

**MINUTES
DAYTON CITY COUNCIL
REGULAR SESSION
February 2, 2026**

PRESENT: Mayor Annette Frank
Council President Drew Hildebrandt
Councilor Scott Hover
Councilor Kitty Mackin
Councilor Robin Pederson
Councilor Chris Teichroew
Councilor Colt Wilkins, *arrived at 6:34pm*

ABSENT:

STAFF: Jeremy Caudle, City Manager
Rocio Vargas, City Recorder
Dave Rucklos, TED Director
Rob Walker, Finance Director
Don Cutler, Public Works Supervisor

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Frank called the meeting to order at 6:30pm and all those present gave the Pledge of Allegiance.

B. ROLL CALL

Mayor Frank noted that there was a quorum with Councilors Hildebrandt, Hover, Mackin, Pederson, Teichroew and Wilkins present in person.

A. APPEARANCE OF INTERESTED CITIZENS

Letter from Henry Evers, a Dayton Resident, was acknowledged.

B. CONSENT AGENDA

- 1. December 2025 Financials**
- 2. January 5, 2026, Regular Session Minutes**
- 3. January 20, 2026, Special/Executive Session Minutes**

Councilor Mackin inquired about having the Financial statements on the consent agenda.

KITTY MACKIN MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED. SECOND BY SCOTT HOVER. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, Teichroew, and Wilkins voting aye.

C. PUBLIC HEARING

City Council held a public hearing to obtain public comment on the proposed legislative amendments to the Dayton Comprehensive Plan adopting the updated 2025 Parks and Recreation Master Plan, case file LA 2026-01.

Mayor Frank opened the public hearing at 6:34pm

Curt Fisher, City Planner, presented the staff report.

There were no public comments.

Mayor Frank closed the public hearing at 6:38pm

ROBIN PEDERSON MOVED TO ADOPT THE STAFF REPORT AND APPROVE LA 2026-01. SECOND BY SCOTT HOVER.

Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, Teichroew, and Wilkins voting aye.

D. ACTION ITEMS

1. First Reading of Ordinance 669 Amending the City of Dayton Comprehensive Plan Adopting the 2025 Parks and Recreation Master Plan

Council President Hildebrandt preformed the first reading of Ordinance 669 by title only.

DREW HILDEBRANDT MOVED TO APPROVE THE FIRST READING OF ORDINANCE 669 BY TITLE ONLY. SECOND BY KITTY MACKIN.

Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, Teichroew, and Wilkins voting aye.

2. Planning Commission Application Review

Council President Hildebrandt inquired if Michael Howard was present.

Rocio Vargas, City Recorder, confirmed he was not present.

Councilor Pederson stated that she would like to have the applicant present.

Discussion continued on the possibility of interviewing the applicant. There was a consensus among Council to table this item.

KITTY MACKIN MOVED TO TABLE THE APPOINTMENT TO ANOTHER MEETING. SECOND BY COLT WILKINS.

Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, Teichroew, and Wilkins voting aye.

Council President inquired about expanding the questions and adding the appearance as a requirement.

3. Approval of Resolution 2025/26- 18 Resolution in Support of a Wetlands Technical Assistance Award for 2025-2027 to the City of Dayton to Amend the City's Comprehensive Plan With a Current Local Wetlands Inventory

Mayor Frank inquired about the benefits of having a wetlands inventory.

Curt Fisher, City Planner explained the use of wetlands inventory is to identify the wetlands, create policy, and guide development.

DREW HILDEBRANDT MOVED TO APPROVE RESOLUTION 2025/26-18 A RESOLUTION IN SUPPORT OF A WETLANDS TECHNICAL ASSISTANCE AWARD FOR 2025-2027 TO THE CITY OF DAYTON TO AMEND THE CITY'S COMPREHENSIVE PLAN WITH CURRENT LOCAL WETLANDS INVENTORY. SECOND BY CHRIS TEICHROEW. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, Teichroew, and Wilkins voting aye.

4. Approval of Resolution 2025/26-19 Public Works Design Standards Update No. 17

There were no comments or questions.

CHRIS TEICHREOW MOVED TO APPROVE RESOLUTION 2025/26-19 PUBLIC WORKS DESIGN STANDARDS UPDATE NO. 17. SECOND BY COLT WILKINS. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, Teichroew, and Wilkins voting aye.

5. Authorize staff to establish a file and set a schedule for proposed text amendments to DMD 7.2.201.02 to change the timeframe for completion of construction.

Councilor Pederson stated that in her opinion there is no need for amendment to the code extending the completion of construction. She stated that there is already a way to obtain an extension.

Councilor Hover asked the City Manager to explain the purpose of the amendment.

City Manager explained that there was a development group that questioned the timeline requirements and the constraints that it puts on large scale projects. He stated that the purpose of this amendment is to reduce the hearing requirements for commercial projects.

There was a discussion about separating the expectations for residential projects and commercial projects.

Council President Hildebrandt inquired if there is a possibility of having two different standards for residential and commercial development.

Council discussed the situation in the commercial/residential area and how the amendment would affect this area.

SCOTT HOVER MOVED TO TABLE THE PROPOSED AMENDMENT TO THE NEXT MEETING AND FOR STAFF TO RETURN WITH MORE INFORMATION. SECOND BY COLT WILKINS. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, Teichroew, and Wilkins voting aye.

6. Local Option Levy Update

Rocio Vargas, City Recorder, updated the Council on the preparation of the Public Safety Town Hall materials.

7. March Goal Planning Session Discussion

Council discussed the purpose of the goal setting session and dates that work with their schedule.

DREW HILDEBRANDT MOVED TO HOLD AN ANNUAL PLANNING RETREAT ON FRIDAY, MARCH 20TH FROM 9AM-1PM. SECOND COLT WILKINS. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, Teichroew, and Wilkins voting aye.

8. Water Town Hall Discussion

Council discussed possible dates for a water town hall meeting that would be a follow up to the previous year's meeting and would provide an update to new changes in rates.

City Manger will consult with the city engineer on the date selection: April 9,14 or16.

Councilor Mackin inquired about the utility billing and looking at other cities and their sewer rate calculations.

Rob Walker, Finance Director, clarified that the sewer line item still includes the debt payment.

Discussion continued.

E. CITY COUNCIL COMMENTS AND CONCERNS

Councilor Mackin stated that the League of Oregon Cities conference is coming up and asked Councilor Pederson if she would like to attend. She highlighted the News Register article about the Newberg Mayor dedicating three hours to a wheelchair ride along.

Councilor Teichroew updated Council on the DCDA activities. He stated that there will be a golf tournament to raise funds for the Fireworks Show. Cinco de Mayo event planning began. Summer preview for the Farmers Market. He thanked public works staff for all the work they do.

Council President Hildebrandt wished for a better year after the city staff move to the annex.

Councilor Pederson inquired if there was a way to save paper for packets that require large reoccurring documents.

Councilor Hover asked for an update on the curve on 3rd street where vehicles have crashed into homes.

Mayor Frank stated that she will be having a surgical procedure that would require her to miss a few council meetings.

F. INFORMATION REPORTS

1. Finance

Rob Walker, Finance Director, passed out updated financial statements. He reviewed the statements with the council.

2. Library

3. Recorder

4. Tourism and Economic Development

Dave Rucklos, TED Director, updated the Council on the move of city hall to the city hall annex.

5. Public Works

Don Cutler, Public Works Supervisor, updated council on the response from ODOT on the 3rd street curve. He read that they could add delineators to the curve, but no guardrails.

Discussion continued.

G. CITY MANAGER'S REPORT

City Manager stated that a portion of the bays roof caved in and fell. The debris will be inspected for asbestos, before moving forward with reinforcement of the remainder of the roof.

Fisher Farms testing has begun and submitted to OHA. The City Engineer has started designing for the well methane stripper.

The City Planner and City Engineer will be attending Pre-Application meeting with Yamhill County for the Fisher Farms well project.

He submitted a finance intake for a water supply and capital investment analysis with Business Oregon.

USDA stated that they would like the 500k civic center construction grant to be used asap.

The administrative decision for the Dayton Hotel project has been rescinded and the appeal is cancelled.

Council President Hildebrandt asked to add the USDA grant to the work session as a discussion item.

City Manager presented an emergency egress plan for the Palmer Creek Lodge.

Mayor Frank inquired about vandalism at Andrew Smith Park.

Don Culter, Public Works Supervisor, stated that the locks need to be reprogrammed after they were damaged.

Discussion continued.

H. ADJOURN

There being no further business to discuss the meeting adjourned at 8:21pm.

Respectfully submitted:

APPROVED BY COUNCIL on **March 2, 2026.**

By:

As Written As Amended

Rocio Vargas, City Recorder

Annette Frank, Mayor