

DALLAS CITY COUNCIL
Monday, July 2, 2012
Council Chambers

The Dallas City Council met in regular session on Monday, July 2, 2012, at 7:00 p.m. in the Council Chambers of City Hall with Mayor Brian Dalton presiding.

ROLL CALL AND PLEDGE OF ALLEGIANCE

Council members present: Council President Wes Scroggin, Councilor Jim Brown, Councilor Jim Fairchild, Councilor Beth Jones, Councilor Jackie Lawson, Councilor Kevin Marshall, Councilor Murray Stewart, Councilor LaVonne Wilson, and Councilor Ken Woods, Jr.

Also present were: Acting City Manager Kim Marr, City Attorney Lane Shetterly, Chief of Police John Teague, Deputy Chief of Police Tom Simpson, Fire Chief Bill Hahn, Community Development/Operations Director Jason Locke, Director of Administrative Services Robert Spivey, Engineering and Environmental Services Director Fred Braun, and Recording Secretary Emily Gagner.

Mayor Brian Dalton led the Pledge of Allegiance.

Mayor Dalton explained that the Council had held an executive session earlier in the day and out of that came the resignation of the City Manager, Jerry Wyatt. He noted Kim Marr had been gracious enough to step in as Acting City Manager for a few weeks until the Council could appoint an interim city manager and ultimately get a new city manager hired.

COMMENTS FROM THE AUDIENCE

Chelsea Pope, Executive Director of the Dallas Area Chamber of Commerce and Visitors Center, reported that the Chamber's second Cash Mob event went well with over 20 people in attendance.

Ms. Pope indicated there were only four weeks to Summerfest and invited the Councilors to the July 16 Chamber luncheon, where they would be hosting the Summerfest Kick-off Party.

Suzanne Reingans asked when the watershed study would be completed. She explained the reason she asked was that after chasing this thing around for months, she heard it was supposed to be completed by December 2011. She noted the citizenry paid \$50,000 for it to be done. She indicated she called Nathan Slavin at Polk Soil and Water Conservation District and was told they were only a partner to the City. Ms. Reingans stated she felt the watershed was very important and letting the watershed study float along wasn't fair to the 16,000 people who relied on that water.

PUBLIC HEARING

**PUBLIC HEARING ON THE CDBG HOUSING REHABILITATION PROJECT (HR903)
CLOSE-OUT**

Mayor Dalton declared the public hearing open at 7:07 p.m.

Diana Cvitanovich with Polk CDC explained the public hearing was a close-out hearing for the Dallas Housing Rehabilitation Project that had begun 2 ½ years earlier. She reviewed the report that was included with the agenda packet, noting the City of Dallas received a \$400,000 CDBG grant from Oregon Housing and Community Services with a match of \$135,000 from Monmouth. She reported that with those funds, 23 homes were repaired. She thanked the City for working with them on the project.

Councilor Stewart asked how the repayment schedule worked. Ms. Cvitanovich explained that a person who qualified for a loan and had work done would then make small payments over time. She noted the payment amount was based on what they could afford, so it was typically quite small. She indicated the loan was often not paid off over the ownership of that home, so when the title changed, the balance of the loan was due at that time. She noted they did hold position on the loan.

Councilor Stewart asked if the entire \$535,000 went to loans. Ms. Cvitanovich explained that a percentage of the project funds paid for a full time Housing Rehabilitation Management staff member and a layer of administrative costs. She indicated that with this project, \$400,000 did go directly to rehabilitation loans. Ms. Cvitanovich pointed out that the program did not allow for substantial rehabilitation of a home, which would be more than 50% of the value of the home before the rehabilitation work was done.

Councilor Fairchild asked if the majority of the loans were for energy efficiency projects and roofing. Ms. Cvitanovich stated a roof was a typical loan project. She noted that they attempted to avoid duplication of services so when weatherization projects arose, they would refer them to the people at Mid-Willamette Valley Community Action Agency, as they provided comprehensive weatherization services to Polk County. Because the waiting list for this program

was extensive, many qualified homeowners used these loan funds to weatherize their homes, as it could significantly impact their quality of life.

The CDBG HR 903 record for this project is a public record and is kept by the Finance Director at the Dallas City Hall to be available for public viewing by appointment.

There were no comments or questions from the audience.

Mayor Dalton closed the public hearing at 7:15 p.m.

CONSENT AGENDA

It was moved by Councilor Marshall and seconded by Councilor Brown *to approve the Consent Agenda as presented.* The motion CARRIED UNANIMOUSLY.

Items approved by the Consent Agenda: a) the June 18, 2012, City Council minutes; and b) the June 22, 2012, City Council minutes.

ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the Consent Agenda.

REPORTS OR COMMENTS FROM COUNCIL

There were none.

REPORTS FROM CITY MANAGER AND STAFF

Ms. Marr stated she was proud to be with the City to help at a difficult time.

Mr. Braun explained regarding the watershed study that it was currently on hold due to funding considerations. He noted the City was awarded a \$30,000 grant from Water Resources that would pay for a majority of the City's share of the study costs. He indicated staff was still waiting for the agreements to be completed, as we wouldn't receive reimbursement if work was completed before the paperwork was done. Mr. Braun advised the report should still be done by the end of September. Mayor Dalton stated the City did take the watershed very seriously and valued the watershed tremendously.

ECONOMIC DEVELOPMENT COMMISSION APPOINTMENTS

Mayor Dalton reported that Bob Brannigan from West Valley Hospital was interested in serving on the Economic Development Commission as the Mayor's appointee. He noted Councilor Lawson had indicated to him that she was interested in continuing on that committee as well.

It was moved by Council President Scroggin and seconded by Councilor Wilson *to appoint Jackie Lawson and Bob Brannigan to the Economic Development Commission.* The motion carried unanimously.

OTHER

RESOLUTIONS

FIRST READING OF ORDINANCE

SECOND READING OF ORDINANCE

OTHER BUSINESS

Mayor Dalton explained he had contacted Nancy Boyer with Mid-Willamette Valley Council of Governments (COG) and she was ready to help the City find an interim City Manager and ultimately a City Manager. He asked the Council's approval for Council President Scroggin, Mr. Shetterly, and him to work with the Administrative Committee and Ms. Boyer to get the process underway.

Mr. Shetterly stated Ms. Marr would be with the City for the next several weeks, but because it could be six months or more before the final selection of a permanent City Manager, an interim Manager would need to be found. He noted Ms. Boyer would outline the selection process for the Council, adding there would be a public hearing to establish the criteria and process for selecting a City Manager. Mr. Shetterly indicated by establishing the process and criteria in an open meeting, the Council could consider applications in an executive session, which would be more amenable to the applicants.

Councilor Brown commented that there would be no search committee but asked if there would be advertising in national publications. Mr. Shetterly explained that was a function the COG filled. He noted the Council would work with the COG to develop a job description and criteria and then the COG would receive the applications, perform the background checks, and bring the names to the Council and help vet them.

Mayor Dalton indicated he had talked to the Mayor of Falls City and she was pleased with the service they got from the COG.

There being no further business, the meeting adjourned at 7:24 p.m.

Read and approved this _____ day of _____ 2012.

Mayor

ATTEST:

City Manager