

City of Dundee
City Council Meeting Minutes
April 18, 2023

CALL TO ORDER

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

COUNCIL AND STAFF ATTENDANCE

Mayor David Russ; and City Councilors Jeannette Adlong, David Hinson, and Tim Weaver.
Attendance via Zoom: Councilors David Ford and Storr Nelson. Absent: Councilor Bruce Starr.

Staff Attendance: Steve Dahl, City Administrator; Matthew Kahl, City Attorney; Greg Reid, City Engineer; and Melissa Lemen, Administrative Assistant.

Public Attendance: Dave Huber, Public Sector Manager; Gary Nelson, District Operations Manager; and Mike Jefferies, Area Pricing Director, Waste Management; Alex Chiper, 520 SW Fifth Street; Mike Sherwood, 876 SW Alder; and Forrest Byerly, 892 SW Linden Lane.

AGENDA CHANGES

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

Action: To approve the consent agenda;

- 4.1 City Council Minutes, February 7, 2023
- 4.2 City Council Minutes, March 21, 2023
- 4.3 City Council Minutes, April 4, 2023
- 4.4 Update City Council Goals
- 4.5 Appointment of Michelle L. Kropf to Tourism Committee

C. Ford requested a correction be made to the City Council minutes from April 4, 2023. On page 17 of the meeting agenda packet, the fee to file the paperwork for the levy should be corrected from \$250 to \$200. C. Adlong noted text in red on the minutes from February 7, 2023, which will be corrected to black.

Motion: C. Adlong

Second: C. Ford

Vote: Unanimous in favor.

OLD BUSINESS

Approval of 9th & Alder Street Project

Action: The consensus of Council was to move forward with going out to bid for the construction project with removal of the single bulb out and the addition of a traffic hump.

C.E. Reid provided Council with a map showing the intersection at 99W with a turn lane added; a copy was added to the meeting agenda materials. The Council discussed:

- The original idea of having two bulb outs was to provide traffic calming in this location.
- The remaining single bulb out in the plan may present more of a hazard than a benefit.

Mike Sherwood, 876 SW Alder, introduced himself and voiced support of removing the remaining bulb out as it will not be effective for traffic calming. He suggested that a raised hump area be added in the street in this location. Sherwood described witnessing issues with speeding on Alder and voiced a strong need for traffic calming in this area. Sherwood expressed concern about the calculation for the LID and what he is being required to pay. It was noted that the LID is based only on what is being built in front of their property at this time.

Council discussed:

- The addition of a street hump near the same location, but not too close to the intersection.
- The fact that Sherwood is not being asked to pay for sidewalk improvements at this time (as they are not being constructed), though could be asked to do so at some point in the future.
- The addition of the left and right turn lanes (with striping) on Ninth Street at Highway 99W.
- The addition of a water quality facility in the median; a Contech Filterra water quality 7'x11' vault will be placed.
- The area won't provide enough space to allow u-turns; a "No U-Turn" sign should likely be placed in the future.
- Lighting plan for Ninth Street: C.E. Reid is recommending higher intensity lighting in this commercial area, though lights spaced further apart than every 200 feet.
- Light Fixtures: Council felt the fixtures should look generally similar to those on 99W, though it was noted that a single replacement fixture cost now is over \$13,000 (C.E. Reid is not certain what a bulk purchase price might be).
- Placement of lighting fixtures on both sides of the street. Council favored decorative lighting up to Alder Street. The frequency (spacing) of the lights near the residential area could be adjusted as needed, though maintaining a consistent intensity of light was felt to be important.
- Underground work reviewed as well as new PGE plan; timing of work will need to be coordinated.
- Potential options for detouring of traffic (especially trucks) during construction work.
- There will be wider travel lanes though no designated bike lanes.

NEW BUSINESS

Waste Management Presentation

Dave Huber, Public Sector Manager; Gary Nelson, District Operations Manager; and Mike Jefferies, Area Pricing Director, Waste Management, introduced themselves and provided a Powerpoint presentation; copy added to meeting agenda materials. Discussion points included:

- Waste Management (WM) Services in Dundee
- Operations Report
- Future Recycling Program Changes (starting July 2025 – OR Senate Bill 582)
- Bulky Waste Pick-Up Event in the City of Dundee: target date is July or Aug. 2023
- 2022 Annual Report Review
 - Last rate increase was in 2020
 - Disposal & operating costs for WM increased higher than expected
 - WM experiencing difficulty (long wait times) in replacing their trucks as well as staff shortages.
 - Known WM cost increases for 2023 include disposal cost & processing charges, labor costs and fuel.
- Rate Comparison: A rate adjustment is needed for 2023; proposed rates reviewed and Council questions addressed. New rates (14% increase) take effect July 2023.
- Concern expressed about WM not providing a local phone number for their customers to call; WM representatives discussed that this is a corporate decision. Information pertaining to Dundee can be found on their website at wmnorthwest.com – drop down menu for Dundee as well as chat, email and phone number information provided.
- C.A. Dahl instructed to prepare a Resolution for the next City Council meeting.
- Clarification provided that the regular pick up day for subscription glass recycling is the same day as the recycling pick-up.

Use of old Dundee Elementary School Property

C.A. Dahl discussed that at the last legislative session, \$3 million was provided to this area to provide workforce house. SEDCOR indicated that the initial focus for creating workforce housing was in Newberg, though they have not been able to locate any property that is cost effective for them to move forward on. Detailed discussion ensued and C.A. Dahl explained that SEDCOR hired a nonprofit that specializes in workforce housing to come in and put out a request for proposals on what workforce housing projects could look like in the Newberg/Dundee area, which will be closing on Friday. C.A. Dahl discussed that he will be provided copies of this information as well; if the City of Dundee would like to be involved in the process a decision will need to be made. It was noted that to purchase the school property will cost approximately \$2.9 million; the park property was appraised at \$2.5 million. C.A. Dahl explained that for approximately \$3 million dollars he felt the city could purchase both the school property and the park if the city is interested in the addition of workforce housing. C.A. Dahl explained that one option mentioned in an informal discussion was potentially paying the school district only \$1 million for the property with an agreement to move forward with the workforce

housing portion. C. Ford discussed that the future Riverside District would also lend itself well to workforce housing in a potentially better location.

Council discussed:

- The school property is not located in the central business district (CBD); the zoning would need to be changed in order for the design standards to apply.
- Workforce housing and variable rate housing
- Thoughts & ideas for use of the school property
- The importance of community involvement and outreach

C.A. Dahl addressed questions to the best of his ability based on the limited information available. It was noted that the county commission discontinued their relationship with SEDCOR a few weeks ago. A suggestion was provided to gather information pertaining to similar needs in nearby school districts and what solutions they have found or are considering. The consensus of Council was to maintain some level of control of the school property moving forward though additional information will be needed prior to decisions being made. C.A. Dahl indicated that he will continue discussions with the school district and also reach out to a couple of the companies potentially interested in purchasing property to gather additional information. Discussion ensued and Council inquired about whether the school district would consider selling the city the portion of Billick Park that they own. C.A. Dahl discussed that his impression was that the school district was willing to give the property to CPRD if they sold the school building separately; the Billick Park property would be maintained as a park moving forward though the ownership of the property would need to be determined.

COUNCIL CONCERNS AND COMMITTEE REPORTS

None.

MAYOR'S REPORT

None.

CITY ADMINISTRATOR'S REPORT

- C.A. Dahl discussed that he spoke with the property owner of the auto dealership on Third Street; he was provided of checklist of things which need to be done to bring his business up to code. The property owner has been asked to provide a plan (including dates) by their next appointment on May 1, 2023.
- C.A. Dahl discussed that he has reached out to Potcake Cellars regarding the sign issue.
- C.A. Dahl provided a Levy Update: There are signs available in support of the levy. This weekend information will be circulated door-to-door in support of the levy; Council was invited to join in the event if they so desire.
- C.A. Dahl announced that the first Budget Committee meeting will be held next Thursday, April 27, 2023; the budget will be prepared and posted on the website by Friday, April 21, 2023.

- C.A. Dahl discussed that the first Tuesday of July falls on the July 4th holiday. He asked Council to consider whether they would like to cancel the meeting altogether or move it to a different night. They will consider the options and provide direction at the next City Council meeting.

PUBLIC COMMENT

None.

EXECUTIVE SESSION

The City Council entered into Executive Session at 8:36 P.M. in accordance with ORS 192.660 (2)(d) to consider deliberations with persons designated by the governing body to carry on labor negotiations. Executive Session ended at 8:46 P.M. and the City Council did not reconvene.



David Russ, Mayor

Attest:



Steve Dahl, City Administrator/Recorder