

**CITY COUNCIL MEETING
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April 17, 2018**

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City of Dundee
City Council Meeting Minutes
April 17, 2018

Call to Order

Mayor David Russ called the meeting to order at 7:02 P.M.

Council and Staff Attendance

Present: Mayor David Russ; Council President Kristen Svicarovich; Councilors Ted Crawford, Storr Nelson (excused himself from the meeting at 8:45pm), Tim Weaver, Doug Pugsley and Jeannette Adlong. Staff members: Rob Daykin, City Administrator; Tim Ramis, City Attorney; and Melissa Lemen, Administrative Assistant.

Public Attendance

Yamhill County Commissioners Mary Starrett and Stan Primozich; Evan Burmester, Mike Jefferies, Dean Kampfer, and Dave Huber, Waste Management; Jack Miller; Tom Henderson, News-Register; and Dean Scheper, Cedar Ridge Construction.

Agenda Changes

Item 8.3 Budget Committee Appointment, updated application form for David Ford provided to Council.

Item 8.4 Water Service Request, Cedar Ridge Construction, was added to New Business.

Public Comment

None.

Presentation: Yamhill County Board of Commissioners

Yamhill County Commissioners Mary Starrett and Stan Primozich were present and offered discussion following participation in a local Town Hall meeting which took place just prior to tonight's City Council meeting. Starrett expressed their desire to work in collaboration with local City governments within the County as well as with local citizens on issues of concern. Primozich stressed the importance of staying connected within the County, and emphasized that working together makes things easier.

C. Crawford inquired about a recent forum of Tourism entities which was held, and pointed out that the Dundee Tourism Committee had not been invited to attend even though it is one of the longest serving tourism committees in the County. Primozich offered his apologies and invited C. Crawford to attend the next meeting scheduled for Friday, April 20, 2018 at 9:00am, Room 32, at the Yamhill County Courthouse; 21 people have been invited which he believes to include two from Dundee though he does not have that information with him. Primozich indicated that the purpose of the meeting is to review comment sheets received from the Summit meeting in order to develop an agenda for the next Summit meeting on June 13, 2018. He informed that the Oregon wine license plate generates thousands of dollars every year, though because there is not an active Destination Marketing Organization (DMO) in Yamhill County (where 75% of all of the wine grapes grow in Oregon), the money presently goes to the Willamette Valley Visitors Association; if that money were desired for local use a grant must be written for it. Primozich went on to add that once a strong DMO is put together it is his hope that those dollars will be generated for local use. C. Crawford pointed out that of importance is that the Yamhill County

Visitors Association didn't have a funding source which Primozych indicated would be part of the discussion on Friday. Brief additional discussion ensued.

C. Adlong reviewed that in the past few years the County has paved a couple of the nearby rural roads, including Red Hills Road and a portion of Fairview Road. She indicated that prior to the paving the roads had been gravel which, although not convenient for cars, did allow pedestrians to walk on the roads. She pointed out that the narrow width of the roads following the paving has made it difficult for pedestrians to walk. C. Adlong inquired as to whether the County could provide any resource to aid in getting a path or right-of-way along the side of the road where people could walk. She stressed that this is also important for the tourism industry in Yamhill County, especially in Dundee, an area striving for more diverse transportation means. Primozych informed that at this time there is not a fund set aside for bicycle paths alongside of County roads; County roads are required to meet certain specifications and more often than not most of the County roads have a road width of 20 feet (some 22 feet depending on the location and whether there is room in the right-of-way).

With regard to the County providing bike paths and walkways, at this point in time he noted that there is no funding for that. Primozych pointed out that he is working very hard to get the Rails to Trails project completed which will provide for some paths though it doesn't help Dundee specifically. As connectivity is achieved between some of the trails and they are available, Primozych pointed out that there are millions of dollars in funding potentially available all over the Country from various bike groups. These groups will help fund trails if the County is able to work with local land owners who are open to giving the County some right-of-way. He voiced his strong support of a trail system inclusive of walking paths and bicycle paths for our community. Primozych pointed out that the new transportation package includes a significant increase in multimodal transportation funding, though he is unsure at this time exactly how those funds will be allocated. C. Adlong acknowledged the importance of trails in the County, especially in areas on the outskirts of the more populated City areas. Primozych pointed out that C. Svicarovich is a valuable resource as she is a member on the Road Improvement Advisory Committee (RIAC), who review and make suggestions pertaining to County roads. Starrett noted that at this time 1% of road funds must be dedicated to bike paths. C. Crawford explained that it is his belief that funds have been made available though they are being allocated for other things, such as the Yamhelas Trail. He also inquired about tipping fees received from the landfill. Starrett discussed some of the potential funding sources briefly and indicated that though tipping fees have been lost from the landfill being shut down, that is not money that is available for the purposes discussed. Primozych offered additional brief discussion and noted that multimodal transportation is becoming a bigger and bigger issue; Federal funds are being made available though they are hard to come by though State funding out of the transportation package will provide significantly more dollars. He voiced support of continuing to seek out funding for these projects.

C. Crawford inquired about more specifics with regard to the tipping fees received at the landfill. Primozych offered his belief that the tipping fees were designed for when a landfill closes; all of that funding is then used to complete the lengthy decommissioning process. Additional conversation ensued. Primozych informed that though those funds can be borrowed, they must be replaced as at some point in time for future decommissioning expenses, a process which includes maintenance that can take decades.

C. Svicarovich reviewed that a survey was sent out with regard to the Yamhill County Transit system. She pointed out that with the transit modifications in Dundee, the City will end up receiving reduced service; there is a bus line which presently travels through Dundee though is being proposed to begin using the bypass (bypassing Dundee). C. Svicarovich voiced concerns

that this deserves more attention and certainly is something that the City of Dundee should not see happen; efforts should be made to keep or enhance the service, certainly not decrease the amount of bus stops and routes through town. Primozich expressed appreciation for bringing this to his attention as he has a transit meeting tomorrow. He noted that he has not yet seen the completed plan for the revisions though offered that he will look into the concerns. Starrett explained that the County is in the process of evaluating really comprehensive plan to take a look at what needs to change in the Transit System. Though the list is long, Starrett expressed that she is pleased that citizens groups have been providing input to assist in these changes as well. Starrett discussed nonemergency medical transportation, though M. Russ noted that to his knowledge this service is only available in Newberg and McMinnville. Additional discussion ensued.

C. Weaver acknowledged that the County has completed some paving on Warden Hill and inquired as to whether there are additional plans for paving near Dundee. Though Primozich indicated that he doesn't have his MIP list with him tonight, he advised the County is doing 30 miles of overlay and new paving work this spring. He stressed the importance of maintaining roadways though noted the tremendous expense (\$100,000 per mile for paving) in doing so. Primozich informed that the County operates on a limited budget of \$2 million to \$2.5 million for road miles. He pointed out that approximately 270 miles of roadway have gone from gravel to pavement or been resurfaced over the past eight years. C. Svicarovich noted that she doesn't recall anything in the immediate vicinity included on the MIP list. C. Weaver reviewed that the City wasn't aware of the improvements on Warden Hill Road until the increase in traffic was seen on Ninth Street; until the Bypass opened this route had become a busy thoroughfare from Highway 240 to Highway 99W. Primozich informed that RIAC meets monthly on Thursday evenings from 7:00-9:00 p.m. at the Public Works Office and encouraged anyone with thoughts or ideas pertaining to the County roadways to start by sharing their ideas at a meeting. The Cooperative Road Improvement Project (CRIP) program was described and additional detailed discussion ensued. C. Crawford inquired about the unpaved section of Fairview between Warden Hill Road and Lange Winery (the downhill section). C. Svicarovich and Primozich both recalled that section being on the list of projects last year though Primozich indicated he will check into it. C. Crawford pointed out that is the last major winery connecting road in the Dundee hills which is not yet paved. Discussion ensued.

M. Russ requested that the Cities within Yamhill County be kept better informed of the programs and projects taking place in the County, possibly via newsletter. He pointed out that a newsletter could also provide Cities with notification pertaining to County work/projects taking place near their City limits. Starrett pointed out that it can be difficult to get information out and that local media doesn't spend time on what the County is doing. She expressed frustration with regard to the lack of good communication within the County and also pointed out that they are very short staffed and are challenged to keep up with day to day tasks. Starrett acknowledged that the City County Dinners are somewhat helpful in exchanging information. M. Russ reviewed that the City of Dundee provides a quarterly newsletter to citizens and encouraged the County to consider providing the same to local City governments; pertinent information from the County could then also potentially be provided to our local citizens in our newsletters. Starrett indicated that she will put together a comprehensive list of all of the services that the County can offer to the City of Dundee though this may take some time to complete.

M. Russ shared his belief that it is important that consideration is given to setting up a County Fire District. He shared some of the benefits of the County working together to create a District in an attempt to prevent the area from being taken over by Portland Special Districts. Additional discussion ensued. He expressed his desire that the County continue operating with their own Staff as opposed to being taken over by Portland's districts which have different views and

priorities than we have in our rural area. Primozich acknowledged that the idea is worth exploring. He pointed out that TVF&R is a system which can provide a lot of services immediately, though the cost of developing a system Countywide that would come anywhere near what TVF&R is capable of providing is significant. He supported setting up a review panel to evaluate the options and costs for emergency services throughout the County. Additional discussion ensued. Starrett informed that she sits on the Yamhill County Ambulance Service Area Advisory Committee along with other members including the local area Fire Chiefs. She indicated that she will broach the topic at an upcoming meeting to see if there is interest in this type of collaboration and the creation of a subgroup. Starrett explained that the interest would need to stem from the jurisdictions as it is not a County function nor is it under their jurisdiction.

C. Crawford pointed out that in the near future Dundee will need to make a decision as to whether or not to purchase an expensive radio upgrade (at a cost of approximately \$300,000) in order to maintain communications with TVF&R, or consider going with the rest of the County and keeping the existing radios. Primozich acknowledged the expense and noted that not everything that goes along with new radios is needed or would be used. Additional detailed discussion ensued. Starrett voiced her support of the area maintaining as a "Metro-Free" zone which C. Weaver and M. Russ voiced their support of as well.

C. Crawford inquired about the absence of Commissioner Rick Olson at tonight's meeting. Starrett and Primozich noted that he was present when they visited the City of Newberg's City Council meeting recently, though not present at others throughout the County. C. Crawford voiced his appreciation of Commissioners Starrett and Primozich efforts and acknowledged their hard work and level of commitment.

Consent Agenda

The motion was made and seconded to approve Consent Agenda Item 6.1 City Council Minutes, April 3, 2018 and Item 6.2 Financial Report Ending March 31, 2018. **The motion** passed unanimously.

Old Business

Resolution No. 2018-04, State Parks Grant

A motion was made and seconded to adopt Resolution 2018-04, a Resolution authorizing the City of Dundee to apply for a Local Government Grant from the Oregon Parks and Recreation Department for enhancements and improvements to Viewmont Greenway Park and delegating authority to the City Administrator to sign the application. C. Crawford informed that C.A. Daykin submitted a grant request to the Newberg Early Bird Rotary Foundation in the amount of \$2,500 to be used to show community support of the park. C. Crawford informed that the grant was approved. **The motion** passed unanimously.

New Business

Waste Management Annual Report

Dave Huber, District Manager, Waste Management (WM), introduced himself along with Dean Kampfer, Municipal Marketing Manager; Mike Jeffries, Director of Pricing; and Evan Burmester, Market Area Pricing Analyst. Huber provided a powerpoint presentation of information beginning with a review of Newberg and Dundee Operations. He pointed out that the City of Dundee accounts for 10% of the Newberg District services, which includes 1005 residential customers, 54 commercial service customers, and industrial drop box services as needed. C. Nelson inquired as to how the ratio of residential to commercial customers provided for Dundee compare with that of the City of Newberg. WM Staff informed that there are more commercial customers in Newberg and a higher percentage of commercial customers to residential, though

the exact percentages were not available. C. Crawford inquired as to how many residential customers are in Newberg to which he was informed that there are approximately 6,700.

The District Operations Report was reviewed in detail. Huber pointed out the 28% efficiency improvement with regard to commercial and attributed that to the conversion from the rear load trucks to the front load style. With regard to the Volume Trend information, Huber indicated that the information provided was reflective of the District as a whole, including Newberg as well as Yamhill County. C. Pugsley inquired as to whether the grape pomace goes to landfills to which Huber explained that it is taken to composting facilities. C. Crawford inquired as to whether an apartment is considered a residential or business customer to which Huber confirmed to be a commercial customer. Huber reviewed the new equipment which was purchased and emphasized the importance of this as many of their trucks are 12-15 years old. An update was provided regarding the Riverbend expansion plan which Huber pointed out is still underway.

Dean Kampfer, Municipal Marketing Manager, WM, described the process by which WM collects, transports and markets recycling materials. The environmental benefits of recycling were discussed. Kampfer pointed out that in good markets the values of these commodities help to offset the costs of collection services. He discussed that China has been the largest importer of recyclables for many years. Kampfer pointed out that the U.S. has been exporting 30% of its materials to China, paper and plastics making up approximately 50% of that total, though noted that the Chinese government no longer wants many of these materials. He discussed that in January of 2018 the Chinese Government listed 24 materials that they are banning from entry into their Country. Items banned that are typically in local curbside comingle recycling were noted to be mixed waste paper, mixed plastics and rigid plastics. Kampfer explained that though these products are still desired by China they no longer accept them comingled and desire them to be more refined into a cleaner more environmentally friendly state. He also discussed the difficulty in adhering to tighter quality restrictions that China has set. Kampfer discussed the economic effect of these changes and the fact that the value of these recycling materials has been plummeting in a very negative trend. The changes in recycling costs were also discussed in detail.

M. Russ inquired about what will be done with unused recycling materials. Kampfer discussed that the Chinese Government has stopped the flow of these materials to their Country so there has been a shift to other markets (other Countries), though these other Countries aren't set up to consume the volume that China had been able to receive. He pointed out that the material is still flowing today and being converted into new materials even though the value is very low. C. Pugsley inquired as to whether there has been an increase in stored materials to which Kampfer declined and noted that they are trying not to store these materials. Additional detailed discussion ensued. Kampfer discussed how the situation could be improved if the United States could become more diversified and begin doing more manufacturing and processing the materials back to finished goods here and become less dependent on a foreign Country.

C. Adlong inquired as to whether WM feels that the general public understands the present issues with regard to the plastics they purchase and recycling. She stressed the importance of educating the public even more and expressed frustration with the amount of products packaged in plastic. Kampfer discussed some of the ways these concerns can be addressed including through government mandates as well as the power of consumerism. Additional detailed discussion ensued and Kampfer pointed out that some packing that is non-recyclable comes at a lower carbon footprint than using a steel can or plastic container. He advised that there is a lot of good information provided on Oregon's DEQ website pertaining to research that has been done.

Mike Jefferies, Director of Pricing, WM, reviewed the 2017 Detailed Cost Report. He discussed the 9.43% operating margin seen in 2016, and pointed out that with all of the improvement in operations there was a reduction in expenses which allowed an 11.5% operating margin for 2017. Additionally, he noted that had it not been for the impact of recycling, WM wouldn't be asking for the 3.2% rate adjustment for 2018. Though WM feels there are still some additional efficiencies that may be achieved by the opening of the new road (allowing trucks to access routes faster), due to the impacts of recycling they feel they need to account for an approximate \$15,798 of revenue, requiring a 3.2% rate adjustment. The impacts of the requested rate adjustment to residential and commercial rates were reviewed. Drop box rates were also reviewed. The residential rate comparison chart was briefly reviewed, and Dundee was noted to still have the best rates in Yamhill County.

C. Pugsley inquired as to how quickly the recycling market could bounce back, providing an impact to WM's revenue stream. Kampfer explained that if the market did recover WM would then return to make an adjustment, though the thinking amongst those in the region is that this may be the new norm for recycling, and that things will not likely return to where WM receives payment at the levels seen in the past. The fact that on average 9% of the comingled picked up is actually garbage was discussed. It was noted that the comingled materials must now be sorted out to reach the required 0.5% contamination rate; to process and clean this material to the new standard will require slowing down the belts and increasing labor. The importance of the citizens and generators being more conscientious of only placing materials in the recycling mix which are on the list is key and critical to help reduce costs. M. Russ supported that strong public education is needed to increase the purity of the recycled materials. It was also noted that recycling material lists are expected to change somewhat as research is completed, though this process will take some time to refine.

C.A. Daykin pointed out, with regard to the residential rate comparison, that Newberg does collect a 5% franchise fee. He inquired as to what is typically seen with regard to franchise fees in other Cities. Jeffries advised that franchise fees typically range from 3-5%, though the highest is close to 10% as seen in the City of Gresham. Throughout the state franchise fees were noted to typically be at the 3-5% rate. C.A. Daykin referenced the chart on page 38 of the agenda packet. He pointed out that if the City were to consider increasing the City's franchise fee from 3% to 5% then WM would also need to raise their rates to recover that additional expense paid to the City.

C. Weaver pointed out that in recent weeks fuel costs have increased. Jeffries explained that WM prefers to work in a range of 8-12%, and even though fuel prices are up a bit he feels that they have enough range to work with and will be okay.

C. Adlong inquired about how yard debris is processed. WM Staff explained that the debris is taken to the transfer station in Newberg and then is reloaded into large trailers which haul it to a composting facility. At present the material was noted to be taken to Grimm's in Tualatin.

C. Svcarovich inquired about the recent addition of optional glass recycling in Newberg. Huber explained that the citizens of Newberg had requested this service which the City then decided to look into. The process by which the program was enacted was discussed. It was noted that last month roll carts were delivered to WM customers who elected to begin the glass recycling service. The service began last week and at this time there is a 70% participation level. The cost of the service was noted to be \$3.64/month per customer for glass recycling. C. Adlong pointed out that when the information was initially presented to Newberg WM customers the monthly fee for the service was unknown as it was to be based on the number of participants. Huber explained that the City of Newberg didn't wish for the service to be made City-wide and require everyone to pay an increased rate; it was their desire for the service to be provided to customers

willing to pay for the service. C. Adlong inquired as to what the fee would be for customers in Dundee if this service was desired here. Jefferies explained that costs would depend on whether the service was City-wide or elective; similar rates as Newberg would likely be seen for Dundee if participation levels were near the same. C. Weaver inquired about whether or not glass recycling is profitable to which the WM Staff indicated that it is doing pretty well.

C. Weaver inquired about WM's reaction to a recent newspaper article published in McMinnville's News-Register newspaper comparing them with Recology, Inc. It was noted that WM and Recology, Inc. are both solid waste companies who meet the State, Federal and local regulations. WM Staff present tonight indicated that they have not read the article though offered to answer any specific WM questions. WM Staff clarified that the recycling materials collected are not going to WM's processing facility in Oregon but are taken to third party processors. It was noted that though WM does have many processing facilities across the nation, there is so much processing in Oregon that WM hasn't entered into that here.

C. Weaver inquired as to what the future of the industry holds. WM Staff informed that they will continue to strive to find new ways to convert resources into new products, and if they can't be converted into new products they will figure out ways to make energy from them. Additional detailed discussion ensued.

C. Adlong indicated that though she is in favor of the rate increase, she is not in favor of increasing the franchise fee. C. Pugsley agreed with Adlong and noted that he doesn't believe increasing the franchise fee is necessary at this time though could be an option in the future, if needed. C. Svicarovich indicated that she would like to hear an update about Newberg's glass recycling program at a future date when this information is revisited. M. Russ voiced his support of the 3.2% rate increase. C.A. Daykin asked for clarification regarding the effective date for the rate increase as WM's letter states June 1st while the other information provided reflects a date of July 1st. Kampfer emphasized the importance of introducing the new rate at their next billing, which is done every two months, and would be July 1st.

Storm Drain Drying Beds Concrete Bids

A motion was made and seconded to accept the bid from Jafco Concrete Inc. in the amount of \$6,843.75. **The motion** passed unanimously.

Budget Committee Appointment

A motion was made and seconded to appoint David Ford to the Budget Committee with the term ending December 31, 2020. **The motion** passed unanimously.

Water Service Request – Cedar Ridge Construction

Dean Scheper, Cedar Ridge Construction, introduced himself and advised that he is present tonight to represent his client with regard to the property located at 179 Highway 99W. He informed that his client was in the process of purchasing the property and originally thought there was water already there as a water meter box was noted to be present. He explained that there was some confusion pertaining to the location of the water meter box with regard to the existing structure present. He expressed his appreciation of the Council's consideration of allowing his client to connect to the water meter and abide by all of the rules and regulations set forth by the City. Scheper noted the closing date on the property to be April 25th, and noted that time is of the essence in knowing Council's decision with regard to the matter.

C.A. Daykin offered some history with regard to the property. He informed that the property once had City water service when it was a gas station, and possibly previously used as a restaurant as well, which is why the meter box is present. C.A. Daykin reviewed that the water

line runs along the highway frontage and just to the north of the property at two active City water services which are outside of the City limits.

C. Pugsley inquired as to what the potential future use of the property would be. Scheper explained that presently the property is zoned residential though they would like to have it rezoned as light industrial. They then would like to place a steel structure office and warehouse facility, possibly with four separate units. He expressed their desire to create something with a nice appearance. He noted that his client has a roofing and siding company which he would like to relocate to the discussed property. Scheper described the potential future structure to include nice frontage with an office in the front. He indicated that he previously discussed with C.A. Daykin extending the sidewalk from Arco down along the front of the property to help create a nice facility appearance.

C. Svicarovich inquired about the future use of the structure recently built off of Hagey Road. Scheper informed that his client purchased that property which he will use for a shop or as a place to keep a vehicle, but not for business use. Scheper noted that he and his client will both plan to operate their businesses out of the Highway 99W property location; Scheper plans to lease office space.

C. Adlong pointed out that the location of the discussed property is at the gateway to Dundee and she indicated that she would not be in favor of this unless the property owner followed the City light and sign ordinances. C. Adlong also expressed concerns regarding landscaping though she is unsure what the county requirements for this might be. Scheper acknowledged that the property is the gateway to Dundee and wine country, and referenced the great community here and indicated that they would only want to make it better. Scheper offered that he and his client would be willing to adhere to standards regarding signage, landscaping, trees, sidewalks, paving, and also indicated they would like to maintain the property at a standard comparable to some of the new areas he has noted in Dundee. He informed that his client owns M & M Exteriors.

C.A. Ramis offered advice on potential structuring of the Agreement. He recommended that the proposal include an Agreement to annex in the future; the particular features Council would like to ask for in terms of compliance with Code could be added. He noted that it would seem pretty straightforward to have an Agreement that both addresses future annexation and current development standards. Additionally, he explained that this is fundamentally a negotiation.

C.A. Daykin pointed out that the City does have industrial design standards that include landscaping requirements.

C. Svicarovich expressed her opinion that she does not view this as a case for a hardship. She pointed out that this would be a new business and they could select a new piece of land in which to locate the business. C. Crawford pointed out that the property has the hardship. C.A. Daykin agreed and noted that the ability to drill a well on that small piece of property and likely hit a good source of water to develop the property would be the hardship. C. Svicarovich acknowledged this though noted that the prior hardship situation which was reviewed by the City included documentation reflective of this which she would expect to be shown with regard to future hardship situations such as this. She stressed the importance of treating all applicants for water service fairly. M. Russ voiced his opinion that a drilling company would likely be uninterested in attempting drilling on the discussed property. C. Nelson pointed out that information received from the previous hardship case was not requested by Council; it was information voluntarily provided. C. Nelson voiced his support of the water service request. Scheper pointed out that the property has been vacant for a long time and has been a parking lot for semi-trucks, garbage and other vendors. The property has also been on the market for a long

time with no buyers. Scheper reiterated that he and his client are interested in the great location and in building something very nice.

C. Weaver indicated that he has some background in well drilling and noted that it has been well established that there is no water in the Hagey Road area. Discussion ensued.

C. Adlong voiced her opinion that it would have been nice to have information pertaining to this water service request prior to the meeting, and noted that it is difficult for Council to make a decision without taking a closer look at the property. Scheper voiced his understanding of Council not making their decision at the meeting tonight; the property does have a closing date of April 25th and it would be nice if an answer could be determined prior to this date. C. Svicarovich inquired as to what their anticipated water use for the property would be. Scheper indicated water would be used in the office and warehouse portions of the businesses for light industrial.

With regard to sewer, Scheper reviewed that they have already met with the County and though they would like to hook up to sewer, since the property is in the County they would be required to have a holding tank as a septic system would not be allowed. Additional detailed discussion ensued. C. Crawford inquired as to whether it would be a land use issue for them to tie into the City sewer; C.A. Ramis indicated that the City's land use portion is at their discretion. Scheper was in favor of joining the City sewer system if the property were annexed which C.A. Ramis explained could be provided for in an Agreement.

C. Weaver noted that the property had previously been a Mobil Station many years ago and inquired as to whether research has been done which confirms that the tanks are out of the ground and the soil is good. Scheper informed that they have the full disclosure and the reports which were provided in the disclosing of the property.

M. Russ expressed his appreciation of Scheper's willingness to adhere to Dundee's City Codes as even though the property may be located in the County, most people will associate it with being within the City limits. C. Svicarovich expressed concern with regard to keeping Newberg and Dundee separate Cities, and as development moves in from either side it may look like one big City as people drive through. She explained that she doesn't feel this is something either community is in favor of which is why this request concerns her in that regard.

C. Pugsley pointed out that the areas near the discussed property are likely to be developing sooner than later, and there is presently not a water emergency in Dundee. M. Russ suggested that the requirement to follow light industrial standards is not sufficient for that location as the property in essence is located in the downtown corridor. He suggested that the building materials requirement be more in line with the downtown area as well.

C.A. Daykin inquired as to whether or not Scheper could get the closing date extended beyond May 1, 2018 as that is when the next City Council meeting will be held. Scheper expressed uncertainty about what the seller might do and indicated that the seller has already provided a two-week extension. Detailed discussion ensued. Scheper reiterated their desire to build a nice building and indicated that he likes the appearance of the downtown brew pub. M. Russ inquired as to whether they would be willing to follow the downtown design standards which C.A. Daykin reviewed in greater detail. Additional detailed discussion ensued amongst the Council members. C. Crawford pointed out that the requirements for the County are much less stringent and expressed appreciation that Scheper is willing to work with the City. M. Russ discussed some of the benefits of the property being developed as opposed to sitting vacant. M. Russ clarified that Council would like Scheper to comply with the building materials and design standards, signage,

lighting and landscaping of the downtown though not necessarily placement, parking, etc. Additional details were reviewed, including the addition of conduit under the sidewalk. C. Svcarovich suggested that it makes sense to add the sewer connection now. C.A. Daykin advised that he believes that State law prohibits sewer extensions outside UGB, allowing this only in the case of a bona fide health emergency. Scheper suggested that when they are completing the site work they could also potentially add some laterals and complete the investment now in preparation for potential future annexation. C.A. Daykin pointed out that by rule, once the property is annexed, the City will mandate sewer connection.

C. Svcarovich inquired as to whether Scheper has yet given consideration to site access, and if he has yet discussed with ODOT about what the driveway situation would be. Though the property appears to have a long driveway at this time, C. Svcarovich indicated her suspicion that ODOT really has only one actual true driveway permitted for the property. Scheper indicated that he is well aware of the possibilities and that much is dependent upon the decisions ODOT makes. C. Svcarovich expressed being uncomfortable in making this decision so spontaneously. She shared her belief that there are a lot of things in the Code which are being overlooked at this time; she would feel more comfortable having a little bit of time to think about what requirements will be included. C. Adlong expressed her support of this as well. A **motion** was made and seconded to continue this discussion of the Cedar Ridge Construction request for water service at a Special City Council Meeting on Thursday, April 19, 2018 at 6:45 pm. After some consideration, C.A. Daykin notified Council that a Special meeting on this date does not meeting the 48 hour notice requirement set forth in the City Charter. Following detailed discussion, a **motion** was made to withdraw the previous motion and second. C. Crawford inquired as to what Scheper believes would happen if the City did not grant the water service request. Though Scheper is unsure, he indicated that his client would likely either place a warehouse on the property or back out of the purchase altogether if water service is not granted. The consensus of Council was to set a Special City Council meeting for Friday, April 20, 2018 at 8:00 a.m. at City Hall. Scheper indicated that one of the first things they would do would be to fence the property to keep people from trespassing and preventing that liability. He would also like to get the property mowed down and cleaned up as soon as possible. Though Scheper acknowledged there is still a process to go through with regard to the County, he indicated that he is hopeful to begin building in the next 6-8 months. A **motion** was made and seconded to hold a Special City Council on Friday, April 20, 2018 at 8:00 a.m. to consider the Cedar Ridge Construction water service request. **The motion** passed unanimously.

Council Concerns and Committee Reports

C. Crawford pointed out that the gentleman selling oranges near the Arco Station has moved onto the sidewalk area now and is likely near the Arco property line. C.A. Daykin informed that if he has moved from the County into the City he is not selling with a permit. Though it is unknown exactly where the City limit is in this particular area, it seems likely that the frontage improvements would be along the entire length of the property; if he is selling on the sidewalk the presumption would be that he is selling in the City. C.A. Daykin informed that for the temporary occupation, a permit would be required as well as meeting the requirements of the Code.

Mayor's Report

M. Russ requested an update about the resident on Highway 99W who is parking used vehicles on gravel on his property. C.A. Daykin informed that the property owner does not check in with the City and misinterprets direction provided to him. He reviewed that the property owner placed some gravel after he was told that he needs to have a proper driveway surface to park vehicles on. Additionally, C.A. Daykin explained that the property is in a commercial zone that once was a residence. He reviewed that the property owner wanted to provide for the limited business as a means of obtaining some income following a job loss. He also noted that the owner took out a

home occupation business license because he did not want to do a full blown car sales operation which would require him to adhere to all of the commercial requirements. C.A. Daykin explained that due to the fact that a residence was also on the property, the Planner allowed him to have a home occupation even though it is in a commercial zone. It was noted that home occupations are very restrictive, so technically the property owner has been having difficulty meeting those restrictive requirements. M. Russ inquired as to whether C.A. Daykin has approached the property owner about the gravel driveway to which he indicated he has not. C. Svicarovich indicated that her concern with the situation is that when she has driven by on a couple of different occasions there have been cars parked adjacent to the roadway looking at cars and creating a traffic pattern which potentially presents a safety issue. C. Svicarovich expressed her concern for this situation and would like to see the problem addressed. C.A. Daykin informed that the property owner will be subject to the Local Improvement District (LID), though it has been delayed for a long time. Brief discussion ensued.

M. Russ inquired about whether or not City Council made an official decision on the leaf logo to be the City of Dundee's official logo. M. Russ expressed some concern in Dundee using two different logos. C. Crawford recalled that there were members of the Council who had concerns about a wine glass representing the City, as well as pushback from some of the citizens who also didn't support this. He recalled that at that time the Council preferred to have two logos and, therefore, the designer of the wine glass created the leaf using many of the same elements. Following this explanation, M. Russ voiced his support of the leaf being used for City business and the wine glass for tourism given their like components. C. Pugsley voiced his support as well.

City Administrator's Report

C.A. Daykin informed that the City Crews prepped the roads which have been identified will be receiving crack sealing on April 30, 2018. The crack sealing is in preparation of eventual slurry seals on those same roadways.

Public Comment

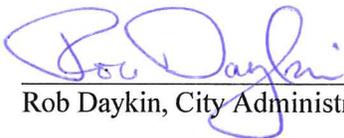
None.

The meeting was adjourned at 9:23 P.M.



David Russ, Mayor

Attest:



Rob Daykin, City Administrator/Recorder