



# Dallas City Council Agenda

Special Council Meeting  
Friday, April 3, 2009, 8:30 a.m.  
Mayor Jim Fairchild, Presiding  
Dallas City Hall  
187 SE Court Street  
Dallas, Oregon 97338

## City Council

Mayor  
Jim Fairchild

Council President  
Brian Dalton

Councilor  
Warren Lamb

Councilor  
Jackie Lawson

Councilor  
Kevin Marshall

Councilor  
Wes Scroggin

Councilor  
David Shein

Councilor  
David Voves

Councilor  
LaVonne Wilson

Councilor  
Ken Woods, Jr.

## Staff

City Manager  
Jerry Wyatt

Asst. City Manager  
Kim Marr

City Attorney  
Lane Shetterly

Community Development  
Director  
Jason Locke

Finance Director  
Cecilia Ward

Fire Chief  
Bill Hahn

Interim Police Chief  
Tom Simpson

Public Works Director  
Fred Braun

*All persons addressing the Council will please use the table at the front of the Council. All testimony is electronically recorded. If you wish to speak on any agenda item, please raise your hand to be recognized after the Mayor calls the item, or sign in on the provided card.*

<u>ITEM</u>	<u>RECOMMENDED ACTION</u>
1. ROLL CALL	
2. RESOLUTIONS	
a. <u>Resolution No. 3177</u> : A Resolution requesting the Oregon Economic and Community Development Department to authorize designation of the Dallas, Independence, Monmouth Enterprise Zone II as a new Enterprise Zone upon termination of the Dallas, Independence, Monmouth Enterprise Zone, including Polk County as sponsor.	Roll Call Vote
b. <u>Resolution No. 3178</u> : A Resolution of the City of Dallas authorizing a grant application under the Oregon Parks and Recreation Department Local Government Grant Program for park improvements on the Rickreall Creek Trail System.	Roll Call Vote
3. ADJOURNMENT	

Dallas City Hall is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the City Manager's Office, 503-831-3502 or TDD 503-623-7355.

RESOLUTION NO. 3177

A Resolution requesting the Oregon Economic and Community Development Department to authorize designation of the Dallas, Independence, Monmouth Enterprise Zone II as a new Enterprise Zone upon termination of the Dallas, Independence, Monmouth Enterprise Zone, including Polk County as sponsor.

WHEREAS, in 1987, the City of Dallas successfully applied for an enterprise zone, which was designated by the Director of the Oregon Economic and Community Development Department (Department) as the Dallas Enterprise Zone; and

WHEREAS, in 1998, the City of Independence successfully applied to be added by the director of the Department to the Dallas Enterprise Zone; and

WHEREAS, in 2000, the City of Monmouth successfully applied to be added by the director of the Department to the Dallas/Independence Enterprise Zone; and

WHEREAS, in 2005, Polk County successfully applied to be added by the director of the Department as a sponsor of the Enterprise Zone, the boundary of the Enterprise Zone was changed to include an area outside the Urban Growth Boundaries of the sponsoring cities, and the name of the Enterprise Zone was changed to the "Dallas, Independence, Monmouth Enterprise Zone;" and

WHEREAS, the Dallas, Independence, Monmouth Enterprise Zone is due to terminate on July 1, 2009; and

WHEREAS, the sponsoring entities wish to reapply for designation of the Dallas, Independence, Monmouth Enterprise Zone as a new zone following termination of an enterprise zone, as provided in ORS 285C.250; and

WHEREAS, the Dallas, Independence, Monmouth Enterprise Zone has been successfully used in the recruitment and retention of business investment in the sponsoring jurisdictions, including the rebuilding of the Boise Cascade Regional Forestry Office in Monmouth and the location of MAK Metals, Inc. in Dallas, and Medallion Cabinetry, Inc., Ride Development Company and Marquis Corp. in Independence, which have provided jobs and taxable assessed value to

help pay for public services; and

WHEREAS, the City of Dallas, is interested in renewing the Dallas, Independence, Monmouth Enterprise Zone to encourage new business investment, job creation, higher incomes for local residents and greater diversity of economic activity; and

WHEREAS, the Dallas, Independence, Monmouth Enterprise Zone has a total area of 3.2 square miles, and it meets other statutory limitations on size and configuration; it is depicted on the drawn-to-scale map (Exhibit A); and

WHEREAS, the Dallas, Independence, Monmouth Enterprise Zone contains significant land that is reserved for industrial use, as indicated by land use zoning map(s) with the application, consistent with Comprehensive Plan(s) acknowledged by the Land Conservation and Development Commission, such industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development; and

WHEREAS, the designation of an enterprise zone does not grant or imply permission to develop land within the zone without complying with prevailing zoning, regulatory and permitting processes and restrictions for applicable jurisdictions, nor does it indicate any intent to modify those processes or restrictions, except as otherwise in accordance with Comprehensive Plans; and

WHEREAS, the City of Dallas appreciates the impacts that the Dallas, Independence, Monmouth Enterprise Zone has had and that designation of a new zone upon termination of the Dallas, Independence, Monmouth Zone would have and the property tax exemptions that eligible business firms might receive therein, as governed by Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law; and

WHEREAS, all of the other municipal corporations, school districts, special service districts and so forth, other than the sponsoring governments, that receive operating revenue through the levying of *ad valorem* taxes on real and personal property in any area of the proposed enterprise zone were sent notice and invited to a public meeting regarding this proposal, in order for the sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS, follow-up arrangements as agreed to in these consultations will be completed with affected districts within six months of the proposed

enterprise zone's designation; and

WHEREAS, this resolution was heard at a public meeting held on April 3, 2009, to receive testimony from citizens on the proposed designation of the Dallas, Independence, Monmouth Enterprise Zone II as a new zone upon termination of the Dallas, Independence, Monmouth Enterprise Zone; and

WHEREAS, The availability of enterprise zone exemptions to business firms that operate hotels, motels or destination resorts would help diversify local economic activity, provide useful employment for some segments of the labor force, and facilitate the expansion of accommodations for visitors which in turn will spend time and money in the area for business, recreation or other purposes; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. The City of Dallas proposes and applies for an Oregon enterprise zone, upon termination of the existing Dallas, Independence, Monmouth Enterprise Zone to be named The Dallas, Independence, Monmouth Enterprise Zone II, and requests that the director of the state Economic and Community Development Department order the designation of this enterprise zone.

Section 2. Jerry Wyatt, the City Manager, is authorized to submit the enterprise zone application for the City of Dallas and to make any substantive or technical change to the application materials, as may be necessary or appropriate, after adoption of this resolution.

Section 3. The City, in coordination with the other sponsoring jurisdictions, will give priority to the use in the proposed enterprise zone, if designated, of any economic development or job training funds received from the federal government, consistent with ORS 285C.065(3)(d).

Section 4. The City commits, upon designation, to jointly appoint, with the other sponsoring jurisdictions, a local enterprise zone manager within 90 days.

Section 5. The City, in cooperation with the other sponsoring jurisdictions, will comply with the requirements and provisions of ORS 285C.105 and otherwise fulfill its duties under ORS 285C.050 to 285C.250, and the

administrative rules promulgated thereunder.

Section 6. The City, with the other sponsoring jurisdictions, jointly commits, within six months of designation, to implement and to confirm for the department its fulfillment of such duties, as specified in OAR 123-065-0210 and 123-065-0255, including but not limited to preparation of a list or map of local lands and buildings owned by the state or by municipal corporations within the enterprise zone that are not being used or designated for a public purpose and that have appropriate land use zoning, and to efforts for making such real property available for lease or purchase by authorized business firms under ORS 285C.110.

Section 7. The City, in cooperation with the other sponsoring jurisdictions, will provide the local incentives described in the application (under ORS 285C.065(4) to (6) in accordance with OAR 123-065-0240) to any authorized business firm in the proposed enterprise zone for the length of the standard enterprise zone exemption, insofar as the firm's qualifying investments are also located inside of the City's jurisdiction; the City has considered the impacts of these binding incentives.

Section 8. The City, as a sponsor of the proposed Enterprise Zone exercises its option herewith under ORS 285C.070 that qualified property of and operated by a qualified business firm as a hotel, motel or destination resort may receive a property tax exemption in the Zone, and that such business firms are eligible for purposes of authorization upon the effective designation of the Zone.

Section 9. This resolution shall be effective upon its passage.

Adopted: April 3, 2009  
Approved: April 3, 2009

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JAMES B. FAIRCHILD, MAYOR

ATTEST:

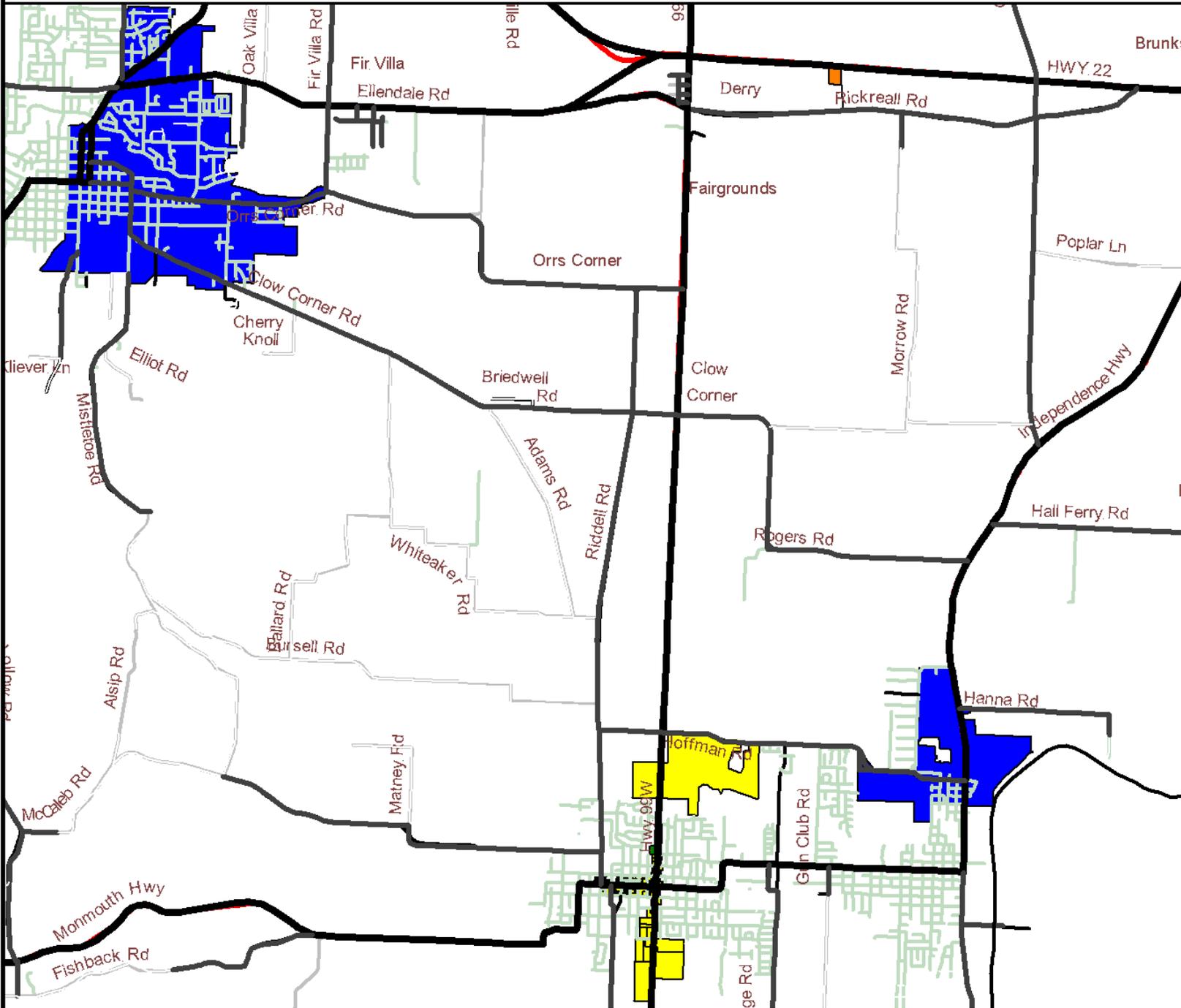
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JERRY WYATT, CITY MANAGER

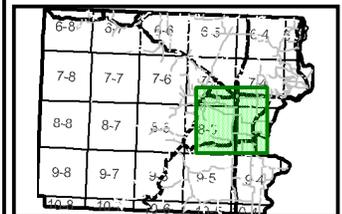
# Polk County Map

## EXHIBIT A-1

### Community Development



- County
- Enterprise Zones
  - Dallas and Independence...
  - Enterprise Zone Connec...
  - Existing Monmouth Ente...
  - Proposed Monmouth Ente...
  - Proposed Rickrell Dair...
- Roads
  - GRAVEL
  - CO-OTHER
  - OTHER
  - STATEHWY
  - CO-PAVED
  - CO-GRAVEL
  - PU-GRAVEL
  - PAVED
  - STATEHWY
  - CO-PAVED



This map was produced using the Polk County GIS data. The GIS data is maintained by the county to support its governmental activities. The county is not responsible for map errors, omissions, misuse or misinterpretation.

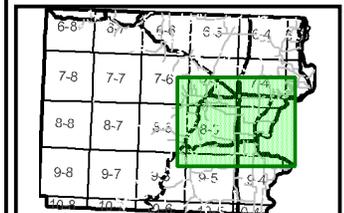
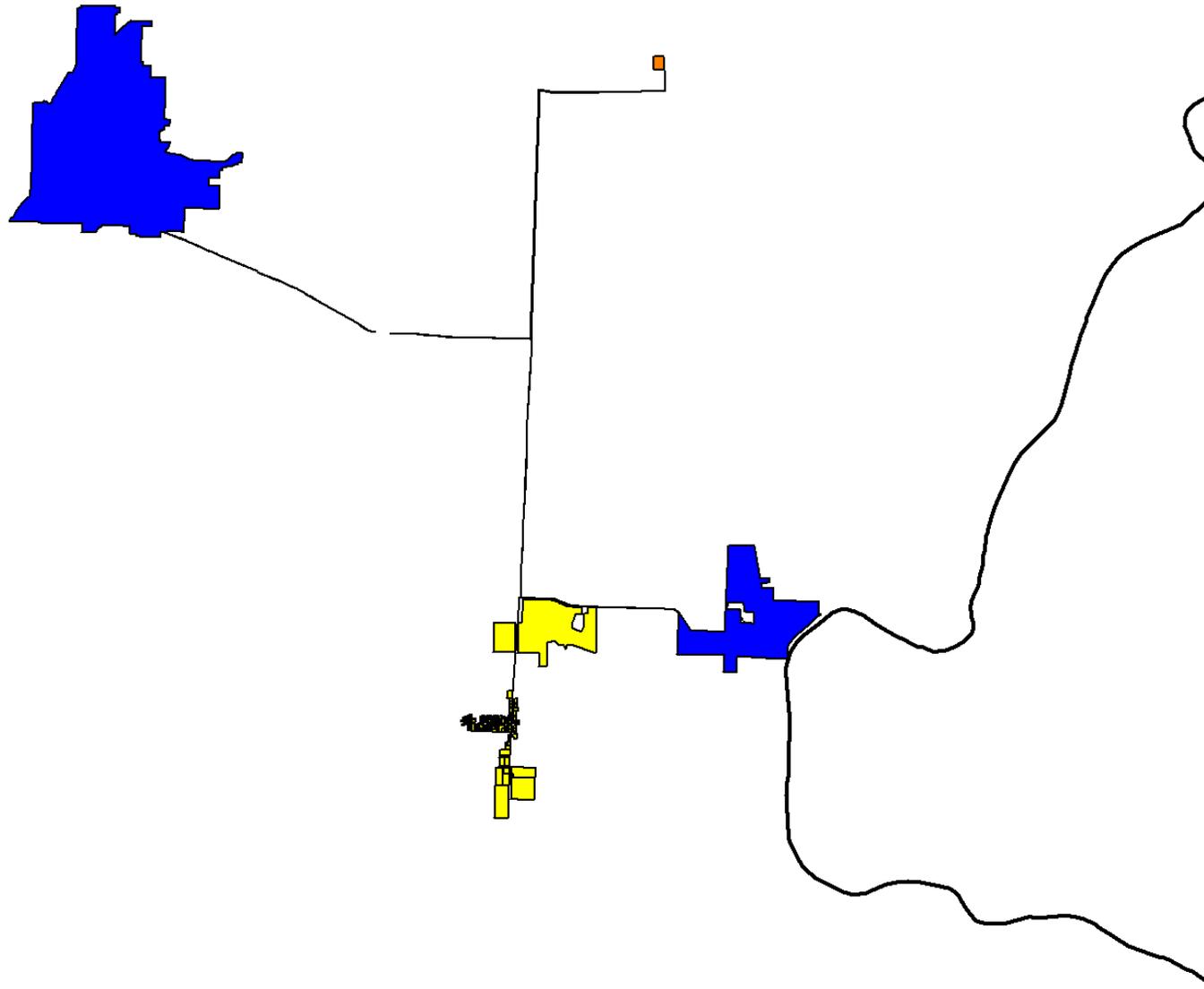
1 in. = 1 mi.



2/4/2008



-  County
-  Enterprise Zones
-  Dallas and Independenc...
-  Enterprise Zone Connec...
-  Monmouth Enterprise Zo...
-  Rickreall Dairy Projec...



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1 in. = 1.5 mi.



2/14/2008



RESOLUTION 3178

A Resolution of the City of Dallas authorizing a grant application under the Oregon Parks and Recreation Department Local Government Grant Program for park improvements on the Rickreall Creek Trail System.

WHEREAS, the Oregon Parks and Recreation Department is accepting applications for the Local Government Grant Program; and

WHEREAS, the City of Dallas desires to participate in this grant program to the greatest extent possible as a means of providing needed park and recreation acquisitions, improvements and enhancements; and

WHEREAS, the Dallas City Council has identified improvements to the Rickreall Creek Trail System as a high priority need in the City of Dallas; and

WHEREAS, the proposed improvements identified by the Dallas City Council include a paved pathway, landscaping, and interpretive signs; and

WHEREAS, the City of Dallas has determined that the matching share required for its application to the Local Government Grant Program is readily available, NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. The City Manager is hereby authorized and directed to prepare, sign, and submit an application for a Local Government Grant to the Oregon Parks and Recreation Department to seek funding for park improvements on the Rickreall Creek Trail System as set forth in the foregoing recitals.

Section 2. This Resolution shall take effect upon its passage and approval.

Adopted: April 3, 2009  
Approved: April 3, 2009

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JAMES B. FAIRCHILD, MAYOR

ATTEST:

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JERRY WYATT, CITY MANAGER