



Topic: City Council Meeting City of Mosier and Presentation of the Draft Budget and Message

Time: JUNE 01, 2022 06:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

QUICK LINK:

<https://us02web.zoom.us/j/83661767401?pwd=SlZ1dFpvaEkzK0tWeURrQldsbnFN2QT09>

City of Mosier Wasco County is inviting you to a scheduled Zoom meeting.

+1 253 215 8782 US (Tacoma)

Meeting ID: 836 6176 7401

Passcode: 283548

DIAL IN +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

PLEASE CALL OR TEXT JAYME BENNETT IF YOU HAVE TECHNICAL ISSUES: 541-490-7411

jayne.bennett@cityofmosier.com

| | | | |
|-----|---------|--|--------|
| I | 6:30 pm | Call to Order/Roll Call – Mayor Burns | |
| II | | 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 | Postponement of Approval of: May 04, 2022, Meeting Minutes | 5 mins |
| V | | BUSINESS | |
| 1. | 6:45 pm | Presentation of draft budget for 2-week “homework review” (Bennett) | 15 min |
| 2. | 7:00 pm | Jacob’s contract annual renewal/review & chlorine concerns (Taylor P) | 15 min |
| 3. | 7:15 PM | Skatepark Presentation – MSM (John Grim on behalf of MSM) | 15 min |
| 4. | 7:30 PM | Surplus Property (process + public engagement) Westmeyer/Bennett | 15 min |
| 5. | 7:45 PM | Recommendation of Award of Bike HUB PSA (motion) – Grim | 5 min |
| 6. | 7:50 | JUF community engagement update/RCP pass/gate update/announcements/ADJOURN | |

City of Mosier Water and Wastewater Services *...a 35-year partnership with Jacobs*

WATER

\$87,823.91 → \$72,453.63

WASTEWATER

\$64,227.84 → \$90,242.01

TOTAL: \$152,051.75 → \$162,695.64

OVERALL: 7%

Other areas in the region: 7%-10% increases

- Initial year included startup costs and more regional support
- This past year included regional support for the Sanitary Survey and required improvements

- More accurate time keeping
- Biosolids hauling costs
- Laboratory testing and supplies
- Maintenance and repairs
- Fuel costs

3-Year Look-back at Contract Pricing

| Year | Contract Cost | % Increase |
|---------|---------------|------------|
| 2020-21 | \$132,396 | 138% * |
| 2021-22 | \$152,051 | 15% |
| 2022-23 | \$162,695 | 7% |

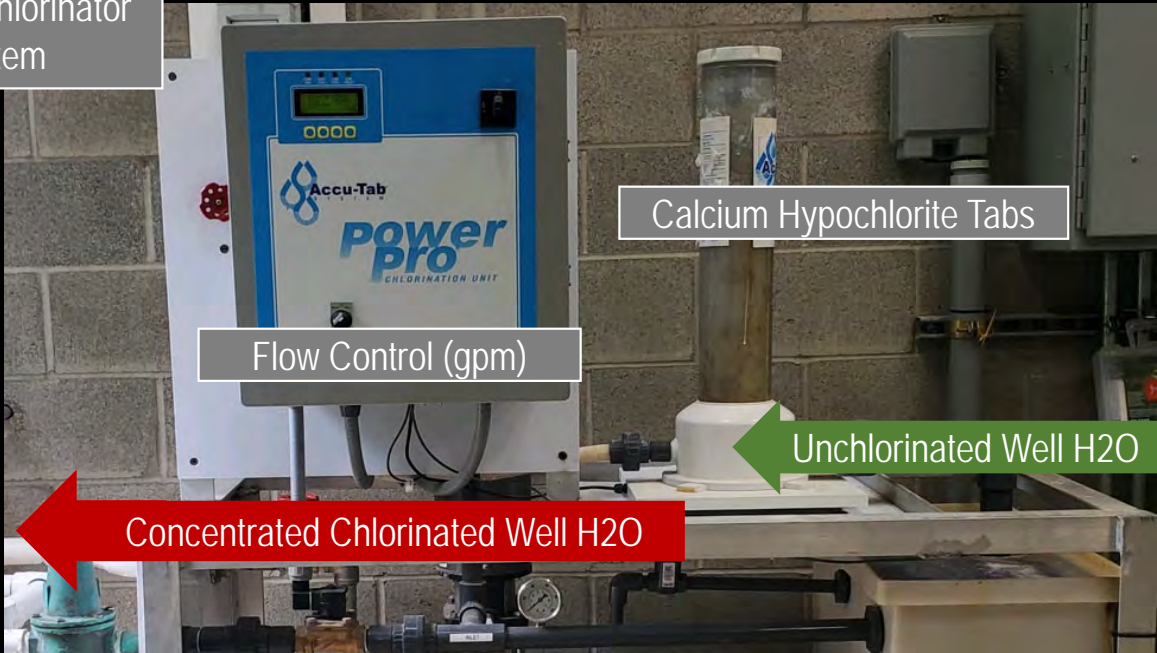
*Due to addition of water O&M

Categorized % Increase for Proposed 2022-23 CY

| Category | Percent Increase |
|---------------------------------|--|
| Labor, Overtime, Callouts | 11% |
| Licensure and Training | 100% (not before captured in budget) |
| Biosolids Hauling to Hood River | ~20% (harder to quantify due to delayed billing) |
| Laboratory | 3% |
| Vehicle Maintenance | 100% (not before captured in budget) |
| Vehicle Lease and Fuel Costs | 11% |

Mosier Water Chlorination Process

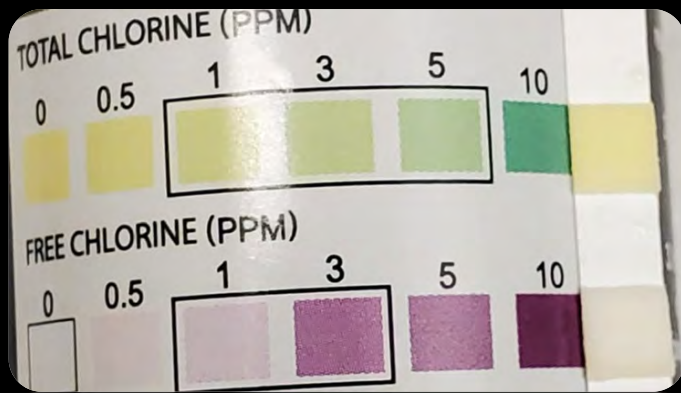
Erosion Chlorinator System



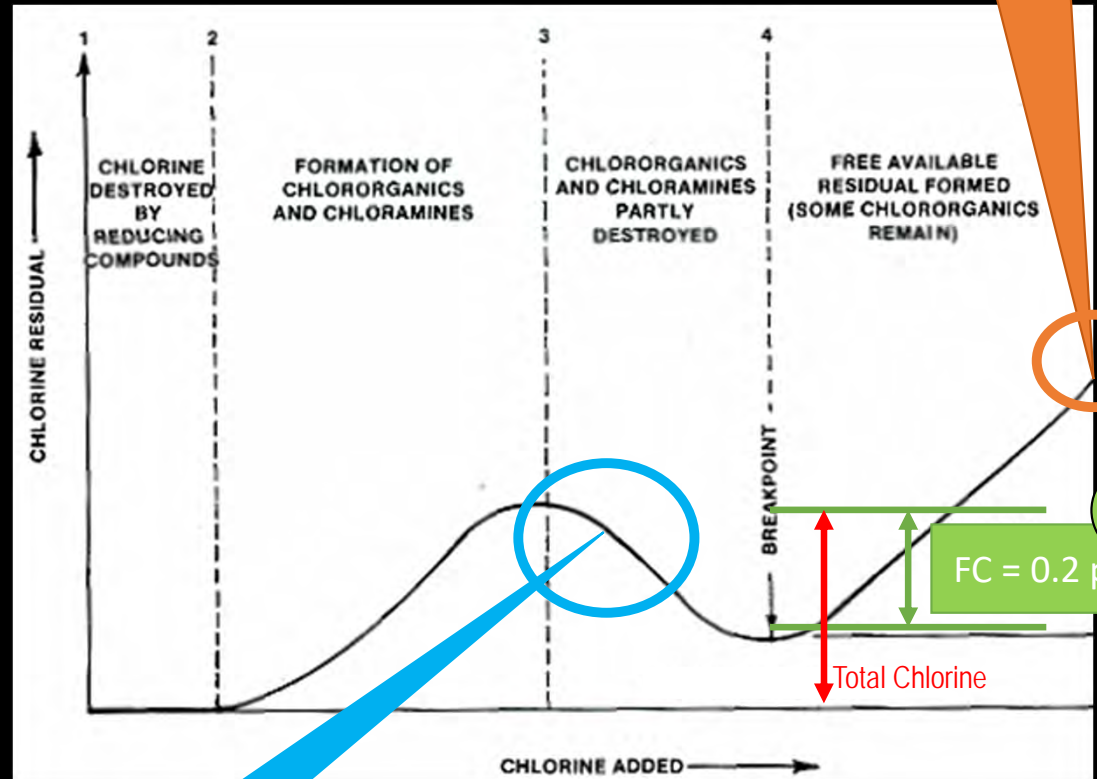
Sample Tap



Minimum of 0.2 ppm at
END of distribution
system



Free Chlorine (FC)
regulatory limit is
0.2 – 4.0 mg/L



Chlorine smell
AND taste

Chlorine smell,
little taste

Competitive Market Analysis

for

City of Mosier



**Fifth Ave
Mosier, OR 97040**

Acres, Number of: 0.82 Manufactured House Okay Y/N: Y Waterfront Y/N: N

- 180 Degree views of the Columbia River, Property Faces North.
- Easy access to down town.
- Paved surface to the subject property.

This is a market analysis for the City of Mosier. Prepared on 5/26/2022. Sales price is subject to change with market conditions, and all pricing is to be noted as opinion of value.

Recommended Price: \$350,000 (\$330,000 - \$375,000)

Prepared By



Zack Schreiner
Broker - Oregon
RE/MAX River City
209 3rd Street
Hood River OR 97031
[RE/MAX River City](#)

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SIGNATURE

CMA prepared by:

_____ Zacharias Schreiner _____ Date: _____

Comparables to Your Home

| | | | | | |
|---------------------|--------|-------|-----|-----|-----------|
| Asher ST #31 | Mosier | 97040 | LND | ACT | \$315,000 |
|---------------------|--------|-------|-----|-----|-----------|



| | | |
|------------------------|-------------|------------------|
| MLS#: 22396650 | Status: ACT | PTax/Yr: \$0 |
| Unit/Lot #: 31 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: N | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|-------------------------|--------|-------|-----|-----|-----------|
| Blanchard ST #41 | Mosier | 97040 | LND | ACT | \$319,000 |
|-------------------------|--------|-------|-----|-----|-----------|



| | | |
|------------------------|-------------|------------------|
| MLS#: 22408153 | Status: ACT | PTax/Yr: \$0 |
| Unit/Lot #: 41 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|---------------------------|--------|-------|-----|-----|-----------|
| Blanchard BLVD #33 | Mosier | 97040 | LND | ACT | \$329,000 |
|---------------------------|--------|-------|-----|-----|-----------|



| | | |
|------------------------|-------------|------------------|
| MLS#: 22555244 | Status: ACT | PTax/Yr: \$0 |
| Unit/Lot #: 33 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|---------------------|--------|-------|-----|-----|-----------|
| Asher ST #32 | Mosier | 97040 | LND | ACT | \$339,000 |
|---------------------|--------|-------|-----|-----|-----------|



| | | |
|------------------------|-------------|------------------|
| MLS#: 22350944 | Status: ACT | PTax/Yr: \$0 |
| Unit/Lot #: 32 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|---------------------------|---------------|--------------|------------|------------|------------------|
| Blanchard BLVD #34 | Mosier | 97040 | LND | ACT | \$359,000 |
|---------------------------|---------------|--------------|------------|------------|------------------|



| | | |
|-------------------------------|--------------------|-------------------------|
| MLS#: 22490204 | Status: ACT | PTax/Yr: \$0 |
| Unit/Lot #: 34 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|---------------------|---------------|--------------|------------|------------|------------------|
| Asher ST #36 | Mosier | 97040 | LND | ACT | \$379,000 |
|---------------------|---------------|--------------|------------|------------|------------------|



| | | |
|-------------------------------|--------------------|-------------------------|
| MLS#: 22629154 | Status: ACT | PTax/Yr: \$0 |
| Unit/Lot #: 36 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|---------------------|---------------|--------------|------------|------------|------------------|
| Asher ST #38 | Mosier | 97040 | LND | ACT | \$399,000 |
|---------------------|---------------|--------------|------------|------------|------------------|



| | | |
|-------------------------------|--------------------|-------------------------|
| MLS#: 22687716 | Status: ACT | PTax/Yr: \$0 |
| Unit/Lot #: 38 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|---------------------|---------------|--------------|------------|------------|------------------|
| Asher ST #37 | Mosier | 97040 | LND | ACT | \$419,000 |
|---------------------|---------------|--------------|------------|------------|------------------|



| | | |
|-------------------------------|--------------------|-------------------------|
| MLS#: 22315539 | Status: ACT | PTax/Yr: \$0 |
| Unit/Lot #: 37 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

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|---------------------|---------------|--------------|------------|------------|------------------|
| Asher ST #35 | Mosier | 97040 | LND | PEN | \$369,000 |
|---------------------|---------------|--------------|------------|------------|------------------|



| | | |
|-------------------------------|--------------------|-------------------------|
| MLS#: 22487723 | Status: PEN | PTax/Yr: \$0 |
| Unit/Lot #: 35 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|--------------------------------|---------------|--------------|------------|------------|------------------|
| Blanchard Blvd BLVD #39 | Mosier | 97040 | LND | PEN | \$399,000 |
|--------------------------------|---------------|--------------|------------|------------|------------------|



| | | |
|-------------------------------|--------------------|-------------------------|
| MLS#: 22051075 | Status: PEN | PTax/Yr: \$0 |
| Unit/Lot #: 39 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|---------------------------|---------------|--------------|------------|------------|------------------|
| Blanchard BLVD #40 | Mosier | 97040 | LND | PEN | \$399,000 |
|---------------------------|---------------|--------------|------------|------------|------------------|



| | | |
|-------------------------------|--------------------|-------------------------|
| MLS#: 22213789 | Status: PEN | PTax/Yr: \$0 |
| Unit/Lot #: 40 | # Lots: | Acres: |
| Zoning: Res | Wtr Frnt: | Area: 357 |
| Lot Size: 10K-14,999SF | | Prop Type: RESID |

Directions: Hwy 84 to Mosier Exit. Right on Center Street follow Center St. to Fifth ave, follow RE signs.

Remarks: Spectacular Columbia River and Gorge View Lot is ready for your new home in Tanawashee, Mosier's hillside subdivision with views of the Columbia River, Washington Hills, The syncline and some with views all the way to the HR Bridge. Check out all the fun activities in Mosier, Eateries, wineries , summer festivities, fresh roasted coffee, hiking and biking trails and so much more! Tax lot numbers and street addresses to come soon. Closing contingent upon recording of Final Plat.

| | | | | | |
|---------------------|---------------|--------------|------------|------------|------------------|
| 330 Maya WAY | Mosier | 97040 | LND | SLD | \$315,000 |
|---------------------|---------------|--------------|------------|------------|------------------|



| | | |
|----------------------------|--------------------|---------------------------|
| MLS#: 21528920 | Status: SLD | PTax/Yr: \$770 |
| Unit/Lot #: | # Lots: | Acres: 0.60 |
| Zoning: R-10000 | Wtr Frnt: | Area: 357 |
| Lot Size: 20K-.99AC | | Prop Type: RES/REC |

Directions: Mosier to Husky to 5th to Blanchard Blvd to end of Maya Way.

Remarks: Relax & enjoy panoramic views from this unique homesite in the architecture-rich Mosier Bluffs. Sunsets reflected in the mighty Columbia River, views of the peaceful valley, Coyote Wall Syncline and Hood River Bridge out your windows. Nestled at the end of Maya Way, find balance between privacy, community & walkability with access to pedestrian/bike path to HR, sailing at Rock Creek, trails & wineries all in charming Mosier. (Just 8 min drive to HR and not in NSA). **AERIAL TOUR - see link**

| | | | | | |
|-------------------|--------|-------|-----|-----|-----------|
| 102 Seven Mile RD | Mosier | 97040 | LND | PEN | \$295,000 |
|-------------------|--------|-------|-----|-----|-----------|



| | | | | | |
|-------------|----------|-----------|-----|------------|---------|
| MLS#: | 22048529 | Status: | PEN | PTax/Yr: | \$1,229 |
| Unit/Lot #: | | # Lots: | | Acres: | 4.85 |
| Zoning: | RR-10 | Wtr Frnt: | N | Area: | 357 |
| Lot Size: | 3-4.99AC | | | Prop Type: | RESID |

Directions: between The Dalles and Mosier at top of Seven Mile Road across from Badger View.

Remarks: Stunning building site with views of the Columbia, Mountains Hood, Adams and Defiance and Hood River Bridge. Arable land previously growing alfalfa. Large metal shop on property with concrete floor (power is not connected). Well is in at 15 gallons per minute at 370 foot depth with a static level of 275 feet (completed 6/8/2021). Just under five acres.

| | | | | | |
|-------------------|--------|-------|-----|-----|-----------|
| 1130 Penstemon CT | Mosier | 97040 | LND | SLD | \$219,000 |
|-------------------|--------|-------|-----|-----|-----------|



| | | | | | |
|-------------|--------------|-----------|-----|------------|-------|
| MLS#: | 21105455 | Status: | SLD | PTax/Yr: | \$94 |
| Unit/Lot #: | | # Lots: | | Acres: | 0.32 |
| Zoning: | Res | Wtr Frnt: | | Area: | 357 |
| Lot Size: | 10K-14,999SF | | | Prop Type: | RESID |

Directions: Drive S on 5th Av. South on Asher. West on Penstemon to sign.

Remarks: Be part of a developing, custom-home neighborhood in Mosier. Flat building lot, underground utilities to site, filtered and partial views of the river, lovely views of the Washington hills. Excellent location just a few minutes walk from downtown Mosier.

| | | | | | |
|-------------|--------|-------|-----|-----|-----------|
| 5TH AVE #27 | Mosier | 97040 | LND | SLD | \$245,000 |
|-------------|--------|-------|-----|-----|-----------|



| | | | | | |
|-------------|--------------|-----------|-----|------------|-------|
| MLS#: | 21059579 | Status: | SLD | PTax/Yr: | \$0 |
| Unit/Lot #: | 27 | # Lots: | | Acres: | 0.27 |
| Zoning: | RES | Wtr Frnt: | N | Area: | 357 |
| Lot Size: | 10K-14,999SF | | | Prop Type: | RESID |

Directions: Hwy 84 to Mosier Exit, South on Center St to Fifth Ave, Lot on South side of street.

Remarks: Build your dream home, and spend your day's enjoying the beautiful views of the Columbia Gorge from this great location in Mosier. Close to great hiking, biking trails, Vineyards, and many more great activities in the Columbia Gorge.

| | | | | | |
|-------------------|--------|-------|-----|-----|-----------|
| 895 FIFTH AVE #10 | Mosier | 97040 | LND | SLD | \$259,000 |
|-------------------|--------|-------|-----|-----|-----------|



| | | | | | |
|-------------|--------------|-----------|-----|------------|---------|
| MLS#: | 22650823 | Status: | SLD | PTax/Yr: | \$1,214 |
| Unit/Lot #: | 10 | # Lots: | | Acres: | 0.30 |
| Zoning: | R10000 | Wtr Frnt: | | Area: | 357 |
| Lot Size: | 10K-14,999SF | | | Prop Type: | RESID |

Directions: Center St. to Fifth Ave. Lot on north side of street. Realtor sign on the lot.

Remarks: Ready to build lot, with level to sloped building site in Tanawashee. Beautiful View of the Columbia River, Coyote Cliffs & The Syncline. Water, Sewer and Power is to the lot, HOA and CC&R's to protect your investment. Ready to build? This lot is ready for you now!!

| | | | | | |
|-----------|--------|-------|-----|-----|-----------|
| Huskey RD | Mosier | 97040 | LND | SLD | \$275,000 |
|-----------|--------|-------|-----|-----|-----------|



MLS#: 21280366
Unit/Lot #:
Zoning: R5/R10
Lot Size: 1-2.99AC

Status: SLD
Lots:
Wtr Frnt:

PTax/Yr: \$749
Acres: 1.11
Area: 357
Prop Type: RES/REC

Directions: Property is east of 409 Huskey Rd.

Remarks: Mosier 1.11 acre view lot perched above Mosier Creek. Hillside acreage in town offers Columbia River and Syncline views and is a short distance to Mosier Creek Falls. No HOAs on this unique building opportunity. City utilities available on site. Inquire with city on development potential. Bring your vision to this unique parcel.

| | | | | | |
|------------------|--------|-------|-----|-----|-----------|
| 331 PONDEROSA PL | Mosier | 97040 | LND | SLD | \$315,000 |
|------------------|--------|-------|-----|-----|-----------|



MLS#: 20337877
Unit/Lot #:
Zoning: R
Lot Size: 1-2.99AC

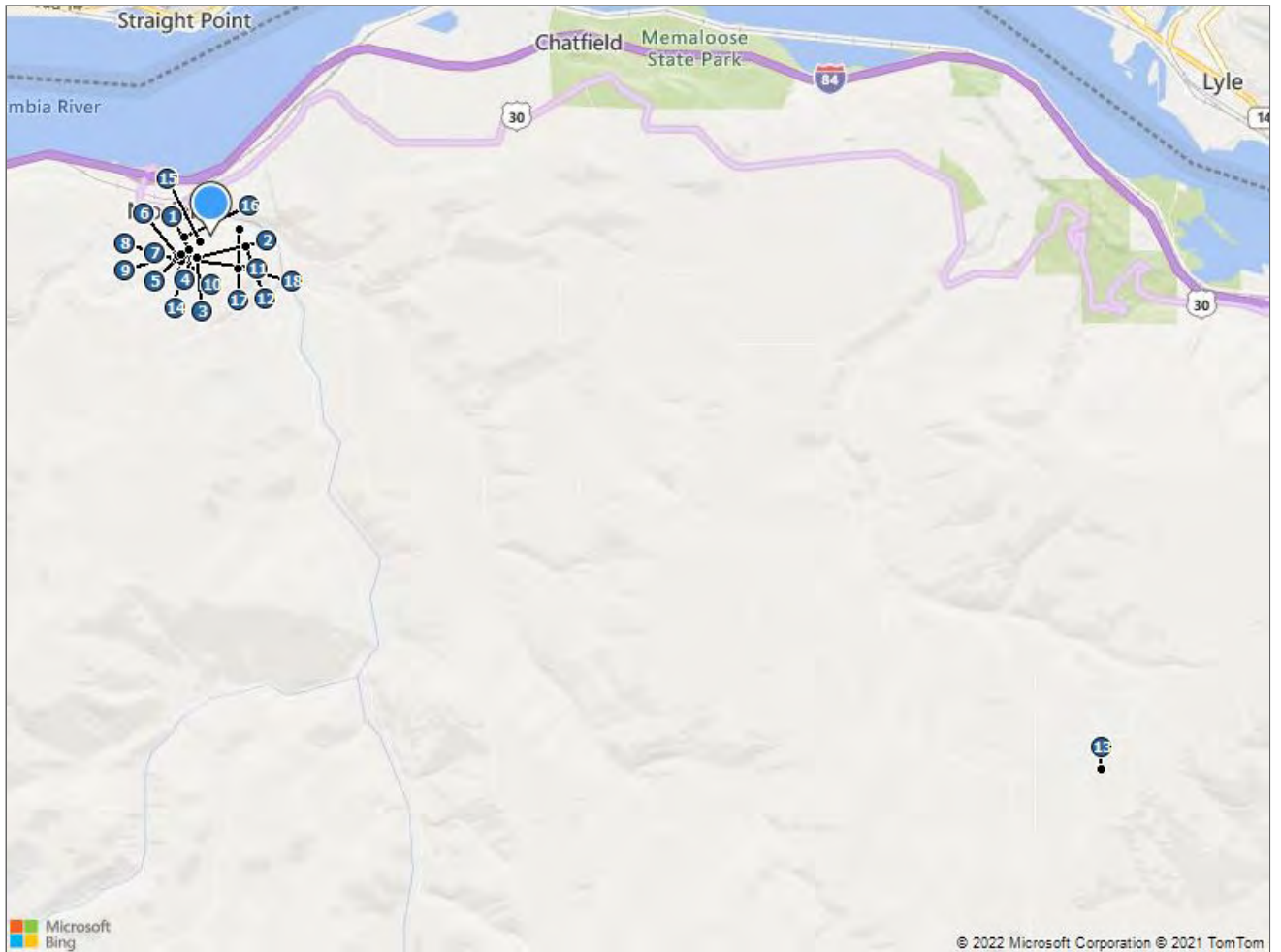
Status: SLD
Lots:
Wtr Frnt:

PTax/Yr: \$1,952
Acres: 1.60
Area: 357
Prop Type: RESID

Directions: Exit 69 off of I84 to Mosier to Main up to 3rd to Huskey to Ponderosa to site

Remarks: Humbling view of the grand gorge from the Hood River Bridge to the Coyote syncline to the Tuscanesque Mosier Creek Valley with its poplar protected vineyards and cherry orchards. This is 180 degrees of view with a forest on your west providing protection from the west winds with 1.6 acres off of a cul-de-sac. Utilities are at the property. Five miles to Hood River and great access to the bicycle and hiking paths in and near Mosier.

Map of Comparables to Your Home




| # | MLS# | Address | # | MLS# | Address | # | MLS# | Address |
|----|----------|------------------------|----|----------|-------------------|----|----------|-------------------|
| 1 | 22396650 | Asher ST 31 | 2 | 22408153 | Blanchard ST 41 | 3 | 22555244 | Blanchard BLVD 33 |
| 4 | 22350944 | Asher ST 32 | 5 | 22490204 | Blanchard BLVD 34 | 6 | 22629154 | Asher ST 36 |
| 7 | 22687716 | Asher ST 38 | 8 | 22315539 | Asher ST 37 | 9 | 22487723 | Asher ST 35 |
| 10 | 22051075 | Blanchard Blvd BLVD 39 | 11 | 22213789 | Blanchard BLVD 40 | 12 | 21528920 | 330 Maya WAY |
| 13 | 22048529 | 102 Seven Mile RD | 14 | 21105455 | 1130 Penstemon CT | 15 | 21059579 | 5TH AVE 27 |
| 16 | 22650823 | 895 FIFTH AVE 10 | 17 | 21280366 | Huskey RD | 18 | 20337877 | 331 PONDEROSA PL |

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Adjustments to Comparables

| | | | | |
|-----------------------------|---|---|--|---|
| |  |  |  |  |
| Property Category: | LND | LND | LND | LND |
| Address: | Fifth Ave | Asher ST 31 | Blanchard ST 41 | Blanchard BLVD 33 |
| City, State: | Mosier, OR | Mosier, OR | Mosier, OR | Mosier, OR |
| Zip: | 97040 | 97040 | 97040 | 97040 |
| County: | Wasco | Wasco | Wasco | Wasco |
| MLS#: | | 22396650 | 22408153 | 22555244 |
| Status: | | ACT | ACT | ACT |
| List Price: | \$350,000 | \$315,000 | \$319,000 | \$329,000 |
| Sale Price: | | | | |
| Sale Date: | | | | |
| %SP/LP: | | 0% | 0% | 0% |
| %SP/OLP: | | 0% | 0% | 0% |
| Sold Terms: | | | | |
| DOM / CDOM: | | 39 / | 39 / | 39 / |
| | | \$ Adj | \$ Adj | \$ Adj |
| Acres, Number of | 0.82 | | | |
| Lot Description | WOODED | PUBLICRD, TREES | PUBLICRD, TREES | PUBLICRD, TREES |
| Lot Size | | 10K-14, 999SF | 10K-14, 999SF | 10K-14, 999SF |
| Manufactured House Okay Y/N | Y | N | N | N |
| Property Type | | RESID | RESID | RESID |
| Road Frontage | Y | Y | Y | Y |
| Road Surface | PAVEDSRF | GRAVSRF, PAVEDSRF | GRAVSRF, PAVEDSRF | GRAVSRF, PAVEDSRF |
| View | RIVER | RIVER, TERRITR, TREEWOOD | RIVER, TERRITR, TREEWOOD | RIVER, TERRITR, TREEWOOD |
| Waterfront Y/N | N | N | | |
| Total Adjustments: | | | | |
| Adjusted Price: | | \$315,000 | \$319,000 | \$329,000 |

| | | | | |
|-----------------------------|--|--|---|--|
| |  |  |  |  |
| Property Category: | LND | LND | LND | LND |
| Address: | Fifth Ave | Asher ST 32 | Blanchard BLVD 34 | Asher ST 36 |
| City, State: | Mosier, OR | Mosier, OR | Mosier, OR | Mosier, OR |
| Zip: | 97040 | 97040 | 97040 | 97040 |
| County: | Wasco | Wasco | Wasco | Wasco |
| MLS#: | | 22350944 | 22490204 | 22629154 |
| Status: | | ACT | ACT | ACT |
| List Price: | \$350,000 | \$339,000 | \$359,000 | \$379,000 |
| Sale Price: | | | | |
| Sale Date: | | | | |
| %SP/LP: | | 0% | 0% | 0% |
| %SP/OLP: | | 0% | 0% | 0% |
| Sold Terms: | | | | |
| DOM / CDOM: | | 39 / | 39 / | 39 / |
| | | \$ Adj | \$ Adj | \$ Adj |
| Acres, Number of | 0.82 | | | |
| Lot Description | WOODED | PUBLICRD, TREES | PUBLICRD, TREES | PUBLICRD, TREES |
| Lot Size | | 10K-14, 999SF | 10K-14, 999SF | 10K-14, 999SF |
| Manufactured House Okay Y/N | Y | N | N | N |
| Property Type | | RESID | RESID | RESID |
| Road Frontage | Y | Y | Y | Y |
| Road Surface | PAVEDSRF | GRAVSRF, PAVEDSRF | GRAVSRF, PAVEDSRF | GRAVSRF, PAVEDSRF |
| View | RIVER | RIVER, TERRITR, TREEWOOD | RIVER, TERRITR, TREEWOOD | RIVER, TERRITR, TREEWOOD |
| Waterfront Y/N | N | | | |
| Total Adjustments: | | | | |
| Adjusted Price: | | \$339,000 | \$359,000 | \$379,000 |

| | | | | |
|-----------------------------|--|--|---|--|
| |  |  |  |  |
| Property Category: | LND | LND | LND | LND |
| Address: | Fifth Ave | Asher ST 38 | Asher ST 37 | Asher ST 35 |
| City, State: | Mosier, OR | Mosier, OR | Mosier, OR | Mosier, OR |
| Zip: | 97040 | 97040 | 97040 | 97040 |
| County: | Wasco | Wasco | Wasco | Wasco |
| MLS#: | | 22687716 | 22315539 | 22487723 |
| Status: | | ACT | ACT | PEN |
| List Price: | \$350,000 | \$399,000 | \$419,000 | \$369,000 |
| Sale Price: | | | | |
| Sale Date: | | | | |
| %SP/LP: | | 0% | 0% | 0% |
| %SP/OLP: | | 0% | 0% | 0% |
| Sold Terms: | | | | |
| DOM / CDOM: | | 39 / | 39 / | 7 / 7 |
| | | \$ Adj | \$ Adj | \$ Adj |
| Acres, Number of | 0.82 | | | |
| Lot Description | WOODED | PUBLICRD, TREES | PUBLICRD, TREES | PUBLICRD, TREES |
| Lot Size | | 10K-14, 999SF | 10K-14, 999SF | 10K-14, 999SF |
| Manufactured House Okay Y/N | Y | N | N | N |
| Property Type | | RESID | RESID | RESID |
| Road Frontage | Y | Y | Y | Y |
| Road Surface | PAVEDSRF | GRAVSRF, PAVEDSRF | GRAVSRF, PAVEDSRF | GRAVSRF, PAVEDSRF |
| View | RIVER | RIVER, TERRITR, TREEWOOD | RIVER, TERRITR, TREEWOOD | RIVER, TERRITR, TREEWOOD |
| Waterfront Y/N | N | | | |
| Total Adjustments: | | | | |
| Adjusted Price: | | \$399,000 | \$419,000 | \$369,000 |

| | | | | |
|-----------------------------|--|--|---|--|
| |  |  |  |  |
| Property Category: | LND | LND | LND | LND |
| Address: | Fifth Ave | Blanchard Blvd BLVD 39 | Blanchard BLVD 40 | 330 Maya WAY |
| City, State: | Mosier, OR | Mosier, OR | Mosier, OR | Mosier, OR |
| Zip: | 97040 | 97040 | 97040 | 97040 |
| County: | Wasco | Wasco | Wasco | Wasco |
| MLS#: | | 22051075 | 22213789 | 21528920 |
| Status: | | PEN | PEN | SLD |
| List Price: | \$350,000 | \$399,000 | \$399,000 | \$315,000 |
| Sale Price: | | | | \$315,000 |
| Sale Date: | | | | 06/11/2021 |
| %SP/LP: | | 0% | 0% | 100% |
| %SP/OLP: | | 0% | 0% | 100% |
| Sold Terms: | | | | CASH |
| DOM / CDOM: | | 7 / 7 | 7 / 7 | 10 / 10 |
| | | \$ Adj | \$ Adj | \$ Adj |
| Acres, Number of | 0.82 | | | 0.60 |
| Lot Description | WOODED | PUBLICRD, TREES | PUBLICRD, TREES | PUBLICRD, TREES |
| Lot Size | | 10K-14, 999SF | 10K-14, 999SF | 20K-99AC |
| Manufactured House Okay Y/N | Y | N | N | N |
| Property Type | | RESID | RESID | RES/REC |
| Road Frontage | Y | Y | Y | |
| Road Surface | PAVEDSRF | GRAVSRF, PAVEDSRF | GRAVSRF, PAVEDSRF | PAVEDSRF |
| View | RIVER | RIVER, TERRITR, TREEWOOD | RIVER, TERRITR, TREEWOOD | RIVER, TERRITR, VALLEY |
| Waterfront Y/N | N | | | |
| Total Adjustments: | | | | |
| Adjusted Price: | | \$399,000 | \$399,000 | \$315,000 |

| | | | | |
|--------------------------------|--|--|---|--|
| |  |  |  |  |
| Property Category: | LND | LND | LND | LND |
| Address: | Fifth Ave | 102 Seven Mile RD | 1130 Penstemon CT | 5TH AVE 27 |
| City, State: | Mosier, OR | Mosier, OR | Mosier, OR | Mosier, OR |
| Zip: | 97040 | 97040 | 97040 | 97040 |
| County: | Wasco | Wasco | Wasco | Wasco |
| MLS#: | | 22048529 | 21105455 | 21059579 |
| Status: | | PEN | SLD | SLD |
| List Price: | \$350,000 | \$295,000 | \$219,000 | \$260,000 |
| Sale Price: | | | \$219,000 | \$245,000 |
| Sale Date: | | | 10/29/2021 | 10/29/2021 |
| %SP/LP: | | 0% | 100% | 94% |
| %SP/OLP: | | 0% | 100% | 94% |
| Sold Terms: | | | OWNCONT | CASH |
| DOM / CDOM: | | 63 / 272 | 12 / 12 | 159 / |
| | | \$ Adj | \$ Adj | \$ Adj |
| Acres, Number of | 0.82 | 4.85 | 0.32 | 0.27 |
| Lot Description | WOODED | CLEARED, PASTURE, PRIVRD, PUBLCRD | CLEARED | TREES |
| Lot Size | | 3-4.99AC | 10K-14, 999SF | 10K-14, 999SF |
| Manufactured House Okay Y/N | Y | Y | N | N |
| Property Type | | RESID | RESID | RESID |
| Road Frontage | Y | | | |
| Road Surface | PAVEDSRF | GRAVSRF, PAVEDSRF | GRAVSRF, PAVEDSRF | PAVEDSRF |
| View | RIVER | MNTAIN, RIVER | RIVER, TERRITR | MNTAIN, RIVER, TERRITR |
| Waterfront Y/N | N | N | | N |
| Total Adjustments: | | | | |
| Adjusted Price: | | \$295,000 | \$219,000 | \$245,000 |

| | | | | |
|-----------------------------|--|--|---|--|
| |  |  |  |  |
| Property Category: | LND | LND | LND | LND |
| Address: | Fifth Ave | 895 FIFTH AVE 10 | Huskey RD | 331 PONDEROSA PL |
| City, State: | Mosier, OR | Mosier, OR | Mosier, OR | Mosier, OR |
| Zip: | 97040 | 97040 | 97040 | 97040 |
| County: | Wasco | Wasco | Wasco | Wasco |
| MLS#: | | 22650823 | 21280366 | 20337877 |
| Status: | | SLD | SLD | SLD |
| List Price: | \$350,000 | \$259,000 | \$295,000 | \$315,000 |
| Sale Price: | | \$259,000 | \$275,000 | \$315,000 |
| Sale Date: | | 03/10/2022 | 07/21/2021 | 05/19/2021 |
| %SP/LP: | | 100% | 93% | 100% |
| %SP/OLP: | | 100% | 93% | 100% |
| Sold Terms: | | CASH | CASH | CASH |
| DOM / CDOM: | | 6 / 6 | 7 / 7 | 136 / 136 |
| | | \$ Adj | \$ Adj | \$ Adj |
| Acres, Number of | 0.82 | 0.30 | 1.11 | 1.60 |
| Lot Description | WOODED | BRUSH, TREES | CULDSAC, TREES | BLUFF, PRIVATE, PRIVRD, PUBLCRD, WOODED |
| Lot Size | | 10K-14, 999SF | 1-2.99AC | 1-2.99AC |
| Manufactured House Okay Y/N | Y | N | N | N |
| Property Type | | RESID | RES/REC | RESID |
| Road Frontage | Y | Y | | |
| Road Surface | PAVEDSRF | PAVEDSRF | PAVEDSRF | GRAVSRF, PAVEDSRF |
| View | RIVER | RIVER, TERRITR | CRK-STRM, RIVER, VALLEY | RIVER, TERRITR, VALLEY |
| Waterfront Y/N | N | | | |
| Total Adjustments: | | | | |
| Adjusted Price: | | \$259,000 | \$275,000 | \$315,000 |

Summary of Comparable Listings

Active Listings

| Cat | MLS# | Area | Type | Address | City | Acres | Price |
|-----|----------|------|-------|------------------------------|--------|-------|-----------|
| LND | | 357 | | Fifth Ave , Mosier, OR 97040 | Mosier | 0.82 | \$350,000 |
| LND | 22396650 | 357 | RESID | Asher ST #31 | Mosier | | \$315,000 |
| LND | 22408153 | 357 | RESID | Blanchard ST #41 | Mosier | | \$319,000 |
| LND | 22555244 | 357 | RESID | Blanchard BLVD #33 | Mosier | | \$329,000 |
| LND | 22350944 | 357 | RESID | Asher ST #32 | Mosier | | \$339,000 |
| LND | 22490204 | 357 | RESID | Blanchard BLVD #34 | Mosier | | \$359,000 |
| LND | 22629154 | 357 | RESID | Asher ST #36 | Mosier | | \$379,000 |
| LND | 22687716 | 357 | RESID | Asher ST #38 | Mosier | | \$399,000 |
| LND | 22315539 | 357 | RESID | Asher ST #37 | Mosier | | \$419,000 |

Pending Listings

| Cat | MLS# | Area | Type | Address | City | Acres | Price |
|-----|----------|------|-------|------------------------------|--------|-------|-----------|
| LND | | 357 | | Fifth Ave , Mosier, OR 97040 | Mosier | 0.82 | \$350,000 |
| LND | 22487723 | 357 | RESID | Asher ST #35 | Mosier | | \$369,000 |
| LND | 22051075 | 357 | RESID | Blanchard Blvd BLVD #39 | Mosier | | \$399,000 |
| LND | 22213789 | 357 | RESID | Blanchard BLVD #40 | Mosier | | \$399,000 |
| LND | 22048529 | 357 | RESID | 102 Seven Mile RD | Mosier | 4.85 | \$295,000 |

Sold Listings

| Cat | MLS# | Area | Type | Address | City | Acres | Price |
|-----|----------|------|---------|------------------------------|--------|-------|-----------|
| LND | | 357 | | Fifth Ave , Mosier, OR 97040 | Mosier | 0.82 | \$350,000 |
| LND | 21528920 | 357 | RES/REC | 330 Maya WAY | Mosier | 0.60 | \$315,000 |
| LND | 21105455 | 357 | RESID | 1130 Penstemon CT | Mosier | 0.32 | \$219,000 |
| LND | 21059579 | 357 | RESID | 5TH AVE #27 | Mosier | 0.27 | \$245,000 |
| LND | 22650823 | 357 | RESID | 895 FIFTH AVE #10 | Mosier | 0.30 | \$259,000 |
| LND | 21280366 | 357 | RES/REC | Huskey RD | Mosier | 1.11 | \$275,000 |
| LND | 20337877 | 357 | RESID | 331 PONDEROSA PL | Mosier | 1.60 | \$315,000 |

Pricing Your Home

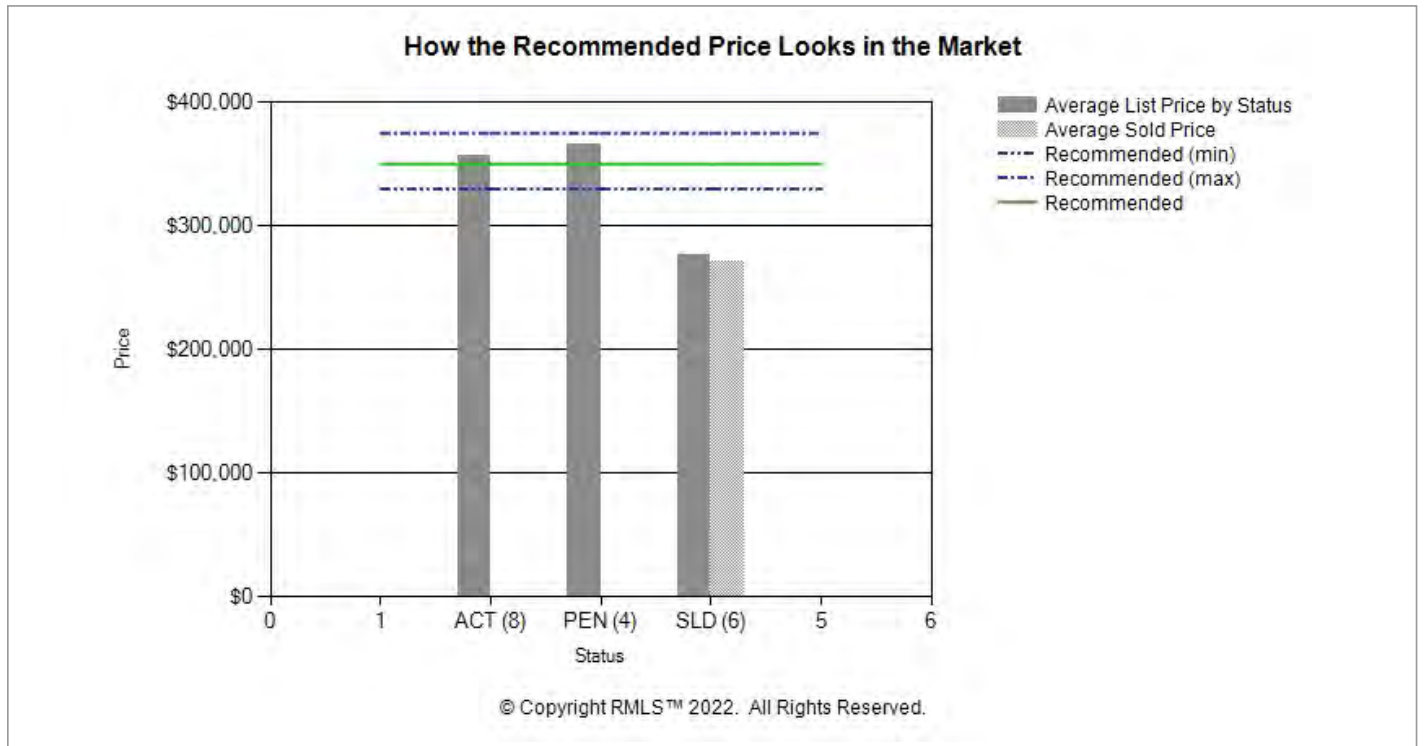
| Status | # | Price | | | | Sqft | | \$/Sqft | CDOM | |
|--------|---|-----------|-----------|-----------|-----------|---------|--------|---------|---------|--------|
| | | Minimum | Average | Median | Maximum | Average | Median | Average | Average | Median |
| ACT | 8 | \$315,000 | \$357,250 | \$349,000 | \$419,000 | 0 | 0 | N/A | N/A | N/A |
| PEN | 4 | \$295,000 | \$365,500 | \$384,000 | \$399,000 | 0 | 0 | N/A | 73 | 7 |
| SLD | 6 | \$219,000 | \$271,333 | \$267,000 | \$315,000 | 0 | 0 | N/A | 55 | 11 |

Total Listings: 18 Sold Properties closed averaging 97.90% of their Final List Price.

| | Amount | \$/Sqft |
|-------------------------------|-----------|---------|
| Min. List Price: | \$219,000 | N/A |
| Avg. List Price: | \$332,389 | N/A |
| Max. List Price: | \$419,000 | N/A |
| Average Sale Price: | \$271,333 | N/A |
| Recommended List Price | | |
| Min: | \$330,000 | \$0 |
| Max: | \$375,000 | \$0 |
| Recommended: | \$350,000 | \$0 |

**Note: Comparable listings with SQFT=0 are excluded from all Price/SQFT calculations

How the Recommended Price Looks in the Market



Company Information

RE/MAX River City

209 3rd St, Hood River, OR 97031

Resume

OR/WA Broker at RE/MAX River City, since 2018

AWARDS:

-100% Club 2019

-100% Club 2020

-100% Club 2021

"Above the Crowd" - West Region - 2021

2022 President Elect - Mid Columbia Association of Realtors

NOTES - SUMMARY

ATTN: City of Mosier

To whom it may concern,

I was contacted by the City of Mosier to develop potential pricing and highest and best use for the property located on Fifth Ave, in Mosier, OR 97040.

TAX ID: 13703.

This property is located on the South side of Fifth Ave. The land is currently vacant, with no obvious improvements. The property is currently covered in vegetation and trees. The property is sloped and I would consider this to be a steep grade. There are homes to the E and W of the property that have been built on similar grades.

Factors to determine pricing will vary. Some factors could include, but are not limited too: access, lots size, restrictions, grade, and etc.

Mosier has seen substantial growth over the previous years. The market has appreciated significantly since development started in the Tanawashee subdivision and Mosier Bluffs.

I feel that the highest and best use for this property could be determined 3 ways. Cost/Benefit Analysis will need to be taken into account to determine the best option for the City of Mosier.

- 1.) To re-zone the parcel and sell it as one lot, with the ability to develop.*
- 2.) To sell the lot as a single family residence in its current condition, assuming utilities are in place.*
- 3.) To re-zone, re-plat, and partition the lot into smaller single family lots, then sell each individually.*

Density will result in costs. Costs to the price of the lots, and development costs. I understand that the City has the capacity to perform most work in house, and this will be help offset associated costs for the re-plat.

I would encourage the city to evaluate their end goal and determine the cost/benefit for each scenario listed above.

The pricing graph associated with this report is for lots sizes of approximately 0.30 acres or less, likely utilizing scenario #3,

If lot sizes were to exceed this, then the list price would likely increase.

I believe that the lot as it sits in its current state, could be listed around \$600,000.

Should you have questions regarding details in this report, please feel free to contact me directly.

Sincerely,

Zacharias Schreiner - OR/WA Broker at RE/MAX River City

541.980.7979

zackschreiner@remax.net

CITY OF MOSIER

small enough to make a difference

Staff Report

Meeting Date: 6/1/22

Staff: John Grim – City Engineer

Agenda Title: Bell Design Co. (BDC) - Proposal for Bike HUB Design & Construction Services, Phase 1

Agenda Action: Motion to Approve Proposal and Authorization to Sign Professional Services Agreement (PSA)

Fiscal Impact: This project is funded through an OPRD grant and misc. City matching funds

Staff Recommendation: Approve BDC Engineering Proposal for the Bike HUB Improvement Project and Authorize the City Manager to Sign the Professional Services Agreement.

Background:

The City recently completed an evaluation of Statements of Qualifications (SOQs) submitted by consultants for the Bike HUB Improvements Project. Staff recommended award of the project to BDC at the May 4th City Council meeting. The City Council approved award to BDC and directed staff to negotiate an agreement for design and construction services with BDC.

Proposal:

BDC submitted a proposal for Phase 1 engineering services for the Bike HUB Improvement Project. The proposal includes a Scope of Work (Exhibit A), a Fee Estimate (Exhibit B) and a Rate Schedule (Exhibit C), attached. Services include preparation of 30 percent conceptual design plans, a cost estimate and two City Council workshops. In future phases, BDC will provide final design and services during bidding, award and construction. The conceptual design elements will include the following:

1. Retaining walls.
2. Two year-round conditioned restroom facilities.
3. A bike maintenance station.
4. Landscaping and wayfinding signage.
5. Half-street improvements.
6. Parking improvements on 2nd Ave.
7. An overlook viewpoint on 2nd Ave.

BDC will work closely with the Mosier Center design team to ensure connectivity to the Mosier Center and architectural compatibility. A key benchmark in their scope of services is developing a conceptual design and cost estimate to present to City Council. BDC will design to the budget to ensure the project is implemented on schedule and without the need for additional funding. The estimated fee for Phase 1 is \$38,548 as described in Exhibit B.

Alternatives:

The City Council may approve the proposal, as is or with revisions, and authorize the City Manager to sign the PSA, or delay a decision and request additional information.

Proposed Motion:

Suggested motion: "I move to approve the proposal by Bell Design Co. as presented tonight and authorize the City Manager to sign a Professional Services Agreement for Phase 1 of the Bike HUB Improvement Project."

Exhibit A

Scope of Work

Mosier Bike Hub Phase 1 – Preliminary Design Level Tasks

Phase 1 Professional Services

The City of Mosier desires to build a Bike Hub with the moneys that they have committed to the project via an Oregon Parks and Recreation (OPRD) Recreation Local Government Grant Program (LGGP) grant. The level of effort to design the project and manage the construction phase is heavily dependent on the options and alternatives selected by the City concept and preliminary design phase of the project. Additionally, the preferred options and alternatives selected by the City for the project will be heavily dependent on the costs associated with those options and alternatives. Bell Design proposes a scope and budget to perform a concept and preliminary design development which would present options and alternatives and their associated cost. This effort would represent Phase 1 of the project. After completion of Phase 1, BDC will be able to provide a much better scope, budget, and schedule to complete the remainder of the project which would include

- Phase 2 – Final Design and Services during Bidding and Award, and
- Phase 3 – Construction Management Tasks.

The following Phase 1 - Scope of Work is proposed to advance to a 30% design level the current Mosier Bike Hub concept work presented in the:

- 2021 Oregon Parks and Recreation Local Government Grant Program (LGGP) Interview Presentation,
- 2019 Klein and Associates preliminary Bike Hub and cross section Plan, and
- Elements in the 2015 Historic Columbia River highway Community Cycling Hubs Concept Plan.

The anticipated tasks to complete Phase 1 are as follows:

Task 1 – Project Management:

This task covers project startup, coordination with sub-consultants, internal meetings, tracking budgets, reviewing billing statements, and communication with the City's Bike Hub Project representative.

Task 2 – Discovery:

- Local planning department codes and processes for entitlement
- Assemble base drawings and materials
- Confirming code issues
- Establishing utility locations
- Street Sections and Standards
- Engineering Standards for the project

Task 3 – Existing Conditions Base Map Development:

This task involve using the topographical information that Klein Associates previously created. Tying some spot elevation to confirm the information and converting the file into a base map drawing that will be used for placement of elements the rest of the design.

Task 4 - Program Confirmation and Sketch Plans

This task involves confirming what is desired and wanted for the facility function and aesthetics and developing sketch drawings of concepts with building plans and site sections. This task would also involve developing some preliminary landscape designs.

Task 5 - Workshop # 1

Bell Design would conduct a workshop a workshop with the City Council and or any other groups or individuals that the City would like to attend to go over the concept drawings and to modify and refine them based upon meeting input.

Task 6 - Feasibility Review:

Implement feedback from Workshop #2 and advance design to feasibility review level. This task involves defining likely development components of site and building. These components including mechanical, electrical, and plumbing components and building systems. Concepts will be verified for codes compliance.

Preliminary cost estimates shall be put together for the concepts.

Task 7 - Workshop # 2.

The advanced designs with estimated costs will be presented at a second workshop which will include individuals or groups that the City desires to attend.

Task 8 - Final Concept Design.

Based upon the input and comments received from the second Workshop. BDC will make recommendations and advance the selected concept drawing to a 30% design level. This will include site and design drawings, floor plans, sections, and 3d renderings. And deliver the drawings to the City.

This task also involves BDC providing the City a scope, budget, and schedule to advance the design to final construction drawings and bid documents.

Exhibit B - Fee Proposal for Professional Services

Project: Bike Hub Project: Phase 1 - Preliminary Design Level
 Client: City of Mosier
 Prepared by: Stoner W. Bell
 Project Number: 22B135

| Task # and Description | Fees \$ |
|---|------------------|
| Phase 1 - Preliminary Design Level Tasks | |
| Task 1 - Project Management | \$ 1,845 |
| Task 2 - Discovery | \$ 3,415 |
| Task 3 - Existing Conditions Survey | \$ 4,745 |
| Task 4 - Program Confirmation and Preliminary Concept Plans | \$ 8,660 |
| Task 5 - Workshop Meeting # 1 | \$ 2,170 |
| Task 6 - Feasibility Review | \$ 6,143 |
| Task 7 - Workshop Meeting # 2 | \$ 2,170 |
| Task 8 - Final Concept Design | \$ 9,400 |
| Total Task Costs | \$ 38,548 |
| Subtotals | |
| Total BDC Labor Costs | \$ 18,495 |
| Total Outside Services (Cost + 15% Markup; \$2,569.95) | \$ 19,703 |
| Total BDC Non Labor Expenses | \$ 350 |
| Total Phase 1 Fee | \$ 38,548 |

Published Fee Schedule

Fiscal Year 2022 REV 01/15/22



| <u>Engineering and Technical Services</u> | | | |
|---|---------|------------------|-------------------|
| Engineering Specialist, (SE, EN, GE)* | PE5 | 228.00 | per hr |
| Engineering Department Manager | PE4 | 205.00 | per hr |
| Engineering Project Manager | PE3 | 185.00 | per hr |
| Professional Engineer | PE2 | 168.00 | per hr |
| Senior Engineering Design Tech/PE 1 | PE1 | 150.00 | per hr |
| Engineering Design Tech 4 | EIT4/T5 | 135.00 | per hr |
| Engineering Design Tech 3 | EIT3/T4 | 120.00 | per hr |
| Engineering Specialist, (SE, EN, GE)* | PE0 | 98.86 | per hr |
| Engineering Design Tech 1/Field Technician 2 | EIT1/T2 | 100.00 | per hr |
| <i>*Licensed personnel with special endorsements</i> | | | |
| <i>Multiply rates by 2 for expert witness services of all kinds.</i> | | | |
| <i>30% mark-up in rates for specially certified technicians doing specialized work.</i> | | | |
| <u>Surveying Services:</u> | | | |
| Surveying Department Manager | PLS3 | 155.00 | per hr |
| Surveying Project Manager, PLS | PLS2 | 142.00 | per hr |
| Surveying Crew Chief, PLS | PLS1 | 125.00 | per hr |
| Land Surveyor in Training | LSIT | 110.00 | per hr |
| Technical Field Staff 4 | S4 | 99.00 | per hr |
| Technical Field Staff 3 | S3 | 87.00 | per hr |
| Technical Field Staff 2 | S2 | 76.00 | per hr |
| General Field/Office Staff | S1/T1 | 68.00 | per hr |
| <u>Support Services:</u> | | | |
| Executive Administrative Personnel | O7 | 158.00 | per hr |
| Administrative Personnel 6 | O6 | 130.00 | per hr |
| Administrative Personnel 5 | O5 | 108.00 | per hr |
| Administrative/Drafting Personnel 4 | O4/D4 | 91.00 | per hr |
| General Office/Drafting Personnel 3 | O3/D3 | 74.00 | per hr |
| General Office/Drafting Personnel 2 | O2/D2 | 62.00 | per hr |
| General Office/Drafting Personnel 1 | O1/D1 | 52.00 | per hr |
| <u>Other Expenses:</u> | | | |
| Mileage <i>(Travel time is billed at normal hourly rates per position)</i> | | \$ 0.58 | per mile |
| Materials | | Cost plus 10% | |
| External Services and Equipment | | Cost plus 10% | |
| <u>Equipment:</u> | | | |
| DGPS Survey Equipment | | \$ 190 per day | \$ 48.00 per hour |
| Robotic Total Station Survey Equipment | | \$ 150 per day | \$ 37.00 per hour |
| Drone Mapping | | \$ 200 per event | |
| Level Equipment | | \$ 25 per hour | |
| Computer Equipment | | \$ 10 per hour | |
| Motorized Off-road Vehicle Rental | | \$ 6 per hour | |
| <u>Report Products:</u> | | | |
| Mylars | | \$ 15 | per sheet |
| Plots & Copies, color (over 8.5 x 11) | | \$ 6 | per sheet |
| Plots & Copies, b/w (over 8.5 x 11) | | \$ 4 | per sheet |
| Drawings and Copies (8.5 x 11) | | \$ 1 | per sheet |



SURROUND

Date: May 25, 2022
By: Mark VanderZanden- SURROUND
Project: Mosier Bike Hub
Re: Billing rates

1. Principal/ Project Leader \$250/hour
2. Project Architect \$200/hour
3. Project Arch assist \$120/hour
4. 3D graphics tech \$90/hour
5. Clerical \$45/hour

Travel time to project sites and meetings are billed at these rates.



Billing Rates:

| | <u>2022</u> | <u>2023</u> |
|-------------------------------------|-----------------|-----------------|
| <u>Principal / Project Manager:</u> | \$190.00 / hr. | \$196.00 / hr. |
| <u>Sr. Estimator:</u> | \$150.00 / hr. | \$155.00 / hr. |
| <u>Estimator:</u> | \$ 103.00 / hr. | \$ 106.00 / hr. |
| <u>Mechanical Estimator:</u> | \$166.00 / hr. | \$172.00 / hr. |
| <u>Electrical Estimators:</u> | \$150.00 / hr. | \$155.00 / hr. |

Additional reimbursable expenses such as travel & lodging outside the Portland Metropolitan Area will be based on the current IRS standard mileage rate plus hourly rate for person(s) traveling.

- ACC Cost Consultants, LLC (ACC) is certified as an Equal Employment Opportunity employer with The City of Portland
- ACC is registered with the Secretary of State of Oregon, Corporation Division, registration # 610780-86
- Federal Tax ID Number, EIN: 61-1713208

CITY OF MOSIER
RESOLUTION 2022-_____

A RESOLUTION IN SUPPORT OF THE NATION OF UKRAINE, THE UKRAINIAN DIASPORA, AND CITIES AROUND THE WORLD CONDEMNING THE VICIOUS AND UNPROVOKED RUSSIAN ATTACK ON UKRAINE.

Whereas, On January 21, 1990, more than 300,000 Ukrainians called for unity and independence from the Soviet Union by forming a human chain between the cities of Kyiv and Invano-Frankivsk;

Whereas, on December 1, 1991, more than 90% of Ukrainian citizens voted in a national referendum in support of independence, with majority in every region;

Whereas, on February 24, 2022, Russian, forces, enabled by Belarus, launched its unprovoked full-scale renewed invasion of a peaceful, independent country, Ukraine;

Whereas, on February 25, 2022, the North Atlantic Treaty Organization (NATO) condemned "in the strongest possible terms Russia's horrifying attack on Ukraine", called on Russia "to turn back from the path of violence and aggression", and reaffirmed an "iron-clad" commitment to Article 5;

Whereas, Russian forces have targeted civilians and have committed war crimes and crimes against humanity;

Whereas, the United States, along with allies in Europe, the Indo-Pacific, and others around the world, has been actively responding to Russia's unprovoked war of aggression against Ukraine with crucial military, humanitarian, and financial support for Ukraine and the Ukrainian people;

NOW THEREFORE, The City Council does hereby resolve;

1. We turn our hearts and resources to 500,000 refugees and 6.7 million Ukrainians who are displaced from their homes, we join with cities around the world to call for an end to the senseless invasion;
2. Mosier is helping the Nazarene Compassionate Ministries with Convoy of Hope to ship, store, and distribute Crisis Care Kits (CCK).
3. Mosier will donate _____ CCK's to the Nazarene Compassionate Ministries for the Convoy of Hope.

ADOPTED by the City Council of Mosier and **APPROVED** by the Mayor of Mosier this 1st day of June 2022

Arlene Burns, Mayor

Jayme Bennett, Interim City Manager