

**CITY COUNCIL MEETING
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March 20, 2018**

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City of Dundee
City Council Meeting Minutes
March 20, 2018

Call to Order

Mayor David Russ called the meeting to order at 7:01 P.M.

Council and Staff Attendance

Present: Mayor David Russ; Council President Kristen Svicarovich; Councilors Ted Crawford, Tim Weaver, Jeannette Adlong and Doug Pugsley. Absent: Councilor Storr Nelson. Staff members: Rob Daykin, City Administrator; Peter Watts, City Attorney; Cheryl Caines, City Planner; and Melissa Lemen, Administrative Assistant.

Public Attendance

Rob Molzahn, Uptick Investment Holdings, 2701 Arthur Lane, Newberg, OR 97132.

Agenda Changes

None.

Public Hearing: CMA 17-19, ZC17-19, S17-20: Zone Change –Market East Subdivision

Mayor Russ called the hearing to order at 7:03 P.M. to consider the Comprehensive Map Amendment, Zone Change, and Subdivision Approval.

Call for Declarations of Conflict or Bias by any members of this body:

None.

Objections to jurisdiction by any member of this body:

None.

Staff Report

Planner Caines read the Staff Report into record.

Mayor Russ asked about what zoning is high density in the City of Dundee. Planner Caines advised that R-3 is the highest density in the City. Councilor Adlong pointed out that the proposed zone change was classified as medium density; multifamily homes could be placed on R-3 which would be classified as high density. Planner Caines informed that multifamily homes are only permitted in the R-3 zone. The Comprehensive Plan Map designation is medium density residential.

Councilor Crawford inquired about the size of the lots for the new existing homes across the street from the discussed property on Locust Street. Planner Caines informed that R-2 zoning has a larger minimum lot size of 7,000 SF. City Administrator Daykin informed that the discussed lots across the street were lots of record prior to the zoning being adopted, so they had legal right under the City Development Code for a home to be placed even though it is substandard in size for the R-2 zone. Additional discussion ensued.

Councilor Svicarovich inquired about lighting being deferred along with undergrounding of overhead utilities, though it did appear to her that sidewalks were required to be installed along

Eighth Street. She stressed the importance of timing the installation of underground utilities when the ground is already open. C.A. Daykin explained that the main rationale was that the lighting in those neighborhoods are primarily from utility poles with fixtures attached to them, until those poles are brought underground and replaced with other types of illumination. C. Svicarovich inquired as to whether the undergrounding of overhead utilities would then be a requirement of the individual property owner or the City. C.A. Daykin pointed out that because it is a condition of approval, the intent was to have the applicant define with the partition of the lot what the responsibilities are. He noted that one way envisioned for completing undergrounding might be through a Local Improvement District (LID), and thus it will be very important for each of the future lot owners understand that they will have some stake in that future expense. Additional discussion ensued. C.A. Daykin pointed out that the lighting would apply not just to the Eighth Street frontage, but would apply to the Locust Street frontage also.

C. Svicarovich indicated that within the Conditions of Approval she noted a comment pertaining to sidewalks being five feet wide if separate, or six feet wide if along a curb. She recalled that the City of Dundee cross-section required a planter strip for local residential streets. C.A. Daykin reviewed the Transportation System Plan (TSP) allows an option for the planter strip to be omitted.

C. Crawford inquired as to when the improvement will be completed on Locust Street from Eighth Street to Seventh Street. C.A. Daykin informed that the City is close to going out to bid for the Locust Street LID project; there are some final design elements left to complete and then it will go out for bid within the next two weeks. C.A. Daykin reviewed that this work includes a full street improvement on both sides.

Public Testimony

Mayor Russ informed that the applicant, Rob Molzahn, Uptick Investment Holdings, is present tonight and available to answer questions.

Councilor Pugsley inquired as to what Mr. Molzahn anticipates the cost of the proposed houses to be. Mr. Molzahn addressed Council and stated that if the homes were the exact same homes built across the street they would likely cost in the \$320,000 to \$340,000 range now.

Mayor Russ inquired as to how Mr. Molzahn made his decision with regard to his proposal for the use of the property. Mr. Molzahn informed that they looked at the possibility of doing multifamily. Though it is his belief that they could have likely fit 4 to 5 attached units, it just made more economic sense to build three homes to match what is already across the street rather than do two duplexes. M. Russ inquired as to whether or not building apartments was considered. Additional discussion ensued and Mr. Molzahn reviewed that the owner hadn't planned on keeping the property; it made more sense to have three lots which could be sold.

The need for higher density housing in Dundee was discussed and C. Adlong stated that her preference would have been that more dense housing would have been elected for this area though that isn't what is being proposed.

With regard to computations done pertaining to the amount of available land for light industrial and R-3 residential use, C. Adlong inquired as to whether the zones in the Riverside district were factored into that equation. Planner Caines informed that the computations were based on what land is presently zoned and available for development in the City of Dundee. Additional detailed discussion ensued.

A **motion** was made and seconded to close the public testimony. **The motion** passed unanimously.

Staff Recommendation

Planner Caines advised that the recommendation, based on the Planning Commission recommendation, is to approve the proposed Zone Change, Comprehensive Plan Map Amendment, and Subdivision.

Deliberation

Mayor Russ discussed his belief that if a zone is changed it really should be for reasons that benefit the City as a whole. He stated that he doesn't mind changing the zone to R-3, as it is his belief that higher density housing is needed in the core of Dundee, though this proposal doesn't address the City's need for lower income housing or higher density housing.

C. Crawford acknowledged the challenges with regard to the development of the discussed property. He reviewed that the location is not a favorable industrial site. C. Crawford pointed out that the access to this property is poor and it would probably not be well suited for apartments with the limited parking availability. He also acknowledged the shortage of more affordable housing in Dundee as well.

C. Pugsley offered his support of any zone change benefitting the entire City. He agreed that the uses proposed definitely reflect the existing neighborhood and it is his belief that it will benefit that feel and look of the neighborhood, in particular the new houses that are coming along on Locust Street. Though C. Pugsley acknowledged that affordable housing is definitely a need in Dundee, he pointed out that even homes in the \$320,000-\$340,000 range are at the lower end of the spectrum and offers some balance. Additionally, he pointed out that there really aren't any other vacant properties in R-3 zoning and indicated his support the proposed re-zoning. C. Weaver voiced his support of this as well and noted that his primary concern with increasing density in that area is the access. He expressed concern that, though there would be some street upgrades around the development itself eventually, there aren't any of these improvements for several blocks around the area. C. Weaver voiced his support of the zone change as a step in the right direction considering the market and property owner/developer proposal. C. Svicarovich voiced her support of the zone change as well. She also offered her opinion that the R-3 zone designation adjacent to the existing public park makes sense and noted that the light industrial property would gain access off of Maple Street, as opposed to Locust Street where the majority of park activities occur. C. Adlong voiced her support of the application though she expressed her disappointment that it wasn't something else, though acknowledged that it does make sense for that small piece of property.

The motion was made and seconded to approve Ordinance No. 561-2018, and ordinance approving a Comprehensive Plan Map Amendment from Light Industrial to Medium Density Residential, a Zone Change from L1 to R-3, and a 4-lot Subdivision for property located at the southeastern corner of 8th Street and Locust Street, Tax Lot 3325CC-1000, known as Market Street East Subdivision. **The motion** passed unanimously.

Public Hearing: LURA 18-04: Commercial Entrances Code Amendment

Mayor Russ called the hearing to order at 7:46 PM to consider amending the Commercial Entrances Section of the Development Code. File #: LURA 18-04.

Call for Declarations of Conflict or Bias by any members of this body:

None.

Objections to jurisdiction by any members of this body:

None.

Staff Report

Planner Caines read Staff Report into record.

Public Testimony

There was no public testimony given.

A motion was made and seconded to close the Public Testimony portion of the Public Hearing. **The motion** passed unanimously.

Deliberation

Mayor Russ expressed his support of the proposed Amendment. C. Pugsley voiced his support as well and favored the addition of the ground floor window coverage. He voiced his support of reusing the existing buildings and felt this will aid in keeping good aesthetic qualities to those redevelopments.

C. Svcarovich stated that she is not in support of this Amendment. She expressed her belief that an existing condition is being made worse rather than better. She pointed out that today pedestrians can access the discussed building from the street, and they know exactly where the front door is, which has been accessed over a long period of time. She supported that front access of the building is an important component of being a public building and making sure people know where the entrance is located. Though she empathized with the situation at hand in that the building belongs to the property owner and has constraints with the limited size of the building, she stated her belief that the community will be getting a lesser benefit given the fact that pedestrian mobility is being compromised; instead of being able to directly access a door from the street, pedestrians will need to go in search of it amongst parked cars and possibly transport themselves between internal buildings from side access doors. Councilor Adlong acknowledged the concern with regard to the parking area being potentially right next to the door, possibly interfering with the entry to the door.

Mayor Russ expressed disappointment that Council had not been provided with a blueprint of the building. He recalled seeing a back door on the building upon driving past it. M. Russ shared his belief that by adding a door on the side of the building, the property owner will lose a parking space and thus will not really be gaining anything. He also acknowledged that this will require pedestrians to mingle with cars. M. Russ pointed out that the small size of the building likely limits and/or makes setting up the business more complicated for the owners based on the location of the doors. Mayor Russ expressed his disappointment that the property owner is not present at the Hearing tonight and did not provide a blueprint of the building.

Councilor Weaver expressed his concern with the small building being located such a short distance to the Highway. He reviewed that the reason for this proposal is due to the damage from a car driving into the building. He expressed concern with regard to the front door of a business right on Highway 99W and suggested that perhaps the driveway access offers a safer option.

Though a car did hit the building, Mayor Russ discussed that he bases his Council decisions on matters beyond that unfortunate incident. Additionally, M. Russ pointed out that many businesses on Highway 99W have front doors and our City ordinance states that this is a requirement within the Central Business District (CBD).

C. Crawford pointed out that conditions have changed on Highway 99W since the accident occurred where the car hit the building. He pointed out that the sidewalks have been redone, 99W has been rerouted, and he believes that in time the speed limit will be lowered to 25 mph. Though thousands of vehicles pass by on Highway 99W, C. Crawford noted that he doesn't recall other buildings being hit.

C. Adlong pointed out that there is a landscaping ordinance as well which can help property owners by encouraging additional buffers such as trees. She also acknowledged that there are dangers for pedestrians walking on Highway 99W as well.

C. Svicarovich expressed her concern about meeting the goals and objectives of creating a pedestrian friendly environment in the downtown area if this change were made to every building that met the criteria. M. Russ inquired as to how many buildings meet this criteria in the downtown area to which C.A. Daykin is unsure. M. Russ noted that he can only recall a very small number of buildings potentially meeting this criteria. Additional discussion ensued. It was noted that the Dundee Women's Hall has doors on the front of the building positioned even closer to Highway 99W.

A motion was made and seconded to adopt ordinance No. 562-2018, an ordinance amending the Dundee Development Code to correct errors and modify the entrance standards within the Central Business District (CBD) zone.

C. Svicarovich inquired as to whether a building which is less than 1000 SF in size today, but then is remodeled to be larger in size would still fall under the proposed criteria. She reviewed the proposed Amendment and expressed concern that there may be a loophole. C. Crawford suggested changing the language in the ordinance from "...buildings less than 1,000 square feet that were constructed prior to January 1, 2015..." to say, "...buildings less than 1,000 square feet and were constructed prior to January 1, 2015..."

A motion was made and seconded to amend the original motion to include and edit the verbiage of the ordinance (Section D, 2-B line four), replacing the word "that" with the word "and," to read: Buildings less than 1,000 square feet in floor area and were constructed prior to January 1, 2017 shall comply with the standards in the C zone above provided windows are at least 50% of the ground level area of the street wall. **The motion** passed unanimously.

A motion was made and seconded to adopt ordinance No. 562-2018, as amended, an ordinance amending the Dundee Development Code to correct errors and modify the entrance standards within the Central Business District (CBD) zone. **The motion** passed 5:1, with Councilor Svicarovich voting nay. C.A. Daykin stated that due to not having a unanimous vote, the ordinance be brought back to the next Council meeting for a second vote per the Dundee City Charter. The ordinance has not yet been adopted.

Public Comment

None.

Consent Agenda

The motion was made and seconded to approve Consent Agenda Item 6.1 City Council Minutes, March 6, 2018, Item 6.2 Financial Report ending February 28, 2018, and Item 6.3 OLCC Liquor License Application, Chan's of Dundee. It was noted that Chan's Restaurant has had a change of ownership. C. Weaver also noted that the applicant is participating in the diversion program for a DUII from 2016. **The motion** passed unanimously.

Old Business

City Administrator Salary

C. Adlong reviewed that the salary for the City Administrator position for the City of Dundee is on the low end of the spectrum based on the Salary Survey results provided by Sean O'Day, Mid-Willamette Valley of Governments Executive Director. She supported the importance of City Administrator Daykin's presence at the City, especially as the City moves forward over the next couple of years with development of the Riverside District. She expressed her belief that the City needs C.A. Daykin's institutional knowledge and supported his ability to work with Council and others as has been so well demonstrated over his years of employment with the City. C. Adlong voiced her support of increasing his salary to at least the amount which he has suggested, which is a cost of living increase, though she supports an increase of more than this if the City can afford it.

C. Weaver voiced his support of a salary increase and pointed out that with regard to PERS, the monthly benefit is based largely on the last three years of employment.

C.A. Daykin requested that some consideration be given to looking at more than just one year, using any type of method Council wishes to use, as opposed to completing this exercise yearly.

C.A. Watts expressed his surprise at how low C.A. Daykin's salary is presently. He acknowledged the outstanding work that C.A. Daykin has done for the City, efforts that can also be reflected in the amount of grants that the City has received.

C. Adlong proposed a salary of \$90,000 for the 2018-2019 year, which is an approximate 8% increase. C. Pugsley voice his support of this as well, and suggested potentially a 5% increase in salary yearly over the next three years, bringing his salary to near \$100,000 by the third year. Detailed discussion ensued regarding potential salary increase options.

C. Weaver inquired as to whether C.A. Daykin would have any interested in deferred compensation. C.A. Daykin pointed out that the City does have a volunteer deferred comp program though he is unsure of whether there is any advantage of the City contributing other than offsetting PERS obligations potentially. Additional discussion ensued.

C. Svcarovich pointed out that the salary survey average is made up of a majority of City employees with less experience than C.A. Daykin.

In addition to providing fair compensation for C.A. Daykin, C. Crawford pointed out that due to the fact that C.A. Daykin is also nearing retirement, if the salary for his position is low this will also make recruitment of a quality replacement for him more difficult. He supported that the City needs to become more accustomed to paying a higher salary for the City Administrator position.

C. Adlong supported increasing C.A. Daykin's salary to \$89,000 for 2018-2019, then provide two 5% raises over the following two years, this would bring his salary to \$98,000. C. Weaver suggested potentially adding incentives (based on performance) to a package over the next couple of years. C.A. Watts encouraged Council to be mindful of not binding future City Council's. Additional detailed discussion ensued. C.A. Watts pointed out that there is much less legal risk with a two-year contract in this situation.

The consensus of Council was to increase C.A. Daykin's salary to \$90,000 for 2018-2019 with a 5% increase the following year, bringing his salary to \$95,000 in year two. C.A. Daykin expressed his satisfaction with a two-year arrangement and indicated that he will bring back an Amendment to the next City Council meeting so that official action can be taken.

New Business

Resolution No. 2018-03, Supplemental Budget

Mayor Russ briefly reviewed the proposed Supplemental Budget. He voiced his support of the Fire Department purchasing thermal imaging cameras. A **motion** was made and seconded to adopt Resolution No. 2018-03, a resolution adopting a Supplemental Budget for fiscal year 2017-2018. **The motion** passed unanimously.

Council Concerns and Committee Reports

C.A. Svicarovich provided a subcommittee report regarding the Professional Engineering Services on-call contract. She reviewed that the City of Dundee put out an RFP on February 6, 2018 to request professional engineering services. It was noted that the City emailed the RFP to eleven consultants and four proposals from engineering firms were received on March 12, 2018. Proposals were received from Streamline West Engineering, HBH Consulting Engineers, Civil West Engineering and Kennedy Jenks Consultants. C. Svicarovich reviewed the RFP criteria to include proximity of the firm to Dundee, experience and familiarity with the City of Dundee, references and experience serving as the engineer of record for other communities, and consultant understanding and approach as well as the quality of the statement of qualifications. She explained that the contract was primarily split between two main types of services: 1. Miscellaneous day-to-day services, which would be billed on a time and materials basis and not to exceed \$250,000 and 2. Task-based services, simple proposals where a scope fee and timeline would be put together by the consultant and negotiated with the City.

C. Svicarovich reviewed that a Subcommittee consisting of C.A. Daykin, Alan Mustain, Superintendent of Public Works, C. Adlong and herself met on March 13, 2018 to review proposals. She provided a brief highlight of the proposals received. She reviewed that the proposal received from Streamline West (the current City engineer, Greg Reid) was simple but addressed all of the items within the RFP. She noted his familiarity with the City of Dundee, having provided engineering services for the City for the past two years. The RFP received from HBH Consulting Engineers was reviewed next and their office was noted to be located in downtown Newberg. Though in close proximity to Dundee, C. Svicarovich reviewed that the Committee felt that much of the proposal consisted of boilerplate language. The Committee was informed that HBH Consulting Engineers met with the City close to the end of the proposal time and much of their personalization of what they knew about Dundee was gleaned from that staff meeting. She also noted that there was also a concern with some of the possible conflict of interest or perceived conflict of interest due to the work with developers; HBH Consulting were representative for one of the developers as part of the land use proposal reviewed earlier in tonight's meeting. C. Svicarovich discussed that it was evident that Civil West Engineering spent a lot of time looking through the City's various Master Plans, reading past Council meeting minutes, and took time to address all of the items in the RFP. She pointed out that they provide a wide variety of expertise and are currently the engineer of record for several communities of similar size to Dundee. However, they were noted to be located out of an Albany office and travel time to and from the City of Dundee would need to be considered. It was noted that Kennedy Jenks also provided a proposal, however, their proposal really provided focus on the Waste Water Treatment Plant and sewer specific services including biosolids removal. She discussed that the intent would be to keep Kennedy Jenks on to continue those types of services under an engineering contract.

C. Svicarovich informed that the recommendation of the Subcommittee is to execute contracts with both Streamline West Engineering and Civil West Engineering. The intent in doing so would be for Streamline West to perform the miscellaneous day-to-day services including land use review, best practices, technical assistant to Public Works Staff, and ongoing infrastructure

maintenance and upgrades (water line replacements and overlay type projects). This scenario would allow Engineer Greg Reid to have support from Civil West Engineering on an as-needed basis, and Civil West would be able to provide subject area expertise where C.E. Reid needed assistance, as well as be available for QA/QC where necessary. Civil West Engineering would primarily support Streamline West Engineering when capacity is exceeded, and they would perform more task-based services such as updating the Storm Water Master Plan and providing Storm Water facilities planning, updating the Storm Water SDC, updating the Design Standards for the Riverside District, and helping out with a few unresolved items from the 2016 Water Master Plan Update.

Though he expressed support of the recommendation, M. Russ expressed concern that the Subcommittee recommendation may be outside the scope of the request due to the fact that the position will be split between two engineering firms. C.A. Watts reviewed that this represents a fixed price for engineering services. He explained that the only difference now from the way things have previously been done is that C.E. Reid will have the ability to consult a third party for subject matter expertise in the event that he and the City Administrator were to determine it would be most efficient to do so. M. Russ again expressed his support of the recommendation and noted that his concern was in making sure the City is in compliance. C.A. Watts explained that from a legal standpoint this type of arrangement is fine as long as both parties are amenable to the situation. Additionally, he explained that this situation is not unusual, particularly in a situation where there is an individual to partner with another firm to provide services. Additional detailed discussion ensued. C.A. Daykin offered that Civil West Engineering had indicated that they can offer a full range of services to accommodate any arrangement the City would like as they have similar types of arrangements with other Cities. C.A. Daykin pointed out that at this time C.E. Reid does not charge the City for travel time between his residence and City offices, and the City will need to have a discussion with Civil West regarding this issue.

The consensus of Council was to move forward with negotiating contracts with Streamline West Engineering, Civil West Engineering and Kennedy Jenks Consultants. C.A. Daykin informed he will bring contracts back to an upcoming Council meeting for their review and consideration.

C. Crawford noted that he has observed that the State Police have been pulling many vehicles over on the Bypass recently. He inquired as to who receives the revenue from those tickets. C. Weaver explained that normally when State Police or a Sherriff issue citations in any jurisdiction, all of their citations would go to the County Circuit Court, though Marion County has a Justice Court on the north side. Additionally, he explained that if the citation were issued within the City limits of Newberg or Dundee, the officer would cite into Newberg or Dundee Municipal Court. Discussion ensued. C. Weaver shared that he doesn't believe that any of the citations issued on the Bypass area will come back to the local Cities as revenue.

C. Crawford initiated a conversation regarding Kelvin light temperature for the new LED lights. He expressed concern with regard to the brightness of the lights installed near the Bypass area in Dundee. C. Svicarovich pointed out that American Medical Association became involved with color temperatures and released a study, though the study was not backed up. C. Svicarovich pointed out that Portland has dropped down to using 3000 Kelvin bulbs. C.A. Daykin advised that Staff will obtain the information from PGE regarding their LED street lights. C.A. Daykin also informed that last week PGE completed the last of the conversions to the Town & Country style lights; now all street lights are dark sky compliant except for the remaining high pressure sodium lights attached to the PGE poles on Highway 99W. C. Crawford suggested that it would not be difficult for PGE to change the heads to a lower Kelvin bulb. Additional discussion ensued.

C. Adlong provided a Parks Advisory Committee report. She informed that they recently had a Parks Committee meeting and met with the would-be owners of the large acreage of land that had been discussed previously and is adjacent to the Harvey Creek Trail. C.A. Daykin reviewed that the new owners closed on the discussed property today. C. Adlong indicated that the new owners spoke as if they were interested in trails and working with the City, though when it came down to it they weren't willing to work with the City to acquire some property via the State Parks Grant, at least for the time being. She informed that the plan moving forward is to keep in touch with the new owners and potentially work with them in the future or negotiate some type of an easement. Additional discussion ensued. C.A. Daykin informed that he doesn't believe that they plan to develop the property anytime soon. He noted that the property owners mentioned they may want to remove select trees to open up views wherever their potential home site might be; some of those trees would be down in the area of the creek where a future trail may be located. C. Crawford noted that he was also in attendance at the meeting and indicated that though the owners don't seem to be in a rush to do anything with the property now, he had the impression that they are supportive and open to trails near their property.

C. Adlong explained that she is hopeful that in a year or two the City may be able to meet with the owners again to try and negotiate something, though this will not work for this cycle of the State Parks Grant. For now, C. Adlong indicated that the City will seek a small Parks Grant to try to amend the Viewmont Greenway Park and potentially provide better nature play equipment as well as asphalt the remainder of the path (though likely not both sides around the foot bridge).

M. Russ inquired as to whether any interest was shown in adding a dog park to Scenic Overlook Park. C.A. Daykin reviewed that information was put out in the local newsletter and notices were also placed in the Newberg Graphic and on Facebook, though no group or individuals have stepped forward to take the lead on that project. C.A. Daykin explained that the Parks Advisory Committee was unwilling to initiate the process and were hopeful that an advocacy group would form to take the lead on the project. Additional details pertaining to the process were discussed. C. Adlong recalled that Jim McMaster, CPRD, had previously indicated that Overlook Park would not be an ideal location for a dog park due to the sloped landscape. C.A. Daykin reviewed that presently the Parks Advisory Committee is in need of additional members. C. Adlong informed that the Committee will likely be appointing a member from outside the City limits (which they are allowed to do) as he seems like he would be a good addition to the group.

C. Svicarovich noted that she saw the flyer for the public meeting for the Sander property. She inquired as to whether this information could be included in any of the media that the City sends out. C.A. Daykin informed that the City will try to promote the meeting as much as possible. C.A. Daykin informed that he suggested to CPRD that a survey be crafted and to have a future meeting at the Dundee Fire Station with the Parks Advisory Committee to review the survey results with the public to continue the public engagement process. He informed that Kat Ricker at CPRD is coordinating this process and noted that she is very amenable to working together collaboratively on getting as many people involved in the process as possible. C. Adlong requested that some signs be laminated and hung at the local parks.

Mayor's Report

Mayor Russ initiated discussion regarding the potential need of a different building zone in the City of Dundee which would force a higher density of housing than we have. He explained that the City has zoning which allows a higher density though this is not forced. He supported the need within the City to add a reasonable amount of apartments. He noted that though there isn't much available land in town, he suggested that some land could potentially be rezoned. C.A. Daykin pointed out that this will be a topic of discussion, as far as a policy, with the Riverside District. Additional discussion ensued. M. Russ voiced the importance of having such a zone

within the Riverside District. C.A. Daykin explained that what is underway presently is coming up with a zoning regulation for the Riverside District. He noted that it won't be the traditional zoning (R-1, R-2, etc.), but will be "Riverside Zoning," with the idea to allow as much flexibility as possible but yet the tradeoff is to make sure the intent of the policy from the 2011 document on targeted housing density is met. M. Russ explained that his desire is have more of a City-wide zone which would force density. C.A. Watts explained that one of the trends that he has noted recently in housing is "cottage cluster" where there are shared amenities. He pointed out that there is a huge demand for a detached one-story dwelling which can be used by young couples as well as the elderly in the 800-1200 SF size range, or even as large as 1500-1600 SF and as low as 700 SF. Additional detailed discussion ensued. M. Russ expressed interest in discussing this type of housing at the appropriate time. C.A. Daykin suggested that this idea could be brought up collectively with Planning Commission at the upcoming joint workshop session.

City Administrator's Report

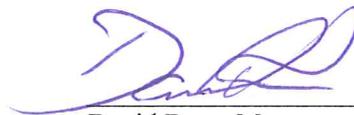
C. Daykin advised that of the 44 sewer laterals, complete inspections were done of 42 of them. He explained that the City is having difficulty with the two remaining property owners communicating/following up with the contractor because they were unable to access outside of the home and will need to access from within. Of the 42 laterals inspected, 11 were found to have defects. C.A. Daykin pointed out that a lot of the defects are associated with that portion of the sewer lateral stubbed out to the property line in the original construction of the sewer collection system about 50 in the early 1970's. Additionally, he explained that in some places there is tree root intrusion from the owner's trees, as well as places where the line has been crushed. C.A. Daykin pointed out that whether the issue is large or small, the cost of repair seems to be about the same, \$5,000-\$6,000 each. He informed that notices will be mailed to those owners who have been determined to have problems and expects this issue will be coming back to a future City Council meeting regarding the policy on owner responsibility.

C.A. Daykin discussed that C.E. Reid was at a prior meeting and had talked about the contaminated soils that had been found near where the Chehalem Radiator Shop at the Ninth Street intersection on the railroad side. C.A. Daykin informed that testing was done and no contamination was detected; the sheen was present as well as the smell of petroleum products. C.A. Daykin explained that therefore the soil will be transported to a landfill as opposed to taking advantage of using the nearby quarry to dispose of the soil. There will be some additional costs for that additional transportation.

Public Comment

None.

The meeting was adjourned at 9:03 P.M.



David Russ, Mayor

Attest:


Rob Daykin, City Administrator/Recorder