

**MINUTES
DAYTON CITY COUNCIL
WORK/SPECIAL SESSION
JULY 15, 2024**

PRESENT: Mayor Annette Frank
Councilor Scott Hover
Councilor Kitty Mackin
Councilor Jim Maguire
Council President Luke Wildhaber (*arrived at 6:32pm*)

ABSENT: Councilor Drew Hildebrandt
Councilor Rosalba Sandoval-Perez

STAFF: Cyndi Park, Interim City Manager
Rocio Vargas, City Recorder
Dave Rucklos, Tourism & Economic Development Director
Don Cutler, Public Works Supervisor

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Annette Frank called the meeting to order at 6:30pm and all those present gave the Pledge of Allegiance.

B. ROLL CALL

Mayor Annette Frank noted that there was a quorum with Councilors Hover, Mackin, Maguire and Wildhaber present in person. Councilors Hildebrandt and Sandoval-Perez were absent.

C. APPEARANCE OF INTERESTED CITIZENS

Wendy Stec, 705 Rodeo Dr, Dayton, stated that she is a volunteer in city committees and would like to be involved in the recreation renovation plans when the funding becomes available to the city.

D. CONSENT AGENDA

JIM MAGUIRE MOVED TO APPROVE THE CONSENT AGENDA OF JUNE 17, 2024, MEETING MINUTES AS WRITTEN. SECONDED BY SCOT HOVER. Motion carried with Frank, Hover, Mackin, Maguire and Wildhaber voting aye. Councilors Hildebrandt and Sandoval-Perez were absent.

E. PUBLIC HEARING

City Council had a Public hearing to obtain public input on the Urban Renewal Plan approval. Opened at 6:35pm.

Dave Rucklos, Tourism and Economic Development Director presented information on the steps taken to find additional funding options for the city to achieve the City Council's goals and the desires of the Dayton residents. He stated that the State of Oregon provides the Urban Renewal option for cities to obtain additional funding by deferring new development taxes to the Urban Renewal Agency.

Elaine Howard, Elaine Howard Consulting LLC, presented the process to establish an Urban Renewal Agency in a city as provided by Oregon Revised Statutes. She explained how the Urban Renewal area works to defer taxes above the frozen assessed value of property to the agency and used by the city on the pre-established projects based on the Urban Renewal Plan. She presented the projected Urban Renewal maximum indebtedness for the City of Dayton estimated in 25 years.

Ross Senn, 608 4th Street, Dayton Fire District Board member, stated that 79 of the 80 acres that the District serves are tax deferred agricultural properties. He stated that the 1 acre dedicated to the City of Dayton.

Ross Senn stated that an Urban Renewal would affect the Dayton Fire Department funding that they need for new equipment, completing the second story of the Dayton station, additional personnel and completing the substation in Hopewell.

Brett Puttman, 14575 SE Foster RD, Dayton Fire District Chief, stated that there is a need for additional personnel to fulfill the number of calls received. He stated that there has been new equipment purchased and new construction finance without leaving more taxes or bonds to the residents of Dayton.

Councilor Maguire inquired for data information on how Urban Renewal would affect the Dayton Fire District.

Steve Quimby, Dayton Fire District, stated that with Urban Renewal the DFD budget would be controlled by Urban Renewal, and the DFD needs money for personnel based on the number of calls.

Councilor Wildhaber inquired for more information from the District on the projected expenses of the District in 25 years.

There was a discussion on commercial versus residential property taxes.

Steve Scott, Twin Towers, spoke in favor of Urban Renewal. He stated that Urban Renewal does not directly benefit Twin Towers. He stated that Twin Towers depends on the city water, sewer and stormwater infrastructure needed to support new planned development.

Mayor Annette Frank closed the public hearing at 7:40pm.

F. ACTION ITEMS

1. Cost of Living Adjustment (COLA)

Interim Cyndi Park informed the council that the information in the staff report was incorrect and is requesting a 3% COLA and not a 4% COLA.

KITTY MACKIN MOVED TO APPROVE A 3% COST OF LIVING ADJUSTMENT FOR CITY STAFF EFFECTIVE JULY 1, 2024. SECONDED BY JIM MAGUIRE. Motion carried with Frank, Hover, Mackin, Maguire and Wildhaber voting aye. Councilors Hildebrandt and Sandoval-Perez were absent.

2. Hiring of Library Assistant

Interim City Manager Cyndi Park presented the possibility of hiring Vicki Durand as a library assistant if the Council approves.

There was a discussion about the budget constraints and the cost of the City Manager recruitment that makes it difficult to move forward with the hiring of a library assistant.

Council decided to table the item for another time.

G. Work/Discussion Items

1. City of Dayton City Manager Recruitment Schedule

Amelia Wallace, Jensen Strategies, briefed the Council on the process of recruitment for a City Manager.

The Council discussed the recruitment schedule and changes were made to the schedule accommodate the Council.

The work session changed from July 23, 2024, to July 22, 2024, at 6:30pm.

September 23, 2024 will include Zoom option.

Amelia Wallace, Jensen Strategies, moved the finals week of interviews from Oct 8-11 to the following week. Dates are to be confirmed by all councilors.

H. EXECUTIVE SESSION

I. COUNCILOR COMMENTS AND CONCERNS

Councilor Hover stated that he would like officially to table the second action item of hiring of a Library Assistant.

Councilor Wildhaber expressed that he thinks Urban Renewal is a good thing and wants the Fire Department to benefit from it since we all depend on them. He inquired about the cooling shelter information available to the public.

Councilor Maguire thanked the Council for moving the final recruitment week so he could be present. He stated that he would not be available for the September 3rd, 2024, Council meeting.

Councilor Mackin stated that she would be attending the City of Yamhill dinner dressed as clown "Ms. Beverly Bookmark" in honor of Beverly Cleary.

Mayor Frank inquired if there was time and interest for a float for the Old Timer's Weekend. She urged the Council to be present at the National Night Out to help.

Mayor Frank reminded the Council that elections are coming up and packets are available with Rocio Vargas, City Recorder.

J. INFORMATION REPORTS

1. Tourism and Economic Development (TED)

Dave Rucklos, TED Director, reported on the accomplished objectives in economic development and tourism. He stated that Urban Renewal is a priority and will work to get the committee together with Council and the Dayton Fire District.

TED Director stated that the Dayton Village contract with Community Home Builders is going under review by the City Attorney. He stated that the contract be ready for signatures for execution by December 31, 2024.

TED Director is working on the Small City Allotment Grant for \$250,000 with Denny Muchmore City Engineer for the 3rd and Alder street overlay project.

TED Director and Curt Fisher are working on the update of the Transportation Plan.

TED Director reported that he will be the point person with Jensen Strategies in the City Manager recruitment.

TED Director updated on the restoration of the bandstand in Courthouse Square Park.

TED Director will p

K. CITY MANAGER'S REPORT

Cyndi Park, Interim City Manager, updated the Council on communication from the City Attorney on the new Supreme Court Decision on the Grants Pass case. She stated that the City Attorney will review the City Code to make sure that it complies.

Interim City Manager informed the Council that the City acquired Cyber Security Insurance to protect the Water Treatment Plant.

L. ADJOURN

There being no further business to discuss the meeting was adjourned at 8:30pm

Respectfully submitted:

APPROVED BY COUNCIL on **August 5, 2024**

By:
Rocio Vargas, City Recorder

As Written As Amended



Annette Frank, Mayor