

**City of Hood River  
City Council Work Session  
September 28, 2020**

Council: Mayor Kate McBride, Mark Zanmiller, Megan Saunders, Tim Counihan, Gladys Rivera, Erick Haynie (joined at 7:26pm)

Staff: City Manager Rachael Fuller, Finance Director/ACM Will Norris, Fire Chief Leonard Damian, Police Chief Neal Holste, Public Works Director Mark Janeck, Senior Project Manager Wade Seaborn, City Recorder Jennifer Gray, GIS Analyst Jonathan Skloven-Gill

Absent: Jessica Metta

**I CALL TO ORDER – 6:00 p.m.**

Community Statement City of Hood River Mayor, Kate McBride September 28, 2020

"I am going to take a few minutes at the beginning of the meeting to address what I see as the extreme polarization of the community and the nation and to ask people to look for commonalities during this difficult time.

Pervasive inequities are real and exist in our local community. Evidence shows that disparities in educational opportunity, medical services, housing availability, and the criminal justice system produce disparate and unjust outcomes for black, indigenous, and other people of color. The City will continue to look inward to affect positive change and to partner with our wider community wherever possible.

An example of this commitment is a top-to-bottom review of use of force statistics and policies that took place in July and which I spearheaded. This resulted in several policy modifications and confirmed that our department uses necessary force rarely and evenly. The results of this review can be seen on the city's website. Under the leadership of Chief Holste, the police department maintains its commitment to the principles of community policing prioritizing collaborative problem solving and relationship building with the community.

I want it to be clear to the community that I embrace a commitment to racial equity and social justice, support our local police department and reject efforts to divide our community and city organization.

As our community goes about the important work of reconciling widespread racial disparities, I urge everyone to maintain passion without indulging in zealotry, assume good intent until proven otherwise, and seek to build coalitions. The insidious problem of racial inequities is too real, too pervasive, and too serious to fall into the usual trap of divisive politics. "Us vs. them" dynamics have characterized our country's recent discourse but have not demonstrated an ability to generate solutions or create lasting positive change. Our Gorge community can be an example of another way if we accept the challenge and move forward together.

Specifically, I challenge all of our community members and community partners to reach out to fellow community members, especially those with differing views to begin new conversations. It is easy to capitalize on differences, but I invite you to find out about our similarities and our shared values of community, of family, and appreciation for our beautiful Columbia River Gorge and Hood River Valley. Putting away the disagreements in exchange for connection is the only

way to emerge stronger from the multiple crises currently facing our nation and community.”

## **II BUSINESS FROM THE AUDIENCE**

### **III PUBLIC HEARINGS**

#### 1. Fee in Lieu and Historic Buildings, D. Nilsen

Mayor McBride opened the hearing at 6:05 p.m. and read the script.

Nilsen presented the staff report and presented a PowerPoint presentation. PowerPoint has been added to the record.

At its April 27th, 2020 meeting Council directed staff to develop downtown parking code amendments for interim regulations that would be effective until the longer-term parking supply alternatives and issues were addressed by the Urban Renewal Agency. With Council input, staff initiated the legislative process with Planning Commission. At its Jun 15th, 2020 meeting Planning Commission recommended approval of the following interim regulations amending the zoning code as it relates to Downtown Parking:

#### 1). Residential Conversions within Historic Buildings.

As detailed within the Downtown Parking Study, developers and owners of downtown structures identified off street parking requirements as obstacles to residential development within the downtown building inventory. A number of these structures are listed on local and national historic inventories intended to protect their design and architectural elements which are cited as contributors to the history and character of downtown.

Planning Commission recommended the City allow upper story residential conversions of historic structures downtown without requiring additional off-street parking, based on materials provided by Rick Williams Consulting on Historic Downtown Properties -Waiver of Parking Requirements. Planning Commission shared Council concern that this exemption should not be used to satisfy parking requirements for short term rentals.

#### 2). Fee in Lieu

Another issue identified and scoped for an interim code update was fee in lieu of off-street parking downtown. Since its inception, the fee-in-lieu has not been successful in meeting several of the goals originally intended for the parking program by the City. A key finding of the 2019 Downtown Parking Study was that the existing fee-in-lieu option lacked coordination with economic factors essential to translating fee-in-lieu payments into new parking capacity to serve parking demand for developments that would pay the fee (IE the fee didn't match the market).

Planning Commission recommended the adjustment of the Fee in Lieu of off-street parking as an interim step until the City revisits the in-lieu parking fee in context of long-range parking supply and funding analysis as presented in the Fee in Lieu Interim Restructuring of the Current Code Option Memo.

#### 3). Residential and Commercial Parking Rates;

As outlined in Strategy 3 of the Downtown Parking Study, a recommendation was made to "Revise current parking code requirements for new commercial and residential development in the downtown

to be reflective of local demand and supportive of new growth and supportive of a new fee-in-lieu policy/code". As outlined in the memo, revising the parking requirements to reflect the downtown parking demand (as measured by 2019 Hood River parking counts) should coordinate with the fee in lieu revision to alleviate current code inconsistencies.

Planning Commission recommended revising the parking rates to reflect forecasted demands from the parking study and support residential development. However, Planning Commission did express that the amendment may not have gone far enough to address the parking requirements, which had to be estimated using surrounding communities and the Institute of Transportation Engineers Manual (ITE) for parking demands, given the small number of residential dwelling built downtown over the past 20 years would not produce an accurate forecast of demand.

Nilsen explained the next steps would be to close the hearing. Consider on Councils next agenda an ordinance amending Title 17 of the Zoning Code. Prepare and approve a resolution setting the fee for (Fee in Lieu of parking). Unless approved as an emergency, the law would go into effect 30 days after the final reading.

Mayor McBride opened the public testimony portion of the hearing and read the rules regarding public hearing conduct.

Arthur Babitz, Planning Commission Chair stated he is available for questions if needed.

Brian Towey, Hood River, OR – stated he is in favor of this type of development, but it is not going to be affordable housing. They should not use the materials from Rick Williams to justify this as an affordable housing initiative. They explained in the documents he provided to the Planning Commission in June, and in this Council packet, there are other changes that are necessary either before Council does this or concurrently. The way it is now, any properties including these conversions will be eligible for use as a short-term rental if just state they have parking available within 250 feet. Decisions made based on materials provided by Rick Williams Consulting, do not understand the short-term rental code, the extension of short-term rentals they have experienced in commercial zones, or the impact on parking as proposed. There is no mention of the future justice center and the impact that will have on parking. Parking regulations were a significant part of the Title 5 STR discussion; they were grandfathered for 5 years, not 7 years like the rest of the issues that were grandfathered. Towey submitted comments to be added to the record; a highlighted version of the introduction of the housing needs update that was done September 2019. He stated Council should take the warning that is clearly shown in that document. He highlighted the times that the failure of commercial zones was mentioned. He stated what Rick Williams is proposing does not consider the housing needs analysis, it didn't consider the 2019 update and it did not consider the history of STR regulations in the original text, or the fact the update describes failures related to affordable housing specifically with relation to commercial zones seven times in the intro and conclusion. If housing is the number one goal, but only based on the specific justification for current STR regulations, they must correct the cause of those other consequences in current Title 17 language. If the intent is to promote affordable housing as the consultant clearly thought was the purpose of this, Council needs to address these exemptions in the STR regulations in the commercial zones first. If they do not, they will be creating more secondary housing, while complicating the current downtown parking challenges.

Carmen Hacha, Hood River, OR – she is the broker and owner of CZ Reality. She is representing Bob Carnahan. She submitted written testimony to be added to the record. The Waucoma Building located at 201 Cascade Street has been sitting vacant for over 14 years. That is in huge

part because of the parking. No developer has been willing to take on the project and pay over half a million dollars just in parking fees, before starting the project. The intentions were probably very good when the code was established implementing the downtown parking fee, but it has been disastrous for historic buildings because there is no place to put parking. The building has 21,000 sq ft of space in the upper floors that have not been used which could easily help alleviate some of the housing needs of the town. She recently had a rental unit become available and had 35 inquiries within 3 days. Also, with the recent fires people were coming our way escaping and hotels were booked solid. Our own church housed 20 people for about 5 days as they had to evacuate their towns. The demand is out there not only for housing but also for temporary/short term rentals. She thanked Council for their consideration in helping save the Waucoma Building and hopes Council will approve this exemption for Historic Buildings.

Bob Carnahan, Hood River, OR – stated he has submitted a letter into the record on this topic. He spoke about the shortage in housing in the community and the people that came to the area to find relief during the fires a couple weeks ago. He believes there will be an increase in need for emergency housing due to fires caused by global warming. He supports the STR regulations that the City has adopted. He would not suggest short-term rentals, but he would suggest getting a qualified developer to build his building out for housing dwellings, that are privately owned. If there are some vacancies, those could be used to serve short-term rentals or emergency housing.

Mayor McBride closed the public testimony portion of the public hearing and welcomed Councilors to ask Nilsen questions, before entering deliberations.

Council entered deliberations.

Mayor McBride asked Council if they see any concerns. She reminded everyone this is “interim” and not permanent. They will be looking at parking at least every couple of years.

Councilor Zanmiller stated this was not intended in the discussion of the Parking Committee to address attainability. They did not spend a lot of time looking at the HNA besides just the need for a lot of housing at every level. The members of the committee were unanimously in support of adding housing in historic buildings, to encourage the liveliness of downtown without ruling out being attainable but not forcing it. He is highly in support of this proposal. He believes this is a little bit of an experiment. They know the previous fee in-lieu policies were a roadblock to putting housing in historic buildings. He is excited to see if this encourages development. He is comfortable with this being market driven housing. He liked what Planning Commission did with the clean language to rule out short term rentals, in lieu if the exemption is used.

Councilor Coughlin echoed what Councilor Zanmiller stated. It is exciting to identify a way to preserve and potentially enhance the downtown historic buildings. He supports this and he did not have any illusions that this would solve the affordable housing issue. He is in support.

Councilor Saunders stated the housing documents talk about the importance of mixed use development in a commercial zone. It is clear to her the current parking regulations have been disincentivizing a lot of that work. She thinks reconciling the rate of parking requirements, having a fee in lieu of commercial and residential and allowing residential conversions in historic buildings will be good steps getting private developers to do more mixed use for multifamily housing. It is hard to see how it will be affordable. She is not sure how to address that within the parking regulation but she's open to other conversations around housing to see if there are other incentives to get both affordable and more attainable housing in the downtown area. It would increase the vibrancy of downtown. This

interim is progress and she is happy to see the language about not allowing short term rentals under these different exemptions. That is very critical. If they can provide long-term housing, that is a step in the right direction. It is desperately needed in the community.

Councilor Rivera believes this is a step in the right direction. She agrees with the language but wanted to highlight that some of the data that is the foundation, is a little inaccurate. She is not sure who affordable housing is for. It would be great if the City could buy one of the buildings and incentivize builders to create more affordable housing. Downtown could be inclusive and welcoming to all.

Mayor McBride stated she agrees with the Planning Commission's recommendation and the language. It is very clean on what can and cannot happen. The fee in lieu is clear on how it works as well as addressing short term rental restrictions. She hopes these changes will help with recent store front vacancies. She is looking forward to seeing what happens with the passage of this.

**Motion:** I move to close the public hearing on amendments to the zoning code related to downtown parking and schedule the first reading approving Ordinance 2056 during regular business, at the next scheduled Council meeting.

**First:** Rivera

**Second:** Zanmiller

**Discussion:** None

**Vote:** Motion passed (roll called)  
Ayes: McBride, Zanmiller, Saunders, Counihan, Rivera  
Nays: None  
Abstentions: None  
Excused: Metta, Haynie

Mayor McBride adjourned the public hearing at 7:13 p.m.

## **WORK SESSION**

**IV OPEN WORK SESSION – 7:13 p.m.**

**V AGENDA ADDITIONS OR CORRECTIONS**

**VI DISCUSSION ITEMS**

1. Police Facility, W. Norris, N. Holste

This report is following two City Council discussion items on police facility site locations on May 26th and August 24th. At the conclusion of those meetings, City Council wished to give Hood River County time to discuss joint location with the Sheriff and Courthouse. The Board of County Commissioners received a project update from City staff at their Monday, September 21st meeting and discussed the topic. This staff report updates the City Council on the Hood River County discussion as well as recent developments concerning colocation with the Columbia Gorge Children's Advocacy Center. The staff report also proposes next steps for City Council deliberation and direction.

The City of Hood River has no record of its Police Department ever occupying a purpose-built

facility. Department operations have shuffled between various office space in downtown. Police offices are currently located in the basement of the 100-year-old City Hall in a space that was originally a fire engine bay. The space cannot accommodate growth and lacks basic functionalities for modern policing, such as ventilated evidence processing, back-up power, sally port, and secure interview rooms.

The City Council prioritized a police department space needs analysis in 2018. Mackenzie Architecture (Mackenzie) was selected by competitive solicitation to perform the work. A standard police space needs analysis includes the six steps

Mackenzie performed a programming workshop in early 2019. This work resulted in an initial space program of 16,124 sq. ft. This size is tailored to meet the projected Hood River police force size in 2040, with the expectation the building will be in use until at least 2060. After receiving the preliminary space program, the project team, including Command staff, City Management, Mayor McBride & Councilor Saunders toured example police facilities in Canby, Gresham, and Sandy. The goal of the tours is to get a firsthand understanding of spatial dimensions and building functionality. After the tours, the project team reduced the preliminary building size to 13,178. This final space program was accepted by the City Council on August 12, 2019 leading to the next step of site evaluations.

Seven sites were evaluated and ranked based on the International Association of Chiefs of Police (IACP) guidelines. The highest rated site is the 60,000 sq. ft. Columbia Lot. Siting a police station at this location will require replacement downtown parking, either through property acquisition or construction of a parking garage. Either parking option can be partially funded with Columbia Cascade Urban Renewal Funds. Additional project information is posted to the City's website at: [cityofhoodriver.gov/police/police-facility-planning/](http://cityofhoodriver.gov/police/police-facility-planning/)

The City Council paused the Police Facility project to re-engage with Hood River County on potential co-location with the Sheriff and Courthouse replacement. During this time, the City received interest in exploring the inclusion of Columbia Gorge Children's Advocacy Center in the project. Below are updates on both agencies:

#### Hood River County Courthouse and Sheriff

The Hood River County Courthouse and Sheriff's Office is in very poor condition and in need of replacement. The County engaged with the architectural firm DLR in 2015 to perform a space needs analysis. That work resulted in a 56,726 sq. ft. space program. This work could not continue due to financial constraints.

The Board of County Commissioners received a project update from City staff at their Monday, September 21st meeting and deliberated on a joint project. The commissioners were uniformly in favor on continuing the discussion but did not want to slow the City's timeline and expressed doubt as to the project's feasibility. Challenges included funding and identification of a suitable location. The County Commissioners wanted to know the project cost, which can only be determined through competitive solicitation, and wanted to identify sources of outside funding.

#### Columbia Gorge Children's Advocacy Center (CGCAC)

CGCAC is a non-profit organization that interviews suspected victims of child abuse for legal proceedings, performs medical evaluations, provides child advocacy, makes mental health referrals, and generally provides coordination of child victim services. The organization has outgrown their office space and is searching for a new permanent location. CGCAC has expressed interest in co-location with the Police Department. The organization estimates a need for 4,000 square feet and is amenable to contributing financially for preliminary design and cost

estimation work to co-locate in the City's police facility.

Staff Recommendation:

Develop and issue a multifaceted solicitation for an architectural firm to perform the following work:

- a) Preliminary design and cost estimation for a police facility that accommodates CGCAC and includes a parking garage on the Columbia Lot.
- b) Site analysis, preliminary design, and cost estimation for a joint public safety building, including replacement parking, as necessary.
- c) Consolidated project including project tasks from bullet A & B.

There was discussion regarding bond levees, facility and operational.

Councilor Rivera asked even if the County wanted to join facilities with the City she wanted to know if they can still partnership with mental health services so they are having more appropriate response to some of the community's needs.

Holste stated law enforcement responds first to all mental health calls, before any mental health counselor, EMT or firefighters arrive on scene to ensure the location is safe. Police officers are always going to respond, it is not in lieu of. There are resources available today to help out, they are open 24/7. The issue is the amount of staff available to utilize.

Councilor Rivera stated they are talking about the opportunity to make the police department larger, lets also add more staff to that and make that very intention from the very beginning. The goal is to make a larger police department, but also the ability to collaborate on some of the services they need in the community.

Norris stated the bond would be to build a building to accommodate future uses. The City cannot use it for staffing operational costs. The City could have to do a different voter approval.

Fuller stated staff can continue to look for those collaborative partnerships whether they exist within a police facility or not. The answer is yes, and staff is committed to doing that work.

Mayor McBride spoke about her experience working on the operating levy with Hood River County. She was the treasure for both bond levy's they tried to pass (operating levy and the food and beverage tax). Both were voted down. Hood River County returned with a more simplified levy and the number was reduced. She believes pairing the police facility with Columbia Gorge Children's Advocacy Center (CGCAC) is a great idea. It fits together with the type of things they are trying to do. She does not believe it would be looked at as two different things. If they get to much of a separation with too many things, it could result in an unsuccessful bond measure. Right now, the City is only talking about building a facility. Council can discuss an operating levy in a separate conversation. They should not mix them together. She agreed collaboration with mental health services is a good idea.

Councilor Zannmiller likes the idea of collaborating with CGCAC. He looks forward to the discussion about what the future of mental health collaboration with law enforcement will look like. Having room for it in Option A seems very smart to him. He is mostly in support of Option B but if Council went that way it would "blow-up" this whole thing. It says it's a long road thing and 2021 is off the table. It would be a whole new beast. He likes the idea, but he feels they should do Option A or Option B. He does not see them being able to do both. He is having a hard time

feeling positive about the Columbia Lot option, part is due to parking. By using half of it for a police department, it would take away the needed parking as discussed in the Parking Committee meetings. He is still a fan of the State Street site, with modifications to build a sally port underneath the building. If they decided on Option A, they should pause and relook at the sighting options. If they decide on Option B, they need to recognize it blows up the work that has been done and it is a restart. Councilor Zanmiller added thoughts about a single bond measure, addresses numerous community needs.

Councilor Saunders stated there is huge value in doing a joint facility. It would be a far better use of space for the community. She thinks there is value in having and hoping it would increase cooperation between agencies which is always a plus. She likes the idea, but Councilor Zanmiller is correct in that it blows up the work that has already been done. Councilor Saunders believes there should be a meeting to ask the County if they have the appetite in the next couple of years to go for another bond measure; to really commit to finding a site and being creative. She does not want to blow up the path if the County is not interested. She would like to see Option B but she does not feel like they are there yet. No matter what, she is excited about partnering with CGCAC. That seems like a great collaboration and very in line with their conversations of expanding the definition of public safety and building community collaboration.

Norris stated he has a meeting schedule with Jeff Hecksel to meet with project consultants to discuss what the County would need, to have in an RFP solicitation for Option B.

Councilor Haynie stated he is very sensitive to the need of the City Police Department to get out of their very tight quarters and the specter of making this project much bigger, can only mean delays. He sees from the staff report based on the recent meeting with the County Commissioners, it might be best to work slow. If they are able to work a partnership with the County, they should not abandon that, unless they know for sure it cannot be done. From what he is hearing from joining the meeting late, he is inclined to continue to explore that idea, unless they get a firm no from the County. He is appreciative of this new concept of teaming with CGCAC. This looks like a classic case of and, rather than or when it comes to mental health challenges and helping the police department deal with that. He thanked staff for so much creativity and proposing the idea. He shares the same concerns as Councilor Zanmiller regarding the Columbia Lot. Putting a government building in the Columbia Lot, there is an esthetic community issue that he is not sold on. If they did build there, they would need to deal with parking and make sure it is a net gain parking, and not just breaking even. They also need to make sure that is the right site. It is not his preferred location, but he can be persuaded, and respects staff's view. If Option A and B can be ran simultaneously at a relatively slow cost, he would be fine with that but he would cut bait if they get a firm no from the County.

Mayor McBride is in favor of going for Option A and B at the same time. County will eliminate, if that is their decision but the City has gone this far in asking them and they have agreed to see numbers. If it is not going to cost the City a lot of staff time and money to get that information, she is in favor of A and B together. She is not against the Columbia Lot but she spoke about the Cascade Lot site. She spoke about the possibility of placing a police department at that site along with a parking structure with the elevation change at that site. She feels they should keep their minds open to possibilities. She does not see State Street is a good site and it will be a difficult site to work with. In the police department tours she participated in, the two-story facilities were not the ideal or preferred option.



Councilor Counihan stated they have gone through ranking exercises and keep changing the parameters associated with the building and not redoing the ranking exercises. He asked if there were other options available. He asked if anyone has talked to the Parks and Rec District about the pool site. Norris confirmed there has been discussion; Parks and Rec do not have a clear line of sight towards a bond campaign on their end. Councilor Counihan stated the Columbia Lot seems like an odd place for a police department. He questioned if they have considered all of the potential things that could be done at that location. To him, it seems like a very valuable piece of property in the downtown area.

Fuller stated she is hearing concerns from several Councilors about the Columbia Lot and/or they have not found the right location. A potential add to this beside Option A or B, would be to look at other sites. Staff did an extensive look at the various sites. Staff is wide open to ideas on other sites, it is important to get this right. Adding that task and getting a cost estimate is something that can be done.

**Motion:** I move to direct staff to develop a solicitation for both Option A, with the addition of second site as well as Option B.  
**First:** Saunders  
**Second:** No one second the motion. Motion failed.  
**Discussion:**

There was discussion about process and sites. Motion failed lack of second

Councilor Rivera expressed her frustration with the back and forth discussion on this issue. She stated there are other important issues that need to be discussed and addressed, such as affordable housing.

Councilor Zanmiller stated if Council decides to spend a lot of money on the site for Columbia Lot, even if they do the County process which he believes the probability of it working out is less than 50/50. To him he this feels like they are saying yes to go forward with a bond issue for the Columbia Lot. He has not reached comfort with the fact that Council has decided to build a police station on Columbia Lot. By investing this next stage, that is effectively what Council would be doing.

Mayor McBride stated unfortunately they don't have a lot of options to choose from. They cannot invent a piece of property. She has been looking at the map of the City trying to find a location and she has not come up with something. She feels trying to combine a parking structure which a lot of people want and the partnership with the Children's Advocacy Center, which is social justice work that is needed would be a good thing. Those are three things that people want and it is a good combination. They do not want it to look bad and Council has the control on what it will look like. She is in favor of going forward with Option A and B.

**Motion:** I move to direct staff to develop a solicitation for an architectural firm to do both Option A and B. Includes parking garage, Columbia Gorge advocacy Center and a new police facility.  
**First:** Saunders  
**Second:** Rivera  
**Discussion:**

Councilor Zanmiller asked what the requirement would be in the RFP for how many parking spaces. He would suggest making it a requirement to double the amount of parking that is in the current Columbia Lot.

Norris said the example he gave for a parking lot as to what would fit on the same size footprint, at maximum they would do the amount set in the parking study, as far as what will be needed in the next 20 years. It will be give and take with architects, what is financially viable as far as the size and shape of the structure.

Councilor Zanmiller stated if they are told they cannot have the needed amount of parking spaces along with the police station, that would be a no vote from him. He asked how they will rank the RFP, so they get something acceptable. He does not have a number to suggest but it seems it should be more than what they have and hopefully close what is needed.

Councilor Counihan stated there were other sites that were suggested. He asked if the other ones were completely unsuitable. They had their drawbacks but were they unsuitable for a police station.

Norris reviewed the sites and gave the pros and cons for each location: Greenfield site (west most exit to the interstate), Public Works site, Parks and Rec. pool site, State Street site, City Hall site, Cascade Lot and Columbia Lot.

Councilor Counihan asked if there are other things that can be done with the Columbia Lot property that add value. He suggested that if the Columbia lot is going to be developed then perhaps an affordable housing development should be considered. Mayor McBride questioned where the parking would be. Councilor Counihan suggested that we should be discouraging people from driving cars in the downtown area. Having people live downtown would encourage pedestrian traffic. The Columbia Lot is a unique piece of property. Once it is used for a purpose that is what it's going to be. He is trying to convey some of the things he is feeling. He acknowledges that it may not be helpful in resolving the issue, but he feels he needs to express them.

Mayor McBride stated they spent a lot of time and money on the parking issue last year trying to figure out the parking needs. The City has a police department that is very inadequate. They have spent a lot of time trying to figure out where it should be located and how much space is needed. The affordable housing issues have been going on for many years. City purchased a piece of property on Rand Road and the City is trying to go in a direction with that right now, as they speak. She believes the Council is expressing the things that are important to them and that is great. Council is working on these issues and they are not getting forgotten about. She appreciates everyone's input and opinions on the things that are important. She does not feel things are getting forgotten about, with trying to get a new police facility.

Councilor Saunders stated she is not completely sure the Columbia Lot is the answer but if multiple Councilor's are saying if that is what this vote is for tonight and they don't want to do it, there is a base question they are ignoring. She asked Councilor Counihan and Zanmiller if it is the Columbia Lot site or the project in general, they have issue with.

Councilor Zanmiller stated for him it is mostly the site. He is prepared to vote for this but it would be deciding to go out for a bond and to build something on the Columbia Lot. He did not bring an alternative site and he agrees there is a real need for a police facility. He feels the overall process led them to a pre decision.

Mayor McBride stated they are ready to take the next step to get more information. There has not been a final vote on putting a bond out. This would provide more information and it's going

to cost money to get that information; that is what this is about. The final contact would have to come back to Council for final approval.

**Vote:** Motion passed (roll called)  
Ayes: McBride, Zanmiller, Saunders, Rivera  
Nays: Haynie, Counihan  
Abstentions: None  
Excused: Metta

**VII ADJOURN WORK SESSION – 8:44 p.m.**

**REGULAR COUNCIL MEETING**

**I OPEN REGULAR COUNCIL MEETING – 8:49 p.m.**

**II AGENDA ADDITIONS OR CORRECTIONS**

**III CONSENT AGENDA**

1. Council Meeting Minutes – September 14, 2020
2. Collective Bargaining Agreement - IAFF Local 3256, R. Fuller

**Motion:** To approve the Consent Agenda  
**First:** Saunders  
**Second:** Rivera  
**Discussion:** None  
**Vote:** Motion passed (roll called)  
Ayes: McBride, Zanmiller, Saunders, Counihan, Rivera  
Nays: None  
Abstentions: None  
Excused: Metta, Haynie

**IV REGULAR BUSINESS ITEMS**

**V REPORT OF OFFICERS**

1. Introduction of new Public Works Director, R. Fuller  
Fuller introduced the new Public Works Director Mark Janeck to Council.
2. COVID-19 Emergency Declaration Expires September 30, R. Fuller  
Fuller explained the Emergency Declaration that has been in place since March will be expiring September 30. Fuller sees no reason to continue the emergency powers at this point, during this new continuity period. As the City continues to respond to COVID, issues that come up will be brought to Council. This is something that Fuller no longer needs to have within her authority.

Councilor Rivera asked if the food carts will now have to move more frequently. What does that mean? She is looking for reassurance they will not be asking food cart owners to go above and beyond, as far as moving their location because of this being removed.

Fuller stated the municipal code states food carts are required to move every 6 months.

They would be reverting to what the code states in two months. If there is a need when they look at small business support, this is certainly something that can be brought back to City Council to decide on. Similar to what was done for the parklets. At some point outside of the COVID emergency, food carts might be something Council would like to consider looking at from a policy perspective.

Councilor Saunders stated regarding the food carts and utility shut offs, she feels the base scenarios of why they had those has not changed. They don't want people losing access to clean water during a pandemic, when they should be washing their hands frequently. They knew the County Health Departments were going to be busy and not do their part with food carts moving locations during a pandemic. She asked if those base conditions changed. If they have not, how are they addressing those needs in a non-emergency situation.

Fuller believes there is a conversation about how they support the community as they move through this. It will continue to be an issue they need to deal with. All that is being stated is, it may not need to be dealt within the emergency powers granted by an emergency declaration.

Councilor Zanmiller stated he would be interested in a Council discussion about parklets and what does it mean for the rest of 2020 and 2021. Fuller stated this has been discussed at the staff level. If they look at parklets longer term, they become something else, their size and the integrity of the structure. If it is something Council wants to look at long-term, staff would need to do some work to determine how to make that happen. They are currently temporary structures.

Mayor McBride stated Councilor Rivera's point about food carts is important. At some point it should be added to the list to consider allowing them to stay in place. If they are going to address parklets, the ordinance for food carts should be considered too.

Fuller states there is a lot to discuss when it comes to food carts. If Council is interested in allowing them to stay in place, that is a simple fix. There are other issues that should be discussed regarding food carts.

3. City-Owned Parks and Playgrounds COVID Update, W. Seaborn, M. Janeck  
Janeck stated the City has been in contact with Hood River County Health Department relative to the opening of Children's Park and the Waterfront Park children's play area. Currently the Health Department continues to guide the City in keeping those areas closed. There is still a concern in regard to the virus within the County and City. They have advised the City to keep the play areas closed.

4. Warming Shelter Winter Operations Update, W. Norris  
Norris stated they received an update today. The Park and Ride location was disallowed by the Federal Transit Administration for an emergency temporary reuse. That left only one other church site. Norris received some preliminary positive news from the Executive Director, and that is as much as he can share. Since it has only gone through church leadership at this point, the Executive Director asked that the church itself break the news themselves and control how they get the message out. Tentatively, they are hopeful that there will be a site for the warming shelter.

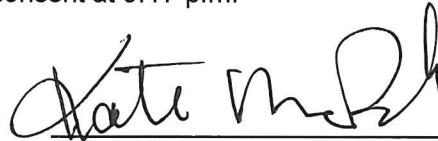
**VI REPORT OF COMMITTEES**

1. Visitor Advisory Committee – Metta and Saunders

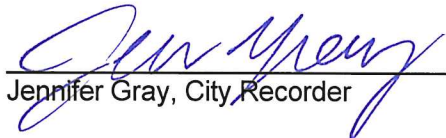
**VII MAYOR**

**VIII COUNCIL CALL**

**IX ADJOURN** – Adjourned by unanimous consent at 9:17 p.m.



Kate McBride, Mayor



Jennifer Gray, City Recorder

Approved by City Council on 10/26/2020