

CITY OF DUNDEE CITY COUNCIL MEETING

801 N. Highway 99W, Dundee, OR 97115

City Hall Phone: (503) 538-3922 Website: www.DundeeCity.org

The Mission of City Government is to provide essential, quality public services in support of the livability, safety and viability of the Dundee community.

MAY 5, 2026, 7:00 PM

1. Open Regular City Council Meeting
2. Amendments to the Agenda, if any
3. Public Comment: Each speaker will be allowed up to 3 minutes to speak after being recognized by the Mayor. Councilors will generally not respond to comments except to ask clarifying questions. The council may direct concerns raised by the speaker to the City Administrator or place the issue of concern on the agenda for Council discussion.
4. Consent Agenda: The following items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member (or a citizen through a Council member) so requests, in which case the item will be removed from the Consent Agenda and considered separately. If any item involves a potential conflict of interest, Council members should so note before adoption of the Consent Agenda.
 - 4.1 City Council Minutes, February 17, 2026 Pages 3-7
Action Requested: Motion to Accept the Consent Agenda
- Proclamation:
5. 5.1 May Pedestrian Safety Month Pages 8
- Presentation:
6. 6.1 Destination Dundee Community Survey Results Pages 9-21
7. Old Business:
 - 7.1 TSP Policy Goals Pages 22-23
Action Requested
8. New Business:
 - 8.1 Resolution No. 2026-04; Fueled by Fine Wine Half Marathon Pages 24-25
Action Requested
9. Council Concerns & Committee Reports
10. Mayor's Report
11. City Administrator Report

12. Public Comment: Each speaker will be allowed up to 5 minutes to speak after being recognized by the Mayor. Councilors will generally not respond to comments except to ask clarifying questions.
13. Adjourn

Pending Business:

1. Public Works
 - 1.1 Old Dundee Elementary School
2. Planning/Land Use
 - 2.1 Dundee Riverside District Code Amendment
 - 2.2 Exterior Lighting – Code Update/Street Light Standards
 - 2.3 Code Amendments – Land Use Procedures
 - 2.4 Pending Type II or Type III Land Use Applications
 - 2.5 Sander Estate Park Developer Agreement
3. City Council
 - 3.1 Update SDC Methodologies
 - 3.2 Storm Drain Master Plan Update
4. Parks & Trails
 - 4.1 WWTP Nature Park
 - 4.2 Riverside District Neighborhood Parks
 - 4.3 Build out of tipsu palach Park
5. Next Available Ordinance & Resolution Nos.
 - 5.1 Ordinance No. 593-2026
 - 5.2 Resolution No. 2026-05

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the Administrative Assistant at City Hall (503) 538-3922.

**City of Dundee
City Council Meeting Minutes
February 17, 2026**

CALL TO ORDER

Mayor David Ford called the meeting to order at 6:59 P.M.

COUNCIL AND STAFF ATTENDANCE

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

Staff Attendance: City Administrator, Courtney Patterson; City Attorney, Ashley Wigod and Administrative Assistant / Assistant City Recorder, Kenzie Nagel.

Public Attendance:

Via Zoom: Austin DePaolo, Teamsters 223.

AGENDA CHANGES

None.

CONSENT AGENDA

Motion to approve the Consent Agenda

Motion: C. Nelson

Second: C. Caruso

Vote: C. Hinson, C. Chiper, C. Weil, C. Weaver, M. Ford

OLD BUSINESS

FY 25/26 QUARTERLY BUDGET REVIEW – GENERAL FUND EXPENDITURES

C.A. Patterson began by reviewing the budget general fund expenditures and went line by line. She then provided an update with the spreadsheet she provided on screen to follow along. A brief discussion ensued regarding fund expenditures.

WATER RATE REVENUE 3 MONTH COMPARISON

C.A. Patterson explained that as requested, a three-month comparison was available to review regarding the water rate revenue. A detailed report was provided starting on page 8- of the agenda packet. A brief discussion ensued.

PARKS COMMITTEE UPDATE

C.A. Patterson asked whether C. Hinson would like to provide an update to Council on the Parks Advisory Committee. C. Hinson reported that the committee will be on hiatus for the foreseeable future while efforts continue to secure grant funding for the tipsu palach Park project and other initiatives. He also noted that the committee currently has only three of the seven positions filled and has not been successful in recruiting additional members. Brief discussion followed, including financial considerations related to the tipsu palach Park project.

TOURISM COMMITTEE APPOINTMENTS

C.A. Patterson explained that since the Council approved of the amended changes with the Tourism Committee's number on the committee, two residents have applied for the two open positions from Petrea Gilden-Hagen and Rudy Gomez.

ACTION: Motion to Appoint Petrea Gilden-Hagen and Rudy Gomez to the Tourism Committee with Terms Ending December 2027.

Motion: C. Weaver

Second: C. Nelson

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

NEW BUSINESS

RFP FOR CITY PLANNING SERVICES

C.A. Patterson explained that since Doug Rux's departure as the city planner in January, she was seeking approval to send out an RFP for new city planning services. A brief discussion ensued.

ACTION: Motion to Authorize the City Administrator to Advertise the Request for Proposal for Planning Services.

Motion: C. Weaver

Second: C. Chipper

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

FY 26/27 BUDGET DEVELOPMENT SCHEDULE

C.A. Patterson explained that the schedule for the fiscal year's 2026/2027 were available to view. A detailed schedule was provided starting on page 94 of the agenda packet. A brief discussion ensued.

WORK SESSION AND OPEN HOUSE SCHEDULE

C.A. Patterson provided a work session and open house schedule. A detailed report was provided starting on page 97 of the agenda packet. A brief discussion transpired regarding the open house and work session dates and topics and rearranging various dates with an updated copy sent out to Council.

CLA-VALV SERVICES CONTRACT

C.A. Patterson explained the contract provided on page 110 of the agenda packet.

ACTION: Motion to Authorize the City Administrator to Enter into a Contract with Cimco-Systems, LLC, for Work on the Cla-Val Control Valves in the Water System, making any Minor Modifications Needed to Execute the Contract.

Motion: C. Weil

Second: C. Chipper

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

VINEYARD RESERVOIR ROAD CONTRACT

C.A. Patterson provided information on the Vineyard Reservoir Road contract, as outlined on page 122 of the agenda packet, and explained that incoming funds will be allocated toward the project, with a target completion in fall 2026. M. Ford inquired whether the project was included in the budget, and C.A. Patterson confirmed that it will be funded through the water fund. Brief discussion followed regarding its relation to the budget.

ACTION: Motion to Authorize the City Administrator to Enter into a Contract with Pihl Excavating, for Work to the Vineyard Reservoir Road, making any Minor Modifications Needed to Execute the Contract.

Motion: C. Weaver

Second: C. Weil

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

YELLOW CACTUS CONTRACT FOR TOURISM MARKETING

C.A. Patterson provided an overview of the Yellow Cactus arrangement and its role in supporting Tourism Committee marketing efforts. She confirmed that no formal contract was executed, and services were conducted on an invoiced basis. A detailed report is included beginning on page 135 of the agenda packet. A brief discussion followed.

ACTION: Motion to Authorize the City Administrator to Enter into a Contract with Yellow Cactus for Tourism Marketing, making any Minor Modifications Needed to Execute the Contract.

Motion: C. Nelson

Second: C. Chipper

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

COUNCIL CONCERNS & COMMITTEE REPORTS

- C. Hinson inquired about a recommendation letter in regards to the budget for the city administrator to review and give direction towards the budget
- C. Chipper inquired about the line marking work along 9th Street; a brief discussion ensued
- C. Caruso explained that a letter of support towards the house bill 41448 that would provide more TLT money to the general fund and inquired whether to send individually or as a council; a brief discussion ensued including City Atty. Wigod noting that a motion should be made regarding this letter of support

ACTION: Motion to approve the mayor to send a letter to our representatives in favor of House Bill 4148 local act.

Motion: C. Caruso

Second: C. Nelson

Vote: C. Chipper, C. Hinson, C. Weil, C. Weaver, M. Ford

- C. Weaver expressed empathy of Jan Sander's passing in January
- C. Nelson asked when the snowflakes would be taken down and it was confirmed that it would be sometime in March

MAYOR'S REPORT

- Followed up with Senator Starr and his team about the \$900,000 ask for the water treatment plant filtration system and was able to testify in person last week
- He also mentioned that Senator Starr would work on helping with a \$325,000 ask in regards to the 5th Street
- Met with Jim McMaster in regards to the trail along the bypass that connects Newberg and Dundee
- Met with the school superintendent that SKB agreement fell through pertaining to the old school and a meeting would be likely scheduled with Nate, a business manager, to help get a number regarding the property and would report back after the meeting
- Mentioned changing the purchasing order amount for the city administrator regarding contracts; wanted to work with C.A. Patterson on creating a higher limit amount and would like to formalize that as a council in a future meeting

CITY ADMINISTRATOR REPORT

- Received a certified letter from the department of treasury that there was a significant COVID grant in the amount of \$720,000. She explained that the last city administrator did not submit the required grant reports and the treasury put the city in collections for \$647,000. She confirmed that she had eight days to submit proof that the money had been spent and would be working on getting that submitted.
- Grant reconciliation work to be done regarding Travel Oregon and would also be working on that
- Working on another Travel Oregon Grant that is due Thursday and would be having the Tourism Committee look at it before submitting

PUBLIC COMMENT

None.

EXECUTIVE SESSION

The Dundee City Council met in executive session in accordance with ORS 192.660 (2) (f) to consider the information or records that are exempt by law from public inspection.

The meeting was adjourned at 9:19 P.M.

David Ford, Mayor

Attest:

Courtney Patterson, City Administrator/Recorder

Proclamation

Whereas, *Destination Dundee*, acknowledged by City Council in June, 2024, identified a network of inter-connected sidewalks, paths, and trails as one of the community's highest priorities for making Dundee a more livable, walkable, and *safe* place; and

Whereas, the citizens of Dundee want their children to be able to walk or bike to school safely and comfortably; and

Whereas, the Destination Dundee management team has identified the State of Oregon's *Safe Routes to Schools* program as a likely funding resource for physical improvements and related outreach activities to help build out safe routes for children and their caregivers to walk or bike to Dundee Elementary School; and

Whereas, community members who are active in the Destination Dundee Main Street initiative have created an annual "Walk & Roll to School" event, scheduled this year for the morning of May 27, 2026, to raise awareness of the need for safer routes to school and to demonstrate to the State the breadth of community support for this endeavor; and

Whereas, City Council wishes to support these community efforts for this initiative to secure funding for these future improvements by working with the many community members participating in the effort; and

NOW, THEREFORE, I, David Ford, Mayor of the City of Dundee, Oregon hereby proclaim May as

PEDESTRIAN SAFETY MONTH

and encourage all people of Dundee to join me in honoring the safety of our residents and friends by participating in the "Walk & Roll to School" event.

Done, this 5th day of May, 2026

David Ford, Mayor

Attest:

Brandon Hamilton, Fire Chief

DUNDEE COMMUNITY

Dundee Community Feedback 2026

Survey and Report by:
Promotion Committee Destination Dundee



Destination Dundee

This survey was conducted for the Dundee community in coordination with Destination Dundee. The survey was distributed in January 2026 and remained open for eight weeks. It highlights the importance of resident and business owner input in shaping Dundee's future and fostering a strong sense of community engagement and collaboration. The feedback gathered helps us better understand what Dundee residents know about current developments and what matters most to them.

Who is the Promotion Committee with Destination Dundee?

The Promotion Committee helps share the story of Dundee's growth and development with the community. Our goal is to ensure residents understand what is happening in Dundee, why it matters, and how it benefits both residents and visitors. We aim to communicate how Dundee is growing with intention while maintaining the heart and character of the community.

Members of the Team

Bethany Caruso

Mila Headley

Kayin Griffith

Naureen Khan



Overview

Survey Overview

The Dundee Communications Survey gathered feedback from residents, business owners, and community members connected to Dundee regarding:

- Community identity and future vision
- Awareness of current developments
- Sources of local information
- Preferred communication methods
- Community priorities and concerns

Responses highlight both strong appreciation for Dundee's small-town character and concerns about growth, communication, and infrastructure.

Survey Participants

93 individuals participated in the survey

With 93 responses from a community of approximately 3,200 residents, the survey results fall within an estimated $\pm 10\%$ margin of error at a 95% confidence level, providing a reliable snapshot of community perspectives and allowing clear themes and priorities to emerge.

Category Number of Responses

Residents

81.7%

Business Owners

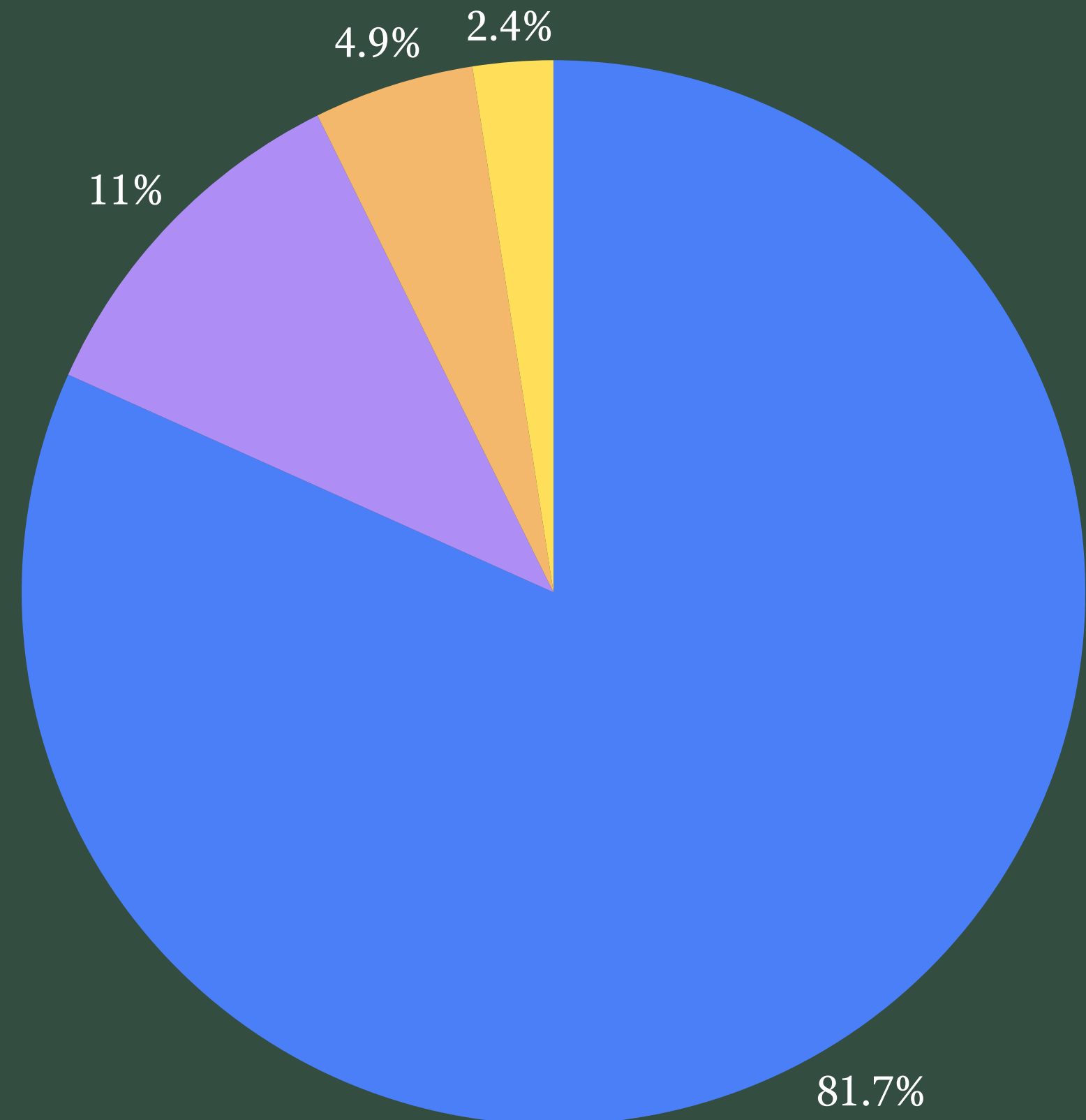
11.0%

Both Resident & Business Owner

4.9%

Other (work nearby / outside city limits / affiliated)

2.4%



Key Themes

Community Identity

Residents overwhelmingly describe Dundee as a small, scenic wine-country town with a strong sense of community.

Common words used to describe Dundee today, in order of most used:

- Small town
- Wine / Wine country
- Quiet
- Friendly
- Beautiful
- Growing

Themes identified to describe Dundee:

Small Town/Quaint Atmosphere:

Described as small, quaint, rural, cozy, and a small-town vibe, indicating a compact, charming community feel.

Wine/Tourism Focus:

Frequently associated with wine, wineries, vineyards, wine country, and a tourist destination, with concerns about being "wine exclusive," "wine centric," and "caters to tourists."

Growth and Change:

Mentioned as growing, changing, developing, with potential for intentional growth, but also described as scattered, underdeveloped, and "not quite there."

Positive Traits:

Considered safe, friendly, welcoming, neighborly, with a sense of community, peacefulness, and beautiful scenery.

Traffic/Infrastructure Issues:

Identified with traffic, busy roads, a highway split, and concerns about undeveloped or unwalkable areas.

What changes are you aware of in Dundee?

- **New Parks and Recreation:** Many respondents mentioned the new park on 5th Street (also referred to as Sanders Estate, CPRD park, or near the post office/old school) and plans for a splash pad or other park expansion, though some voiced concern about Dundee-Billick Park losing space.
- **Hotel and Commercial Development:** Awareness of one or two new hotel projects (on 9th and 11th street), which some support but others feel it's too much or not needed, and general development including multi-story buildings and potential new stores at La Sierra.
- **Old Elementary School:** The sale and development of the old Dundee Elementary school property for apartments or multi-family living was frequently noted.
- **City Leadership and Administration:** Changes in leadership, including a new Mayor, new City Administrator (Courtney or interim), and new city council members were recognized.
- **Infrastructure and Finance:** Mentions of the 9th Street project still being unfinished, increasing water prices, water challenges/repairs, budget issues, and concerns about light pollution and enforcement were raised.

What Residents Love About Dundee



Community

Residents appreciate the strong sense of community with friendly neighbors and numerous local events throughout the year.



Nature

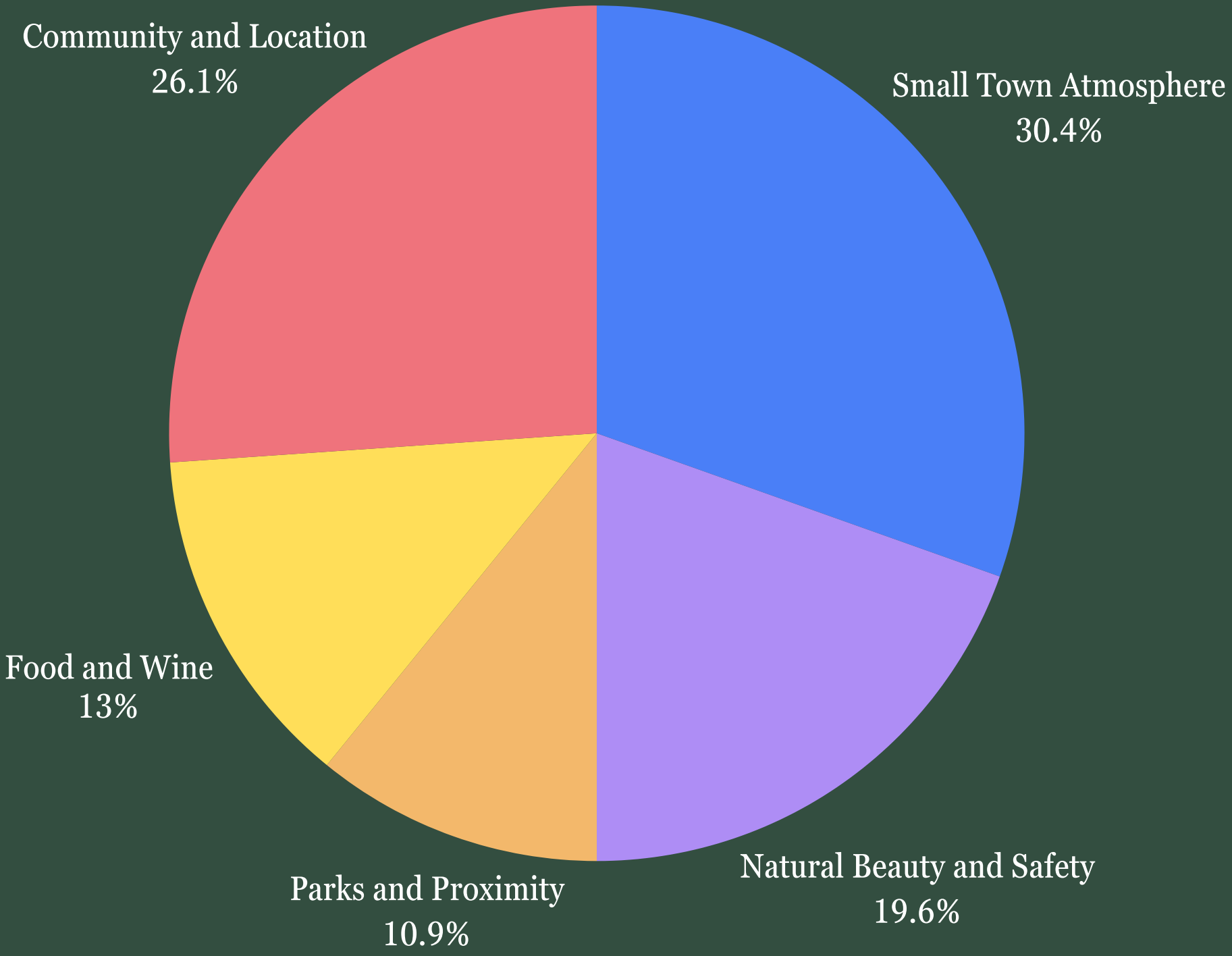
The beautiful natural surroundings, including parks and scenic views, enhance the quality of life in Dundee.



Wine & Business

Residents value Dundee's restaurants, wineries, and local businesses, which contribute to its vibrant wine and food culture.

In the numbers... What Residents Love:



What do residents hope for Dundee's future?

Residents shared several unique ideas for Dundee's future, including becoming a more walkable wine country destination, expanding its food and culinary scene, creating more family-friendly amenities, and maintaining a balance between tourism, local businesses, and its agricultural roots.

Premier Wine Destination

Many respondents see Dundee continuing to grow as a premier wine country destination, with wineries, restaurants, and tourism playing a key role.

Welcoming Small Town

Residents want Dundee to grow while preserving its small-town identity and sense of community.

Strategic Growth

Some responses focused on intentional development, including new businesses, housing, and amenities that support residents as well as visitors.

Concerns and Challenges

The main challenges identified in the survey include managing growth, improving infrastructure, strengthening communication with residents, expanding local amenities, and addressing rising costs.

Traffic & Infrastructure

Traffic, walkability, and infrastructure improvements were common concerns, particularly along Highway 99 and surrounding residential areas.

Growth Too Quick

Residents expressed concern about rapid development and emphasized the importance of maintaining Dundee's small-town character while planning for future growth.

More Communication

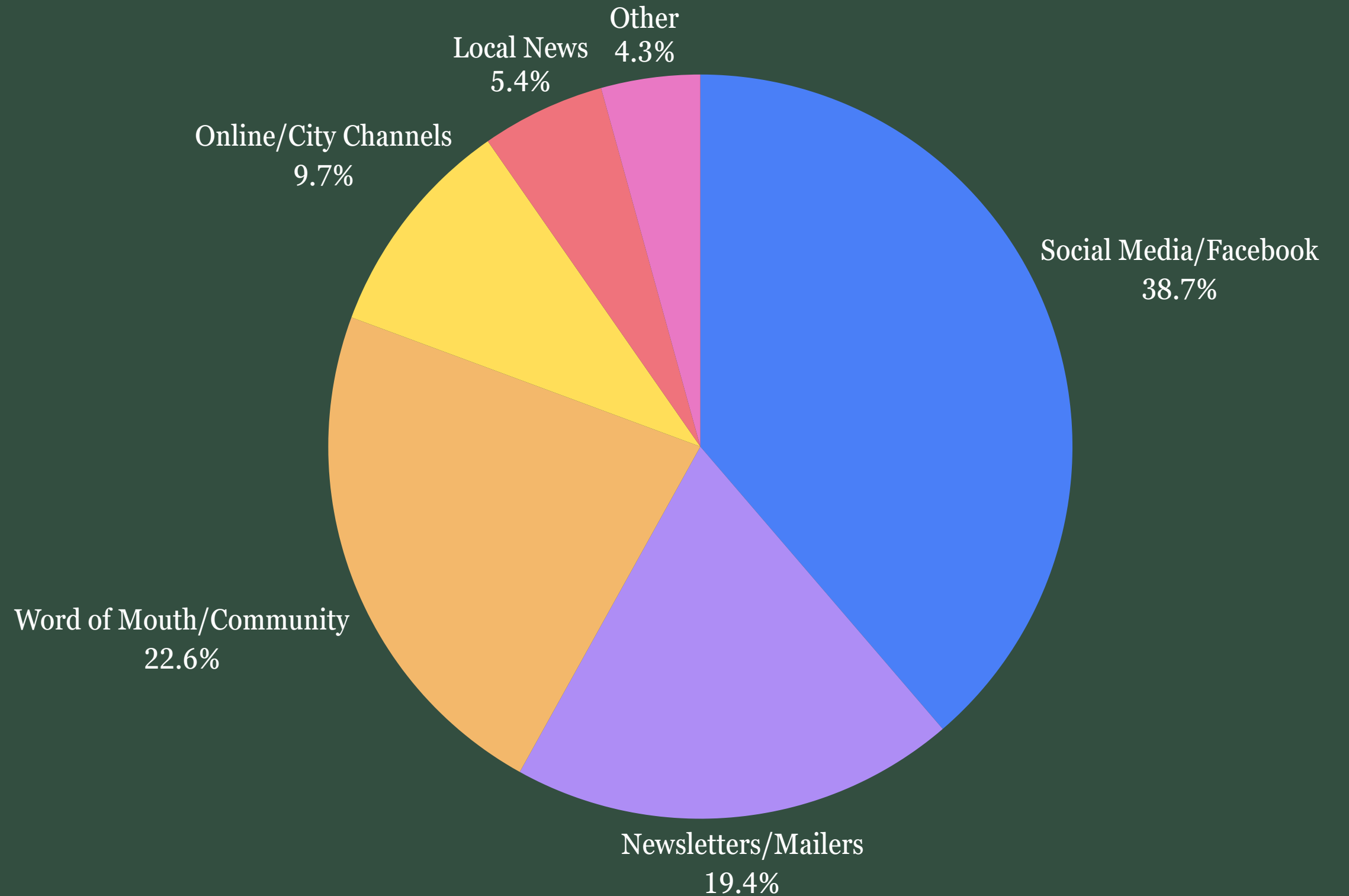
Many respondents indicated a need for clearer and more consistent communication about local projects, development, and city updates.

Expanding Community Amenities

Residents expressed interest in more amenities that serve the local community, including family-friendly spaces, retail, and everyday services.

CURRENT: Communication Channels

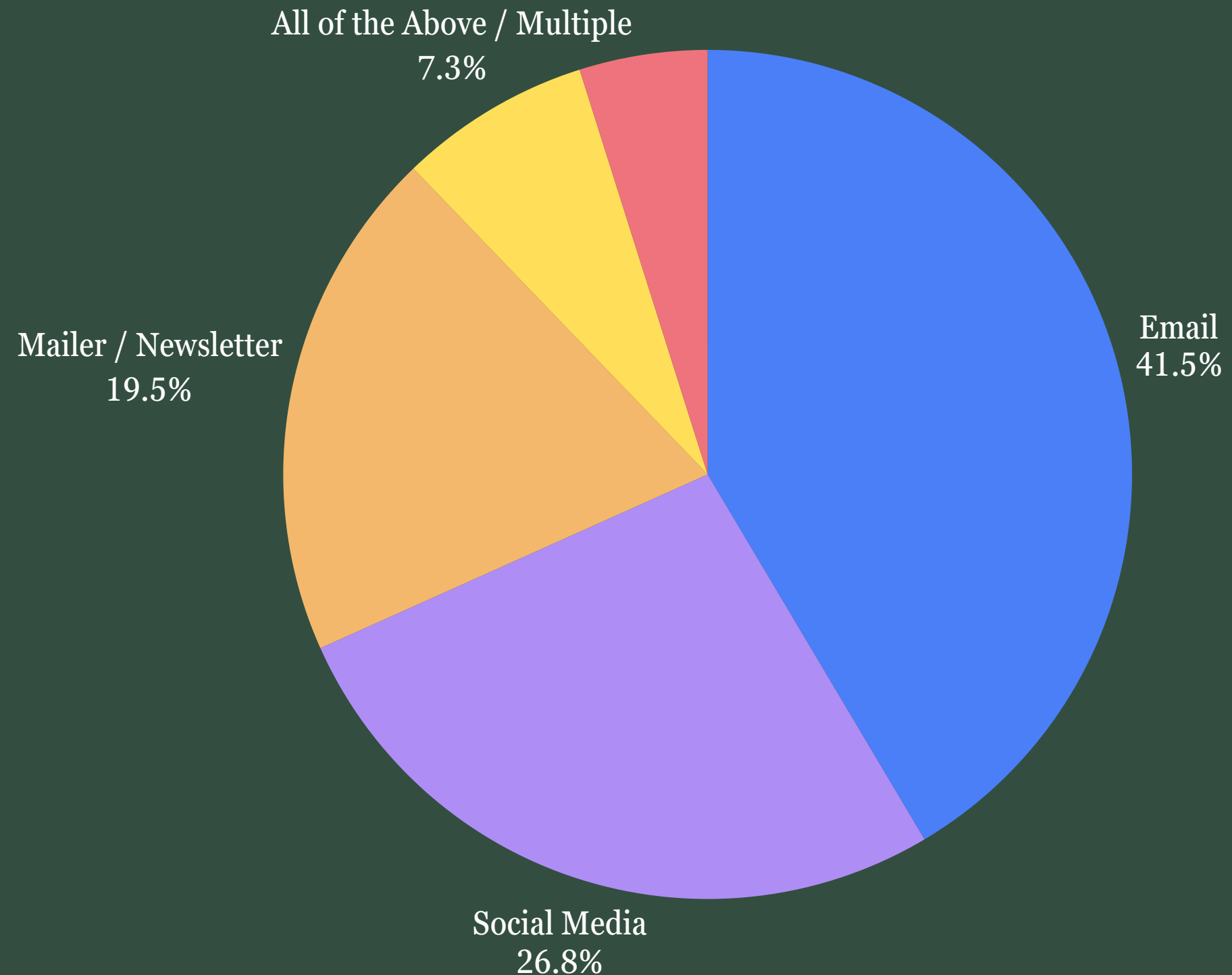
Residents and business owners in Dundee have expressed their preferences for receiving updates from the city. Utilizing various communication methods ensures everyone stays informed. This section highlights the most favored channels identified through community feedback, fostering a connected community.



Desired Communication Channels

KEY TAKEAWAY: INVEST IN EMAIL

Email is the most preferred communication method, followed by social media, while printed mailers still remain important for a significant portion of residents.



Recommended Next Steps:

1. Community Communication Methods

Develop a consistent communication strategy that includes at least regular email updates. As a bonus, social media posts, and mailed newsletters would be helpful so residents can easily stay informed about city projects, development, and decisions.

Residents want to know where to find information. Right now, word of mouth, allows for too much discrepancies. The city needs to become the main source of truth.

2. Share Clear Updates on Growth and Development

Provide transparent updates on major projects such as hotels, park development, and the former elementary school property so residents understand what is happening, timelines, and community benefits. Roll out a strategic communication plan about all the changes so residents know what to expect and how it will impact them. This should be tied to the city vision and where Dundee hopes to be in 10 years.



STAFF REPORT

To: City Council
From: Courtney Patterson, City Administrator
Date: April 29, 2026
RE: Transportation System Plan Policy Goals

Background: On April 21, 2026, Lloyd Purdy with the Destination Dundee team presented draft policy goals for the Transportation System Plan (TSP). On April 23, 2026, Lloyd also helped facilitate a community meeting to discuss concerns and interests to be addressed in the TSP.

Information: The TSP goals have been updated based on the two conversations in the following ways:

- The Destination Dundee goal moved to first and added the connection to the Willamette River.
- Re-envision Highway 99W goal specifically mentions a lower speed limit.
- Riverside District goal specifically mentions OR-18 bypass access.
- Added goal to explore creating transportation system development charges (SDCs).
- Removed more administrative goals “update functional classifications, cross-sections, and development code references” and “coordinate with regional partners.”

The next step on this project is to finalize the scope of work. Next, there is an ODOT technical and procurement review, and a federal review. Then, the request for proposal (RFP) will be published and an intergovernmental agreement (IGA) with ODOT signed.

Attachments:

Draft 2026 Dundee Transportation System Plan Policy Goals

Questions for discussion:

Does this align with Council’s vision and goals?

Should SDCs be included as a policy goal? Funding was included in the current FY budget to develop transportation SDCs, but the project was not completed.

OK to remove the administrative type goals to update functional classifications, cross-sections, and development code references and coordinate with regional partners?

Action needed: Clarify any edits needed and a motion to approve goals with any desired edits.



DRAFT 2026 Dundee Transportation System Plan Policy Goals

1. Implement the Destination Dundee vision that the community will have connections to the Willamette River, Dundee Hills, and a walkable downtown.

Enact the Destination Dundee goals to reduce dependence on cars with ample beautiful safe options for pedestrians and bikes to move on both sides and across Highway 99W. And create and maintain clear and safe connections within and between downtown, our parks, the Dundee Hills, and the Willamette River.

2. Re-envision Highway 99W as a multimodal pedestrian friendly Main Street with a lower speed limit that supports higher density, mixed use development.

Establish a 99W cross-section and design that prioritizes walking, biking, transit connections, access to businesses, and safe crossings, while coordinating with ODOT to direct freight movement to the OR-18 Bypass.

3. Improve safety and mobility for people of all ages and abilities.

Address pedestrian and bicycle gaps, Safe Routes to School needs, ADA requirements, multimodal access to transit, and safe circulation for underserved populations.

4. Create safe and convenient multimodal connections for the planned Riverside District development, including direct access to the OR-18 bypass.

Ensure the future Riverside District has safe and convenient multimodal connections to existing neighborhoods, schools, parks, downtown, Hwy 99W, and regional destinations.

5. Prioritize investments with realistic funding strategies and explore if transportation system development charges would advance the Destination Dundee vision.

Update the City's transportation project lists with planning-level cost estimates, phasing strategies, and funding options—including SDC-eligible projects.

RESOLUTION NO. 2026-04

A RESOLUTION OF THE CITY OF DUNDEE, OREGON AUTHORIZING THE 2026 FUELED BY FINE WINE HALF MARATHON, QUARTER MARATHON, AND 5K EVENT AND APPROVING TEMPORARY TRAFFIC CONTROL MEASURES ASSOCIATED WITH THE EVENT

WHEREAS, the annual Fueled by Fine Wine event (the “event”) is a long-standing community event that promotes recreation, tourism, and the Dundee wine country region; and

WHEREAS, the 2026 Fueled by Fine Wine event will mark the 15th annual running of the race and is anticipated to draw participants and visitors to the City of Dundee and surrounding area; and

WHEREAS, the event is scheduled for Sunday, July 12, 2026, with the start and finish located at Billick Park in Dundee; and

WHEREAS, the event includes a Half Marathon, Quarter Marathon, and 5K, with portions of the race route utilizing public streets and roads within the City of Dundee and Yamhill County; and

WHEREAS, the event organizer, Foot Traffic, LLC, has coordinated with the City of Dundee, Chehalem Parks and Recreation District, Dundee Hills Winegrowers Association, Newberg-Dundee Police Department, Dundee Fire and Rescue, and participating property owners regarding event operations, traffic control, participant safety, and emergency services; and

WHEREAS, the proposed traffic control plan includes a temporary closure of a portion of SW 5th Street adjacent to Billick Park, police presence at key intersections, traffic cones and barricades, event signage, course marshals, hydration stations, and related safety measures; and

WHEREAS, the City Council finds that the event provides economic, recreational, and community benefits to the City of Dundee and that the temporary traffic impacts can be reasonably managed through the submitted operations plan; and

NOW THEREFORE, THE CITY OF DUNDEE RESOLVES AS FOLLOWS:

Section 1. The City Council hereby approves the 2026 Fueled by Fine Wine Half Marathon, Quarter Marathon, and 5K event to be held on Sunday, July 12, 2026.

Section 2. The City Council authorizes temporary street closures, traffic control devices, police coordination, and related event management measures substantially consistent with the submitted event plan, including temporary closure of SW 5th Street adjacent to Billick Park during event operations.

Section 3. Approval is subject to the event organizer obtaining and maintaining all required permits, insurance endorsements, agency approvals, and compliance with applicable local, county, and state regulations.

Section 4. The City Administrator is authorized to coordinate final administrative details and conditions necessary to implement this Resolution.

ADOPTED by a roll call vote of the Dundee City Council on May 5, 2026.

Yes:

No:

David Ford, Mayor

ATTEST:

Courtney Patterson, City Administrator/City Recorder