



CITY COUNCIL MEETING MINUTES ~ APPROVED REGULAR SESSION - NOVEMBER 16, 2022 AT 6:00 PM

City Hall ~ 82877 Spruce St., Westlake, OR
These proceedings of the Dunes City Council were recorded and are on file at Dunes City Hall. Upon approval by the City Council, these minutes will be available online at www.DunesCity.com

1. CALL TO ORDER

Mayor Meyer called the Wednesday, November 16, 2022 Regular Session City Council meeting to order at 6:00 p.m.

2. ROLL CALL

Roll Call was taken by City Administrator/Recorder Jamie Mills.

Present: Mayor Sheldon Meyer, Council President Susan Snow, Councilor Melissa Stinson, Councilor Rory Hammond, Councilor Robert Orr, and Councilor Duke Wells.

Also Present: City Administrator/Recorder Jamie Mills, Planning Commissioner Chair Rapunzel Oberholtzer, videographer Alan Campbell, and Jared Anderson of The Siuslaw News.

Absent: Councilor Tom Mallen.

Absent / Excused: Planning Secretary Noroña.

3. PLEDGE OF ALLEGIANCE

All who wished to participate joined in the Pledge of Allegiance.

4. APPROVAL OF THE AGENDA

Council President Snow made a motion to approve the agenda.
Councilor Orr seconded the motion. The motion passed unanimously.

5. APPROVAL OF THE CONSENT AGENDA

Councilor Orr made a motion to approve the Consent Agenda.
Councilor Stinson seconded the motion. The motion passed by unanimous vote.

6. ANNOUNCEMENTS / CORRESPONDENCE

City Administrator/Recorder Mills announced the following:

- A. Parkway Drive is open for traffic. There is some detail work to complete but that will not close the road.

7. CITIZEN INPUT ON ITEMS NOT DISCUSSED IN PUBLIC HEARING

There was none.

8. OLD BUSINESS

A: Discussion of changes to Short-Term Rental Code

Councilors and staff read and discussed proposed changes to the Short-Term Rental (STR) Ordinance. Councilor Hammond asked about the requirement that a property manager of the STR be available within fifteen (15) minutes.

Councilors discussed fifteen (15) minutes vs. thirty (30) minutes response time.

Councilors and City staff discussed limiting the number of STRs by percentage or by maximum number. The idea of creating a waiting list, after establishing the limit on the total number of allowed STRs. Councilor Orr made a motion that the number of Dunes City Short-Term Rental Permits will not exceed 5% of the total residential properties in Dunes City. Councilor Wells seconded the motion.

Mayor Meyer called for a vote on the motion.

Council President Snow and Councilor Stinson abstained.

Councilors deferred voting on this motion until reading the entire Ordinance.

Councilors continued their review of the amended Ordinance, discussing concerns about overcrowding, septic system function, narrow streets, and parking.

Council President Snow requested City Administrator/Recorder add language stating property owners are responsible for what happens on their property.

B. Election Results

City Administrator/Recorder Mills announced that Sheldon Meyer, Melissa Stinson, and Rich Olson were elected to City Council and congratulated the election winners.

C. Sale of Siltcoos Dam and Siltcoos River water rights

City Administrator/Recorder Mills noted this agenda item is also listed under “New Business”, and asked Councilors when they would discuss this.

Councilors decided to discuss the sale of Siltcoos Dam and Siltcoos River water rights during Executive Session.

9. PUBLIC HEARING

None scheduled.

10. EXECUTIVE SESSION

Held pursuant to ORS 192.660(2)(h): To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Meyer adjourned the Regular Session at 6:40 p.m. for Executive Session.

Mayor Meyer reconvened the Regular Session and called the meeting to order at 7:05 p.m.

11. NEW BUSINESS

A. Ordinance No. 267 re: Traffic Code

First Reading

(Second Reading, deliberation and public hearing will be held at the next Session of the City Council on December 21, 2022)

Councilor Hammond made a motion for Mayor Meyer to read Ordinance No. 267 by title only.

Councilor Orr seconded the motion. The motion passed unanimously.

Mayor Meyer read Ordinance No. 267 by title.

Councilors discussed types of vehicles, vehicle speed, road speeds, walking paths, and bike paths.

Councilor Hammond asked what problem is solved by this Ordinance.

City Administrator/Recorder Mills answered that the City receives parking complaints and complaints about four-wheelers.

Councilor Hammond stated there are many exceptions, such as using a Utility Terrain Vehicle (UTV) for maintaining trails. He stated he does not favor this Ordinance, unless there is some overriding reason why the City needs it.

Council President Snow stated this Ordinance should be scaled down and specifically address Dunes City's traffic circumstances.

City Administrator/Recorder Mills asked Councilors to review the citation section, stating that the City of Florence traffic code was used as a framework for this draft Ordinance.

B. Approval of Letter of Guarantee for the New Fern Acres Water distribution system installation

Councilor Hammond made a motion that the Council approve the Letter of Guarantee for the Fern Acres water distribution system.

Council President Snow and Councilor Stinson seconded the motion.

The motion passed. Councilor Wells abstained from voting.

12. REPORTS

A. Mayor's Report

Mayor Meyer stated his primary concern for Dunes City is the auction of the Siltcoos and Tahkenitch dams and that the Council needs more information about what might be done.

B. Community Center Report

Councilor Wells stated Brent Chipps is doing a good job taking care of the grounds and buildings.

He added that the City Hall roof has held up extremely well and is in really good shape and predicted it should last another five (5) years.

C. Water Quality Report

Council President Snow reported she met with four (4) people from different State agencies. She stated the Dunes City Water Quality Committee favors the new testing that does not use chemicals, the State wants testing done regardless of weather conditions, and wants DNA testing. She added that DNA testing is expensive, and there are grants and other funding available, but the City might need to budget for that. She felt the meeting went well and that the State representatives listened, taking notes about Dunes City concerns. A new procedures manual must be written, which will be easy because she can reference existing State procedures. She concluded by saying another meeting is to be announced.

D. Road Reports

Mayor Meyer stated he is pleased that Brent Chipps informed him the City's boom truck is functioning and that Brett is trimming along all Dunes City streets. He called Brent Chipps a treasure.

Councilor Hammond reported he drove Parkway Drive and it is open all the way through. He also reported an abandoned vehicle.

City Administrator/Recorder Mills reported the abandoned vehicle was posted with a 72-hour notice or it will be towed.

13. FOR THE GOOD OF THE ORDER

Councilor Orr expressed great pleasure to have worked with Councilor Wells over the past six (6) years, and that despite having some significant political differences, he found himself and Councilor Wells often voted the same way on City issues. He repeated it has been a real pleasure and concluded by thanking Councilor Wells for his service to Dunes City.

Councilor Wells thanked all Dunes City residents for giving him the opportunity to serve Dunes City for twelve (12) years. He stated it has been an amazing experience in his life that he would not change and expressed gratitude to past Mayors and Councilors. He extended a special thanks to former Mayor Becky Ruede and City Administrator/Recorder Jamie Mills and stated they are the reasons he ran for City Council. He added that he sees improvement in the way the City operates and this shows people that one person can make a difference. He added that the amount of work Dunes City staff does is extraordinary and that City staff is underpaid. He said his dream of what Dunes City could be is to have a well-funded staff, so they can perform the necessary work, and encouraged the other Councilors to work in the direction of creating an environment that will promote employee retention. He concluded by thanking everyone who allowed him the opportunity to serve Dunes City.

Councilor Hammond expressed his thanks to Councilor Wells for his service.

Councilor Stinson thanked Councilor Wells for his service, and said he will be missed. She encouraged him to keep coming to City Council meetings, adding that he has a valuable voice that needs to continue to be heard. She thanked the people of Dunes City for allowing her to join the City Council and serve them.

Council President Snow thanked Councilor Wells for his service, stating that his voice brought needed diversity to Dunes City and she encouraged him to come to City Council meetings and voice his valuable concerns. She concluded with thanking the people of Dunes City for re-electing her and expressed hope that water quality testing will resume.

Mayor Meyer thanked Councilor Wells and said he will miss him. He thanked Councilor Wells for his contributions to Dunes City and that residents are all better off because of his efforts.

City Administrator/Recorder Mills informed Councilors held up a flyer about Oregon’s Plastic Pollution and Recycling Modernization Act and asked Councilors to review the information, as the Act includes future mandates for cities.

14. ADJOURNMENT

Councilor Hammond made a motion for adjournment.

Councilor Stinson seconded the motion. The motion passed unanimously.

Mayor Meyer adjourned the meeting at 7:35 p.m.

APPROVED BY THE DUNES CITY COUNCIL ON THE 21st DAY OF DECEMBER, 2022.

Sheldon Meyer, Mayor

ATTEST:

Jamie Mills, City Administrator/Recorder