

**City of Dundee**  
**City Council Meeting Minutes**  
**April 15, 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; Police Chief, Jeff Kosmicki and Administrative Assistant / Assistant City Recorder, Kenzie Nagel.

Public Attendance:

Pete Donor, 780 SE Locust Street; Clay Downing, Chehalem Park & Recreation District; Sondra Storm, Tourism Committee; John Olivier, SKB; Robert Smith, 680 SW 5<sup>th</sup> Street; Matt and Angela. Via Zoom: Mark Keller, 1699 Wilson Ct, Monmouth; Dina Alexander, 111 SW Columbia St. Ste. 700, Portland; and two unidentified zoom attendees.

**AGENDA CHANGES**

None.

**PRESENTATION**

Police Chief Jeff Kosmicki presented an overview of police activity in the Newberg-Dundee area, using a detailed slideshow covering crime statistics, department teams and roles, social media outreach, chaplain services, and school patrols. He emphasized efforts to visit multiple schools daily, noting positive student reactions, especially to the new School Resource Officer. Kosmicki also highlighted the DARE Program, which addresses drug education, decision-making, peer pressure, bullying, and helping others. He also provided details about the annual National Night Out, scheduled for the first Tuesday in August at Memorial Park, featuring activities such as 911 information table, face painting, a dunk tank, K9 demonstrations, drones, car smashing, and food vendors.

Chief Kosmicki then discussed the Citizens Academy, an 8-week program in September offering hands-on activities and scenario-based training to help participants understand police operations. He said it was limited to about 20 people, the program prioritizes Newberg and Dundee residents and encouraged local participation. He also shared data on body-worn cameras and the use of drones and robots, providing real-life examples. A video intended for the presentation couldn't be played due to technical issues, so Kosmicki showed the videos to the Council from a far and verbally summarized the remaining slides, which covered K9 units, armored vehicles, and thermal imaging.

Following the presentation. M. Ford raised concerns about speeding on 9<sup>th</sup> Street. Kosmicki said he would increase patrol in that area and made note that solar flashing speed signs have helped reduce speeding. Discussion briefly continued, touching on local homelessness and sheltering efforts.

Sondra Storm expressed appreciation and respect for the police department's work. Chief Kosmicki added that customer service is a key focus in officer training.

### **PUBLIC COMMENT**

None.

### **CONSENT AGENDA**

**Motion to approve the Consent Agenda**

**5.1 Police Report Ending March 2025**

**5.2 Dundee Fire Department Reports, January-March 2025**

**5.3 Summary Financials**

**5.4 City Council Goals**

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

Motion: C. Chiper

Second: C. Caruso

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

M. Ford said that he would like to schedule a work session in June to discuss the city council's goals.

### **OLD BUSINESS:**

#### **DUNDEE HOTEL TRANSIENT LODGING TAX ABATEMENT AGREEMENT**

C.A. Dahl gave an overview of the new Dundee Hotel project, noting that unlike previous support provided to Terrain, no direct funding was available. However, he noted that a potential refund or lodging tax incentive could be considered. He emphasized that this was an initial discussion to gauge what support the Council might be willing to offer. A detailed report was provided starting on page 19 of the agenda packet.

Sondra Storm and John Olivier presented a slideshow to Council outlining the progress and vision for the new hotel project, now names Reveries. They shared background research from neighboring cities and an updated site plan featuring 90 rooms, 5 casitas (guest housing), a courtyard, rooftop bar, boardroom, lobby/lounge, outdoor seating, green space with walking trails, and retail/commercial areas. Storm emphasized the goal of creating a welcoming space for the entire community and highlighted alignment with city goals, including walkability, greenspace connection, expanded tourism, diverse amenities, and support for the Destination Dundee plan.

The presentation included renderings of the proposed building and confirmed interest from future tenants such as an upscale brewery/restaurant and a bakery/coffee shop. Olivier discussed the hotel's aim to offer approachable luxury while encouraging guests to engage with the community. He also shared financial projections, including expected tax revenue, economic impact, and increased real estate tax contributions.

Olivier outlined the need for a Transient Room Tax abatement, citing its importance for attracting investment and ensuring the hotel's operational stability amid risks like tariffs and other economic uncertainties. He proposed a 15-year abatement beginning upon the hotel's opening, structured as follows: 75% abatement in year 1-3, 50% in years 4-12, and 25% in years 13-15, with full tax payments thereafter. He projected the hotel would still contribute over approximately \$12 million to the city during the abatement period. A brief discussion followed the presentation.

### **NEW BUSINESS:**

#### **OUTSIDE CITY WATER REQUEST**

C.A. Dahl informed Council that residents on SW 11<sup>th</sup> Street are requesting access to city water, as neighboring properties – though also outside of city limits – already receive it. A detailed report was provided starting on page 43 of the agenda packet. A brief discussion followed.

**ACTION: Motion to Approve the Outside Water Request from 1105 SW 11<sup>th</sup> Street.**

Motion: C. Weil

Second: C. Chiper

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

#### **COUNCIL CONCERNS AND COMMITTEE REPORTS**

- C. Nelson inquired about an update with the car lot – C.A. Dahl said he was hoping to get things squared away this week after speaking with the lawyers. C. Nelson also mentioned that there was still a need to meet with the rural fire district but was hoping for C. Weaver to be available.
- C. Hinson inquired about raising taxes and getting a meeting scheduled to discuss – C.A. Dahl noted one in the end of April and one in May.
- C. Chiper egg hunt

#### **MAYOR'S REPORT**

None.

## CITY ADMINISTRATOR'S REPORT

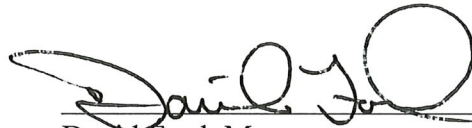
- C.A. Dahl said that the committee list was included in the council mail folders, highlighting that there are only two vacancies on the Parks Committee, with full seats in all other committees.
- Per Melody, thank you cards will be sent out to all the city volunteers.
- A note from the county sheriff's office was included in council mail
- Waste Management is expected to present a rate increase soon.
- An RFP for the water feature came in at twice the anticipated cost and a second proposal is in the works and will be reviewed at the next Parks Committee meeting.

M. Ford quickly noted the fire department's pancake breakfast on Saturday the 27<sup>th</sup>.

## PUBLIC COMMENTS

None.

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



David Ford, Mayor

Attest:



Steve Dahl, City Administrator/Recorder