

**CITY COUNCIL MEETING  
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October 18, 2022**

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**City of Dundee**  
**City Council Meeting Minutes**  
**October 18, 2022**

**Call to Order**

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

**Council and Staff Attendance**

Mayor David Russ; Councilors Ted Crawford, Tim Weaver, Storr Nelson, and Bruce Starr.

Absent: Councilors Jeannette Adlong and David Ford.

Staff Attendance: Steve Dahl, City Administrator; Matthew Kahl, City Attorney, Greg Reid, City Engineer; Brandon Hamilton, Fire Chief; Chuck Simpson, Public Works Superintendent; Melissa Lemen, Administrative Assistant; and Cindy Brenden, Administrative Assistant

**Public Attendance**

Elizabeth & Jerry Seeberger, 18145 NE Fairview Drive, Dundee; Page Knudsen-Cowles, Knudsen Vineyards; Alex Chiper, 520 SW Fifth Street; Ann Leisy; Anita S. Cardoso; Leo Jacobs; Vana Craw; and Richard Craw.

**Agenda Changes**

C.A Dahl provided Council with copies of the financial report ending August 31, 2022. M Russ requested they be added as a future consent agenda item and reviewed at that time.

**Public Comment**

Elizabeth Seeberger, 18145 NE Fairview Drive, distributed packets of information she put together for Council members. Seeberger indicated that she is representing eight wineries/tasting rooms on Worden Hill Road; and 30 residents who are opposing the application of Furioso Winery. Seeberger provided background information and explained that in 2007 Mr. Furioso purchased property located in the Dundee Hills along NE Worden Hill Road, near the intersection of Fairview Drive. She discussed that in 2016 they were granted permission for a tasting room enlargement on their existing property; it was approved with no amplified music and 40 parking spaces to accommodate customers and employees. Seeberger discussed that Furioso Vineyards has been playing amplified music which has upset nearby neighbors. She noted that she has lived at her residence for 30 years and enjoyed the quiet. Seeberger referenced information in the packet provided and explained that there have also been parking issues; nearby neighbors also do not support their extended hours of operation (open until 10:00 P.M. in the summer and 9:00 P.M. winter & spring).

Seeberger provided detailed discussion pertaining to the information contained in her packet provided. She expressed concerns about safety, especially concerning vehicles traveling down the hill following wine tastings during the darker winter months; neighbors have provided many complaints about near collisions. Concerns were expressed about parking on the property, the addition of more parking, and parking areas that she indicated are being not being accurately depicted. Seeberger provided examples of discrepancies with parking and indicated that the attorney representing Furioso Vineyards is not being truthful. She discussed that this is slated to be settled November 3, 2022, and that the last day to present any rebuttal is October 20, 2022. Discussion ensued.

Seeberger discussed that a communication from Transportation Engineer, Lance Wood, clearly indicates that Furioso should be required to have a traffic study, though the Planning Dept. did not require it. She explained that the document has now been put into evidence for the appeal and she suggested Council review the information. Seeberger went on to add that many have expressed concerns about the volume of traffic on Worden Hill Road spilling onto Ninth Street.

Seeberger voiced that her hope was that the Dundee City Council would consider asking the Planning Department Board of Commissioners to postpone their decision on the Furioso proposal and ask ODOT to conduct a traffic study at the intersection of Highway 99W and Ninth Street.

M. Russ voiced support of providing a letter indicating that it has come to Dundee's attention that Furioso Vineyards may be in violation of their conditional use permit; the city is concerned about this as well as concerned about traffic impacts. Seeberger noted that the wineries in opposition include: The Red Barn, Purple Hands, Knudsen Vineyards, Cramoisi, Winderlea, and Bergstrom. C. Crawford discussed that there is a current trend of wineries offering food selections, hosting more events, and becoming more disruptive to the people who live nearby to them; discussion ensued. The consensus of Council was to provide a letter to the County voicing concerns that Furioso Vineyards may be in violation of their conditional use permit, and also request a traffic study be completed due to the impacts of traffic in Dundee. Seeberger noted that the County will be making their decision on November 3, 2022. C.A. Dahl agreed to prepare the letter though indicated that he will check with the County to find out if a letter can be accepted at this point. Seeberger indicated that the letter would be valuable if the County approves the request and they move forward going to LUBA.

## **Consent Agenda**

**A motion** was made and seconded to approve consent agenda items 4.1 City Council Minutes, October 4, 2022 and 4.2 Review of Council Goals. M. Russ suggested, and Council agreed, to review and discussion of a few items on the Review of Council Goals separately. M. Russ provided some edits to the meeting minutes from October 4, 2022. He expressed concern that the consent agenda portion of the minutes may not accurately reflect the motion provided; Staff will review. M. Russ provided three edits under Urban Renewal Grants in New Business. First, on the fourth line in the paragraph instead of "Tourism Committee" it should read that the "City had received a grant...". Second, on line 9 in the same paragraph he stated that "Urban Renewal Agency" should replace "Council" with regard to reviewing goals. Lastly, M. Russ added additional text to the last sentence in the second paragraph, "M. Russ felt that the façade program needed to be removed from the city website because the funding from the original program has been exhausted and there is no replacement program." M. Russ requested that the "Mayors Report" be moved ahead of "Council Concerns" in the meeting sequence. **A motion** was made and seconded to modify the previous motion to approve the edited City Council Minutes, October 4, 2022. **The modified motion** passed unanimously.

## **Old Business**

### **Resolution 2022-18 OTIB Loan**

M. Russ provided a brief history of the loan process. C.A. Dahl explained that adding the City to the Resolution will also provide a lower interest rate for the loan. The details of the resolution were reviewed. It was noted that there is a spelling typo in the resolution title for the word "guarantee" which C.A. Dahl indicated that he would correct. **A motion** was made and seconded to adopt modified Resolution 2022-18 OTIB, a resolution stating the City of Dundee will function as the contractor for the 9<sup>th</sup> Street Project and guarantee the Urban Renewal loan. **The motion** was approved.

### **Review of Plans for Ninth Street Project Roundabout**

M. Russ acknowledged that Council had requested the additional information provided about the Ninth Street project roundabout. He inquired about whether a roundabout could be built on a slope to which C.E. Reid felt could be accomplished if the vision is kept; it is important for oncoming vehicles to be seen around the roundabout.

C. Starr pointed out that since he is a new City Councilor, he has not been privy to the previous conversations about the roundabout. He inquired about exactly what problem is trying to be solved with the addition of a roundabout. C.E. Reid discussed that one of the issues at the intersection of Ninth Street & Alder is that it is askew, making vision a challenge for crossing traffic; a roundabout may also aid in slowing the downhill traffic. C. Starr pointed out that the speed limit on 9<sup>th</sup> Street is 25 mph, which is a slow speed; he also noted that the Newberg-Dundee Police Dept. actively patrol and monitor traffic in this area. He expressed concern about the addition of a roundabout in this area and noted the overall cost is extraordinary compared to other potential solutions. He also expressed concern about the significant impacts to the property owners near the intersection. Discussion ensued. Though traffic accidents in this area seem to be few, C. Crawford noted that there had been one over the recent weekend. C.E. Reid discussed that one developer (that no longer owns one of the property corners) was pushing for a roundabout in the area, as well as some Council members were supportive of the idea. He also reviewed that he had provided Council with alternative options during a previous meeting; including a pull-through with pedestrian islands to assist with the sight issues of askew. C.E. Reid explained that he had meant to include this option with tonight's materials as he and the previous city administrator had both preferred that alternative which would significantly reduce impacts to the properties. Discussion ensued regarding potential impacts to the adjoining property owners. C.E. Reid noted that the fire chief isn't in favor of the roundabout as it slows down their travel time. Fire Chief Hamilton discussed that they have not responded to one accident in the 18 months since he has been on staff; he would have to look back to see prior history. C.E. Reid noted that the large size of the roundabout would accommodate the truck traffic in the area; he does not recommend a smaller size roundabout (which would be less impactful) as he felt it would not provide appropriate traffic safety. Additional detailed discussion ensued.

C. Weaver pointed out that of importance are visibility at the intersection and speed control; crashes are at a minimum which he believes is primarily due to enforcement and ongoing education. He discussed the pros and cons of the roundabout. It was noted that there are overhanging trees and foliage in the right-of-way in the area which could be removed to help mitigate the sight issues. M. Russ suggested that city staff check to see if there are other areas in Dundee where this may need addressed as well. C. Weaver suggested that some striping and stop line could help direct traffic to more of an angle to force traffic to look up and provide better visibility. He noted that a roundabout is expensive; increased safety measures could help make the area safer.

C.E. Reid discussed that a decision will need to be made regarding the center island median between Hwy 99 and Linden, as well as what would be the preferred configuration from Linden to Alder. C.E. Reid discussed potential options including a striped bike lane or a standard collector where parking is allowed. He needs to know Council preference so he can move so he can move forward with the design of that street for bid this winter. He reviewed that there are some challenges identified with the median including that maintenance will be a challenge for the landscaping. C.E. Reid explained that there is a developer coming in on one side of the property who wants to put driveways in which don't align with his current design; the complexities of this were discussed in detail. C.E. Reid discussed that there are bikers who come to town to bike up

into wine country; the median really takes away from bike safety in that section of 9<sup>th</sup> Street because the travel lane is restricted down to 15 feet. Discussion ensued about the pros and cons of the options presented. M. Russ voiced support of keeping the islands for the first block as activity in this area should be at a slower pace and it provides a nice ambiance and entry to wine country. Above this area he suggested moving into a format that would carry it all the way up the hill so that the street doesn't change formats three times. He voiced support of keeping bike lanes on both sides, if possible. C.E Reid discussed that he hasn't looked at width of the existing section to see if it would make sense there to add bike lane striping on the other side to provide consistency from Linden Lane on up the hill. He noted that it may be too narrow on that side right now though; there is currently a curb on one side and a ditch, which is an erosion issue. C.E. Reid explained that addressing that ditch will be identified as a need when he completes the Storm report. Discussion followed about potential solutions and that the end result could potentially provide curb and extend the pavement over to create a safe area for bike travel, and maybe even a sidewalk. M. Russ suggested that adding signage in appropriate areas could be helpful in the meantime to address bike safety concerns.

C. Starr inquired about parking and the parking options for the different potential street configurations were reviewed in detail. C. Nelson pointed out that it is not desirable for Ninth Street to develop the same parking issues as Seventh Street. Potential future parking opportunities provided by commercial development were noted. C.E. Reid discussed the complexities of the parking issues on Seventh Street and explained that the hope is that the new parking standards (which require more onsite parking) will be followed and that there will be more onsite parking. C. E. Reid discussed that the city also has a grant to do a parking study to look at areas of town where perhaps there should be some public parking. Discussion ensued regarding potential areas of future parking.

Lengthy discussion ensued about the street options. It was noted that the CBD (Central Business District) stops one residence down at Linden Lane on the northerly side; on the south side the CBD stops at Linden Lane as well and becomes light industrial. The urban renewal district boundaries and zoning were reviewed for the area.

C. Starr inquired about costs for the two street designs discussed and C.E. Reid discussed that the median design would cost more with additional landscaping and curb provided. It was noted that the landscaping would be the responsibility of the city to maintain; the maintenance would be more challenging due to parking issues with the island and safety could also be a concern; discussion ensued. C.E Reid suggested that lining the median with street trees might be preferred by public works. River rock and paver stones were suggested as additional landscape options. C. Starr discussed that given potential costs and the reality of bikes sharing the lane with vehicles, he would support a less expensive design without the center island. C.E. Reid noted that a median does provide a refuge for pedestrians crossing the street. Detailed discussion ensued.

The importance of properly maintaining a landscaped median was noted; medians which are not maintained can look unsightly. C. Nelson reviewed the history of previous Council discussion pertaining to this project and the favored design inclusive of the center median due to reasons including balancing function and aesthetics; though there may be less expensive designs, it would also be less appealing and not as safe for pedestrians. It was noted that there could also be more cost-effective ways to maintain a median. C. Nelson is in favor of keeping the center median design and transitioning north of Linden Lane similar to the other roadway design there which provides flexibility for the outcome regarding the roundabout. It was noted that Ninth Street is the gateway to wine country as well. The consensus of Council was to continue with the median below Linden Lane and adding parking on the north side with a bike lane on the south. C. Starr discussed that bicyclists will opt to travel in the travel lane in the direction of traffic, and

suggested adding parking on both sides north of Liden so that bicyclists can continue to share the lane like they do from Liden to Highway 99W. Council voiced support of this option as well. C.E. Reid discussed additional biking safety concerns and explained that if the parking is put in place and then later problems arise, the bike lanes could be added and the parking removed.

## **New Business**

### **Approval for the SCADA CPU**

SCADA CPU rack mount and specific size. C. Crawford inquired on the CPU pricing and that it was only in mega-bits. M. Russ inquired of Chuck Simpson (Public Works Superintendent) if this was a proprietary system, Simpson indicated yes, it is and it runs the plant. A discussion ensued over PLC vs PCU. Simpson indicated it was a card that you insert into the rack, it runs the rest of the cards in the system. Some discussion ensued. M. Russ asked is someone wanted to approve the \$16,830.00. **A motion** was made and seconded to approve the PLC CPU and installation at a cost of \$16,830.00. C. Nelson inquired about whether it was truly an upgrade or if it was a replacement. Simpson affirmed that it would be an upgrade and expressed concern about the amount of memory left; SCADA had indicated that it was overloaded. C. Nelson inquired about whether this was included in the budget to which Dahl affirmed and indicated that it would be considered as part of the SCADA upgrade. **The motion** passed unanimously.

## **Council Concerns and Committee Reports**

C. Weaver inquired about the clean-up along the Viewmont Trail which was raised at the previous City Council meeting. Simpson explained that he put in a trail and it looks great.

## **Mayor's Report**

None

## **City Administrator's Report**

C.A. Dahl indicated we had a contract to do the striping in town, I'll let you know what street it will be on.

C.A. Dahl informed that he was able to confirm the Parks Grant with State Parks; he is hopeful to receive a contract by next month.

C.A. Dahl discussed that he is waiting to receive a start date from the contractor for the project at tipsu palach park. A weed barrier will be added and some additional work completed to help prevent some of the issues seen this year; weed control in the grass will also be addressed.

C.A. Dahl advised that updated City Council photos will be taken at the first meeting in January 2023.

C.A. Dahl explained that he attended the recent Tourism Committee meeting. There was discussion that the new sidewalks on Highway 99W are being utilized by visitors at the Dundee Hotel to walk to the local wineries/tasting rooms.

C. Nelson inquired about the contractor being used for the street striping. C.A. Dahl informed that it was a private contractor and indicated that he would provide C. Nelson with the information. Simpson indicated it was Spaniel and a discussion ensued. M. Russ inquired about whether Ninth Street would be included in the project, though Simpson was not aware that it would be at this time; this was a project originated by previous city administrator, Rob Daykin, last year. Additional conversation ensued about the striping and reflectors.

**Public Comment**

None.

The meeting was adjourned at 8:18 P.M.

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David Russ, Mayor

Attest:

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Steve Dahl, City Administrator/Recorder