

CITY OF MOSIER

small enough to make a difference

CITY COUNCIL MEETING

Wednesday May 5, 2021, 6:30 P.M.

Please join our meeting online or by phone at the following link or phone number:
<https://us02web.zoom.us/j/83039991674?pwd=REtyOFJzUWV3d0Y2ZWJjb0t5S25yZz09>

Meeting ID: 830 3999 1674

Passcode: 971468

One tap mobile

+12532158782,,83039991674#,,,,*971468# US (Tacoma)

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AGENDA

I	6:30 pm	Call to Order/Roll Call – Mayor Burns	
II	6:32	Agenda corrections or additions	
III	6:35 pm	Business from the Audience - This is for Mosier residents and anyone else to express concerns, needs, or opportunities. Please keep your comments succinct and under two minutes. You may bring in written materials for Committee and Staff to review. The Facilitator can assign the issue to a future Committee, or to an appropriate staff member. Please realize that we cannot always offer a response immediately but will give the matter due consideration. We encourage the participation of all stakeholders in our community.	5 mins
IV	6:40 pm	Approval of: 4/21/21 - City Council Meeting Minutes	5 mins
V		BUSINESS	
1.	6:45 pm	Citizen Concern: Confederate Flags in Cemetery – Council Discussion	15 mins
2.	7:00 pm	USDA Interim Finance Bond Resolution – John Grim, City Engineer	10 mins
3.	7:10 pm	2nd Reading of Water Connection Charges Ordinance/Resolution	5 mins
4.	7:15 pm	Parking Access on UPRR new City Property	10 mins
5.	7:25 pm	City Budget Planning Meeting	60 mins
		- Budget Planning/Committee Schedule	
		- Current Project Review	
		- FY21/22 Planning	
V	8:25 pm	ANNOUNCEMENTS	5 mins
VI	8:30 pm	ADJOURN	



CITY COUNCIL MEETING

Wednesday April 21, 2021, 6:30 P.M.

Please join our meeting online or by phone at the following link or phone number:

Join Zoom Meeting

<https://us02web.zoom.us/j/83039991674?pwd=REtyOFJzUWV3d0Y2ZWJjb0t5S25yZz09>

Meeting ID: 830 3999 1674

Passcode: 971468

One tap mobile +12532158782,,83039991674#,,,,*971468# US (Tacoma)

Dial by your location

+1 253 215 8782 US (Tacoma)

+52 554 169 6926 Mexico

Find your local number: <https://us02web.zoom.us/j/83039991674?pwd=REtyOFJzUWV3d0Y2ZWJjb0t5S25yZz09>

AGENDA

Call to order 6:30

Roll Call:

Mayor Burns

Charlie Cannon

Greg Valitchka

Ron Wright

Peny Wallace

Jayme Bennett

John Grim

Absent excused: Acasia Berry, Witt Anderson, Colleen Coleman

Additions to Agenda:

The IGA for Wasco County Ballot - Jayme Bennett

No audience - no business from audience

Approval of 04/07/2021 Minutes

Peny Wallace - Question: bold name on second page (typo).

Motion to approve Minutes: Peny makes motion to approve (with change).

2nd: Greg Valitchka

All in, no opposition, motion passes 6:35

I. USDA Water Project Sole Sourcing (John Grim)

Mayor Burns: no disruptions please, we will ask questions after his presentation.

Reviews the bidding portion of the water project, he is asking council tonight for approval for sole sourcing for telemetry work for the project. Gives overview of the functionality of the telemetry and why the sole sourcing is not only appropriate but necessary, the essay side pump station project will also upgrade the entire system - economy of scale. Also, we have heavy telemetry needs. We are not sole sourcing the general contractor. We are sole sourcing the electrician/telemetry portion. The total cost of the project is 450k the telemetry is 75k

We are requiring the general use of Coburn because they have been intimately involved in the city of Mosier water telemetry system for several years—and are the only qualified telemetry contractor in the Gorge.

By statute, the City Council is our local contracting board. Because of this, the City Council is required for entry into contracts. To do that, we have to adopt certain findings to support the sole sourcing. Especially with federal funding. It is very common to sole source telemetry work because of its specialized technical requirements. 2005 Coburn started - water and waste water - design, install and program all of our systems. Efficiency is the driving factor (finding) and they are compatible.

They also are our support system for technical assistance. It is difficult for another company to come in and rewrite software that is essentially custom code, however, it will be very expensive and provide no benefit. Additionally, they can be onsite within 30 mins. The quick response is essential for water system glitches. Finally, they are so familiar, there will be significant savings with using them.

Before we can advertise the project (Monday) for bids. - we need City Council approval - USDA and our code require this There is a 5 day protest period once we publish. Grim reviews options for alternatives. They can delay, adopt, etc.

The staff recommendation is to discuss and decide to move forward with the motion.

Mayor Burns wants to ask: if we are rebuilding the entire system, should we consider a new person- we have had so many issues, should we consider this?

Grim: We had a failure on the east side, we had problems, they did a patch fix short term. They came out multiple times for free.

The telemetry system we have now is not being replaced. The existing hardware and software are staying, we are adding new functionality at the wastewater plant (they need data to evaluate to understand how things are working. We are pre-building this functionality.

All the data will Ultimately go to the WWTP. They are building on existing infrastructure.

Mayor Burns appreciates the thoughtfulness and checks to make sure we are still being competitive.

Greg Valitchka: Just verifying this is just the telemetry.

John Grim: Yes, most of the project will be competitively bid. Sole sourcing presents a little risk, I don't believe this is an issue with Coburn, additionally, we know what this project should cost. If we feel the price is unfair, we can open it back up.

Mayor Burns: Is it going to be different contractors for the well digging etc?

John Grim: Good point, Mayor Burns - in all likely hood it will be different contractors altogether for the well digging.

Charlie Cannon: Problems with WWTP power outages etc? Back up generators?

Can we collect the data for trends to review and analyze and provide feedback to the community.

John Grim: Yes, great point, much better data collection

Ron wright: Is this all within the scope of the original USDA funding or grant %

Grim- correct

Mayor Burns: Anyone want to make a motion?

Ron Wright would like to make a motion to approve the sole sourcing with the findings as presenting tonight (review Grim verbiage)

2nd: Penny Wallace

All in, no opposition, motion passes 6:51

II. Hood River Connection Fee:

Amending the code to adapt to the HR City Ordinance and IGA adaptation for water system billing and meter reading. To fix this problem, we need to change our code which requires an ordinance.

Tonight I would like to do the first reading of the new code to make the consistent with their code.

Grim reviews the information provided in the previous meetings (reference those mtgs)

Tonight allow us to adopt the fee by resolution and update the ordinance.

Mosier is time and materials.

In Exhibit A we are revising the code language to remove the methodology - we can

This allows us to adapt in the future more nimbly - it is part of our comprehensive code update. Ultimately.

There are some that appear pretty high. IE- 1.5" meter 3400 however that is close to if not less than what they might pay a contractor .

The process is adoption via ordinance - attached to your staff report.

This mtg and the next mtg is required. If you agree to move forward to this code revision.

Burns: shall be paid in advance? Of installation?

This could be a hardship for the homeowner? Is it a year or so before they have water?

List of approved contractors? Is that floating or are we going to make a list?

John Grim: the contractor will pull a public work permit and part of that we review them.

We want to provide a high level of customer service up front and facilitate any housing needs we can.

John Grim explains the contraction process.

Ron Wright: Verbiage: On the rates and charges redline where you're adding and removing - in the previous document you referenced connection change as flat rate or actual plus % then later on you say - as anticipated cost for connection - no plus % rate there? Is that a potential confusion

John Grim reviews the portion in question

Is the flexibility portion of the revision a potential point of confusion or contention

John Grim- we are saying the fees are estimated by the city engineer.

Ordinance can be added later

Peny Wallace makes a motion to adopt sole source determination as outlined in the staff report provided by City Engineer John Grim (authorization for sole source procurement for construction of telemetry system per the findings.

2nd: Greg Valitchka

Mayor Burns: acknowledgement of John Grim's performance as outstanding

All in, no opposition, motion passes 7:07

III. EV Charging Draft Contract

John Grim: It is Colleen's baby - I am designing site work for new parking and providing to these guys and provide it as part of their package -

Mayor Burns: Would we select any of the consultants?

John Grim: Not sure how Colleen is packaging this project, but she will have it all in hand.

The funding application people

Motion to authorize City Manager Colleen Coleman to Finalize and Implement Contract with Electrical Engineers: Charlie Cannon makes the motion as stated above
2nd: Ron Wright

All in, motion passes, no opposition 7:11

IV. Mayor Burns Update on Financing Testimony

Last Saturday - Ways and Means at the Capital: Public testimony
Never had a chance to speak - they wanted to prioritize the community concerns.
Thankfully Colleen sent in written testimony, which they were later able to review - on Monday they had a Zoom call with State Senator Findley - and Bonham's Chief of Staff about what they were asking for.

\$750K was Colleen's intuition - the response was that the number was well-suited and they would go to bat for Mosier Center.

Also, they asked for renewed letters of support - Colleen rallied hard and got all the letters together, and with this, we have a representative advocating for us.

Quiet campaign in town to identify potential larger donors and after that some smaller community wide fundraising and grants will be our other approach.

No update from UP - not public yet - there but it is all going in our favor. Should have some data and updates soon.

When Trump pulled out Climate Agreement - Mayors group stayed in - we are the smallest - all other large cities stayed in - now that we have the Biden admin in, they have been working hard on the group of Mayors to keep this moving for PROP 26 to 2026 Glasgow Ireland UN and many other entities behind it.

Cities race to zero and webinar was compelling - we are a great fit. They would like the cities to make a pledge to significant climate action - we are already doing all of it. This is really great. We can promise or pledge to do these things. For many cities they are still scrambling for funding - we are funded and down the path and Katie Skakel is very excited about this, and she is on the path (the document that was submitted can be changed, of course), as a living document, but it is really exciting and a chance for us to draw more attention to our collective action as a small town. And could gain attention for the efforts and become quite contagious for positive change.

Park passes - print them - concern for years - looked at alternatives for years – pre-season discounts etc, - we have tried that in Mosier -

Passes should be bright colors not fading and easily identifiable hopefully the system will work long term - recreational immunity is being discussed at a managerial level.

Osprey couple is mating!!!!

John Grim: Not on agenda - we have to do a consumer confidence report every year for water quality - required by regulation - thick set of contents - identify violations - there will be 3 next report, all administrative timeline issued as I am not a Water Operator, and the COVID slowed everyone down, and issues already corrected of course.

V. Charlie Cannon Makes a Motion to Adopt IGA with Wasco County for the Ballot Box

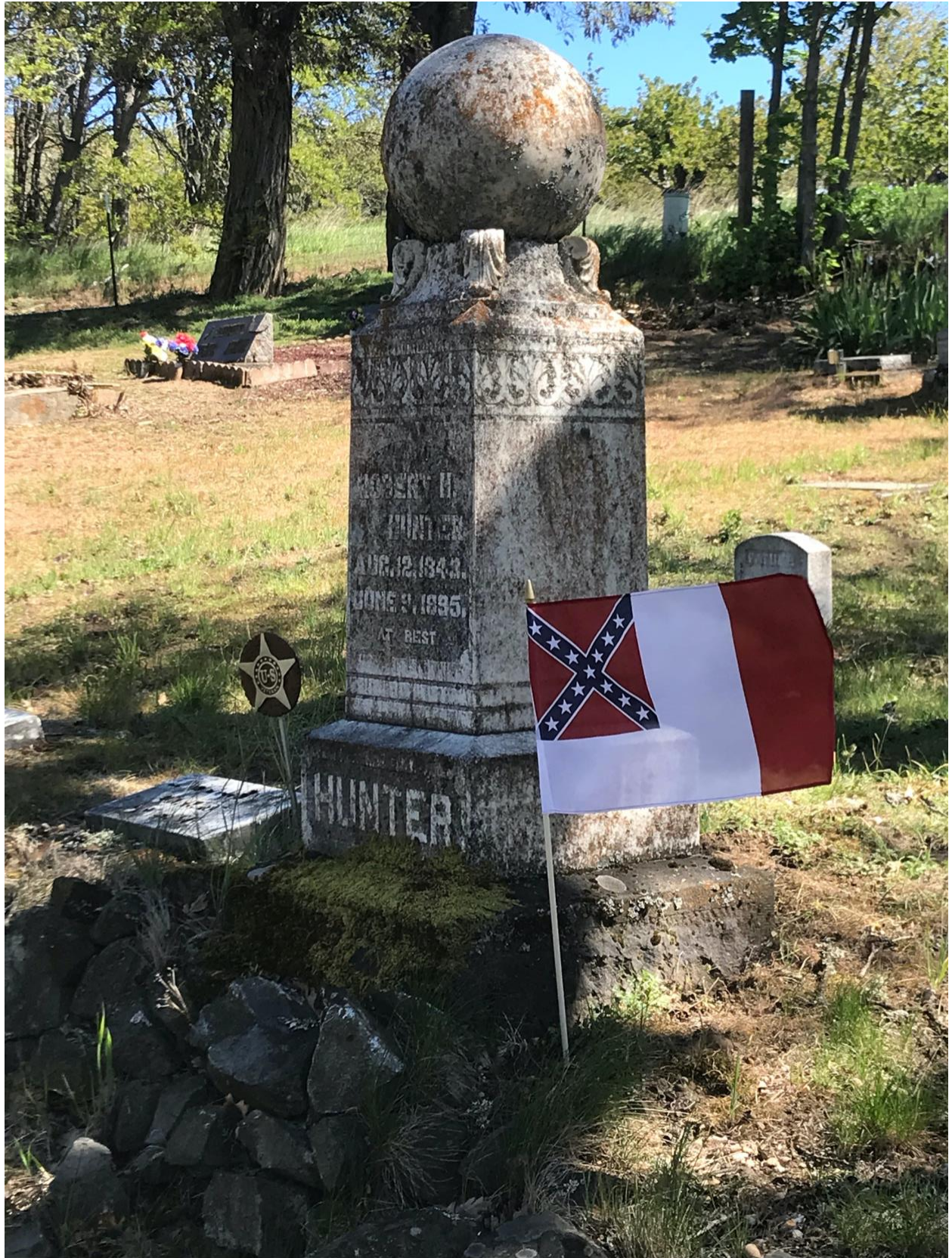
2nd: Ron Wright

All in, no opposition, motion passes

Mayor asks Jayme to sign electrically 7:40

ADJOURN 7:42





CITY OF MOSIER

small enough to make a difference

Staff Report

Meeting Date: 5/5/21

Staff: John Grim – City Engineer

Agenda Title: Water Project Interim Financing, Authorization to Issue and Sell Bond Anticipation Note (BAN)

Agenda Action: Motion to adopt Resolution No. 2021-05

Fiscal Impact: Financing Expense is less than Budgeted

Staff Recommendation: Adopt Resolution No. 2021-05

Background:

Mosier has been awarded funding from USDA for the water project. The funding includes a \$763,000 loan. The City will issue a revenue bond at the end of the project to finance this loan. USDA will buy the revenue bond and the City will pay USDA back over a 40-year period. USDA does not offer pay as you go draws on loans. So, the City must acquire interim financing to pay for project expenses. The interim financing will be secured by means of a Bond Anticipation Note (BAN or Note). The City received proposals from three banks for interim financing. The best offer was received from Cashmere Bank. They offered the City an interim loan with terms as shown on the attached Term Sheet. The City has prepared and issued BAN documents and Cashmere Bank has agreed to purchase the Note. BAN documents were prepared by Foster Garvey PC bond counsel.

Proposal:

The interim financing terms provided by Cashmere Bank include:

- Loan matures five years from date of loan award – September 2023.
- Fixed interest rate of 1.70%.
- Principal due upon maturity.
- Interest due semiannually and may be paid from proceeds of a draw.
- The Note is secured by a pledge to issue the Bond to USDA and general funds of the City.
- Bank fee is \$750.

Cashmere Bank will purchase the Note under these terms. Issuance of a BAN must be authorized by City Council by means of the attached resolution. The authorization gives the City Manager and City Recorder authority to determine all terms for the Note and to execute on behalf of the City all BAN documents.

The total anticipated financing expense is about \$18,000. The City has \$50,000 in its project budget for this expense.

In summary, staff recommend that City Council approve Resolution No. 2021-05.

Discussion and Public Comment:

The City Council should discuss the proposal and ask for public comment.

Alternatives:

The City Council can delay a decision and request additional information.

Proposed Motion. *"I move that the City Council adopt Resolution No. 2021-05 authorizing City Staff to issue and sell a BAN to Cashmere Valley Bank in the amount of \$763,000 to provide interim financing for the water project"*



City of Mosier, OR
Term Sheet
USDA RD BOND ANTICIPATION NOTE
April 15, 2021

Thank you for the opportunity to provide a Term Sheet in support of the City of Mosier, Oregon Water Project with the United States Department of Agriculture Rural Development ("RD"). Cashmere Valley Bank ("Bank") is pleased to propose the following terms of a note, subject to Bank credit approval:

- 1) Borrower: City of Mosier, Oregon ("City").
- 2) Summary: A Revenue Bond Anticipation Note, Series 2021 ("Note") to finance a portion of the City's Water Project ("Project") as described in the RD Letter of Conditions dated September 25, 2018 ("Letter of Conditions"). The credit facility would be available for up to two years. The Note would mature no later than 5-years from the date of the Letter of Conditions unless a waiver extending the validity of the Letter of Conditions is provided prior to closing. It is anticipated that the Note would be repaid from the proceeds of a revenue bond sold to RD.
- 3) Amount: \$763,000
- 4) Form: Fully registered, non-rated, bank qualified tax-exempt revenue bond anticipation note issued by the City and purchased by the Bank at private sale.
- 5) Purpose: To provide funding for the City's Water Project, more fully described in the Letter of Conditions.
- 6) Note Terms:
 - a) Interest Rate: The Note would be dated the date of delivery to the Bank. Interest would accrue on the outstanding balance of the Note. The outstanding balance of the Note would bear interest at a fixed rate of interest equal to 1.70% *per annum* from the Date of Delivery to the Bank to the Maturity Date. Interest would be calculated on a 30/360 basis.
 - b) Term: The Note would be available for two years and the Maturity Date would not exceed five years from the Date of the Letter of Conditions. All principal would be due at maturity. Interest would be due semiannually on mutually agreeable dates. Interest due may be paid from proceeds of a Draw as approved by RD.
 - c) Draws: Draws could be made on any business day in an amount greater than or equal to \$25,000. A draw request must be accompanied by an approval of the draw amount from an authorized representative of RD. Draw proceeds would be wire transferred to the City. For same day funding, draw requests would need to be received and confirmed by 11 AM.
 - d) Transferability: The Bank would hold the Note with no intent to sell or transfer. The Note may be transferred only in whole to a qualified investor.
 - e) Security: The Note will be secured by a pledge to issue the Bond to RD and any other available funds of the City.

- 7) Prepayment: The Note could be prepaid at any time in whole or in part without penalty. Principal repaid cannot be reborrowed. Any prepayment would be applied to accrued interest first with the balance used to reduce principal.
- 8) Fees: The Bank would charge a fee of \$750 for this credit facility payable as a discount to the first draw. There would be no other costs charged by the Bank. The City would be responsible for all other costs of issuance including bond counsel charges.
- 9) Additional Terms: The Note documents would be prepared by bond counsel to the City, would be in the standard forms customarily required by the Bank for municipal funding, and would include additional terms and conditions not discussed above. At the date of closing of the Note, the financial condition and credit of the City and all other features of this transaction would be as represented to the Bank without material adverse change including the terms and status of the RD loans and grants, if any, as supported by the documentation supplied by the City to the Bank as of the closing date. In the event of adverse material changes in the credit worthiness of the City, including litigation involving or claims filed against the City, any future offers or commitments would terminate upon notice by the Bank. RD must concur with this agreement for interim financing. The Bank will receive an "I" Letter (approval of the Bank offer to provide interim financing, which generally also indicates that RD has reviewed construction bids, and finds that the bids are within Project budget and from an acceptable contractor(s)) from RD. The Bank must receive a copy of the Operating Budget Form RD 442-7 or similar form as accepted by RD. Any future commitment would be non-assignable by the City. The City would designate the Note as a "qualified tax-exempt obligation" under section 265(b) (3) of the IRS Code for investment by financial institutions. The City would also be required to send the Bank an annual financial report for as long as the Note is outstanding.
- 10) Financing Agreement and Credit Approval: Upon notification to the Bank that the City wishes to accept the terms set forth herein, the Bank will complete its due diligence and credit approval which is estimated to take no more than one week. The Bank would need five years financial statements for the City. The Bank will need to satisfactorily review the final Letter of Conditions and Form RD 442-7 or similar form that supports the project. We do not foresee requiring any additional documentation from the City except the noted financial statements and RD forms.

We have successfully provided numerous USDA RD interim construction transactions in Washington and Oregon. We are very familiar with the USDA RD/RUS process, procedures, documents, and requirements.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER OREGON LAWS.

RESOLUTION NO. 2021-05

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF A NOT TO EXCEED \$763,000 WATER REVENUE BOND ANTICIPATION NOTE, 2021 TO PROVIDE INTERIM FINANCING FOR WATER SYSTEM CAPITAL IMPROVEMENTS; AND RELATED MATTERS.

WHEREAS, the City Council of the City of Mosier, Oregon (the “City”) finds it is desirable to finance capital improvements to the City’s water system, including construction of a new Well, replacing the Eastside booster pump station and improving its telemetry system, and other capital improvements, and paying costs of issuing the Note (collectively, the “Project”);

WHEREAS, ORS 287A.180(1)(b) and (4) authorize the issuance of obligations to provide interim financing for capital projects to be undertaken by the City;

WHEREAS, the interim financing provided pursuant to this authority (1) may not exceed the estimated cost of the Project, (2) the maturity date of the interim financing may not be later than five years after issuance, and (3) the debt limitations imposed by law or the charter of the City do not apply to interim financing authorized by ORS 287A.180; and

WHEREAS, the City desires to issue a bond anticipation note to provide interim financing to finance the Project, such bond anticipation note to be retired with the proceeds of bonds to be sold upon completion of the Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOSIER, OREGON RESOLVES AS FOLLOWS:

Section 1. Issuance of Bond Anticipation Note. The City Council of the City authorizes the issuance and sale of a water system bond anticipation note to Cashmere Valley Bank (the “Bank”) in the principal amount not to exceed \$763,000 (the “Note”) pursuant to ORS 287A.180(1)(b) and (4) to provide interim financing for the Project. The Note shall be issued pursuant to the terms in the Bank’s term sheet dated April 15, 2021. The City authorizes the City Manager (the “Authorized Representative”) to determine and designate the dated date, interest rate, maturity date, interest payment dates, and such other provisions as are deemed necessary and desirable for the sale and issuance of the Note. The Note shall be dated with the date specified by the Authorized Representative, shall mature not later than September 25, 2023 (five years from the date of the Letter of Conditions for the Project dated September 25, 2018 from the United States Department of Agriculture, Rural Utilities Service, an agency in Rural Development), and shall bear interest payable semiannually at a rate, fixed or variable, and may be issued as a draw down note, all such terms to be established by the Authorized Representative.

Section 2. Security and Pledge of Revenues. The proceeds of bonds to be sold to provide permanent financing for the Project are pledged to the owner of the Note up to the

amount of the payment of the principal and interest on the Note when due. In addition, the City pledges the general, non-restricted revenues of the City and other funds that may be lawfully used to secure payment of the water revenue bond. The owner of the Note shall not have a lien or security interest on the property financed with the proceeds of the Note.

Section 3. Sale of Note. The Note shall be sold at a negotiated sale pursuant to ORS 287A.300. The Authorized Representative is authorized to determine all terms for the Note, consistent with the provisions of this Resolution, and execute on behalf of the City all documents required in order to issue, sell and deliver the Note.

Section 4. Payment of Note. The principal of the Note shall be payable *upon* presentation of the Note at the earlier of the City's receipt of the proceeds of its bonds to be sold for the Project, or its maturity date.

Section 5. Prepayment of the Note. The City reserves the right and option to prepay the Note, in whole or in part, at any time with no prepayment penalty. Interest on the Note or the portion thereof so prepaid shall cease to accrue on the date of such prepayment. Any prepayment would be applied to accrued interest first with the balance used to reduce principal. The City will provide the Registered Owner with written notice of any intended prepayment at least 15 days prior to such prepayment date.

Section 6. Form and Denomination. The Note shall be issued in form approved by the Authorized Representative and Note Counsel. The Note shall be executed on behalf of the City with the manual or facsimile signatures of the Mayor and the City Recorder of the City.

Section 7. Contract with Owner of Note. In consideration of the purchase and acceptance of the Note by the owner thereof, the provisions of this Resolution and the Note shall be deemed to be and shall constitute a contract between the City and the owner.

Section 8. Preservation of Tax-Exemption for Interest on the Note. The City covenants that it will take all actions necessary to prevent interest on the Note from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of draws on the Note or other funds of the City treated as proceeds of the Note that will cause interest on the Note to be included in gross income for federal income tax purposes. The City also covenants that it will, to the extent the arbitrage rebate requirements of Section 148 of the Code are applicable to the Note, take all actions necessary to comply (or to be treated as having complied) with those requirements in connection with the Note.

Section 9. Designation as a "Qualified Tax-Exempt Obligation." The City designates the Note as a "qualified tax-exempt obligation" for the purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and makes the following findings and determinations: (i) the Note does not constitute a "private activity bond" within the meaning of Section 141 of the Code; (ii) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds and other obligations not required to be included in such calculation) that the City and any entity subordinate to the City (including any entity that the City controls, that derives its authority to issue tax-exempt obligations from the City, or that issues tax-exempt

obligations on behalf of the City) will issue during the calendar year in which the Note is issued will not exceed \$10,000,000; and (iii) the amount of tax-exempt obligations, including the Note, designated by the City as “qualified tax-exempt obligations” for the purposes of Section 265(b)(3) of the Code during the calendar year in which the Note is issued does not exceed \$10,000,000.

Section 10. Compliance Policies. The Authorized Representative is authorized and directed to adopt and implement the City’s written procedures to facilitate compliance by the City with the covenants in this Resolution and the applicable requirements of the Code that must be satisfied after the Issue Date to prevent interest on the Note from being included in gross income for federal tax purposes, maintain the tax treatment of the Note and the receipt of interest thereon.

Section 11. Appointment of Note Counsel. The City appoints the law firm of Foster Garvey P.C. of Seattle, Washington, as Note Counsel to the City for the issuance of the Note.

Section 12. Closing of the Sale and Delivery of the Note. The Authorized Representative is authorized to negotiate and execute a note purchase agreement for and on behalf of the City and, along with other officials of the City, to execute such additional documents, and any and all other things or acts necessary for the sale and delivery of the Note as herein authorized. Such acts of the Authorized Representative are for and on behalf of and are authorized by the City Council of the City.

Section 13. Assignment. The Note may only be transferred or assigned in whole to a single investor that is a financial institution or an entity that is a qualified institutional buyer within the meaning of the federal securities laws and who signs a purchaser certificate substantially in the form signed by the Registered Owner and any other documentation the City may reasonably require. The Note may be transferred or assigned to any successor to substantially all of the business and assets of the Registered Owner only with prior written notice to the City and the City may require such successor or assign to sign a purchaser certificate or other documentation as may be reasonably required by the City or to comply with applicable state and federal laws.

Section 14. Effective Date. This resolution shall take effect immediately upon its adoption by the Council.

Passed and adopted by the Mosier City Council this 5th day of May, 2021.

By: _____
Arlene C. Burns, Mayor

Acknowledged by: _____
Jayme Bennett, City Recorder

CERTIFICATE

I, the undersigned, the City Recorder of the City of Mosier, Oregon (the “City”), hereby certify as follows:

1. The foregoing Resolution No. 2021-05 (the “Resolution”) is a full, true and correct copy of the Resolution duly adopted at a regular meeting of the City Council of the City held at the regular meeting place thereof on May 5, 2021; and the Resolution is in full force and effect; and

2. A quorum was present throughout the meeting and a sufficient number of members of the City Council voted in the proper manner for the adoption of the Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of May, 2021.

CITY OF MOSIER, OREGON

City Recorder

ORDINANCE NO. 75

AN ORDINANCE OF THE CITY OF MOSIER AMENDING TITLE 11.01 OF THE MOSIER MUNICIPAL CODE REGARDING WATER SYSTEM CONNECTION CHARGES

WHEREAS, the Mosier Municipal Code Chapter 11.01 requires water system connection charges for customers within the City of Mosier to be charged using actual costs plus 15% overhead charge;

WHEREAS, the Mosier City Council wishes to amend the Mosier Municipal Code to revise the methodology for calculating water system connection charges in order to provide for greater efficiencies to the City and benefitting the customers of the City of Mosier;

NOW, THEREFORE, THE CITY OF MOSIER ORDAINS AS FOLLOWS:

Section 1: **Adoption of Amendment.** The Mosier Municipal Code Chapter 11.01 is hereby amended as set forth in the attached document marked **Exhibit A**, attached hereto and incorporated herein by this reference.

Section 2: **Codification.** City staff are directed to codify the amendment and update the Mosier Municipal Code Chapter 11.01 as provided by this Ordinance.

Section 3: **Effective Date.** This Ordinance shall take effect on the 30th day after the date of adoption.

Read for the first time: _____, 2021.

Read for the second time: _____, 2021.

Adopted on this _____ day of _____, 2021 by the Mosier City Council by the following votes:

Burns: _____ *Anderson:* _____ *Berry:* _____

Cannon: _____ *Valitchka:* _____ *Wallace:* _____ *Wright:* _____

By: _____ Title: _____

Attest: By: _____ Title: _____

**BEFORE THE CITY COUNCIL
FOR THE CITY OF MOSIER, OREGON**

Resolution No. 2021-06

**A Resolution Adopting Water System Connection Charges
and Establishing a Leak Adjustment Policy**

WHEREAS, the Mosier City Council from time to time establishes and adopts by resolution, rates, fees, and charges pertaining to the provision of water and sanitary sewer services, and rules and policies regarding the same;

WHEREAS, pursuant to an intergovernmental agreement between the City of Mosier (the “City”) and the City of Hood River, the City of Hood River currently performs utility meter reading and account billing related to the provision of water and sewer services on behalf of the City of Mosier;

WHEREAS, for compatibility with the City of Hood River’s existing utility billing system, water system connection charges and certain adjustments to billings applicable to customers of the City of Mosier must be made compatible with those used by the City of Hood River;

WHEREAS, the Mosier City Council has reviewed the proposed water system connection charges and the proposed leak adjustment policy and finds they are in the best interests of the City of Mosier to adopt and will result in greater administrative efficiencies and reduced connection charges for the City’s water utility customers;

WHEREAS, pursuant to ORS 294.160, on May 5th, 2021, the Mosier City Council held a public meeting where the public was invited and provided an opportunity to comment on the changes to existing water system connection charges;

WHEREAS, the Mosier City Council now wishes to adopt the water system connection charges and water policy as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MOSIER CITY COUNCIL:

Section 1. **Water System Connection Charges.** The Mosier City Council hereby adopts the following schedule of charges for water system connections to the City of Mosier’s water utility system.

Meter Size	Connection Charge
¾"	\$2,228
1"	\$2,444
1-½"	\$3,737
2"	\$4,084
3"	Actual + 10%
4"	Actual + 10%
6"	Actual + 10%
8"	Actual + 10%

The water system connection charge includes all work necessary to install a new meter, meter box and meter valves, including labor, equipment, and material necessary to connect to the water service stubout. The connection charge does not include installation of the water service stubout from the watermain to the meter and the plumbing on the customer side of the meter to the house, both of which are the responsibility of the owner of the service property.

**This schedule will be adjusted annually for inflation using a consumer price index that matches that used by the City of Hood River.

Section 2. Leak Adjustment Policy. The Mosier City Council hereby adopts the following policy on leak adjustments:

Where a leak exists on the property owner's side of the meter and the same is repaired within ten days after the owner, agent, or occupant of the premises has been notified by the City's water utility billing administrator, an adjustment in the water user's bill may be made by the City's water utility billing administrator, of up to one-half of the total estimated excess consumption over the last 30 (thirty) days.

Section 3. Effect on Previously Adopted Water System Connection Charges and Water Policies. This Resolution supersedes and replaces any and all previously adopted charges and policies for the same identified services, charges, and policies. The charges adopted by this Resolution are in addition to all other duly adopted fees and charges for water and sewer services, including those adopted in Resolution 2020-06 which remain in full force and effect.

The leak adjustment policy adopted herein is in addition to all other duly adopted rules and policies pertaining to the City's water utility system except as inconsistent with the policy adopted herein. All other water system policies remain in full force and effect.

Staff for the City of Mosier is hereby directed to prepare any necessary updates to existing utility schedules and City ordinances to incorporate the charges and policies in this Resolution, and, as needed, for presentation to the City Council for adoption.

Section 4: **Effective Date.** The charges and policies adopted herein shall take effect beginning on the date of adoption of this Resolution, and will remain in effect unless superseded or repealed by action of the City Council.

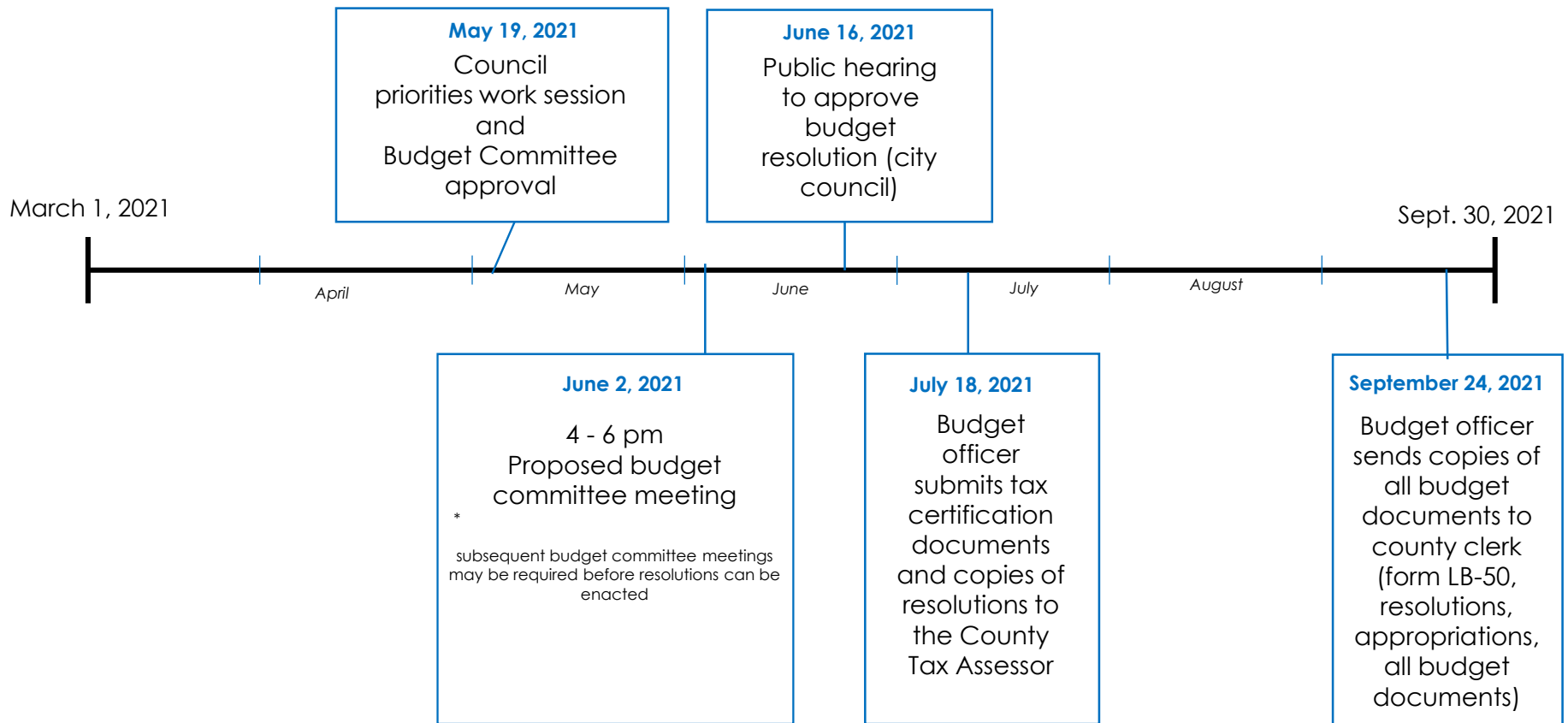
INTRODUCED AND ADOPTED this _____ day of _____, 2021, by the
Mosier City Council:

By: _____ Title: _____

Attest: By: _____ Title: _____

BUDGET TIMELINE

City of Mosier
2021/2022 Fiscal Year



City of Mosier
Water, Sewer, Transportation, Public Facilities and Private Developments
Project Status Report
Updated: May 3rd, 2021

Water System Projects					
Project Description	Major Tasks	Current Status/Schedule	Budget	Expenses to Date	Comments
Water System Project - Phase 1, Eastside Pump Station & Telemetry System	Plans, Specs and Estimates USDA Approval City Approval OHA Approval Building Permit Approval Bidding & Award Interim Financing - release of funds Construction	Complete Complete Complete Pending review Pending review Scheduled for May/June 2021 After USDA approves bids Summer/Fall 2021	\$1,714,700	\$180,900	The budget includes a \$194,000 increase that is not yet funded.
Water System Project - Phase 2, Well 5 Site Acquisition and Approvals	Site Evaluation Site Acquisition SHPO supplemental submittal PER and NEPA Amendments Supplemental Funding Application	Complete Complete Submitted and pending review In progress On hold per USDA request			
Water System Project - Phase 2, Well 5 Design & Construction	RH2 Engineering - contract amendment Design completed Construction completed	Scheduled for July 2021 Scheduled for December 2021 Scheduled for July 2022			
Hood River Billing Transition	Meter reading and billing by Hood River	Complete		\$7,000	General Engineer (JG)
Jacobs Water Operations Transition	O&M by Jacobs Engineering Training by City Engineer	Ongoing Nearly complete. ERP remaining		\$4,000	General Engineer (JG)
Rate & SDC Study - All	Water and sewer rate and water SDC study City Council approval of water rate increase Adoption of new water rates Adoption of new water SDC Sewer, storm, parks and transportation SDC study City council SDC hearing Adoption of SDCs	Complete Complete Complete On hold pending other SDC work Ongoing, scheduled for completion in July 2021 Scheduled for November 2021 Scheduled for December 2021	\$95,945	\$66,645	FCSG on budget. JGA over by \$3,000
Sewer System Projects					
Project Description	Major Tasks	Current Status/Schedule	Budget	Expenses to Date	Comments
WWTP Facilities Plan Update	Finalize Plan City Council approval DEQ approval	Complete Complete Pending	\$73,720	\$72,632	Project is 99.5% complete
WWTP Outfall Inspection per NPDES permit	Acquire inspection services contractor Conduct inspection Prepare report for DEQ review	Scheduled for August 2021 Scheduled for August 2021 Scheduled for August 2021			
WWTP Derailment Warranty Inspection & Testing	Scoping and budgeting Testing & inspection by Jacobs Engr & City Engineer Warranty report by Jacobs Engr. And City Engineer Warranty repairs if necessary	Ongoing. Complete in April 2021 End of summer 2021 Fall 2021 End of 2021			
Transportation System Projects					
Project Description	Major Tasks	Current Status/Schedule	Budget	Expenses to Date	Comments
Three-year Pavement Condition and Repair	Condition inventory Repair/paving	Complete Complete	\$21,000	\$9,000	Completed
TSP Code & Comp. Plan Update	Draft code and comp plan updates City Council hearings/adoption	Complete Complete		\$8,000	Completed
Hwy 30 - Phase 1	Design review and approval - City staff Bidding Construction begins Construction ends	Complete Spring 2021 Scheduled for September 2021		\$1,500	Bidding this Spring
3rd Ave. Sidewalk	Design review and approval - City staff Request for quotes Construction begins Construction ends	Scheduled for April 2021 May 21 June/July 2021 September/October 2021	\$50,000	\$7,000	90% Design Complete
EV Charging Station	Professional services agreement with consultant and Kickoff Design review and approval - City staff Bidding by City staff? Construction begins Construction ends	Scheduled for May 7, 2021	\$200,000	\$0	Kickoff this Friday May 7, 2021
Public Facility Projects					
Project Description	Major Tasks	Current Status/Schedule	Budget	Expenses to Date	Comments
JUF	Schematic Design Design Development/Fundraising Final Design/Bidding Construction	Complete Kickoff June 2021/Underway FY 2021/22 and 23 2023	\$65. Million	\$220,000	1/2 Funded
Plaza/HUB	Conceptual Design Contracting Final Design/Bidding Construction	Complete May 21 FY21/22 FY22/23	\$979,000	None	Currently developing contract docs
Rock Creek Park Restoration					In Negotiations with UP
Private Development Projects					
Project Description	Major Tasks	Current Status/Schedule			
Tanawashee Phases 4 and 5	Revisions/Approval of Preliminary Plat Map Construction Final plat review and approval	Requested by staff and pending Anticipated in summer/fall 2021 Anticipated by end of 2021			
Short-term Rental Cabins	Construction Inspection and approval by City	Ongoing, should be done in 2021 End of 2021			

City of Mosier
Balance Sheet by Class
As of June 30, 2019

Class:	General Fund Budget	General Fund Actual	Water Fund Budget	Water Fund Actual	Sewer Fund Budget	Sewer Fund Actual	(JUF) Budget	(JUF) Actual	Stormwater Budget	Stormwater Actual	Streets Budget	Streets Actual
Budget Year 2021 Fund Balance Update	\$161,300.00	\$162,586.69	\$302,669.00	\$334,526.30	\$325,000.00	\$495,854.60	\$157,421.00	\$309,473.00	\$23,891.00	\$26,157.35	\$18,968.00	\$28,087.61