



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA
COLUMBIA GATEWAY
URBAN RENEWAL ADVISORY COMMITTEE

Conducted in a Handicap Accessible Meeting Room

Tuesday, December 15, 2015

5:30 pm

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES – October 20, 2015
- VI. PUBLIC COMMENTS (For items not on the agenda)
- VII. ACTION ITEM – Recommendation to Agency Board Concerning Proposed installation of sprinklers in Down Town buildings for fire suppression.
- VIII. DISCUSSION ITEM – Mill Creek Greenway Project.
- IX. ONGOING URBAN RENEWAL PROJECTS UPDATE
- X. FUTURE MEETING – January 16, 2016
- XI. ADJOURNMENT

**Columbia Gateway Urban Renewal Agency Advisory Committee
Tuesday, October 20, 2015**

5:30 PM

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Chair Grossman called the meeting to order at 5:34 PM.

ROLL CALL

Members Present: Gary Grossman, Greg Weast, Phil Lewis, John Willer, Jennifer Dewey, Linda Miller

Members Absent: Steve Kramer, John Nelson, Atha Lincoln

Staff Present: City Attorney Gene Parker, Project Coordinator Daniel Hunter, Administrative Secretary Carole Trautman, Interim City Manager Julie Krueger

Others Present: City of The Dalles Business Development Director Gary Rains; Main Street Director Matthew Klebes

PLEDGE OF ALLEGIANCE

Chair Grossman led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Weast and seconded by Miller to approve the agenda as submitted. The motion carried unanimously; Kramer, Nelson and Lincoln absent.

APPROVAL OF MINUTES

It was moved by Weast and seconded by Miller to approve the September 29, 2015 minutes as submitted. The motion carried unanimously; Kramer, Nelson and Lincoln absent.

PUBLIC COMMENT

None

ACTION ITEM – Recommendation Concerning Urban Renewal Funding for a Gitchell Building Cost Analysis and Feasibility Report

Project Coordinator Hunter presented highlights of the staff report. He emphasized that the options to address the issues observed on the building were to either relocate the structure, or reinforce the structure at the current location and install a sump pump. Hunter stated that the City staff determined in 2009 that the building was unsafe to enter except to change out HVAC filters by the City Maintenance Crew. KPFF was contacted to provide estimates and feasibility for both options, and they responded with a cost estimate not to exceed \$5,000.

Willer asked for clarification on what the past and current plan was for the building. Hunter advised that the plan had been to find someone to redevelop and occupy the building with the understanding that the south 12 feet of the building could not be used due to a railroad right of way.

Weast commented that one issue is that there are those in the community that speak reverently of the building, and if the City tried to get rid of the building, it would be a real challenge. Willer said he loved old buildings, but if the public knew how much money had already been spent on the building and how much would be needed to maintain the building, there may be a fair amount of people that would think it was time to get rid of it. Hunter explained that the demolition cost was estimated at \$38,000, and the cost estimate to renovate it (minus the south 12 feet) was around 1.5 million dollars.

Miller said she loved old buildings too, but \$300,000 has already been spent and 1.5 million dollars more is needed to renovate it.

It was moved by Weast and seconded by Willer to recommend to the Agency Board to approve the expenditure of \$5,000 to KPFF for a cost analysis and feasibility report of the Gitchell Building. The motion carried unanimously; Kramer, Nelson and Lincoln absent.

ONGOING URBAN RENEWAL PROJECTS UPDATE:

The following report was presented by Project Coordinator Hunter:

- Wonderworks Children’s Museum - In April of 2015, Wonderworks was granted a one-time, six-month extension to submit a contractor’s bid. Their new deadline to submit a bid is November 7, 2015.
- Lewis and Clark Fountain Sculpture – The sculpture should be completed by the end of this month. Maintenance is working on obtaining an estimate for electrical wiring of lights.
- Windermere Real Estate Façade Improvement – Nearly completed.
- Petite Provence Façade Improvement – Nearly completed.
- The Dalles-Wasco County Children’s Library Addition – Contracts were sent out to FFA Architects and the construction contractor.

City Attorney Parker gave the following update:

- Downtown Tony's Building Project – Staff has been working on a Request for Statement of Qualifications because of the prevailing wages issue. Staff will issue the Statement of Qualifications request and work with the best proposer. The document is nearly ready for distribution.

Main Street Program Director Klebes gave the following updates:

- Façade Improvements – Line of Design, Klindts and Route 30 businesses are working on façade improvement design and applications. American Legion is considering a façade improvement and is working with an architect on design. The Clock Tower is considering a façade improvement. The business owner is interested in restoring the Clock Tower. Klebes presented a sample packet of the Moro County Clock Tower renovation, and he will contact the developer of that project as a resource.

FUTURE MEETING

November 17, 2015

ADJOURNMENT

Chair Grossman adjourned the meeting at 5:56 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

Gary Grossman, Chairman



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT

URBAN RENEWAL ADVISORY COMMITTEE

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
December 15, 2015	Action Item	

TO: Urban Renewal Advisory Committee

FROM: Daniel Hunter, Project Coordinator

DATE: November 24, 2015

ISSUE: Fire Suppression on Mixed Use Development

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

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

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

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

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

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

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

Installation of Sprinklers in Downtown Buildings

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

Relationship to Existing Conditions

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

Request

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

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

Conditions not met by current Property Rehabilitation Program limits:

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

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

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

Project Budget

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

BUDGET IMPLICATIONS

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

There are sufficient funds in the budget to meet this request in Capital Project by Urban Renewal. That line item has \$61,388 budgeted for Opportunity Driven Projects.

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

ALTERNATIVES

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



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

PROPOSAL TO
VICTOR JOHNSON

September 29, 2015

Victor Johnson
PO Box 398
The Dalles, OR 97058

Attention: Victor Johnson

Subject: The Nunnery – The Dalles

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

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

Static:

Residual: Not available at time of bid.

G.P.M.:

Scope of Work:

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

A. Interior Work:

- Light hazard density.
- Ordinary hazard density.
- Electric bell.
- Water flow indicator.
- Tamper switch.
- Control valve.
- Standard upright sprinklers.
- Semi-recessed pendent sprinklers where piping is concealed.
- Dry pendent sprinklers at south attic and under deck.
- Fire department connection located on the building.
- All required hangers and earthquake braces.

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

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

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

B. Exterior Work:

Excluded. Point of connection to start inside basement wall.

C. Exclusions:

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

D. Assumptions:

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

Payment schedule as follows:

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

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

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

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

ACCEPTED

DATE

Please Fax To: (503)684-9657

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Sutherland". The signature is written in a cursive style with a prominent vertical stroke at the beginning.

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



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT

URBAN RENEWAL ADVISORY COMMITTEE

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
December 15, 2015	Discussion Item	

TO: Urban Renewal Advisory Committee

FROM: Daniel Hunter, Project Coordinator

DATE: December 8, 2015

ISSUE: Mill Creek Greenway

BACKGROUND: In 2011 Tenneson Engineering Company Completed Preliminary Mapping of Mill Creek for the purpose of developing the “Greenway” trail (Exhibit A). That trail is identified in the Urban Renewal Plan as a project for the Agency (Project #9; page 14-15).

Since then, the City and North Wasco Parks and Recreation District have been in discussions for turning the property over to Parks and Recreation. It is our understanding that there is some concern that Parks and Recreation does not current have the revenue to maintain the trail once built. We are looking at several options in regard to maintaining the trail once built. Currently, the City’s Sewer Division provides maintenance in the area. The question of who provides maintenance will need to be resolved prior to the trail being completed.

Staff has been approached with a desire to move the project forward by The Friends of Mill Creek Trail. This group has done substantial preliminary work on the project, including working with Tenneson Engineering. Tenneson has provided a proposal for final engineering design services (Exhibit B) at no cost. Staff has communicated to Ben Beseda that we would need to advertise for bids on the final engineering. The result of that may be another firm being selected for the project. Knowing that, Tenneson still

provided the attached proposal.

As you can see the provided proposal has an estimated cost for final engineering of \$94,500. This amount was not budgeted in the current budget. If the Advisory Committee intends to recommend to the Agency Board to, proceed with the Mill Creek Trail Project including Final Design, staff recommends budgeting for it in the FY15/16 budget.

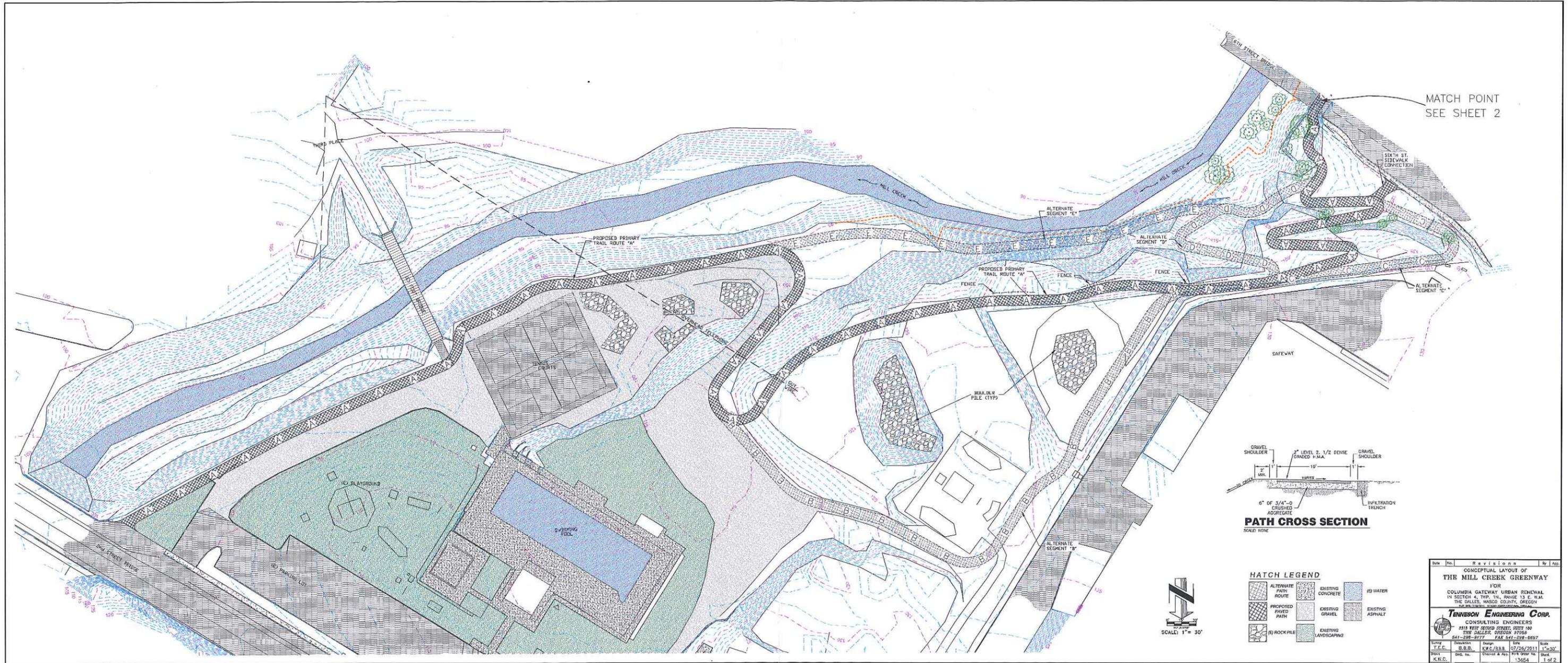
During that time, staff will work on finalizing who will be responsible for maintenance and develop a request for proposals to complete the final design work.

AGENCY ALTERNATIVES

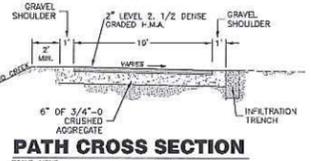
1. Recommend to the Agency Board that Mill Creek continue as an Agency Project, to be budgeted, and advertise for proposals on final engineering costs, provided long term maintenance issues are resolved.
2. Continue to work on resolving long term maintenance issues, once resolved then proceed with requests for final design proposals.

7/26/11

EXHIBIT A



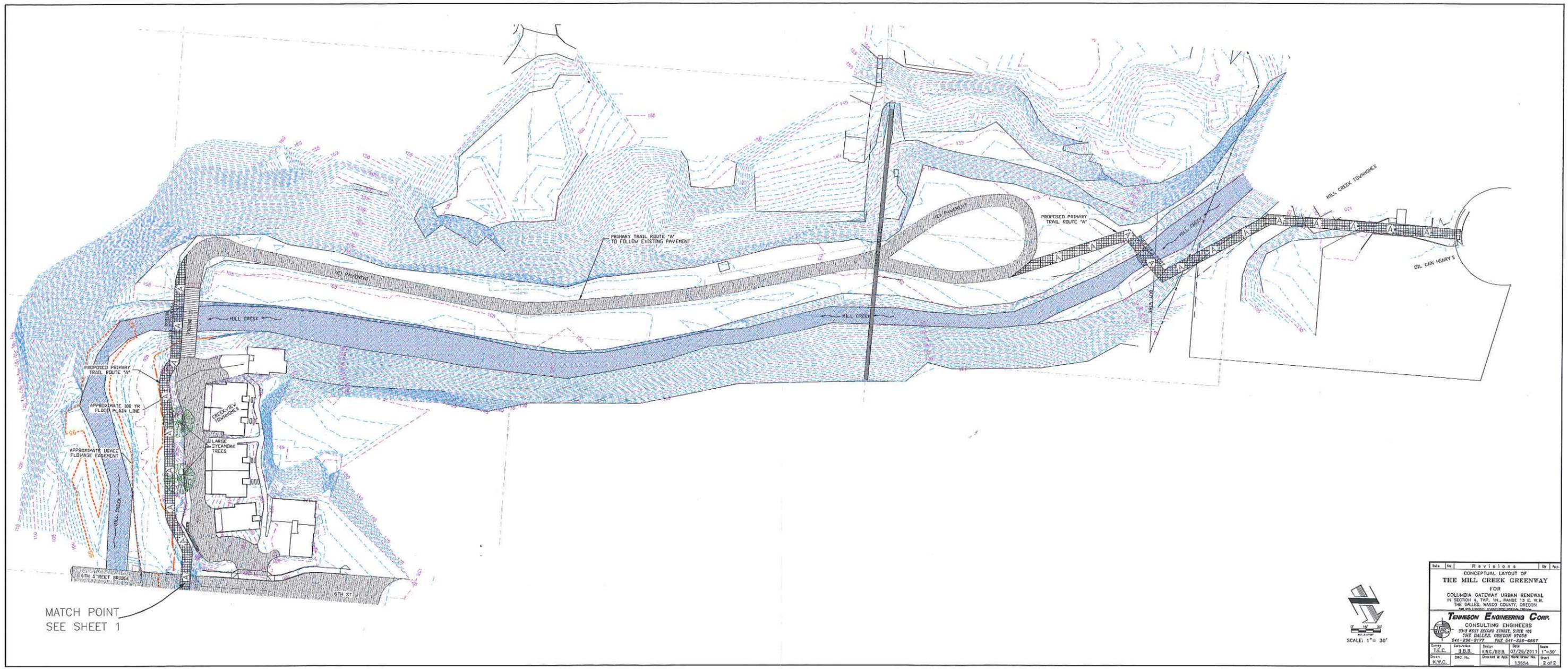
MATCH POINT
SEE SHEET 2



PATH CROSS SECTION
SCALE: NONE



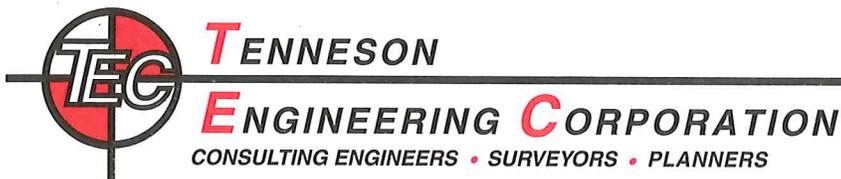
Date	No.	Revisions	By	App.
CONCEPTUAL LAYOUT OF THE MILL CREEK GREENWAY FOR COLUMBIA GATEWAY URBAN RENEWAL IN SECTION 4, TWP. 1N., RANGE 13 E. W.M. THE DALLES, WASHINGTON COUNTY, OREGON				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS 2114 KEY BOND STREET, SUITE 100 THE DALLES, OREGON 97158 503-258-8877 FAX 503-258-8637				
Survey	T.C.C.	Design	B.B.B.	Scale
Drawn	K.W.C.	Checked	K.W.C.	1"=30'
Sheet	13654	Sheet	13654	1 of 2



MATCH POINT
SEE SHEET 1



Date	No.	Revisions	By	App.
CONCEPTUAL LAYOUT OF THE MILL CREEK GREENWAY FOR COLUMBIA GATEWAY URBAN RENEWAL BY SECTION 4, TWP. 1N., RANGE 13 E., W.M. THE DALLES, WASCO COUNTY, OREGON 501 1/2 S.W. 10TH AVENUE, DALLES, OREGON 97105				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS				
3412 WEST SECOND STREET, SUITE 105 502 DALLES, OREGON 97105 TEL: 503-258-8177 FAX: 503-258-6857				
Drawn	Checked	Design	Reviewed	Scale
T.E.C.	S.B.B.	K.W.C./B.E.R.	07/26/2011	1"=30'
Sheet	Drawn & Pld.	North Arrow No.	Sheet	
K.W.C.	13554		2 of 2	



December 4, 2015

Via Email dhunter@ci.the-dalles.or.us

Columbia Gateway Urban Renewal Agency
313 Court Street
The Dalles, Oregon 97058

Attention: Daniel Hunter, Project Coordinator

Regarding: Proposal for Final Engineering Design Services
Mill Creek Greenway

Gentlemen:

Thank you for your interest in Tenneson Engineering for completing the final design plans for the Mill Creek Greenway. Tenneson Engineering has enjoyed its previous relationship with the Urban Renewal Agency on this project. Our prior work has included boundary surveying, topographic mapping, and preliminary trail layout. We hope to continue that relationship with this final design proposal. This proposal is for final engineering design of the Mill Creek Greenway from West Second Street at Thompson Park, through the Thompson Park property under the West Sixth Street Bridge, continuing upstream along Mill Creek with two bridge crossings, and terminating at West Eighth Place. This route is the Option "A" location shown on the preliminary design drawings completed by Tenneson Engineering in 2011. We anticipate the following primary work tasks associated with completing the final engineering design.

1. **Review of Preliminary Layout**
The work for this task will be to review the previously completed preliminary drawing. We would walk the anticipated trail route with interested parties to confirm the chosen location and identify any conditions that may have changed since the previously completed work.
2. **Additional Topographic Mapping**
This work item will provide detailed topographic mapping of the two bridge locations and will also provide additional data at any locations that may have seen change since the 2011 work.
3. **Geotechnical Investigation**
This work item provides for the necessary geotechnical investigation for the foundation design of both bridge structures.
4. **25% Design Plans**
Following completion of the above three items, Tenneson Engineering will complete a 25% complete plan set for the project. With completion of this plan set, we will conduct detailed

review with interested parties to allow for fine tuning of the trail location prior to final design.

5. **95% Plan Set**

This item provides for the bulk of the work to be completed for the final design of the entire trail route and bridge structures. This plan set will include all necessary detail to provide for construction of the trail and bridges.

6. **Bid Documents**

This item provides for preparation of necessary documents and specifications for public bidding of the trail project.

7. **Cost Estimates**

This item provides for a detailed cost estimate of the entire project including construction period engineering services, construction, and contingency funds.

This completes the primary work items anticipated for the final design of the Mill Creek Greenway. Tenneson Engineering's cost to complete this work is \$94,500. Although not specifically stated above, this cost does include time to attend public meetings and other meetings with interested parties as is necessary through the course of this project. This cost does not include any wetland delineation work or mitigation. We do not anticipate that wetlands will play a role in the design development of this project.

The Columbia Gateway Urban Renewal Agency is well aware of Tenneson Engineering's experience in The Dalles and on other trail projects. However, should you desire any reference or project background experience, please feel free to let us know and we would supply this information. Additionally, my partner Darrin Eckman and I would be happy to meet with the Urban Renewal Agency personnel to discuss the vision for the Mill Creek Greenway in further detail. If the Urban Renewal Agency wishes to move forward with this cost proposal, we can meet and review the timeframe under which the final design work will be completed.

Again, thank you for your interest in Tenneson Engineering Corporation for completing the final design of the Mill Creek Greenway. Should you have any questions related to the work to be completed or costs proposed, please feel free to contact me at any time.

Sincerely,

TENNESON ENGINEERING CORPORATION



Benjamin B. Beseda, P.E., P.L.S.

BBB:kb
<prosp.1313>