

City of Dundee
City Council Meeting Minutes
April 1, 2025

CALL TO ORDER

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

COUNCIL AND STAFF ATTENDANCE

Attendance Mayor David Ford; City Council President Storr Nelson; City Councilors Bryan Weil, 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 and Administrative Assistant / Assistant City Recorder, Kenzie Nagel.

Via Zoom: Fire Chief, Brandon Hamilton.

Public Attendance:

Pete Donor, 780 SE Locust Street; Rob Daykin, 720 SW Scotsman Court; Ursa Shaw, 27170 SW Glendora Lane, Newberg; Mary Gregoire and Lisa Bakke, The Olive Branch; Mike Dorostkar, 309 N Hwy 99W; Tyson Leggate and Jared Diganci, Terrain Development.

Via Zoom: Bethany Caruso, 179 SW 9th Street and two unidentified zoom attendees.

AGENDA CHANGES

None.

PUBLIC COMMENT

Ursa Shaw approached Council with concerns about religious-themed signs displayed at the Dundee Post Office in relation to Memorial Day. She stated that while she and her husband, both Newberg residents, were there for a passport appointment, they noticed multiple signs referencing Memorial Day with religious imagery lacking any official USPS branding. Shaw noted the signs had also been posted months in advance and were not present in neighboring cities such as McMinnville, Lafayette, Newberg, Sherwood, or St. Paul. After researching, Shaw returned to the post office and was informed the signs were authorized by the postmaster and meant to represent graves of WWII veterans. While acknowledging this intent, she expressed that the signs could be interpreted differently and felt they were divisive. She referenced a 2010 news article stating USPS policy prohibits religious displays and questioned whether such signage reflects the image the city wants to project.

Council acknowledged her concern and clarified that while the city has no authority over the post office, they would follow up with the postmaster.

CONSENT AGENDA

Motion to approve the Consent Agenda

5.1 City Council Minutes, March 18, 2025

5.2 Police Report Ending February 2025

5.3 Breakside Brewery OLCC Application

ACTION: Motion to Approve the Consent Agenda.

Motion: C. Nelson
Second: C. Chiper
Vote: C. Weil, C. Caruso, C. Hinson, M. Ford

OLD BUSINESS:

RESOLUTION NO. 2025-03, WATER RATE INCREASE

C.A. Dahl reiterated that Council had previously approved a \$6 increase to the water rate and the addition of a new tier for usage exceeding 550 cubic feet. A detailed report was provided starting on page 31 of the agenda packet. C. Hinson inquired whether the technology fee would apply only to residents or to all customers; C.A. Dahl clarified it would apply to anyone with a water bill. M. Ford asked about inflation considerations, which C.A. Dahl noted it was addressed on page 34. A brief discussion ensued.

ACTION: Motion to Approve Resolution No. 2025-03, A Resolution Setting Water Consumption Rates and Associated Charges and Repealing Resolution No. 2020-04.

Motion: C. Nelson
Second: C. Caruso
Vote: C. Weil, C. Caruso, C. Hinson, M. Ford

TERRAIN AND 9TH STREET MODIFICATION

City Planner Doug Rux approached Council to begin discussion on Terrain and 9th Street modifications. He noted that Tyson Leggate and Jared Diganci were present to provide further insight. He stated that following the January 2025 council meeting, three options were identified for evaluation: lowering the water quality vault, modifying median island lengths, or relocating water quality treatment. A detailed report was provided starting on page 35 of the agenda packet.

Leggate and Diganci then approached Council and presented the three street modification options for council consideration. M. Ford asked which option the developers preferred; Diganci indicated option 3- filling in the islands, as shown on page 44 of the agenda packet. C. Nelson inquired whether the fire department had a preference. F.C. Hamilton responded that any option would be acceptable as long as the turning radiuses were met. After further discussion, Council reached consensus on option 2 – lowering the water quality vault.

PFAS STUDY AGREEMENT

C.A. Dahl explained that a PFAS study, aimed at addressing “forever chemicals” in the city’s water supply, had been previously approved. He noted that Council now needed to approve the contract with Kennedy/Jenks to proceed. A brief discussion ensued regarding contract dates and costs.

ACTION: Motion to Approve the Personal Services Contract Between the City of Dundee and Kennedy/Jenks for No More Than \$30,000, for a Feasibility Study on the Best Ways to Remove PFAS for the City’s Water Supply.

Motion: C. Nelson

Second: C. Chipper

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

NEW BUSINESS:

FUELED BY FINE WINE

C.A. Dahl informed Council that the Fueled by Fine Wine 5k and Half Marathon organizers plan to return this summer. A detailed report was provided starting on page 75 of the agenda packet.

ACTION: Motion to Approve the Temporary Closure of 5th Street and Grant the Noise Variance for the Fueled by Fine Wine 5K and Half Marathon as Requested.

Motion: C. Nelson

Second: C. Chipper

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

C. Hinson asked whether parking would be at Sander Estate Park. C.A. Dahl confirmed this.

FISCAL YEAR 2025-2026 BUDGET

C.A. Dahl explained that during the March 20th City Council Work Session, Council discussed options to address a \$325,000 shortfall in the general fund. He reviewed the proposed strategies: a 5% budget reduction, implementing a safety levy and adopting a public safety fee, increasing the rural fire district rate, retaining franchise fees in the general fund, and discontinuing nonprofit grant awards. A detailed report was provided starting on page 80 of the agenda packet. A brief discussion followed regarding the upcoming budget meetings and these options. C. Hinson asked if additional information could support the budget process, to which C.A. Dahl responded that implementing changes in the upcoming fiscal year would be more feasible.

Rob Daykin addressed the Council, offering additional detail on the options outlined in the agenda packet, including the potential update of franchise agreements.

APPOINTMENT TO BUDGET COMMITTEE

C.A. Dahl noted that there is one remaining vacancy on the Budget Committee and one application submitted by Shannon Stueckle to fill the position.

ACTION: Motion to Approve Shannon Stueckle for a Two-Year Term on the Budget Committee.

Motion: C. Nelson

Second: C. Hinson

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

SEWER RATE STUDY

C.A. Dahl explained that a sewer rate study is set to begin, and Council approval is needed to initiate the process. A brief discussion ensued related to the budget financials.

Rob Daykin approached Council to discuss the sewer rate study. He provided past information, and a brief discussion transpired.

ACTION: Motion to Approve Accept the Oregon Association of Water Utilities Sewer Rate Study Proposal for \$12,000.

Motion: C. Nelson

Second: C. Chiper

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

COUNCIL CONCERNS AND COMMITTEE REPORTS

- C. Chiper pointed out the tourism's new billboard, the first of several planned. He also pointed out concern regarding the potential addition of more streetlights and what the plan would entail.
- C. Hinson inquired about the start date for Third Thursday. C.A. Dahl responded that it is expected to begin around May.
- C. Caruso said he was in conversation with a local landscaping business regarding maintenance at tipsu palach Park and other areas around town to help Public Works have a community day. He also inquired about obtaining committee lists.
- C. Nelson asked for an update on the car lot issue. It was noted that a letter had been sent to the owner, who was present, to address the matter.

MAYOR'S REPORT

M. Ford briefly asked about the timeline for the paving on 9th Street. A short discussion followed regarding optimal weather conditions for completing the work.

CITY ADMINISTRATOR'S REPORT


- C.A. Dahl had lunch with the city manager of Newberg and discussed water not able to sell water to the city of Dundee
- Meeting with the sheriff's county office to discuss a potential law enforcement contract and building services, as Newberg's current system is not fully compatible with the city's.
- April 2nd- Parks meeting
- April 3rd first budget meeting, followed by a meeting on April 10th and 17th.
- Turtles have returned to Public Works – feel free to stop by and say hello!

PUBLIC COMMENTS

Mike Dorostkar the owner of the car lot approached Council to discuss the car lot and the letter he received from the city stating the violations. He explained the zoning of the property and past conversations pertaining to the lot and the work he has done to keep within code. A discussion ensued on how to get back on track and will ensure clarification moving forward. M. Ford clarified that the property was zoned commercial, City Atty. Wigod provided clarification regarding a property's zoning status, explaining that while it is commercially zoned, it is being used as a home occupation, which constitutes a zoning violation due to non-compliance with commercial use requirements. M. Ford suggested to set up a meeting with C.A. Dahl and attorneys to determine the correct usage of the property; discussion continued pertaining to the expansion of the cars and make sure that regulations and requirements are compliant.

Rob Daykin approached Council to address the sewer rate issue and provided past information on a past study in 2009 and the residential, commercial and industrial usage. After a lengthy explanation, Daykin suggested keeping in mind the local businesses' usage and the loading factor in the rating analysis.

The meeting was adjourned at 8:25 P.M.



David Ford, Mayor

Attest:



Steve Dahl, City Administrator/Recorder