

Dunes City Council ~ Work Session Meeting Minutes



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.gov.

September 4, 2024 - 6:00 p.m.

1. Call to Order

Mayor Ed McGuire called the Wednesday September 4th 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 Chris Clemons and Councilor Richard Olson. Councilor Rich Olson left at 6:15 pm.

Absent and excused: Councilor Tom Mallen

3. Pledge of Allegiance

4. Consideration of the Agenda

Councilor Susan Snow requested the addition of the Pledge of Allegiance to the Agenda. All councilors agreed.

Mayor Ed McGuire requested the addition of the Public Comment section to the agenda. All councilors agreed.

Councilor Melissa Stinson made a motion to approve the amended Agenda.

Council President Susan Snow seconded the motion.

The motion passed unanimously.

Citizen Jeanne Jackson expressed confusion as to the public comments section of the agenda and asked for clarification.

5. Announcements / Correspondence

There were none.

6. Old Business

A. Short-Term Rental Fees

Councilor Rich Olson asked for clarification of the two different options presented.

Councilor Joe Giammona and Councilor Susan Snow explained the two options.

Councilor Joe Giammona expressed concern with Option 2 and paying for a Code Enforcement Officer.

Councilor Susan Snow stated that with Option 2, the fees will be collected upfront instead of trying to collect the 5% on a monthly basis.

Mayor Ed McGuire stated that Short-Term Rentals are obligated to pay room tax to the state with each rental and therefore the rental rate is reported. He further stated that the state could also collect the city fee for an additional fee.

Councilor Chris Clemons expressed support for Option 1.

Council President Susan Snow felt that the 5% monthly fee based on rentals is too high and that Option 2 could cover a Code Enforcement Officer.

Councilor Melissa Stinson asked if any Councilors having a Short-Term Rental(s) should be involved in a vote.

Mayor Ed McGuire asked City Administrator, Lila Timmons, to send the City Attorney information to each Councilor to each personally ask the question about conflict of interest.

Council President Susan Snow stated that she agreed with Option 1 except for the 5% and Option 2 replaces that.

Citizen James Silke felt that if the City does an upfront fee, it should be ready to process refunds. He further stated that Lane County operates similar to Option 1. He then asked about the number of complaints and the City's procedure to validate complaints.

Citizen Amber Clemons asked if the City knew the average time Short-Term Rentals are filled for the year. Councilor Joe Giammona stated that he used 48% and felt that number was conservative. Citizen Amber Clemons further stated that she liked Option 1.

Citizen Jeanne Jackson asked why Short-Term Rentals were getting away from having to have a commercial business license. She further stated that she felt Short-Term Rentals were driving up home prices.

B. Dunes City Sign

Council President Susan Snow asked the Councilors how they felt about the sign entry submissions. Councilor Joe Giammona stated that he did not like any of the entries.

Councilor Melissa Stinson stated that she liked the simplicity of one of the designs but did not like the verbiage on the sign. She further stated that the designs with colors might fade or be ruined by weather.

Councilor Chris Clemons stated that he preferred the "park sign" but wanted to add some simple lines for trees.

Council President Susan Snow stated that she was concerned about maintenance of the sign and was concerned with all the colors in the more artistic sign entries.

Council President Susan Snow asked if there was anything else that could be added to the sign.

Councilor Joe Giammona asked what the City stood for and that we wanted to have a sign that represents the City.

Councilor Melissa Stinson asked where the signs were proposed to be placed.

The Councilors decided to place one sign at each end of Dunes City on Highway 101. Citizen Geneva Jackson stated that she did not like the design with the ATV. Citizen Jeanne Jackson stated that she did not like the design with the ATV as well. Citizen Amber Clemons stated that she would submit a design. Councilor Joe Giammona stated that he liked the verbiage “Explore, Relax, Play”. The Councilors decided to open the sign contest back up for other sign submittals with the simpler design.

7. New Business

A. Possible Update to Ordinance 231-A

Mayor Ed McGuire stated that the Ordinance talks about diverting water from Woahink Lake only and not the whole watershed.

City Administrator, Lila Timmons, stated that the Ordinance also required the Dunes City water rights to be recorded with the Lane County recorder which has never been done.

Mayor Ed McGuire stated that he did not recommend this process and felt the Transfer of Ownership section should be removed.

City Administrator, Lila Timmons, stated that there was another question on page 6 in the first sentence of section A where it says a penalty “is” and wondered if it should state “shall” instead.

City Administrator, Lila Timmons, questioned whether or not Fish Screens should be included in the Ordinance. Mayor Ed McGuire stated that anyone that is connected to a Dunes City Water Right or now applies for a State Water Right is required to install a fish screen by the State.

Councilor Melissa Stinson asked how does the City know the appropriate fish screen to be installed.

Councilor Joe Giammona stated that there are residents that have not installed a fish screen.

8. For the Good of the Order

There were none.

9. Adjournment

Councilor Melissa Stinson made a motion to adjourn. Councilor Chris Clemons seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:06 p.m.

APPROVED BY THE DUNES CITY COUNCIL ON THE 18TH OF SEPTEMBER, 2024.

[Signature on File]

Ed McGuire, Mayor

[Signature on File]

Lila Timmons, City Administrator