

DALLAS CITY COUNCIL
Monday, October 15, 2012
Council Chambers

The Dallas City Council met in regular session on Monday, October 15, 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 (via telephone), 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: 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, 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, stated they held a candidates forum at the chamber luncheon earlier in the day. She noted they were hosting another open house the following Tuesday to allow the candidates to connect with the public. Ms. Pope invited the Councilors to participate as celebrity judges for the Chamber's annual Halloween event on October 31.

Jim Williams, 1187 SE Barberry, Dallas, Oregon, stated he was there as the Chair of the Chamber's Public Policy Committee. He indicated the agenda presented a unique discussion for the Council, pointing out the conundrum they were facing of where the funds were going to come from to continue basic services and ensure essential public facilities were up to date. He stated the City Manager's report on the financial issues facing the City presented very challenging issues for the Council to undertake. Mr. Williams commented that the Chamber Public Policy Committee and the Chamber Board stood behind the Council in wanting a positive resolution on that and they would continue to work with the Council to do it. Mr. Williams noted on the other hand, the Public Policy Committee was firmly supportive of a continuation of the reduction of SDCs understanding the reduction did cause problems on the other side. He stated the staff report said the waivers should not continue but he would argue they should just because the economics had changed. He indicated several years ago one could get a mortgage for a small percent down, but now it was 20% down with SDCs on top of that. Mr. Williams stated the continuation of the SDC waiver would continue the economic growth in home building, adding the Chamber would continue to work with the Council on the issue.

Nancie Rogers, 17490 Brown Rd, Dallas, Oregon, thanked Mayor Dalton, Council President Scroggin, Mr. Nelson, and Mr. Locke for the support they had given with the SDC waivers. She indicated she felt it did change the momentum in the City, adding it was refreshing to drive through existing neighborhoods and see new construction, new families, and growth that hadn't been seen in a long time. Ms. Rogers commented that she still felt the SDC waivers were a good, positive step for the City. She noted the SDC waivers had spurred more jobs, retained jobs and were a good economic decision. She asked the Council to consider an extension of the SDC waivers.

Tim Davis, 566 SE Cypress, Dallas, Oregon, submitted a letter in support of continuing the SDC waivers, a copy of which is attached to these minutes and incorporated herein.

Ron Lines, 333 SE Ironwood Ave, Dallas, Oregon stated his home was for sale and he would benefit from the SDC waiver, but long-term, someone would have to pay for the improvements. He indicated he appreciated the stimulus, but it was a short-term fix. He recommended waiting six to eight months to see if the momentum continued and if not, consider waiving the SDCs again at a later date.

PUBLIC HEARING

There were no public hearings.

CONSENT AGENDA

Councilor Woods asked to remove item d, the OLCC application for the Round Up Pub, from the Consent Agenda.

It was moved by Councilor Marshall and seconded by Councilor Lawson *to approve the Consent Agenda as presented with item d removed*. The motion carried unanimously.

Items approved by the Consent Agenda: a) the September 21, 2012, special City Council meeting minutes; b) the October 1, 2012, City Council meeting minutes; c) OLCC application for new outlet at 433 Main Street for the Red Chopstick; and e) Mid-Valley Reserve Training Academy Intergovernmental Agreement.

ITEMS REMOVED FROM CONSENT AGENDA

OLCC APPLICATION FOR CHANGE OF OWNERSHIP FOR ROUND UP PUB

Councilor Woods declared an actual conflict of interest, as he provided insurance to the Round Up. Councilor Lawson declared a potential conflict of interest.

It was moved by Councilor Marshall and seconded by Councilor Wilson *to approve the OLCC application for the Round Up Pub*. The motion carried unanimously with Councilor Woods not voting due to his actual conflict of interest.

REPORTS OR COMMENTS FROM COUNCIL

Several Councilors indicated they attended the dedication of the new readiness center the previous Friday. Councilor Wilson and Councilor Lawson complimented the Mayor on his speech. Mayor Dalton showed a picture of the new center, noting it was a beautiful building.

McKenzie Darr, Student Body Liaison, stated during Homecoming week, they dedicated the football field to Ron August. She thanked the military for allowing them to use the new readiness center for their homecoming dance. Ms. Darr reported that their school would be participating to collect items for Christmas Cheer during the week of November 12 through 16.

REPORTS FROM CITY MANAGER AND STAFF

SDC WAIVER REPORT

Mr. Locke reviewed his staff report.

Mr. Locke stated the waiver did impact and spur growth, adding there were other factors as well. He recommended that given the information provided last week related to SDC funds and how that impacted the general fund, if the Council chose to continue the SDC waiver, they needed to determine how to make those funds up and replace the funds that weren't collected.

In response to a question, Mr. Locke explained SDCs were calculated based on the cost of improvements to accommodate growth divided by the number of dwelling units expected to be built in that time.

Councilor Lawson asked what the Council's other options were for refilling the funds if not with SDCs. She asked if they could use money from permit fees. Mr. Nelson explained other jurisdictions had backfilled SDC fees with general fund dollars. He noted the challenge was the health of the general fund now and in the future and whether the City could afford to backfill those funds. Mr. Nelson indicated the Council could raise future SDC rates or have the ratepayers pay more. In response to a question, Mr. Nelson stated SDCs may be offset by tax revenue, but tax revenue wouldn't keep up with existing expenditures, let alone backfilling what was required to make up the SDC difference.

Mayor Dalton advised the Council that unless there was a motion made to extend the program, it would expire that night. There was no motion.

In response to a question, Mr. Nelson indicated the utility rate and SDC studies had been started but the advisory committee expired. He noted that would start again after the first of the year and would provide a recommendation to the Council on utility rates and system development charges.

ECONOMIC DEVELOPMENT STRATEGY AND PROJECTS

Mr. Locke explained at the last Economic Development Commission (EDC) meeting they discussed projects that could be funded through economic development funds that were set aside.

He advised this went along with the policies the Council discussed at the workshop the previous week. He asked on behalf of the EDC for the Council to direct the staff to pursue the two projects.

The first project proposed was to create a comprehensive marketing packet to provide to prospective businesses and employers. Mr. Locke noted the information would also be provided to the Chamber and SEDCOR.

Mr. Locke then reviewed the Dallas 2030 Project, which was a longer-term project providing a broader look at the community that would solidify its identity, values, and expectations for the future. He noted that was an important document because it informed budgetary choices, land use planning, comprehensive planning, and allowed meaningful communication with the residents.

Councilor Stewart asked about the longevity of the marketing packet. Mr. Locke advised the last one was completed in the 1990's. He noted the benefit of doing the new packet electronically was that it could be updated every couple of years and it would be a relatively low cost maintenance item.

Councilor Fairchild stated that there was nothing dealing with the vacant building situation in the downtown area which he felt was still missing. He commented that if he was coming in to Dallas with a business, he would want to know the business next to him wouldn't fall into disrepair.

Councilor Woods indicated the previous information was restricted because the City didn't have a webpage, noting most people that wanted to come to Dallas came to the website. Mr. Locke confirmed the main focus would be on the electronic version.

Councilor Lawson stated she saw potential for the vacant building issue but it was not an issue the EDC should spearhead.

It was moved by Councilor Wilson and seconded by Councilor Lawson *to direct staff to pursue the two projects recommended by the Economic Development Commission.* The motion carried unanimously.

DALLAS AREA SENIORS BUILDING PROJECT

Mr. Nelson reviewed his staff report. He indicated the question was who would pay for the Senior Center once it came on line and that couldn't be answered right now. He stated there were three agreements that needed to be executed to allow design work so we could better know what the operating costs would be. He reviewed the three agreements, adding approval of the agreements was not a final decision on if the Council wanted to pursue the project.

Councilor Lawson asked who paid for the consulting agreements. Mr. Nelson explained some costs were covered by the Seniors and some were covered by grant funds from the Energy Trust, adding a lot was recoverable from the grant itself if it proceeded.

Mr. Nelson reported the City's costs would be to make sure the building was in compliance with planning issues, soils testing, and surveying, adding that could be accommodated in existing budgets.

Councilor Fairchild commented that the Council ended up having a facility designed as far as how much room and where everything would be placed. He asked if that would be thrown out the window. Mr. Nelson indicated Rita Grady would facilitate this and she would consider past work as she moved forward toward a design. He noted the agreements would cause the wheel spinning to stop so they could get actual numbers that would be negotiated and allow the Council to make a decision.

Councilor Brown commented about the expenditures recoverable from grant money, asking if the grant didn't go through what amounts the City would be spending. Mr. Nelson stated the City's responsibilities were just the preliminary survey work and planning checks, adding the rest were obligations the Seniors had entered into and grant funds accessed by Polk CDC from the Energy Trust.

It was moved by Council President Scroggin and seconded by Councilor Wilson *to authorize executing the three agreements; 1) a Memorandum of Understanding with the Dallas Area Seniors; 2) a consulting agreement with Polk CDC for design schematics, etc; and 3) a consulting agreement with Polk CDC for grant administration, etc.* The motion carried unanimously.

SEPTEMBER 2012 FINANCIAL REPORTS

Mr. Nelson stated that if anyone had any questions, it would be best to contact him or Ms. Ward directly.

Councilor Woods asked if there were any areas of concern. Ms. Ward commented that revenues and expenditures were in line for the first quarter.

2012 PARK RESERVATION SEASON SUMMARY

Mr. Nelson indicated this report was just to share information.

OTHER

FIRST READING OF ORDINANCE

SECOND READING OF ORDINANCE

EXECUTIVE SESSION UNDER ORS 192.660(2)(a)

Mayor Dalton recessed the meeting at 7:56 p.m. for an executive session to consider the employment of a public officer, employee, staff member, or individual agent.

Mayor Dalton reconvened the Council meeting at 9:04 p.m.

OTHER BUSINESS

There being no further business, the meeting adjourned at 9:04 p.m.

Read and approved this _____ day of _____ 2012.

Mayor

ATTEST:

Interim City Manager