

DALLAS CITY COUNCIL
Monday, October 1, 2012
Council Chambers

The Dallas City Council met in regular session on Monday, October 1, 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 (arrived at 7:45 p.m.), Councilor Jim Fairchild, Councilor Jackie Lawson, Councilor Kevin Marshall, Councilor Murray Stewart, Councilor LaVonne Wilson, and Councilor Ken Woods, Jr. Absent: Councilor Beth Jones

Also present were: Interim City Manager Jon Nelson, City Attorney Lane Shetterly, Chief of Police John Teague, Fire Chief Bill Hahn, Community Development/Operations Director Jason Locke, Finance Director Cecilia Ward, Director of Administrative Services Robert Spivey, Engineering and Environmental Services Director Fred Braun, and Recording Secretary Emily Gagner.

Mayor Dalton led the Pledge of Allegiance.

COMMENTS FROM THE AUDIENCE

Mayor Dalton asked the audience members to limit their speeches to five minutes.

Chelsea Pope, Executive Director of the Dallas Area Chamber of Commerce and Visitors Center, 119 SW Court Street, Dallas, mentioned the League of Oregon Cities tour that was held through the community the previous Thursday, adding it went very well. She reported at least 15 tour members commented on how clean the entire community was and stated several people were taking photos of the directional signs downtown and commenting on how beautiful and helpful they were. She thanked staff members for their help in coordinating the tour, Councilor Fairchild for participating in the downtown walk, and the Council for allowing her to represent the City on the tour with Mayor Dalton.

Ms. Pope reported the final Bounty Market was held the previous week, noting the third season was very successful. She invited the Councilors to the October 25 wrap-up party.

Ms. Pope indicated the Chamber was busy preparing for the Halloween Trick and Treat activity, noting past events averaged 700 in attendance.

Jim Williams, Dallas Area Chamber of Commerce Board member and Chair of the Public Policy Committee, 119 SW Court Street, Dallas, stated the Chamber's Public Policy Committee looked at issues in the area that affected businesses. He reviewed a letter he submitted to the Council, a copy of which is attached to these minutes and incorporated herein, asking them to reauthorize the SDC reductions that the community and especially the local builders had enjoyed.

Paul Trahan, 12775 Westview Dr, Dallas, reported that the SDC waiver had made a difference for Fowler Homes and they had seen an increase in new home construction. He indicated they had two or three potential sales on the bubble because the ordinance ended the previous day, adding he didn't know what to tell those people.

Nancie Rogers, 17490 Brown Rd, Dallas, stated she wanted to bring to the Council's attention how important the SDC reduction had been. She indicated the SDC reductions had been a positive incentive for new construction, noting the City still got partial payment of the SDCs and could get the balance made up within three years because the tax revenue on a lot with a house was far more than a bare lot. She advised that because of these new homes, there was more local material purchased in Dallas, local businesses were used more, and there were more permit fees paid to the City. Ms. Rogers reported that in 2011, there were 11 permits taken out, adding so far in 2012, there were 15 permits taken out with 3 more filed last week. She thanked the Council for their initial support and asked them to continue with the SDC reduction. She recommended they do an extension between now and when they could make a final decision on continuing the waiver.

Joe Koubek, 565 SE Mifflin St, read a statement, a copy of which is attached to these minutes and incorporated herein, regarding online utility bill payments.

Mayor Dalton asked Mr. Locke to provide the Council a brief update on the SDCs. Mr. Locke reported the SDC waiver did sunset the previous day and explained that as discussed earlier, staff would provide a complete report on the program including the final fiscal impacts. He noted moving forward it would be important to have those final numbers before making a decision. In

response to a question, Mr. Locke stated the report would be on the October 15 Council agenda. Councilor Marshall asked if it would be appropriate for the Council to consider an extension for the interim. Mr. Nelson indicated that if the Council decided to continue the SDC discount based on the information staff provided, they could backdate it to October 1. Councilor Lawson stated from the standpoint of someone buying a home, if she had to wait for a decision by the Council, she might decide to look elsewhere. She indicated she would like to do an extension until the Council got the report from staff. Mr. Shetterly advised the Council could by vote extend the term of the resolution, noting an extension would make analysis of the program difficult.

Mr. Nelson advised that if the Council extended the SDC discount, staff would draw a line for analysis at the original legislation through September 30. He noted staff was administering the resolution as intended.

Councilor Lawson stated she was okay with an analysis through September 30 while providing an extension through October. Councilor Wilson commented that the Council had received input from builders and realtors but really felt the Council should listen to the staff. She advised the Council needed to hear the staff's report and make a decision based on that. Council President Scroggin indicated he would like to do something on the 15th of October and make it retroactive.

Mr. Locke advised the City received 10 sets of plans on the previous Friday, so that would figure in to the fiscal impact numbers. He noted the sunseting of the SDC discount wasn't a surprise to anyone because the date was clearly laid out when the resolution passed. Councilor Fairchild commented that he would have liked to have had the report ahead of the September 30 date.

Mayor Dalton advised the Council could discuss the topic further under *Other Business* later on the agenda.

PUBLIC HEARING

CONSENT AGENDA

Councilor Wilson briefly reviewed the post meeting agendas for the Administrative and Building and Grounds Committee meetings.

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

Items approved by the Consent Agenda: a) the September 17, 2012, City Council meeting minutes; b) report of the September 24, 2012, Administrative Committee meeting; c) report of the September 24, 2012, Building and Grounds Committee meeting; and d) ratify various intergovernmental agreements.

ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the Consent Agenda.

REPORTS OR COMMENTS FROM COUNCIL

Council President Scroggin reported he attended the open house at West Valley Hospital the previous week, noting the community was well represented and the new construction was quite impressive. He also pointed out that on the cover of the current Energy Trust magazine was a picture of the local school superintendent, adding the school's recent upgrades saved them over \$80,000 a year.

Councilor Fairchild indicated he had attended the League of Oregon Cities (LOC) conference in Salem and overall it was very good. He also noted the following Friday was homecoming and they would be renaming the field in honor of Coach Ron August on that night.

Councilor Stewart advised he also went to the LOC conference.

REPORTS FROM CITY MANAGER AND STAFF

CITY ATTORNEY CONTRACT

Mr. Nelson reviewed the staff report. He pointed out that he appreciated how responsive Mr. Shetterly was and what high quality, cost effective service he provided.

It was moved by Councilor Lawson and seconded by Councilor Wilson *to approve the City Attorney Services contract*. The motion carried unanimously.

CHARTER FRANCHISE IGA

Mr. Nelson reviewed the staff report. He explained the intergovernmental agreement (IGA) needed to be approved by the Council because it was between several communities. Councilor Fairchild commented that it was a great idea. In response to a question, Mr. Shetterly indicated the City was at no risk of losing benefits through this IGA.

It was moved by Councilor Woods and seconded by Council President Scroggin *to approve entering into an intergovernmental agreement (IGA) with the City of Nehalem and other cities for joint negotiation of Charter Communications franchises.* The motion carried unanimously.

LIBRARY UPDATE

Robert Spivey reviewed his staff report. In response to a question, Mr. Spivey indicated that Rosalyn McGarva was the point person for staff at the library, adding he made sure to check in with the staff at least once each day. Mr. Spivey noted some decisions were deferred to him or the Library Board. ■

Council President Scroggin asked if Mr. Spivey was doing things the Lead Librarian used to do such as budget and evaluations. Mr. Spivey advised that budget recommendations came from the Library Board and he did the staff evaluations.

INTERVIEW PANELS FOR CITY MANAGER CANDIDATES

Mr. Nelson reviewed his staff report. He noted he'd heard other names suggested for the panels, including Christy Perry and Greg Hansen which the Council could consider. He explained the last panel he suggested was a staff panel because he found it was very helpful for candidates to have less rigorous questions and more interaction with staff to see if there was a good fit. He indicated he was looking for direction from the Council on the panel members so he could do outreach and make sure they reserved the date of the interviews.

Councilor Lawson suggested adding some long-term regular staff members to the staff interview panel, noting someone below the administrative level might provide good input.

Councilor Brown joined the meeting at 7:45.

Councilor Wilson suggested including David Parrett from the Dallas Retirement Village on a panel.

After some discussion, it was the consensus of the Council was to add Christy Perry and Greg Hansen to the Community Leaders interview panel.

After further discussion, it was decided that there would be some general staff on the staff panel and the Meet and Greet would be held at the Civic Center.

In response to a question, Mr. Nelson explained the Council would be getting feedback from the panels on each of the candidates rather than one candidate selected. He noted each panel's comments would be summarized for the Council.

OTHER

Mr. Nelson stated that there were three agenda items for the Council workshop on October 10. He reported the Council would be discussing the League of Oregon Cities conference, looking at a Council Policy format, and discussing the recent bad news from PERS. He explained the rate increase from PERS effective July 1, 2013, would include an additional \$250,000 in expenditures for the City so the Council needed to start discussing that as soon as possible.

FIRST READING OF ORDINANCE

SECOND READING OF ORDINANCE

OTHER BUSINESS

It was moved by Councilor Lawson and seconded by Council President Scroggin to extend Resolution 3241 through October 15.

Councilor Wilson expressed her concern that the Council wasn't listening to the staff. Mr. Nelson advised the SDC discount did have impacts to the infrastructure needs of the community.

Councilor Fairchild indicated his concern without the full factual information. Councilor Woods commented that the Council needed to be fiscally prudent and do what was good for the City. He stated the resolution did have a deadline and the Council needed to know how the SDC discount affected the City. He indicated he was willing to wait two weeks to decide.

Councilor Lawson stated she agreed with Councilor Woods and echoed Councilor Fairchild's sentiments, but if there was a sunset, the Council needed to have reports sooner than the date of the sunset. Mr. Nelson explained that was difficult to do because there was often a rush at the end and that information needed to be part of the analysis. He noted ten applications came in over the last week and if the Council had a report two weeks earlier, the Council wouldn't be getting the information.

The motion passed with Council President Scroggin, Councilor Lawson, Councilor Marshall, Councilor Stewart, and Councilor Woods voting yes and Councilor Fairchild and Councilor Wilson voting no. Councilor Brown abstained because he missed the earlier discussion.

There being no further business, the meeting adjourned at 8:02 p.m.

Read and approved this _____ day of _____ 2012.

Mayor

ATTEST:

Interim City Manager