

City of Dundee
City Council Meeting Minutes
October 7, 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, Tim Weaver, Alex Chipper, Michael Caruso and David Hinson.

Staff Attendance: Interim City Administrator / Fire Chief, Brandon Hamilton; City Attorney, Ashley Wigod; Public Works Superintendent, Chuck Simpson and Administrative Assistant / Assistant City Recorder, Kenzie Nagel.

Public Attendance:

Rudy Gomez & Kathleen Gomez, SW 11th Street; Gail Akerson, 875 SW View Crest Drive; Arthur Chatput, Business Oregon and Rob Daykin, 759 SW Scotsman Court.

AGENDA CHANGES

Mayor Ford requested that Rob Daykin's letter to council pertaining to the speedbump on Alder Street be added to the agenda under new business under 6.1.

PUBLIC COMMENT

Rob Daykin addressed Council, expressing concern regarding a comment made by C. Weil at a previous meeting about how the improvements would be funded and whether Urban Renewal would cover the costs. He voiced concerns of potential misuse of Urban Renewal funds. Daykin then provided background on the Urban Renewal Agency loan related to the speed bump and the intersection project. He also referenced the recent sewer connection request and suggested that Council consider imposing additional requirements.

CONSENT AGENDA

Motion to approve the Consent Agenda

Motion: C. Weil

Second: C. Weaver

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

OLD BUSINESS

VINEYARD WATER TANK REPAIR

Interim C.A. Hamilton provided pertinent information regarding the water tank repair including the contract funding with \$250,000 allocated in the Water CIP and another \$100,000 in another line item. He explained that the contract amount was \$40,000. City Attorney Wigod also provided an update on the Kennedy Jenks agreement, noting that the firm is currently revising its project schedule and has requested additional time, with plans to resume work in the spring. She then confirmed that no action would be requested at this meeting. A brief discussion followed regarding the Kennedy Jenks contract and its relevance to the budget given the contract amount.

WWTP REPAIR LOAN

Interim C.A. Hamilton noted that Arthur Chatput with Business Oregon and Public Works Superintendent Chuck Simpson were present to answer any questions Council may have regarding the wastewater treatment plant repair. Mr. Chatput outlined the DEQ process, the financial aspects of the repair, and the Business Oregon funding program available for such projects, including the associated bonds. M. Ford asked about the timeline for applying for the funding. A brief discussion followed regarding ordering materials and initiating the repair, with P.W. Superintendent Simpson indicating that the repair is expected to take approximately two to three weeks. Further discussion continued.

NEW BUSINESS

ROB DAYKIN'S SPEEDBUMP LETTER

Interim C.A. Hamilton began by noting that a letter from Rob Daykin regarding the Alder Street speed bump had been received and that the existing speed bump does not meet code standards. A copy of the letter was provided to Council. M. Ford shared background information on the speed bump, noting that the issue has been discussed multiple times from May 2023 to the present. He explained that while plans remain in place to move forward with the work, staff will first confirm that all actions comply with city code and legal requirements before proceeding with the scheduled improvements. A brief discussion followed.

DEVELOPMENT CODE REVISION – MURAL STANDARDS

Interim C.A. Hamilton stated that Gail Akerson, representing the Dundee Downtown Committee, was in attendance to discuss the committee's interest in installing murals throughout the city and to request consideration of a code amendment related to murals. Ms. Akerson explained that the committee aims to enhance and promote the city through artistic murals and noted that, in her outreach to other cities, none had code restrictions related to murals except the City of Newberg. She provided a handout for Council's reference. Akerson described the committee's vision for the first mural — "Greetings from Dundee"— intended to support tourism and social media engagement. She also confirmed that Travel Dundee would contribute financially to help with the project.

Discussion followed regarding signage regulations and whether murals would fall under existing sign code provisions or be categorized separately as artistic installations. C. Hinson asked whether the

mural near Red Hills was considered a mural under the code and, if so, what the implications were. M. Ford noted that staff would review the code to determine whether additional action is needed to allow murals. C. Weil abstained from the discussion due to a potential conflict of interest. Further conversation continued regarding the city's overall vision, potential guidelines, and next steps for reviewing the applicable code and bringing the matter back to a future meeting.

11TH STREET CITY SEWER SERVICE REQUEST

Rudy Gomez addressed Council and explained that he is building a home on 11th Street, where the pavement ends and the gravel begins. He described the work underway on the property and noted that although a septic system had been approved through Yamhill County, he was interested in connecting to the city's sewer system given the associated requirements. A brief discussion followed regarding the costs and improvement process.

City Atty. Wigod explained that extending sewer service would require adoption of an ordinance outlining the necessary requirements, and that Mr. Gomez's property lies outside city limits, which would also need to be considered. She suggested that annexation may be an alternative option to explore. Further discussion continued, including the potential timeline for the request. M. Ford suggested having the city planner attend the next meeting to provide guidance on how to proceed.

COUNCIL CONCERNS & COMMITTEE REPORTS

- C. Hinson thanked P.W. Superintendent Simpson for cleaning up Viewmont Trail; he also brought up the budget, and a brief discussion ensued.
- C. Caruso attended the faculty meeting with the school district; a brief discussion ensued.
- C. Weil started discussions regarding the sub budget committee about their findings

MAYOR'S REPORT

- M. Ford said a resident complimented P.W. Superintendent Simpson on Brier Street, who he spoke with recently
- He met with Nate, a CFO with school district regarding the old school property
- He also met with Dave Parker and said that they were refinancing the balloon payment for the school property
- He acknowledged that the TGM Grant was approved

CITY ADMINISTRATOR REPORT

- The tax levy letter had been mailed out
- He confirmed with Bob Long that the water rights application was submitted with the state with a comment about the well pump test
- Has been working on getting numerous nuisance letters mailed out

- October 8th – first auditor meeting at city hall
- Meeting with Bethany Caruso about the wayfinding project

PUBLIC COMMENT

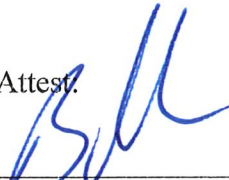
Rob Daykin addressed Council and provided additional background regarding Rudy Gomez's lot on 11th Street, recommending that Council review various documents related to a potential annexation agreement. He also offered guidance on the repair loan and its compliance with DEQ requirements.

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



David Ford, Mayor

Attest.



Brandon Hamilton, Interim City Administrator