

**City of Dundee**  
**City Council Meeting Minutes**  
**January 7, 2025**

**CALL TO ORDER**

Mayor David Russ called the meeting to order at 7:00 P.M.

David Russ began his farewell as Mayor with gratitude and proceeded to swear in David Ford.

David Ford thanked David Russ for his time as mayor. He then swore in Michael Caruso and Alex Chiper as the newly elected council members.

M. Ford briefly explained his perspective as the newly elected mayor moving forward in the next two years and emphasized that he would like to make sure that every council member's voice is heard. He also stated that he would like to engage with the public on important issues such as fire funding, water and downtown development. He also would like to focus on working with local businesses. Lastly, he stated that he would like to hold more work sessions and asked that the first session be held an hour before the next council meeting on the 21<sup>st</sup> to focus on the council applications and other areas as needed.

M. Ford then began discussion for voting for a Council president. Council members chose C. Nelson as their council president as he has been president for multiple years and does an excellent job.

**ACTION: Motion to approve Councilor Storr Nelson as the Council President.**

Motion: C. Hinson

Second: C. Chiper

Vote: C. Caruso, C. Nelson, M. Ford

**COUNCIL AND STAFF ATTENDANCE**

Attendance Mayor David Russ; City Council President Storr Nelson; City Councilors David Ford, David Hinson, Alex Chiper and Michael Caruso. Absent: City Councilor Tim Weaver.

Staff Attendance: City Administrator, Steve Dahl; City Attorney, Ashley Wigod; City Planner, Doug Rux; Fire Chief, Brandon Hamilton; Accounting/Payroll Specialist, Melissa Lemen and Administrative Assistant / Assistant City Recorder, Kenzie Nagel.

Public Attendance:

Peter Donor, 780 SE Locust Street; Jen Ford, 710 SW Carmen Heights Drive; Rob Daykin, 720 SW Scotsman Court; Bethany Caruso, 179 SW 9<sup>th</sup> Street; Randall Glahn, 741 SE Elm Street; Robert Smith, 680 SW 5<sup>th</sup> Street; Brett Hoornaert, Lango Hanson Landscape Architects; Gary Barth, Consultant with Chehalem Parks and Recreation; Matt Smith; Chehalem Parks and Recreation and Bruce Starr, 909 SW Red Hills Drive. Via Zoom: Michael Caruso, 176 SW Hemlock Street.

## **AGENDA CHANGES**

Removal of the item agenda two – interview council applicants and appointment of new member.

C.A. Dahl quickly introduced the new city attorney, Ashley Wigod. Wigod briefly introduced herself and provided background experience.

## **PUBLIC COMMENT**

M. Ford asked whether Rob Daykin preferred to acknowledge his public comment before or after the Sander Estate project timeline presentation; to which Daykin said he could wait until after the presentation concluded.

## **CONSENT AGENDA**

### **Motion to approve the Consent Agenda**

#### **6.1 City Council Minutes, December 3, 2024**

#### **6.2 Financial Report Ending November 2024**

### **ACTION: Motion to Approve the Consent Agenda.**

Motion: C. Nelson

Second: C. Chiper

Vote: C. Caruso, C. Hinson, M. Ford

C. Hinson inquired about the separate handout provided to Council in their mail folders pertaining to the budget summary and if there was any correlation to the financials in the consent agenda; C.A. Dahl confirmed that the budget summary was something to look over and not get an approval tonight and further discussion ensued regarding various funding.

## **OLD BUSINESS:**

### **SANDER ESTATE PROJECT TIMELINE**

Doug Rux approached Council, providing an overview of the orders and conditions made between Chehalem Park and Recreation and the city, which led to the development of the project timeline presented that evening. Rux clarified that the timeline was not up for immediate approval but would be revisited later. Brett Hoornaert and Gary Barth then presented to Council, focusing on the project timeline for Sander Estate Park. Hoornaert provided physical copies blown up copy of the presentation that was already provided in the agenda packet, starting on page 30. He began the presentation by referencing the legend on the master plan, the public's preferred layout options, the design of the water feature, restroom placement, and tree species, covering pages 50 through 59 of the agenda packet. Following the presentation, a brief discussion ensued, focusing on tree species, the alignment of the parking lot with a sidewalk to complement the future street design and overall park aesthetic. Rob Daykin approached Council, suggesting additional trees near the water feature for shading. He then

proceeded to reference language from the original agreement from 2021 and suggested aligning it with the updated master plan and the widening of 5<sup>th</sup> Street. C.A. Dahl asked confirmation on the changes presented, followed by a brief discussion confirming agreement on the updates.

## **COUNCIL GOALS**

A detailed report was provided on page 60 of the agenda packet. M. Ford noted that the newly elected members had participated in the goal setting sessions and initiated a discussion on the established goals. He also suggested holding quarterly meetings to review the council's goals; discussion ensued.

### **ACTION: Move to Accept the Updated Council Goals.**

Motion: C. Hinson

Second: C. Nelson

Vote: C. Chiper, C. Caruso, M. Ford

## **WATER RIGHTS CONTRACT**

C.A. Dahl explained that the city needs to update their water rights, and the city chose CwMH2O to get it done. A brief discussion followed regarding the contract's deadline. After an initial motion was made, an amended motion was made to include a specified deadline for the water rights contract.

### **ACTION: Move to Approve the Contract and Delegate to the City Administrator the Authority to Insert Additional Details with Due Dates Within the Contract.**

Motion: C. Chiper

Second: C. Nelson

Vote: C. Hinson, C. Caruso, M. Ford

## **RESOLUTION NO. 2025-01, INITIATE 13<sup>TH</sup> STREET ROW VACATION**

City Planner Doug Rux approached Council and explained that the initiation of the 13<sup>th</sup> Street ROW Vacation was being brought back for approval. A detailed report was provided starting on page 80 of the agenda packet.

### **ACTION: Motion to Pass Resolution No. 2025-01, a Resolution Which Initiates the Partial Vacation of SW 13<sup>th</sup> Street Between Highway 99W and SW Alder Street and Sets a Hearing Date for February 18, 2025.**

Motion: C. Nelson

Second: C. Hinson

Vote: C. Chiper, C. Caruso, M. Ford

**NEW BUSINESS:**

**COUNCIL CONCERNS AND COMMITTEE REPORTS**

C. Chiper expressed his sincere gratitude for being elected and emphasized his vision for driving meaningful change, not only for the current community but also for future generations.

C. Caruso expressed his heartfelt gratitude for being elected and for the opportunity to work with a dedicated team committed to making a positive impact.

C. Nelson expressed concern about the car lot, noting that additional gravel appears to be spreading, expanding the parking area to accommodate more vehicles, as well as the number of flags displayed.

**MAYOR'S REPORT**

M. Ford suggested establishing various subcommittees, including those focused on finance, fire, and water, and encouraged council members to consider which areas they would be most interested in.


**CITY ADMINISTRATOR'S REPORT**

- C. Hinson would be the chair for the Parks Advisory Committee and a chair for Tourism was needed. C. Chiper volunteered to fill the Tourism position.
- C.A. Dahl explained that due to the C.E. Reid's personal circumstances, he has resigned. He explained that the next step would be an interim city engineer, followed by issuing a RFP.
- PFAS Grant was awarded for \$30,000 with increments of \$100,000 given later.
- An effluent overflow occurred off city property onto the Lindquist property. Discussion ensued regarding insurance, a plan to resolve the issue and prevent recurrence, and the need to update the cassettes.
- Following a short-term rental application on Viewcrest Drive, an illegal bed-and-breakfast operation in the area was identified. A legal notice has been issued.

**PUBLIC COMMENT**

Daykin inquired about the highway lights not working; to which C.A. Dahl confirmed that it was getting addressed.

The meeting was adjourned at 8:38 P.M.

  
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David Ford, Mayor

Attest:

  
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Steve Dahl, City Administrator/Recorder