3.

## **AUDIENCE PARTICIPATION**

Phil Brady, The Dalles, addressed the Council regarding concerns about crude oil being transported by train, through the community. He expressed concern that the City didn't have adequate emergency plans in place to address such a catastrophe.

Katie Young, The Dalles, said a resolution had been prepared and asked that the Council consider adopting the resolution to oppose rail transport of crude oil and to urge State and Federal lawmakers to develop appropriate safety procedures. Young said adoption of the resolution would send a powerful message to the Railroad, State and Federal officials to create higher safety standards.

John Nelson, 524 West Third Place, The Dalles, urged the City Council to adopt the proposed resolution. He said supplies to handle such an emergency were not available in our community. Nelson said he believed the State was serious about creating safety standards, but it was vital for our community to be prepared.

Councilor Miller asked how many trains traveled through the community. It was noted that between 30 and 40 trains traveled through The Dalles on a daily basis.

Tom Wood, 701 East Second Street, The Dalles, said he was a member of the Board of the Columbia River Keeper. He said safety of the river and the community was at risk and said it was vital to raise the awareness of State and Federal officials to ensure the safety of the environment and the citizens.

It was noted the City and County did have emergency disaster plans in place, along with mutual aid agreements with other emergency services in several counties, but that the community was not prepared for an oil derailment.

There was consensus to schedule the matter for additional discussion at a future meeting.

### **CITY MANAGER REPORT**

City Manager Young reported that Sergeant Baska had been promoted to the position of Police Captain. Young said the recruitment for the vacant Sergeant position was in process, then staff planned to proceed with the hiring process to fill the vacated officer position.

Young said staff had been developing a plan to enhance safety with the SAIF refund of approximately \$68,000. He said ergonomics, Public Works security, and Police Department body cameras were all being considered.

Councilor Miller asked why the Public Works Department needed additional security. City Manager Young said there were office safety concerns nationwide, and at this time anyone could just walk right into their office.

City Manager Young said the business recruiter was making very good progress and proposed extending the position for an additional six months for \$30,000. He said the funding would need to be moved from contingency.

It was the consensus of the Council to continue the position for six months and to pay for it from the contingency fund.

### **CITY ATTORNEY REPORT**

City Attorney Parker said staff had been developing language for the medical marijuana dispensaries and were ready to submit to Land Conservation and Development Commission for review. Parker said the Planning Commission would conduct a public hearing in January and it should be ready for Council consideration in February.

Parker said he had been working on easements for the pool project and for Mid Columbia Fire and Rescue.

### **CITY COUNCIL REPORTS**

Councilor Wood said the Council of Governments would be meeting on November 25, Historic Landmarks Commission would meet on December 17 and the QLife meeting was scheduled for December 18. Wood said the Building Inspector had resigned his position, so a temporary contract had been entered into with the former Inspector until the position could be filled permanently.

Councilor McGlothlin said the Airport Board would be meeting in December. He reported on the activities of the Traffic Safety Committee meeting.

Councilor Dick said the QLife Agency was working on a plan regarding it's mission and would be presenting it to the City Council and County Commission soon.

Councilor Spatz said the Economic Development Subcommittee of the Chamber would be meeting on December 9 to discuss RV parking. He said the next meeting of the Mid Columbia Economic Development District was scheduled for December 11.

Spatz provided the Sister City Association meeting minutes to the Council, noting two requests. He said the Hood River and The Dalles Associations wanted to invite the Consul General for a visit to the Gorge and asked that the Mayor and Council delegation be determined for a visit to Miyoshi City in 2015.

Councilor Miller said the Urban Renewal Advisory Committee had met last week and had another meeting scheduled for November 25.

Mayor Lawrence reported on attending the Business After Hours/Retirement event for Bob Stone, saying it had been a big event. Lawrence said it was good to hear that the new owners, the Tonkin family, planned to be very involved in our community.

### **CONSENT AGENDA**

It was moved by Wood and seconded by McGlothlin to approve the Consent Agenda as presented. The motion carried unanimously.

Items approved by Consent Agenda were: 1) approval of November 10, 2014 regular City Council meeting minutes; and 2) approval of intergovernmental agreement with Klickitat County for use of Airport rental income for repayment of CERB loan.

### **ACTION ITEMS**

Resolution No. 14-037 Approving a Rate Increase for The Dalles Disposal

City Attorney Parker reviewed the staff report.

Erwin Swetnam, The Dalles Disposal, provided an overview of the items included in the proposed rate increase, including labor, disposal fees, vehicle costs, and facility costs.

Mayor Lawrence asked if there were comparable figures with other providers. Swetnam said he didn't have that information, but that The Dalles Disposal offered a variety of services, including curbside recycle and yard debris pick up that other carriers didn't offer.

Lawrence asked what methods were used to notify their customers in each of the categories of services regarding rate increases. Mr. Swetnam said many of the items on the rate sheet were not provided in The Dalles. He said the sheet was a boiler plate of possible rates.

Mayor Lawrence asked how The Dalles Disposal would respond to customer concerns, such as the recent letter to the Editor from an elderly person who could not get her trash can to the curb for pick up and had to pay extra for the service. Swetnam said that particular issue had been resolved, and in fact, she was eligible for free service based on her age.

Councilor McGlothlin asked if The Dalles Disposal had experienced increases in health care costs. Swetnam said they had two increases in the past year, but it was not included in their proposed increase.

Councilor Spatz asked if there was a comparison of rates paid in other eastern Oregon communities. Swetnam said he didn't have that information, but could look at it for next year.

#### Public Comment

Russ Brown, The Dalles, said he had been approached by several citizens who were unhappy with their commercial service. He said the complaints included difficulty in getting their containers picked up and then returned, a container that didn't work properly and lid couldn't be opened, and a person who had a wheel fall off the container and was told it couldn't be replaced because the container was privately owned.

Jerry Johnson, 3102 East 13<sup>th</sup> Street, The Dalles, said he had been researching ways to lower his garbage bill and had compared the cost of the 32 gallon, 90 gallon roll cart, and a container. Johnson said it was less expensive for him to purchase his own container, but he had been told that private containers were not allowed.

Mayor Lawrence asked who developed the fees, if comparable rates could be provided for review and a more detailed explanation of the container rules.

Mr. Swetnam said he could clean up the list and provide comparable rates. He said customers could purchase their own containers and The Dalles Disposal would empty them if the customer signed a release of liability form. Swetnam said he hoped to replace many of the 40 year old containers in the next year, so all containers could properly connect to their trucks.

#### Council Deliberation

It was moved by McGlothlin and seconded by Wood to adopt Resolution No. 14-037 approving a rate increase for The Dalles Disposal.

Councilor Spatz said he wouldn't support the increase until he could see comparable rates for other communities.

It was moved by Spatz and seconded by Dick to amend the motion, postponing action until the December 8 meeting. The motion to amend carried, Miller abstaining.

The amended motion was voted on and carried; Miller abstaining.

#### Approval of Use of Enterprise Zone Fees for Award of a Construction Contract for Mid Columbia Fire and Rescue District's Station #2 Remodel

City Manager Young reviewed the staff report.

In response to a question, City Manager Young said that three alternative bids were provided, anticipating the District may not have enough funds to complete the entire project. Fire Chief Palmer said the District did plan to use money from their building fund to help pay for the project.

It was moved by Wood and seconded by McGlothlin to approve use of enterprise zone fees for the remodel of Station #2 and designate \$68,000 from the City's General Fund Contingency to be paid back from future enterprise zone fees that were to be allocated to the District, contingent on the District providing the remaining funds necessary from their building reserve and contingent on approval by Wasco County and Mid Columbia Fire and Rescue Board. The motion carried, Miller voting no.

MINUTES (Continued)  
Regular Council Meeting  
November 24, 2014  
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**ADJOURNMENT**

Being no further business, the meeting adjourned at 6:57 p.m.

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Submitted by/  
Julie Krueger, MMC  
City Clerk

SIGNED:

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Stephen E. Lawrence, Mayor

ATTEST:

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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 #
December 8, 2014	Contract Review Board 11, A	14-086

**TO:** Mayor and City Council

**FROM:** Nolan K. Young, City Manager *ny*

**DATE:** November 21, 2014

**ISSUE:** Award of Contract with FFA Architecture and Interiors for Completion of Construction and Bid Documents for The Dalles/Wasco County Children's Wing Addition

**BACKGROUND:** The Dalles/Wasco County Library Foundation has been pursuing a children's wing addition to the Library. As the fiscal agent for the Library, the City has been handling all the financial and contractual aspects of the project, as well as providing staff support. The Foundation has concentrated on raising the funds necessary for the project. The Foundation provided the funds for the 30% design for the proposed addition. The Foundation has now completed the fundraising to the point they would like to proceed with the final architectural design, and preparation of the construction and bid documents for the project. They believe that in the next 60-90 days they will have completed raising the \$900,257 needed for the project.

FFA has proposed a fee of \$61,331 for the construction and bid documents, and permitting process is with reimbursable expenses not to exceed \$3,500. This is under the initial budget that was presented, and equals a little over 9% of the construction cost.

**BUDGET IMPLICATIONS:** The Foundation has more than sufficient funds to pay for the cost of this work. We will need to amend the Library budget to allow for receipt and expenditure of these funds. We will bring the necessary amendments back to the Council at a later date, for construction award.

**COUNCIL ALTERNATIVES:**

1. Award a contract to FFA Architecture and Interiors for final construction and bid documents for the children's wing addition to The Dalles/Wasco County Library for the amount of \$361,331 with reimbursable not to exceed \$3500.
2. Delay award of the contract to allow for further review.



**AGENDA STAFF REPORT**  
**CITY OF THE DALLES**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
December 8, 2014	Action Items 12, A	14-081

**TO:** Honorable Mayor and City Council

**FROM:** Gene E. Parker, City Attorney

**THRU:** Nolan K. Young, City Manager

**DATE:** November 25, 2014

**ISSUE:** Adoption of Resolution No. 14-037, approving a rate increase resulting from increased landfill disposal costs and operational costs incurred by The Dalles Disposal Service, Inc., effective January 1, 2015.

**RELATED CITY COUNCIL GOAL:** None.

**BACKGROUND:** On November 24, 2014, the City Council scheduled an agenda item to consider a request submitted by The Dalles Disposal Service to grant an increase averaging approximately 2.06% in the rates charged by the company for solid waste and recycling services, to be effective January 1, 2015. Following the opportunity for public comment upon the proposed rate increase, the Council decided to postpone taking any action upon the requested increase until the December 8, 2014 Council meeting. The Council requested that additional information be gathered for the Council concerning contact information from The Dalles Disposal for customers concerning issues or concerns which they may have with their service, and for information concerning the rates for solid waste collection charged by other solid waste companies in comparable cities. Staff is working with representatives from The Dalles Disposal

to gather the requested information and will provide the information to the Council in a supplemental report as soon as that information is collected.

**BUDGET IMPLICATIONS:** As a result of the approved rate increase, 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:**

- A. Staff Recommendation. *Move to adopt Resolution No. 14-037, approving a rate increase for increased costs incurred by The Dalles Disposal Service for operational costs and disposal of material at the Wasco County Landfill, effective January 1, 2015.*
- B. Move to approve a lesser percentage rate increase request, and move to adopt Resolution No. 14-037 as amended by the Council.
- C. Move to deny approval of the requested rate increase.

**RESOLUTION NO. 14-037**

**A RESOLUTION APPROVING A RATE INCREASE  
RESULTING FROM INCREASED OPERATIONAL AND  
DISPOSAL FEE COSTS INCURRED BY THE DALLES  
DISPOSAL SERVICE, EFFECTIVE JANUARY 1, 2015**

**WHEREAS**, The Dalles Disposal Service, Inc. submitted a request dated October 29, 2014 for a rate increase averaging approximately 2.06% for increased operational costs and disposal fees, and for an adjustment to the company's rate schedule as a result of anticipated increases by Wasco County Landfill for both its gate rate and the pass through Household Hazardous Waste Tax, which increase should total 1.03% effective January 1, 2015; and

**WHEREAS**, Section 11 of General Ordinance No. 92-1155 provides that the City Council shall review all requests for a rate increase for companies providing solid waste collection services, to determine whether the proposed rates are just and reasonable and adequate to provide necessary collection services; and

**WHEREAS**, pursuant to ORS 294.160, the City Council provided an opportunity at the November 24, 2014 Council meeting for public comment upon the proposed rate increase; and

**WHEREAS**, The Dalles Disposal Service submitted testimony that the company has incurred recent increased operational costs including costs for health care and fleet maintenance; and

**WHEREAS**, The Dalles Disposal Service, Inc. provided further testimony that their company uses the Federal Bureau of Labor Statistics CPI index for Portland/Salem to benchmark their operational costs, and the most recent comparison for the period between June 30, 2013 to June 30, 2014 showed an increase of 2.43%; and

**WHEREAS**, the City Council finds that approval of the requested rate increase resulting from the increased costs of disposal of waste materials at the Wasco County Landfill and increased operational costs, is appropriate and necessary;

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

**Section 1. Rate Increase Approved.** The rate increase requested by The Dalles Disposal Service, Inc., resulting from increased costs for disposal of material at the Wasco County Landfill and increased operational costs, as set forth in the attached Exhibit "A", is hereby approved, and shall take effect on January 1, 2015.

**Section 2. Effective Date.** The effective date of this Resolution shall be December 8, 2014.

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF DECEMBER, 2014.**

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

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

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

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

**AND APPROVED BY THE MAYOR THIS 8<sup>TH</sup> DAY OF DECEMBER, 2014.**

\_\_\_\_\_  
Stephen E. Lawrence, Mayor

Attest:

\_\_\_\_\_  
Julie Krueger, MMC, City Clerk

**THE DALLES CITY GARBAGE RATES**  
**Proposed Increase January 1, 2015**

SERVICE	1/1/14	103% 208% 13.00%			TOTAL INCREASE	NEW RATE
	CURRENT RATE	Total LF Increase	Business Increase	Franchise Fee		
<b>RESIDENTIAL</b>						
<b>CANS/ROLLCARTS</b>						
Weekly						
- (1) 20 gal can	\$11.18	\$0.02	\$0.19	\$0.01	\$0.22	\$11.40
- (1) 32 gal can	\$16.15	\$0.04	\$0.26	\$0.01	\$0.31	\$16.46
- 90 gal rollcart	\$23.66	\$0.10	\$0.32	\$0.01	\$0.43	\$24.09
- 105 gal cart (Phase Out)	\$25.44	\$0.12	\$0.33	\$0.02	\$0.46	\$25.90
- each add'l can	\$16.15	\$0.04	\$0.26	\$0.01	\$0.31	\$16.46
EOW						
- (1) 32 gal can	\$13.16	\$0.02	\$0.23	\$0.01	\$0.26	\$13.42
Call in						
- (1) 32 gal can	\$11.49	\$0.01	\$0.21	\$0.01	\$0.23	\$11.72
- 90 gal rollcart	\$17.21	\$0.03	\$0.30	\$0.01	\$0.34	\$17.55
<b>YARD DEBRIS</b>						
* 12 month min sign-up period						
* \$18 restart fee if service cancelled and restarted within year						
* 60 gal yard debris cart						
Weekly	\$7.86	\$0.03	\$0.08	\$0.00	\$0.08	\$7.94
EOW	\$5.40	\$0.02	\$0.05	\$0.00	\$0.06	\$5.46
<b>SPECIAL CHARGES</b>						
* 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	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Excess distance	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Steps/stairs	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Through gate	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
-extra can/bag/box	\$6.37	\$0.00	\$0.12	\$0.00	\$0.13	\$6.50
- loose yardage per yd	\$27.08	\$0.08	\$0.42	\$0.02	\$0.52	\$27.60
(over-the-top extra around conts-cans-rollcarts or on the ground)						
- bulk items (*Bring to transfer station)						
- return trip can	\$7.05	\$0.00	\$0.13	\$0.00	\$0.14	\$7.19
- return trip rollcart	\$9.36	\$0.00	\$0.19	\$0.01	\$0.19	\$9.55
- rollcart redelivery	\$9.71	\$0.00	\$0.19	\$0.01	\$0.20	\$9.91
- Off day PU	\$6.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Delinquent fee	\$12.20	\$0.00	\$0.24	\$0.01	\$0.25	\$12.45
(Acct delinquent after 30 days from billing)						
- NSF/unhonored check fee	\$28.82	\$0.00	\$0.58	\$0.02	\$0.60	\$29.42
- New Acct set up fee	\$5.57	\$0.00	\$0.11	\$0.00	\$0.12	\$5.69
- Change in service	\$5.57	\$0.00	\$0.11	\$0.00	\$0.12	\$5.69
(name/address/service)						

**THE DALLES CITY GARBAGE RATES**

Proposed Increase January 1, 2015

SERVICE	1/1/14 CURRENT RATE	103% 2.00% 3100%			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
<b>COMMERCIAL</b>						
Weekly						
- (1) 32 gal can	\$19.29	\$0.04	\$0.33	\$0.01	\$0.38	\$19.67
- 90 gal rollcart	\$29.11	\$0.10	\$0.43	\$0.02	\$0.55	\$29.66
- 105 gal cart (Phase Out)	\$28.68	\$0.12	\$0.41	\$0.02	\$0.55	\$30.23
- each add'l can	\$19.29	\$0.04	\$0.33	\$0.01	\$0.38	\$19.67
EOW						
- (1) 32 gal can	\$16.10	\$0.02	\$0.29	\$0.01	\$0.32	\$16.42
Call In						
- (1) 32 gal can	\$12.66	\$0.01	\$0.24	\$0.01	\$0.26	\$12.92
- 90 gal rollcart	\$19.02	\$0.03	\$0.34	\$0.01	\$0.38	\$19.40

**SPECIAL CHARGES**

\* The following additional charges are accessed 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.

<b>Additional Charge:</b>						
- Sunken Can	\$6.98	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Excess distance	\$6.98	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Steps/stairs	\$6.98	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- Through gate	\$8.96	\$0.00	\$0.14	\$0.00	\$0.14	\$7.10
- extra can/bag/box	\$6.37	\$0.00	\$0.12	\$0.00	\$0.13	\$6.50
- loose yardage per yd (*extra garbage ontop or around cans and rollcarts which must be manually handled & placed in truck)	\$27.10	\$0.08	\$0.42	\$0.02	\$0.52	\$27.62
- bulk items (*Bring to transfer station)						
- return trip can	\$7.05	\$0.00	\$0.13	\$0.00	\$0.14	\$7.19
- return trip rollcart	\$9.39	\$0.01	\$0.17	\$0.01	\$0.19	\$9.58
- rollcart redelivery	\$9.71	\$0.00	\$0.19	\$0.01	\$0.20	\$9.91
- Off day PU	\$7.05	\$0.00	\$0.14	\$0.00	\$0.15	\$7.20
- Delinquent fee (Acct delinquent after 30 days from billing)	\$12.20	\$0.00	\$0.24	\$0.01	\$0.25	\$12.45
- NSF/unhonored check fee	\$28.82	\$0.00	\$0.58	\$0.02	\$0.60	\$29.42
- New Acct set up fee	\$5.57	\$0.00	\$0.11	\$0.00	\$0.12	\$5.69
- Change in service (name/address/service)	\$5.57	\$0.00	\$0.11	\$0.00	\$0.12	\$5.69

**CONTAINERS**

<b>1 1/2 Yd Containers</b>						
- Call In	\$29.42	\$0.06	\$0.49	\$0.02	\$0.57	\$29.99
- EOW	\$43.05	\$0.14	\$0.65	\$0.03	\$0.81	\$43.86
- 1XPW	\$86.16	\$0.27	\$1.30	\$0.05	\$1.63	\$87.79
- Additional day rate = # days x 1 x wk rate						
<b>2 Yd Containers</b>						
- Call In	\$41.43	\$0.08	\$0.70	\$0.03	\$0.81	\$42.24
- EOW	\$57.58	\$0.18	\$0.87	\$0.04	\$1.09	\$58.67
- 1XPW	\$115.11	\$0.38	\$1.74	\$0.07	\$2.18	\$117.29
- Additional day rate = # days x 1 x wk rate						
<b>3 Yd Containers</b>						
- Call In	\$58.84	\$0.13	\$0.98	\$0.04	\$1.15	\$59.99
- EOW	\$86.11	\$0.27	\$1.30	\$0.05	\$1.63	\$87.74
- 1XPW	\$172.33	\$0.55	\$2.61	\$0.11	\$3.26	\$175.59
- Additional day rate = # days x 1 x wk rate						

**THE DALLES CITY GARBAGE RATES**  
Proposed Increase January 1, 2015

SERVICE	1/1/14 CURRENT RATE	1.03% 1.08% 1.00%			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
<b>SPECIAL CHARGES</b>						
- Delivery	\$31.39	\$0.00	\$0.83	\$0.02	\$0.65	\$32.04
- Rent	\$30.81	\$0.00	\$0.81	\$0.02	\$0.63	\$31.24
- Rent-a-bin	\$68.90	\$0.00	\$1.38	\$0.05	\$1.42	\$70.32
- Loose yardage	\$27.10	\$0.08	\$0.42	\$0.02	\$0.52	\$27.62
Containers with difficult access (per cont chg)						
- Not on solid surface	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Stuck in the mud	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Lodged in loose gravel	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Overweight	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Excess distance	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
- Rolloff curb	\$7.67	\$0.00	\$0.15	\$0.01	\$0.16	\$7.83
<b>COMPACTORS</b>						
* 50,000 max gross weight						
- Per compacted yard	\$29.98	\$0.21	\$0.27	\$0.02	\$0.50	\$30.48
- 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)	\$339.97	\$0.00	\$6.80	\$0.22	\$7.02	\$346.99
<b>DROP BOXES</b>						
- 10 yd min fee empty	\$187.36	\$0.77	\$2.56	\$0.12	\$3.45	\$190.81
- 15 yd min fee empty	\$288.63	\$1.16	\$3.99	\$0.18	\$5.33	\$293.98
- 20 yd min fee empty	\$374.72	\$1.55	\$5.12	\$0.23	\$6.90	\$381.62
- 30 yd min fee empty	\$562.09	\$2.32	\$7.88	\$0.35	\$10.35	\$572.44
- Delivery	\$65.37	\$0.00	\$1.31	\$0.04	\$1.35	\$66.72
- Demurrage per day after 5 days	\$13.91	\$0.00	\$0.28	\$0.01	\$0.29	\$14.20
- LS ydg	\$18.74	\$0.08	\$0.26	\$0.01	\$0.35	\$19.09
- 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)	\$339.97	\$0.00	\$6.80	\$0.22	\$7.02	\$346.99

**THE DALLES CITY GARBAGE RATES**

Proposed Increase January 1, 2015

SERVICE	1/1/14 CURRENT RATE	103% 2.08% 3.00%			TOTAL INCREASE	NEW RATE
		Total LF Increase	Business Increase	Franchise Fee		
<b>TRANSFER STATION</b>						
Minimum Charge:						
Household Garbage						
* 1 can or 1 bag	\$7.06	\$0.01	\$0.13	\$0.00	\$0.14	\$7.20
- Per Yard (After Minimum)	\$13.19	\$0.04	\$0.20	\$0.01	\$0.25	\$13.44
- MINIMUM YARD CHARGE (3 Yards)	\$26.38			\$0.00	\$0.50	\$26.88
Bulk Items:						
- Mattress/box springs						
- Recliners/large chairs						
- Couches/furn/TV's (minimum fee plus)	\$8.36	\$0.00	\$0.17	\$0.01	\$0.17	\$8.53
Appliances:						
- each	\$11.14	\$0.00	\$0.22	\$0.01	\$0.23	\$11.37
- Refrigerators	\$31.07	\$0.00	\$0.62	\$0.02	\$0.64	\$31.71
- Tires (each)	\$12.52	\$0.00	\$0.25	\$0.01	\$0.26	\$12.78
- Tires with rims to 16" (each)	\$25.05	\$0.00	\$0.50	\$0.02	\$0.52	\$25.57
Brush and Wood:						
(Must be clean/no garbage/ for recycling)						
- Per Yard (After Minimum)	\$6.50	\$0.04	\$0.07	\$0.00	\$0.11	\$6.61
- MINIMUM YARD CHARGE (3 Yards)	\$19.50			\$0.00	\$0.33	\$19.83

Yardage calculation: multiply width x length x height divide by 27 = total yards



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97068

(541) 296-5481 ext. 1125  
Planning Department

# AGENDA STAFF REPORT

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
December 8, 2014	Action Items 12, B	14-087

**TO:** Honorable Mayor and City Council

**FROM:** Dawn Marie Hert, Senior Planner

**THRU:** Nolan Young, City Manager *nyj*

**DATE:** November 24, 2014

**ISSUE:** System Development Charge Reduction Request from Mid-Columbia Council of Governments for the New Transit Facility Building.

**SYNOPSIS:** On January 16, 2014, Mid-Columbia Council of Governments was approved, through a Conditional Use Permit application, to site and construct a new Transit Operation Center at 802 Chenoweth Loop here in The Dalles. The building permit submittal was approved in October and the applicant has made a request for System Development Charge (SDC) reductions as allowed by General Ordinance 07-1286 and General Ordinance 06-1266.

**Transportation:**

Per General Ordinance 10-1305, Section 6(A) D. Staff can reduce the Transportation SDC by 50% due to the new development involving the relocation of an existing business in the City. Staff has reduced the SDC from \$45,816.00 to \$22,908.00.

Any development project submitted by a local government can also request an additional 50% reduction to City Council per General Ordinance 07-1286, Section 6(G), resulting in a 75% reduction of the full SDC fee. If approved by City Council, the Transportation SDC would be reduced from \$22,908.00 to \$11,454.00.

Sanitary Sewer:

Per General Ordinance 06-1266, Section 11(G). City Council can reduce the Sanitary Sewer SDC by 50% on a development project submitted by a local government that is located in the City Limits. If approved by City Council, the Sanitary Sewer SDC would be reduced from \$3,578.00 down to \$1,789.00.

Storm Sewer:

Per General Ordinance 06-1266, Section 11(G). City Council can reduce the Storm Sewer SDC by 50% on a development project submitted by a local government that is located in the City Limits. If approved by City Council, the Storm Sewer SDC would be reduced from \$3,420.00 to \$1,710.00.

**BUDGET IMPLICATIONS:** None.

**ALTERNATIVES:**

- A. **Staff Recommendation:** *Move to approve the Mid-Columbia Council of Governments' request for the additional 50% reduction in Transportation System Development Charges and a 50% reduction on the Sanitary and Storm Sewer System Development Charges for the new Transit Facility Building.*
- B. Move to reject request of the Mid-Columbia Council of Governments for the System Development Charge reduction.



October 29, 2014

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

SUBJECT: Reduction of SDC Charges

City Councilors,

As a governmental entity in the State of Oregon per ORS 190, the Mid-Columbia Council of Governments is requesting a 50% reduction in the SDC's for the new Transit Center to be located at 802 Chenowith Loop.

We appreciate the continued support from the City of The Dalles.

Sincerely,

A handwritten signature in black ink, appearing to read "J. R. Arens".

John R. Arens, Executive Director



## AGENDA STAFF REPORT CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
December 8, 2014	Action Item 12, C	14-084

**TO:** Mayor and City Council

**FROM:** Nolan K. Young, City Manager *nyj*

**DATE:** November 21, 2014

**ISSUE:** Approval of Intergovernmental Agreement with Klickitat County for repayment of the Local Oregon Access Program Full Faith and Credit Bond (LOCAP) for Construction and/or Purchase of Flex Space and Hangars at the Columbia Gorge Regional Airport

**BACKGROUND:** The intent has been that the repayment of this 15 year bond will be through lease revenue of the facilities built and obtained as well as hangar space at the Airport.

Attached is an Intergovernmental Agreement between the City of The Dalles and Klickitat County that would allow for rent revenue from the Airport to be used for retirement of this debt.

**BUDGET IMPLICATIONS:** After reviewing the current debt requirements, revenue currently being received from hangar rentals and the additional revenue we would receive from the new facilities, it has been determined there would be sufficient rent revenue to retire the up to \$2 million bond over the proposed 15 year term.

**COUNCIL ALTERNATIVES:**

1. *Staff recommendation: Authorize the signature of the Intergovernmental Agreement with Klickitat County for retirement of the LOCAP Bond, contingent upon approval by Klickitat County.*

## **INTERGOVERNMENTAL AGREEMENT**

**THIS AGREEMENT** is made and entered into by and between the **CITY OF THE DALLES**, an Oregon municipal corporation, hereinafter referred to as “**CITY**”, and **KLICKITAT COUNTY**, a municipal corporation of the State of Washington, hereinafter referred to as “**COUNTY**”, regarding the funding arrangement for the design and construction of a new 11 unit T-Hangar complex and a 12,000 to 15,000 square foot flex-space building at the Columbia Gorge Regional Airport, and the proposed purchase of a hangar identified as “Hangar D” which is located at the Columbia Gorge Regional Airport, hereafter referred to as the **PROJECT**;

**WHEREAS**, ORS 190.240 provides that any power or powers, privileges, or authority exercised or capable of exercise by a public agency in the State of Oregon may be exercised and enjoyed jointly with any public agency in another state to the extent the laws of the other state permit such joint exercise or enjoyment, and those public agencies in Oregon and in the other state may enter into agreements with one another for joint or cooperative action; and

**WHEREAS**, RCW 39.34.030 provides that any power or powers, privileges or authority exercised or capable of exercise by a public agency of Washington may be exercised and enjoyed jointly with any public agency of Washington having the power or powers, privilege or authority, and jointly with any public agency of another state and any two or more public agencies may enter into agreements with one another for joint cooperative action; and

**WHEREAS**, **CITY** and **COUNTY** each have an undivided one-half interest in the Columbia Gorge Regional Airport Property, and jointly operate and share the expenses and revenues associated with the airport operation pursuant to a Joint Operating Agreement dated November 1, 2002; and

**WHEREAS**, **CITY** and **COUNTY** desire to enter into an agreement which sets forth the

terms and conditions whereby CITY and COUNTY will seek to secure a funding arrangement for the PROJECT; and

**WHEREAS**, CITY and COUNTY have agreed upon the provisions of a Joint Agreement which will set forth the process for the funding arrangement for the PROJECT;

**NOW, THEREFORE**, in consideration of the provisions set forth herein, it is mutually agreed as follows:

Section 1. The obligations of the CITY and COUNTY set forth in this agreement are subject to the Airport Regional Board adopting a resolution recommending that the governing bodies for the CITY and COUNTY approve a funding proposal for the PROJECT, which includes the use of rental income generated from the Airport operations for repayment of any debt incurred as part of the funding proposal.

Section 2. The City and County agree that in addition to debt the following funds will be placed in the Airport fund for construction of the PROJECT:

- a) \$625,000, US EDA Grant;
- b) \$250,000 from Klickitat County;
- c) \$60,000 from City of The Dalles (Enterprise Zone revenue);
- d) \$113,000 Airport budget beginning fund balance.

Section 3. The City agrees to obtain a loan needed to complete the financing for the PROJECT. To obtain the necessary loan funds for the PROJECT the CITY will be considering an application to obtain a Full Faith and Credit Obligation Bond through the League of Oregon Cities Local Oregon Asset Program (hereinafter referred to as “LOCAP”).

Section 4. Subject to the terms and conditions set forth in this Agreement, CITY and COUNTY have agreed to designate and allocate a portion of the rent generated from the lease of the proposed flex space building and rental income generated from the lease of other properties

at the Airport, to repay the loan obtained by CITY through LOCAP.

Section 5. CITY and COUNTY understand and agree that implementation of the funding proposal for the PROJECT will be subject to the adoption of resolutions by the governing bodies of the CITY and COUNTY authorizing the execution of this Agreement, and subject to the CITY obtaining a Full Faith and Credit Obligation Bond through LOCAP in the amount needed to complete the PROJECT.

Section 6. CITY and COUNTY understand and agree they will be bound by the application forms for the Full Faith and Credit Obligation Bond and any award documents which are executed. CITY will be responsible for submitting all necessary documentation associated with the application for the Full Faith and Credit Obligation Bond, and for filing all necessary documentation associated with receipt, distribution and use of the proceeds included in the Full Faith and Credit Obligation Bond.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be signed by their duly authorized officials this \_\_\_ day of \_\_\_\_\_, 2014.

**CITY OF THE DALLES**

**BOARD OF COUNTY COMMISSIONERS  
KLICKITAT COUNTY, WASHINGTON**

By: \_\_\_\_\_  
Nolan K. Young, City Manager

\_\_\_\_\_  
Chairman

Approved as to form:

Approved as to form:

\_\_\_\_\_  
Gene E. Parker, City Attorney

\_\_\_\_\_  
Prosecuting Attorney



# 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 #
December 8, 2014	Action Item 12, D	14-085

**TO:** Mayor and City Council

**FROM:** Nolan K. Young, City Manager *ny*

**DATE:** November 21, 2014

**ISSUE:** Authorization for Northern Wasco County Parks & Recreation District (NWCP&R) to Utilize the Enterprise Zone Fee Revenue for Thompson Pool Project

**BACKGROUND:** The City of The Dalles and Wasco County have signed an agreement with NWCP&R concerning distribution of the Initial Enterprise Zone Fee from a 2013 Enterprise Zone Tax Abatement Agreement with Design LLC. The City and County agreed to provide \$100,000 of the \$1.2 million initial project fee to the District for facility improvements involving recreational sports activities which promote and support commercial and business activities in the community. The agreement requires that the District submit a plan for the proposed facility improvements. The District is requesting that the \$100,000 be applied to the construction of Thompson Pool. Because of higher than anticipated costs, the District needs an additional \$320,000 to complete the pool facility. Columbia Gateway Urban Renewal Agency has already dedicated \$220,000 toward this project. The District is requesting we authorize the expenditure of the \$100,000 toward this purpose.

**BUDGET IMPLICATIONS:** There are no budget implications for the City. The County currently has these funds and will distribute them to the District, if this request is approved by both the City Council and the County Commission.

**COUNCIL ALTERNATIVES:**

1. *Staff recommendation: Approve the use of \$100,000 of Enterprise Zone Funds by NWCP&R for the construction of Thompson Pool, contingent on approval by Wasco County Commission.*
2. Postpone approval pending more information from NWCP&R.
3. Deny this request.



## CITY OF THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1122  
FAX (541) 296-6906

# AGENDA STAFF REPORT

## CITY OF THE DALLES

MEETING DATE:	AGENDA LOCATION:	AGENDA REPORT #
December 8, 2014	Action Items 12, E	14-083

**TO:** Honorable Mayor and City Council

**FROM:** Gene E. Parker, City Attorney

**THRU:** Nolan K. Young, City Manager *ny*

**DATE:** November 18, 2014

**ISSUE:** Adoption of Special Ordinance No. 14-563, approving the vacation of a portion of the alley between East 1st and East 2nd Streets for the Granada Block Redevelopment Project.

**RELATED CITY COUNCIL GOAL:** Goal 3: Promote economic development opportunities that will provide job creation and retention and enhance livability. (A) Continue Urban Renewal Downtown Renaissance Projects: Redevelop Granada Block, including parking structure.

**PREVIOUS AGENDA REPORT NUMBERS:** #14-078.

**BACKGROUND:** On November 10, 2014, the City Council conducted a public hearing for the proposed vacation of a portion of the alley between East 1st and East 2nd Streets. The proposed vacation was initiated by the City Council, and is intended to implement Section 4.4.4 of the Development and Disposition Agreement dated April 30, 2013, between the Columbia Gateway Urban Renewal Agency and Rapoza Development Group, LLC. Following the public hearing, the Council voted to approve the proposed alley vacation, and directed staff to prepare an ordinance setting forth the findings of fact and conclusions of law in support of the decision to approve the partial alley vacation.

Enclosed with this staff report is Special Ordinance No. 14-563, which sets forth the proposed findings of fact and conclusions of law. Section 5 of the ordinance includes a condition subsequent which provides the vacation of public right-of-way as described in the ordinance shall be subject to completion of the redevelopment project identified as a hotel, conference and activity space, event space, and supportive parking for the Phase 1 Parcels identified in the DDA, including any extension of the timeline for completion of the project as provided for in Exhibit "C" of the DDA. In the event the redevelopment project is not completed in accordance with the provisions of the DDA, the Columbia Gateway Urban Renewal Agency shall execute a deed re-dedicating the portion of public right-of-way vacated by this ordinance, to the City of The Dalles.

Notice of the adoption of the ordinance has been posted in accordance with the provisions of the City charter, and the ordinance can be adopted by title only.

**BUDGET IMPLICATIONS:** Upon approval of the partial alley vacation, ORS 271.150 requires that the petitioner for the vacation, which is the City, shall bear the cost of recording and filing a certified copy of the ordinance and map of the area to be vacated. It is estimated that the costs of preparing the legal description and map which are part of the ordinance, and the costs of the mapping fee charged by the County Assessor, shall be approximately \$1,000. The costs of the relocation of City utilities will be borne by the Urban Renewal Agency, if the Granada Block Redevelopment Project is completed.

**ALTERNATIVES:**

- A. Staff Recommendation. *Move to adopt Special Ordinance No. 14-563 by title only.*

SPECIAL ORDINANCE NO. 14-563

AN ORDINANCE VACATING A PORTION OF THE ALLEY  
BETWEEN EAST FIRST AND EAST SECOND STREETS FOR  
THE GRANADA BLOCK REDEVELOPMENT PROJECT

**WHEREAS**, the City Council has announced its intention to vacate a portion of the alley between East 1<sup>st</sup> and East 2<sup>nd</sup> Street, which portion of right-of-way is further described as follows:

A 16 foot wide strip of land lying in Block 3 of the Original Dalles City in the Northwest 1/4 of Section 3, Township 1 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, being more particularly described as follows:

A 16.00 foot wide strip of land lying 16.00 feet to the right side of the following described line:

Beginning at the Southeasterly corner of that tract of land described in Document #99-4815, Deed Records of Wasco County, said point lies on the Northeasterly line of the 16 foot alley lying in said Block 3, said point further being the Southeasterly corner of the West 30.5 feet of even width of Lot 3 of said Block 3; thence along said Northeasterly alley line, South 55°35'26" East 137.09 feet to the intersection with the Westerly right-of-way line of Washington Street and terminus point of this description.

Contains 2,194 square feet, more or less.

and

**WHEREAS**, the City Council has published notice and conducted a public hearing on November 10, 2014, all as provided for in General Ordinance No. 99-1230; and

**WHEREAS**, after careful consideration of the staff report presented and all testimony given, the City Council adopts the following findings of fact and conclusions of law:

1. The proposed vacation was initiated by the City Council, and is intended to implement Section 4.4.4 of the Development and Disposition Agreement dated April 30, 2013, between the Columbia Gateway Urban Renewal Agency and Rapoza Development Group, LLC, which agreement is hereinafter referred to as "DDA". Two owners of property within the affected area filed written objections to the proposed vacation. The area of property owned by these two owners measures 15,681.6 square feet. There are a total of 34 properties within the affected area. The total size of the affected area of property measures 197,326.8 square feet. The Council finds and concludes that the owners of a majority of the property to be affected by the proposed vacation did not file written objections prior to the hearing.

2. The area to be vacated was posted with notice on October 24, 2014, and notices were published in The Dalles Chronicle on October 26 and November 2, 2014. Individual notices sent out to the affected property owners on October 21, 2014. The Council finds and concludes that all proper notices required by General Ordinance No. 99-1230 were provided.
3. The applicable goals in the City's Comprehensive Plan which apply to the proposed vacation of public right-of-way include Goal 9 – Economic Development; Goal 10- Housing; Goal 11 – Public Facilities and Services; and Goal 12 – Transportation. Concerning Goal 9, the Council finds and concludes the proposed vacation is consistent with this goal, as the proposed vacation will add to the City's supply of commercial buildable land, which is a need identified in the Comprehensive Plan for future development. Concerning Goal 10, the Council finds and concludes the proposed vacation is consistent with this goal since the proposed vacation will not reduce the amount of vacant and buildable residential land supply in the City. Regarding Goal 11, the Council finds and concludes that the proposed vacation is consistent with the goal's objective to ensure timely, orderly, and efficient arrangement of public utilities, as the plans for re-use of the alley will have to consider that all necessary public utilities will be in place to serve the adjoining properties. Regarding Goal 12, the Council finds and concludes that the proposed vacation is consistent with this goal, as the development plans for re-use of the alley will require that the remaining portion of the alley which is not vacated, is designed as a two-way alley to ensure that affected properties retain their necessary access.
4. Access to affected properties will be maintained for all affected properties and the needs of any affected properties in relationship to public utilities, which will arise as a result of the need to relocate any public utilities which are currently located within the portion of the alley to be vacated, will be addressed when the redevelopment plans for the Granada Block Project are completed. The Council finds and concludes that the public interest will not be prejudiced by the vacation of the portion of public right-of-way designated to be vacated.
5. The City Site Team reviewed the proposed vacation of a portion of the alley on October 16, and they did not find any issues of concern, and indicated their support for the proposed alley vacation.
6. The Columbia Gateway Urban Renewal Agency owns all of the property which abuts the portion of the alley which is proposed to be vacated. On behalf of the Columbia Gateway Urban Renewal Agency, the City Manager signed a petition consenting to the proposed partial alley vacation. The Council finds and concludes that all of the abutting property owners have granted consent to the proposed partial alley vacation. The vacation of a portion of the alley will add to the amount of buildable land for the Granada Block Redevelopment project. The Council finds and concludes that there is no need for the City to make any provision for the payment of damages to the abutting owners due to a reduction in the market value of their properties, as there

will not be any reduction in market value to the properties as a result of the partial alley vacation due to the increased amount of buildable land for the abutting properties.

7. The Council finds and concludes since the removal or construction of public utilities in the partial alley vacation is addressed in the DDA, there is no need to include any other specific condition regarding public utilities.
8. The Council finds and concludes that all liens and taxes imposed upon the properties abutting the area proposed to be vacated have been paid or satisfied prior to the passage of this ordinance.

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

Section 1. Portion of Right-of-Way Vacated. The following portion of public right-of-way is hereby vacated:

A 16 foot wide strip of land lying in Block 3 of the Original Dalles City in the Northwest 1/4 of Section 3, Township 1 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, being more particularly described as follows:

A 16.00 foot wide strip of land lying 16.00 feet to the right side of the following described line:

Beginning at the Southeasterly corner of that tract of land described in Document #99-4815, Deed Records of Wasco County, said point lies on the Northeasterly line of the 16 foot alley lying in said Block 3, said point further being the Southeasterly corner of the West 30.5 feet of even width of Lot 3 of said Block 3; thence along said Northeasterly alley line, South 55°35'26" East 137.09 feet to the intersection with the Westerly right-of-way line of Washington Street and terminus point of this description.

Contains 2,194 square feet, more or less.

The portion of the right-of-way proposed to be vacated is shown on the map attached hereto as Exhibit "A".

Section 2. Title to Vacated Area. Title to the vacated area shall vest in the owner of the abutting properties, which is the Columbia Gateway Urban Renewal Agency.

Section 3. Compensation. The City Council determines the value of the abutting properties will not be adversely affected by the proposed vacation. No compensation will be given to the owner of the abutting properties.

Section 4. Ordinance to be filed. The City Clerk is authorized to file a copy of this ordinance with the Wasco County Clerk. The City shall be responsible for paying any recording and mapping fees imposed by Wasco County to record and file the ordinance and map. A certified copy of the filed ordinance shall be provided to the Wasco County Assessor and the Wasco County Surveyor, in accordance with the provisions of ORS 271.150.

Section 5. Condition Subsequent. The vacation of public right-of-way as described in this ordinance shall be subject to completion of the redevelopment project identified as a hotel, conference and activity space, event space, and supportive parking for the Phase 1 Parcels identified in the DDA, including any extension of the timeline for completion of the project as provided for in Exhibit "C" of the DDA. In the event the redevelopment project is not completed in accordance with the provisions of the DDA, the Columbia Gateway Urban Renewal Agency shall execute a deed re-dedicating the portion of public right-of-way vacated by this ordinance, to the City of The Dalles.

Section 6. Effective Date. This ordinance shall be considered final and effective thirty (30) days after is passage and approval.

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF DECEMBER, 2014**

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

**AND APPROVED BY THE MAYOR THIS 8<sup>TH</sup> DAY OF DECEMBER, 2014**

\_\_\_\_\_  
Stephen E. Lawrence, Mayor

ATTEST:

\_\_\_\_\_  
Julie Krueger, MMC, City Clerk

November 14, 2014

LEGAL DESCRIPTION  
for  
Alley Vacation

A 16 foot wide strip of land lying in Block 3 of the Original Dalles City in the Northwest 1/4 of Section 3, Township 1 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, being more particularly described as follows:

A 16.00 foot wide strip of land lying 16.00 feet to the right side of the following described line:

Beginning at the Southeasterly corner of that tract of land described in Document #99-4815, Deed Records of Wasco County, said point lies on the Northeasterly line of the 16 foot alley lying in said Block 3, said point further being the Southeasterly corner of the West 30.5 feet of even width of Lot 3 of said Block 3; thence along said Northeasterly alley line, South 55°35'26" East 137.09 feet to the intersection with the Westerly right-of-way line of Washington Street and terminus point of this description.

Contains 2,194 square feet, more or less.

<14446\_DESC.001\_sa>

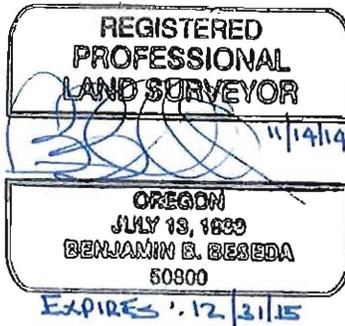
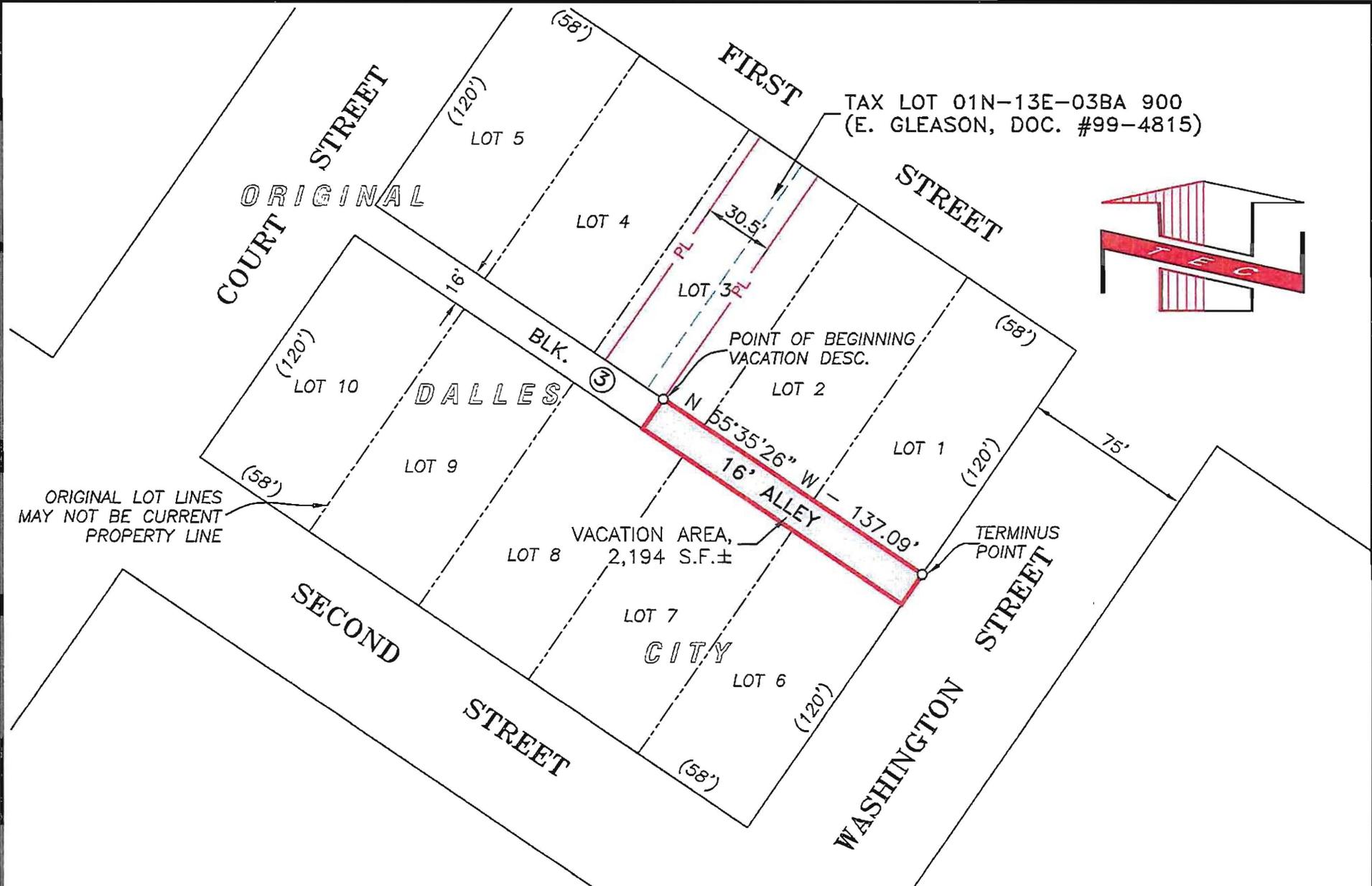
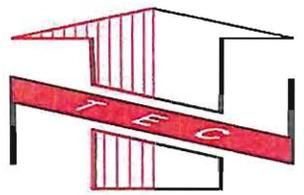


Exhibit "A"



TAX LOT 01N-13E-03BA 900  
(E. GLEASON, DOC. #99-4815)



ORIGINAL LOT LINES  
MAY NOT BE CURRENT  
PROPERTY LINE

**TENNESON ENGINEERING CORP.**  
CONSULTING ENGINEERS  
3775 CRATES WAY  
THE DALLES, OREGON 97058  
PH. 541-296-9177 FAX 541-296-6657

Survey T.E.C.	Calc. D.O.E.	App. B.B.B.
Drawn S.D.H.	Date 11/14/2014	Scale 1"=60'
Dwg. No. 14446_Ex	Work Order No. 14446	Sheet 1 of 1

EXHIBIT MAP  
PROPOSED PARTIAL ALLEY VACATION  
FOR COLUMBIA GATEWAY URBAN RENEWAL  
IN BLOCK 3, PLAT OF THE ORIGINAL DALLES CITY  
THE DALLES, WASCO COUNTY, OREGON

Special Ordinance No. 14-563