



**MEETING MINUTES
DALLAS CITY COUNCIL
187 SE COURT ST, DALLAS, OR 97338**

Monday, February 5, 2024

1 Mayor Kenneth L. Woods, Jr. called the City Council meeting to order on Monday, February 5,
2 2024 at 7:00 pm and read the following statement:

3 *“Church at the Park has submitted an application for an emergency shelter on Holman*
4 *Avenue in Dallas pursuant to House Bill 3395 (2023). This application is currently being*
5 *reviewed by City staff and will be scheduled for a public hearing before the city council*
6 *at a future date and time. Public comments, both written and oral will be accepted after*
7 *the public hearing has been scheduled. The city council will not receive public comment*
8 *on the subject of the proposed project at this council meeting. Public comment on*
9 *homelessness, in general, will be received, but comments on the particular project*
10 *should be reserved for the public hearing.”*

11 **ROLL CALL**

12 **Councilors Present:** Council President Michael Schilling, Councilor Nancy Adams, Councilor
13 Larry Briggs, Councilor Kirsten Collins, Councilor Kim Fitzgerald, Councilor Micah Jantz, and
14 Councilor David Shein

15 **Councilors Excused:** Councilor Carlos Barrientos and Councilor Debbie Virden

16 **Also Present:** Mayor Kenneth L. Woods, Jr., City Manager Brian Latta, City Attorney Lane
17 Shetterly, Police Chief Tom Simpson, Fire & EMS Chief April Wallace, Finance Director Cecil-
18 ia Ward, Public Works Director Gary Marks, Building Official Troy Skinner, Library Director
19 Mark Greenhalgh-Johnson and City Recorder Kim Herring

20 **INTRODUCTIONS, RECOGNITION, PROCLAMATIONS**

21 Police Chief Tom Simpson introduced Heather Taylor, Administrative Services Manager. Ms.
22 Taylor introduced Cammie Ruark, Property & Evidence Technician and Shelley Bridges, Rec-
23 ords Clerk.

24 **PUBLIC HEARINGS**

25 **a) Appeal of the Planning Commission’s denial of a conditional use permit for the ex-**
26 **pansion of Tim’s Automotive at 188 SW Washington Street**

27 Mayor Woods opened the public hearing at 7:04 pm and asked if there were any conflicts
28 of interest or ex-parte contact to declare. Councilors Shein and Adams declared that there
29 were some possible conflicts.

30 Mayor Woods called on Chase Ballew to provide a staff report.

31 The applicant, Tim Sampont, came forward to provide his input.

32 Public input was received from Brian Dalton and Rita Grady who were not in favor of the
33 request.

34 The public hearing was closed at 7:38 pm.

35 After some discussion Councilor Briggs made a motion to reject the findings of the Plan-
36 ning Commission, and hereby approve the conditional use permit for an outdoor storage
37 lot, subject to the conditions of approval contained in this report with the addition of
38 landscape barriers with type and size to be approved by city staff. The motion was se-
39 conded by Councilor Fitzgerald. Councilor Shein made a motion to add the condition of
40 adding a fence on the east side of the property. The motion was seconded by Councilor
41 Adams. A roll call vote was taken and failed with Councilors Fitzgerald, Jantz and Schil-
42 ling voting NO. Councilor Shein made a motion to add the condition to make the fence
43 view blocking and not just slats. The motion failed due to lack of a second. Councilor

1 Shein made a motion to add the condition to add a closeable gate on Church Street.
2 Councilor Collins seconded the motion. The motion passed with a vote of 6-1.

3 After further discussion Councilor Briggs withdrew his motion and it was seconded by
4 Councilor Shein.

5 Councilor Schilling moved and Councilor Briggs seconded to reject the findings of the
6 Planning Commission, and hereby approve the conditional use permit for an outdoor
7 storage lot, subject to the conditions of approval contained in this report with the addition
8 of a gate on Church Street. The motion passed with a vote of 6-1 with Councilor Collins
9 voting NO. Councilor Schilling made a motion to amend the previous motion to include
10 two street tree wells on Washington Street when the sidewalk is restored with trees con-
11 sistent with the downtown landscaping. Councilor Briggs seconded the motion. The mo-
12 tion passed with a vote of 5-2 with Councilors Collins and Shein voting NO.

13 **b) Proposed Development Code Updates, Public Hearing Closed, Deliberation & Deci-**
14 **sion Only**

15 Mr. Latta presented the staff report and the council discussed the updates. Councilor
16 Shein moved and Councilor Adams seconded to approve the changes to the Dallas De-
17 velopment Code as modified by the City Council, and direct the City Attorney to draft an
18 enacting ordinance. Councilor Schilling made a motion to amend the previous motion to
19 modify Section 3.4.015 Table 3.4.015.F Ped/Bike Connections – Creek Trails Minimum
20 10’ wide paved multi-use path with landscaping. Includes a minimum of 20’ of ROW.
21 This will also amend Section 3.1.030 Item B.4 to reflect Multi-use paths shall be at least
22 10 feet wide. The vote was taken and the amendment passed with a vote of 7-0. The vote
23 was taken on the amended main motion and passed with a vote of 7-0.

24 **PUBLIC COMMENT**

25 Robert Greenway provided comment on the budget and water/sewer rates.

26 **CONSENT AGENDA**

27 Councilor Schilling moved and Councilor Shein seconded to approve the Consent Agenda as
28 presented. The vote was taken and the motion passed with a vote of 7-0.

29 **REPORTS FROM CITY MANAGER AND STAFF**

30 Gary Marks presented the staff report regarding financing for Revolving Loan Fund Application
31 of the Clay Street Water Line Replacement Project, Phase 2. Councilor Adams moved and
32 Councilor Schilling seconded to approve the application to Business Oregon for a Safe Drinking
33 Water Fund Loan to finance the Clay Street Water Transmission Line Replacement Project,
34 Phase 2. The vote was taken and the motion passed with a vote of 7-0.

35 **FIRST READING OF ORDINANCES**

36 **a) Ordinance No. 1890 changing the zoning designation of a parcel of real property**
37 **owned by Polk Community Development Corporation from Residential Low Densi-**
38 **ty to Residential High Density**

39 Mr. Latta presented the staff report. On January 22, 2024 the City Council held a public
40 hearing and made the motion to approve the application, subject to adoption of an ordi-
41 nance affecting the change. Mayor Woods declared that Ordinance No. 1890 had passed
42 its first reading.

43 **b) Ordinance No. 1891 repealing Dallas City Code Sections 3.900 to 3.916**

44 Mr. Latta presented the staff report. The new public safety fee created by Resolution No.
45 3521 is intended to replace the fee created by Ordinance 1818. Therefore, staff present
46 Ordinance 1891 to repeal Dallas City Code Section 3.900 to 3.916. The repeal would be
47 effective July 1, 2024. Mayor Woods declared that Ordinance No. 1891 had passed its
48 first reading.

49 **RESOLUTIONS**

50 **a) Resolution No. 3522 approving the addition of weekly recycling and yard debris col-**
51 **lection services under the Corvallis Disposal Co. solid waste franchise agreement**
52 **with the City of Dallas, and authorizing the charge therefor**



1 Julie Jackson, Republic Services, presented an updated report regarding the current ser-
2 vice that Dallas residents use and how the change in service would affect the rates. One
3 change that has been made was to include weekly pickup of all services at no extra
4 charge for those customers that have a 20-gallon refuse cart. The roll call vote was taken
5 and passed with Councilors Adams, Briggs, Collins Schilling and Shein voting YES.
6 Councilors Fitzgerald and Jantz vote NO.

7 **EXECUTIVE SESSION**

8 Mayor Woods called to order an executive session pursuant to ORS 192.660(2)(e) to conduct
9 deliberations with persons designated by the governing body to negotiate real property transac-
10 tions at 9:06 pm.

11 The executive session was closed and the regular council meeting was reconvened at 9:27 pm.

12 Councilor Briggs made a motion to authorize the City Manager to purchase the property located
13 at 310 NE Polk Station Road in Dallas. Councilor Shein seconded the motion. The vote was tak-
14 en and the motion passed with a vote of 7-0.

15 **ADJOURNMENT: 9:28 pm**

16 **Read and approved this 20th day of February 2024.**

17

18 
A handwritten signature in blue ink, appearing to read "Mark Woods", is written over a horizontal line.

19 **Mayor**

20

21 
A handwritten signature in blue ink, appearing to read "D. H. H.", is written over a horizontal line.

22 **City Manager**