

**City of Dundee
City Council Meeting Minutes
October 21, 2025**

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 Bryan Weil, Tim Weaver (7:02 P.M.), Michael Caruso, Alex Chipper and David Hinson.

Staff Attendance: Interim City Administrator / Fire Chief, Brandon Hamilton; City Attorney, Ashley Wigod (7:02 P.M.); Public Works Superintendent, Chuck Simpson and Administrative Assistant / Assistant City Recorder, Kenzie Nagel.

Public Attendance:

Rudy Gomez & Kathleen Gomez, SW 11th Street; Ben Waechter, Waechter Architecture; Will Von Schlegell, Outpost Dundee LLC; Jared Diganci, Waechter Architecture; Chris Cullina, Terrain; Paul Schommer, Schommer & Sons; Pete Donor, 780 SE Locust Street; Eugene Gilden, 225 NW Laurel Street; Bruce Starr, 909 SW Red Hills Drive; Clay Downing, Chehalem Park & Recreation District; Kit Johnston, Yamhill County Commissioner and Rob Daykin, 759 SW Scotsman Court. Via Zoom: Gosia Etatti, Columbia Garrett Asset Management; John Southgate, 88 S 4th St. Independence, OR 971351; Mariana Jespersen, Columbia Garrett Asset Management; Bethany Caruso, 179 SW 9th Street; Autumn Duskey, Columbia Garrett Asset Management; John Von Schlegell, Terrain.

AGENDA CHANGES

Mayor Ford requested that Bruce Starr's legislative update be moved to right after the consent agenda.

PUBLIC COMMENT

Eugene Gilden approached Council to express concerns regarding Waste Management's service. He explained that after his container was emptied, he noticed a gash likely caused by the truck, and the bin was only half full with trash spilled out. He confirmed that he had photographs documenting the issue. He also expressed frustration with the difficulty of reaching customer service, noting he was routed to the company's California office and told only that a replacement container could be delivered at next pickup day. Gilden asked the city to consider stronger customer service requirements during the next contract renewal. M. Ford stated he would follow up with him and provide the appropriate city representative's contact information.

M. Ford suggested removing both financial reports in the consent agenda to give more time to review.

CONSENT AGENDA

Motion to approve the Consent Agenda

Motion: C. Weil

Second: C. Nelson

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

OREGON LEGISLATIVE UPDATE

Bruce Starr approached Council and provided updates on several ongoing projects. He summarized the June budget session and encouraged the city to continue working with him and other Senate members to advance local initiatives. He also discussed recent legislative sessions, the anticipated timeline for the transportation package, and current statewide challenges. Starr noted his recent election as Senate Leader. A brief discussion followed. M. Ford acknowledged the Business Oregon letter Starr sent regarding water infrastructure.

OLD BUSINESS

TERRAIN PRESENTATION

Terrain representatives provided an update on the hotel project. Chris Cullina opened by noting that John Von Schlegell was joining via Zoom. Von Schlegell introduced himself, shared background on the property's availability, and explained their goal to create aspirational project for the community. He stated that their second round of equity fundraising would begin soon, which is expected to move the project toward breaking ground this spring.

Cullina then introduced the in-person representatives and began discussing the presentation, which included information on amenities, layout and design, parking, and draft renderings of the completed hotel. Will Von Schlegell highlighted changes since the project was first proposed five years ago, noting shifts in the hospitality industry post-COVID that led to an increased room count, adjusted nightly rates, and higher projected revenue. He also confirmed a partnership with Destination Dundee to host a community-awareness event at Alit Winery.

A brief discussion followed. C. Weil asked about the construction timeline, and Von Schlegell responded that construction would take approximately 18 months and spoke to the number of jobs the project would generate, beginning with construction. C. Nelson asked about the AVA Club, and Cullina explained it would be located across the street and serve as additional meeting space, laundry, and storage for the hotel, while remaining a shared community space. He added that the existing building lacks footings and would likely need to be reconstructed.

M. Ford concluded by reiterating the event details for October 29th from 5:30 to 7:30 p.m. at Alit.

EXTRATERRITORIAL SEWER CONNECTION AT 11TH STREET

City Planner Doug Rux approached Council and presented information regarding the recently requested extraterritorial sewer connection. A detailed report was provided starting on page 53 of the

agenda packet. After additional research, he outlined five options and gave a brief explanation for each: (1) take no action; (2) adopt an ordinance to allow the process; (3) annex the property; (4) expand the Urban Growth boundary; or (5) apply an Urban Reserve Designation with a comprehensive plan amendment and ordinance adoption. Rux identified options 1,2, and 4 were the least costly and least time-consuming for the Council to consider. A brief discussion followed. C. Caruso asked which option would be the least cost-effective, and Rux responded that option 2 would likely be the least expensive option, though full staff time and cost estimates were not yet available.

Rudy Gomez approached Council, and a brief discussion followed regarding the project timeline and budget. Gomez stated he was willing to contribute up to \$25,000 to cover fees, the sewer connection, and associated city costs. M. Ford asked Council for input on moving forward with Gomez's financial support, noting the impact on staff time.

C. Hinson expressed concern that an ordinance might not be completed in time for Gomez's project; Gomez indicated he was willing to wait longer if needed. Most Council members supported assisting a resident and adopting an ordinance. C. Nelson favored Option 1, taking no action. M. Ford recommended that staff review workload considerations and determine whether proceeding is feasible, with the goal of identifying a reasonable path forward.

FY 24/25 YEAR END UPDATE

C. Hinson noted that several budget lines were overspent. He explained the necessary transfers and confirmed that the books were now closed. He recommended identifying ways to improve next year's budget process. M. Ford asked whether he and the budget subcommittee had reviewed the July and August statements against the adopted budget and could report back as part of a new budget reconciliation. He also said that all intended fund transfers were completed. A brief discussion ensued.

NEW BUSINESS

9TH STREET MOBILE PARK WATER CONTRACT

Interim C.A. Hamilton noted that Autumn Duskey was attending via Zoom to represent the mobile home park. Duskey explained that the owner wished to revisit the existing contract, as current rates no longer current. M. Ford asked for a brief overview of the contract and its key clauses. City Atty. Wigod provided additional explanation, and a detailed report begins on page 60 of the agenda packet.

Duskey confirmed they were in the process of securing legal representation and reiterated whether the city wanted to keep purchasing the water located on the park's property. City Atty. Wigod advised that once the park obtains legal counsel, they should begin negotiations regarding continued water use and any necessary rate adjustments. A brief discussion followed.

COUNCIL CONCERNS & COMMITTEE REPORTS

- C. Chiper suggested more lighting on city streets as residents have come to him with concern; brought up 99W improvements and that there was no advertising for improvements; start expanding revenue options for the city
- C. Hinson said he went to the Main Street meeting last week to discuss initiatives for communication in correspondence with residents
- C. Caruso acknowledged an email he received about property tax increase for the fire levy and imposing that tax; concern over possibly creating an ordinance in accordance with the work for the 5th Street utilities, brief discussion ensued

MAYOR'S REPORT

- M. Ford started with Bruce Starr's commentary about business funding and would speak more with C. Nelson; C. Nelson shared his takeaway regarding shared neighboring cities water

CITY ADMINISTRATOR REPORT

- He started by acknowledging that the water rights application was still underway.
- He was working on numerous complaints.
- The Prothman advertisement was up for the city administrator position - closes Nov. 16
- Internal stakeholders meeting was tomorrow and in process.
- Melody had been working on the newsletter when the power outage occurred, which also resulted in City Hall closing early for the day. He confirmed that she has also been managing meter readings, utility billing, and court, so the newsletter is expected to be printed this Friday.

PUBLIC COMMENT

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

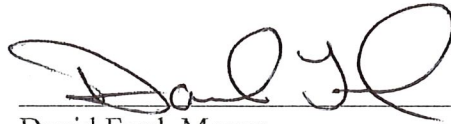
Kit Johnston provided several county updates, including the lifting of a restriction on a McMinnville park that added additional property. He reported progress on expanding transitional housing, noting the project will go out to bid within the next 30 days and that two existing buildings will be demolished to create eight studio apartments. Johnston also mentioned an upcoming meeting with ODOT regarding funding for various projects. A brief discussion followed.

EXECUTIVE SESSION

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

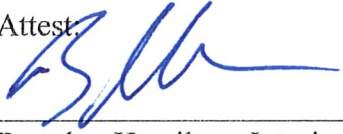
The Dundee City Council met in Executive Session in accordance with ORS 192.660 (h) (2) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

The meeting was adjourned at 9:16 P.M.



David Ford, Mayor

Attest:



Brandon Hamilton, Interim City Administrator