

**MINUTES
DAYTON CITY COUNCIL
REGULAR SESSION
JUNE 1, 2026**

PRESENT: Mayor Annette Frank
Council President Drew Hildebrandt
Councilor Scott Hover
Councilor Kitty Mackin
Councilor Robin Pederson
Councilor Chris Teichroew

ABSENT: Councilor Colt Wilkins

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

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Frank called the meeting to order at 6:45pm.

B. ROLL CALL

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

C. APPEARANCE OF INTERESTED CITIZENS

Hank Evers, Dayton resident, discussed water billing comparative with other cities and noted that Lafayette had lower water bills while using McMinnville Water and Light water services. He questioned why the Fisher Farms wells had not been brought online since the property was purchased. He also stated that when he was a council member, they did implement yearly increases and didn't understand where the city fell behind.

City Manager will be in contact with Mr. Evers to respond to his questions.

Steve Hopper, Dayton resident, appeared to request a donation from the City for the annual Old Timers Weekend Fire District Chicken BBQ dinner fundraiser. Stated that he would like to have the request on the next agenda.

VFW Rebeca Wallis, Newberg resident, and Juan Palacios, Dayton resident, shared with council the upgrades they are making to the flags and flag poles that they place around Courthouse Square Park. They stated that the local Scout Troops have volunteered to place the flags around the park

on memorial dates. They requested from the city donation for cotton flags, conduit poles, poles sleeves to be placed in the holes around the park and new holes to be drilled into the sidewalk.

D. CONSENT AGENDA

- 1. Financial Summary**
- 2. March Financial Statement**
- 3. May 4, 2026, Joint Session Minutes**
- 4. May 4, 2026, Regular Meeting Minutes**

KITTY MACKIN MOVED TO APPROVE THE CONSENT AGENDA. SECOND BY DREW HILDEBRANDT. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, and Teichroew voting aye. Councilor Wilkins was absent.

E. PUBLIC HEARINGS

- 1. *The City Council will hold a public hearing to obtain citizen input on the budget for the Fiscal Year (FY) beginning July 1, 2026, as approved by the City of Dayton Budget Committee.***

Mayor Frank opened the public hearing at 7:10pm

No comments.

Mayor Frank closed the public hearing at 7:11pm

- 2. *The City Council will hold a public hearing to obtain citizen input on the proposed uses of State Revenue Sharing funds in the City of Dayton FY 2026/2027 Budget.***
 - a) *State alcohol taxes - \$46,000***
 - b) *State cigarette taxes - \$1,400***
 - c) *State marijuana taxes - \$4,000***
 - d) *State revenue sharing - \$46,000***

Mayor Frank opened the public hearing at 7:11pm

No comments

Mayor Frank closed the public hearing at 7:12pm

F. ACTION ITEMS

- 1. Recology Presentation**

Dan Blue from Recology attended the meeting and gave a presentation on the rate changes that would be implemented 2026/2027. The rate will increase 3%.

Other garbage destruction options were discussed for affordability.

2. Scarlet Communications Contract Addendum Approval

Council noted that this contract was accounted for in the budget for FY2026/2027.

KITTY MACKIN MOVED TO APPROVE ADDENDUM A, AS PRESENTED, IN THE AMOUNT NOT TO EXCEED \$31,200 ANNUALLY, WITH SCARLET COMMUNICATIONS PURSUANT TO THE 'PROFESSIONAL SERVICES AGREEMENT' DATED FEBRUARY 1, 2024, AND TO AUTHORIZE THE CITY MANAGER TO SIGN. SECOND BY ROBIN PEDERSON. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, and Teichroew voting aye. Councilor Wilkins was absent.

3. McDougall Wells Telemetry Replacement Quote Approval with TAG

Don Cutler, Public Works Supervisor, stated that this was a request that was approved a year ago and was set on hold until the City completed the RFP process for an Integrator of Record. The cost has increased since the initial quote was presented and staff is requesting Council approval of the change. Completing this project will equip the McDougall wells with telemetry equipment that can be remotely monitored.

ROBIN PEDERSON MOVED TO APPROVE THE MCDOUGALL WELLS TELEMETRY REPLACEMENT PROJECT FOR THE QUOTED AMOUNT OF \$57,928. SECOND BY CHRIS TEICHROEW. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, and Teichroew voting aye. Councilor Wilkins was absent.

4. Authorization to submit a technical assistance financing application to Business Oregon for the "Water System Financial Analysis and Rate Study" Project

Jeremy Caudle, City Manager, stated that Council agreed to move forward with a loan request to Business Oregon for a complete water system analysis and rate study. If the loan is approved an RFP process will be started to find a firm that will complete the study.

SCOTT HOVER MOVED TO AUTHORIZE THE CITY MANAGER TO SUBMIT A TECHNICAL ASSISTANCE FINANCING APPLICATION TO BUSINESS OREGON IN THE AMOUNT OF \$140,000 FOR THE 'WATER SYSTEM FINANCIAL ANALYSIS AND RATE STUDY' PROJECT, AND TO AUTHORIZE THE MAYOR TO SIGN THE

APPLICATION'S CERTIFICATION STATEMENT. SECOND BY KITTY MACKIN. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, and Teichroew voting aye. Councilor Wilkins was absent.

5. Approval of Resolution 2025/26-21 Approving a Franchise Agreement with Hunter Communications

City Manager stated that there were some changes made to the contract on page 144 to Hunter Communications and Technologies LLC and on page 148 the notice will be to Hunter Communications LLC, 801 Enterprise Dr., Central Point OR.

DREW HILDEBRANDT MOVED TO APPROVE RESOLUTION 2025/26-21, A RESOLUTION APPROVING A FRANCHISE AGREEMENT WITH HUNTER COMMUNICATIONS. SECOND BY CHRIS TEICHROEW. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, and Teichroew voting aye. Councilor Wilkins was absent.

6. Approval of Resolution 2025/26-22 Approving an Intergovernmental Agreement with the Mid-Willamette Valley Council of Governments, July 1, 2026, to June 30, 2027.

Council noted that this was also part of the FY 2026/2027 budget.

ROBIN PEDERSON MOVED TO APPROVE RESOLUTION 2025/26-22 APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS, JULY 1, 2026, TO JUNE 30, 2027. SECOND BY DREW HILDEBRANDT. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, and Teichroew voting aye. Councilor Wilkins was absent.

7. Approval of Resolution 2025/26-23 Approving and Intergovernmental Agreement with Yamhill County and City of Dayton for Police Services for Fiscal Year 2023/2027

CHRIS TEICHREOW MOVED TO APPROVE RESOLUTION 2025/26-23 APPROVING AND INTERGOVERNMENTAL

AGREEMENT WITH YAMHILL COUNTY AND CITY OF DAYTON FOR POLICE SERVICES FOR FISCAL YEAR 2023/2027. SECOND BY ROBIN PEDERSON. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, and Teichroew voting aye. Councilor Wilkins was absent.

Council President Hildebrandt inquired what would happen if the levy renewal does not pass.

City Manager stated that the contract would not be renewed for the following fiscal year.

8. Second Reading of Ordinance 670 Amending Dayton Municipal Code Chapter 5.6 Door to Door Solicitation or Materials Distribution

Councilor Mackin preformed the reading of Ordinance 670 by title only.

DREW HILDEBRANDT MOVED TO APPROVE THE SECOND READING OF ORDINANCE 670 BY TITLE ONLY. SECOND BY KITTY MACKIN. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, and Teichroew voting aye. Councilor Wilkins was absent.

KITTY MACKIN MOVED TO ADOPT ORDINANCE 670 AMENDING DAYTON MUNICIPAL CODE CHAPTER 5.6 DOOR TO DOOR SOLICITATION OR MATERIALS DISTRIBUTION. SECOND BY SCOTT HOVER. Motion carried with Frank, Hildebrandt, Hover, Mackin, Pederson, and Teichroew voting aye. Councilor Wilkins was absent.

9. Rejoining the Yamhill Regional Water Authority Discussion

City Manager stated that this topic is directed from the strategic goal setting session where Council noted as a priority to expand the water supply and being a part of the regional efforts. He stated that the City had withdrawn in 2015 from the regional efforts and is looking for consensus from Council to rejoin the Yamhill Regional Water Authority.

Council President Hildebrandt inquired what is the expectation of a regional water authority, and will the City be able to keep its current water sources as primary.

Councilor Hover stated that he understood that the regional water facility would be funded by all those cities involved.

Water sources and conditions were discussed. Council requested more information and McMinnville Water and Light Director to attend a meeting with more information. Council agreed that they would like to have a seat at the table with YRWA.

G. CITY COUNCIL COMMENTS AND CONCERNS

Councilor Hover stated that third street needs some clean-up work and would like to discuss with Jeremy what can be done in this area. He also stated his concern about reducing library hours to the community.

Discussion on funding the library with "Friends of the Library" and the importance of having a library in the community.

Councilor Pederson stated that she would like appearance of councilors to be in person not via Zoom.

Council discussed the pros and cons of attendance of meetings in person or via Zoom.

Councilor Mackin inquired about her writing piece for the billing insert what he could and couldn't write about. She also inquired about the CODE 1 account and finally have the balance transferred and closed.

Councilor Teichroew stated that the Y-Run was on Saturday, May 30th and had good turnout. Dayton Farmers Market preview will be the last Sunday of each month starting in June. He stated that he met with VFW to coordinate the flag placements and new flag sponsorship.

Council President Hildebrandt inquired if the money requests from the public comments were funded in the budget.

City Manager stated that they were not given the Community Giving budget that was cut for the current year, however, there were funds in the miscellaneous line item that could be used to fund the fire district request.

Council President stated that he has been considering the tourism and lodging marketing contract and thinks that the cost doesn't deliver in services and would like to redirect the cost of the contract to library and community giving.

City Manager clarified that the TLT and Library or Community Giving funds are separate and they cannot be used interchangeably per state law.

Discussion continued how to utilize the TLT funds.

Councilor Hover will be out of the state on June 15, 2026.

H. INFORMATION REPORTS

1. Finance

Rob Walker, Finance Director stated that he would send an email to Council with additional information.

2. Library

3. Public Works

4. Recorder

Rocio Vargas, City Recorder, stated that Council should review the elections page with updated information for all those interested in running for office.

I. CITY MANAGER'S REPORT

City Manager stated that there are updates to Fisher Farms rehabilitation and there will be cost changes given there is work that cannot be done on the wells and other testing that needs to be added. The rehabilitation work on well 4 has not been successful, more information will be provided at the June 15 meeting.

Hacker Architects did a site visit and will be conducting interviews with staff.

The Bay House will be closing.

Partnered with SEDCOR with a letter of support for Urban Form with Yamhill County.

The new Planning Commissioner has been oriented.

Council President Hildebrandt inquired if there has been an answer from the County on the proposal sent.

Councilor Pederson inquired about using one auditor or two.

City Manager stated that the new firm would prepare the spreadsheets so that Rob could prepare the statements.

J. ADJOURN

There being no further business to discuss the meeting adjourned at 8:53pm.

Respectfully submitted:

APPROVED BY COUNCIL on **June 15, 2026**

By:

☐ As Written

☐ As Amended

Rocio Vargas, City Recorder

Annette Frank, Mayor