

Dunes City Council ~ Special Session Meeting Minutes
Approved



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.dunescityhall.com.

August 7, 2024 - 6:00 p.m.

1. Call to Order

Mayor Ed McGuire called the Wednesday, August 7th meeting to order at 6:00 pm.

2. Roll Call

Present: Mayor Ed McGuire, Council President Susan Snow, Councilor Melissa Stinson, Councilor Joe Giammona, Councilor Tom Mallen and Councilor Richard Olson

Absent and excused: Council Chris Clemmons

3. Pledge of Allegiance

4. Consideration of the Agenda

Councilor Tom Mallen made a motion to approve the agenda.
Councilor Rich Olson seconded the motion.
The motion passed unanimously.

5. Announcements / Correspondence

A. Community Event

City Administrator, Lila Timmons, stated that Dunes City Hall will be hosting a Candidate Meet & Greet for any Dunes City resident that would like to enter the election or volunteer for the City

B. Town Hall with Senator Ron Wyden

City Administrator, Lila Timmons, stated that there will be a town hall with Senator Ron Wyden at the Florence Event Center, August 9, 2024 at 10 am.

6. Citizen Input

Citizen Jeanne Jackson expressed that she would like to add something to the survey discussion.

7. **New Business**

- A. Resolution Series 2024 No.7 regarding authorizing and delegating the City Administrator, Lila Timmons, to enter into a non-exclusive franchise to Siuslaw Broadband, LLC, locally known as Hyak.
Mayor Ed McGuire read a script.
Council President, Susan Snow, made a motion to read the Resolution by Title Only.
Councilor Tom Mallen seconded the motion. The motion passed unanimously by roll call vote.
Councilor Melissa Stinson made a motion to authorize Resolution Series 2024 No. 7.
Councilor Rich Olson seconded the motion. The motion passed unanimously by roll call vote.
- B. Dunes City Community Survey
Mayor Ed McGuire stated that the Councilors have a copy of the proposed community survey in their packets. He further stated the survey will be sent out to all Dunes City residents for under \$400.
Council President Susan Snow asked if there was enough room for citizen input on the last question.
Councilor Tom Mallen asked what the Council planned to do with the answers for the survey.
Citizen Bob Moss asked if there were questions regarding Short-Term Rentals on the website.
Citizen Jeanne Jackson expressed that she would like a question on the survey as to whether or not citizens would like to continue being Dunes City.
Mayor Ed McGuire stated that the Council could work on such a question.
Citizen Jeanne Jackson asked if the survey would be available on paper.
Citizen Carol Moss asked if the question regarding continuing on being Dunes City can be placed in the newspaper with pros and cons.
Councilor Rich Olson stated that citizens need to do their homework on the topic they are concerned about before making assumptions.
Mayor Ed McGuire stated that the survey results will be published.
Councilor Melissa Stinson made a motion to amend the survey to add a question about disincorporating Dunes City with a sentence or two about the meaning of a yes and the meaning of no. Councilor Joe Giammona seconded the motion. The motion passed unanimously.
- C. Septic Survey
City Administrator, Lila Timmons, stated that Staff tracks 780 homes with regular septic and 48 special systems. She further stated that the list presented to the Councilors were those residents that have not regularly conducted the City required septic inspections.
Mayor Ed McGuire stated after much discussion that the current Ordinance will be brought back to the Council for updating.
Councilor Joe Giammona made a motion to postpone any communication to citizens regarding septic inspections be put on hold until the Council updates the Ordinance.
Council President Susan Snow seconded the motion.
The motion passed unanimously.

D. T-shirts/Sweatshirts

Mayor Ed McGuire asked for ideas on what to do with the Dunes Triathlon t-shirts/sweatshirts. Councilor Melissa Stinson suggested that they be donated to a non-profit organization that provides to those in need.

8. Old Business

A. Short-Term Rental Ordinance

1. Public Comment

Mayor Ed McGuire asked the Councilors if they had any questions before taking public comment. Councilor Rich Olson asked how many Short-Term Rentals will be allowed.

Citizen Bob Moss stated that Short-Term Rentals should not be allowed because they are a business.

Citizen Steve Boone asked what other businesses have permits on residential property.

Mayor Ed McGuire stated that the Short-Term Ordinance was passed over two years ago and that the current Council was seeking to regulate the Short-Term Rentals in place currently and in the future.

Citizen Geneva Jackson read her letter.

Citizen Jeanne Jackson read her letter.

Planning Chair Rapunzel Oberholtzer asked how far the Council is willing to go to terminate a Short-Term Rental Permit. She further asked how many Short-Term Rentals would the City allow.

Mayor Ed McGuire stated that the current number of Short-Term Rentals with all the exceptions will be about the same number that the City is thinking of allowing total and that then can be regulated.

The proposed code will fund a Code Enforcement Officer to ensure following the Short-Term Rental Ordinance.

Citizen Bob Moss asked if the Short-Term Rental permits will be on the website.

Citizen Steve Boone asked if there were restrictions on lighting.

Citizen Todd Swift stated that any complaints received by a management company on a property would be handed over to the City if the City asked for those complaints. He further stated that as far as smoke alarms and other safety features are required by property management companies.

Mayor Ed McGuire stated that the City has a couple of options, one is do nothing, and another would be to regulate the Short-Term Rentals.

Mayor Ed McGuire stated that Lane County will inspect a residential home changing its purpose to a Short-Term Rental.

Citizen Jeanne Jackson stated that the Short-Term Rentals should not be allowed in order to help house those without homes.

Citizen Todd Swift stated that Short-Term Rentals were not affecting house prices or homelessness.

Citizen Geneva Jackson stated that the new Ordinance should require a site visit before being granted a permit. Mayor Ed McGuire stated that this was already in place.

Permit technician, Pam Palmer, stated that it helps if complaints are written complaints. Mayor Ed McGuire asked Vacasa Representative, Todd Swift, about his opinion in regards to requiring front facing cameras.

Mayor Ed McGuire asked if there any specific changes to the Ordinance presented.

Citizen Bob Moss asked for clarification on the Transfer section.

Mayor Ed McGuire explained that if the property is sold, the new buyer would have to apply within 30 days of the house closing. If the house closes and the new owner has not been approved, the Short-Term Rental permit would be terminated.

2. Review Revisions

Planning Commission Chair Rapunzel Oberholtzer asked if the number 40 on page 4 should be changed. Councilor Tom Mallen stated that he thought the number 40 should be changed to To Be Determined (TBD). Councilor Melissa Stinson stated that she felt that 60 days for accepting Short-Term Rental permits is too long.

Citizen Jeanne Jackson asked if some Short-Term Rental notices could be left at the post office for citizens to pick up.

Planning Chair Rapunzel Oberholtzer has another suggested change on section Renewal of Short-Term Rental Permit that the number of days should match the Property Transfer section of Thirty days.

Mayor Ed McGuire asked for a motion in regards to the Ordinance revision. Councilor Joe Giammona made a motion to approve of the Ordinance as amended. Councilor Tom Mallen seconded the motion. The motion passed unanimously.

Mayor Ed McGuire stated that in both models for Short-Term Rental permit fees, the fee is \$500 to apply.

B. Newsletter

Mayor Ed McGuire stated that the first newsletter was posted online on Facebook, and the website. You can sign up for the newsletter to be emailed to you once per month.

9. Executive Session

There were none.

10. For the Good of the Order

Councilor Joe Giammona asked what the Council can do to bring some excitement to the City.

Council President Susan Snow stated that the Fire Department will change out the batteries of smoke detectors is they are too high to reach by giving them a call.

City Administrator, Lila Timmons, asked if the Council was okay with Public Hearing being on the Work Session Agenda on October 2, 2024.

11. Adjournment

Council President Susan Snow made a motion to adjourn the meeting. Councilor Rich Olson seconded the motion. The motion passed unanimously.

Mayor Ed McGuire adjourned the meeting at 8:17 pm.

APPROVED BY THE DUNES CITY COUNCIL ON THE 21ST OF AUGUST, 2024

[Signature On File]

Ed McGuire, Mayor

ATTEST:

[Signature On File]

Lila Timmons, City Administrator