



**City of Mosier City Council Meeting  
February 16, 2022  
6:00 PM ZOOM**

**6:00 Witt Anderson Calls Meeting to Order**

Attendance:

Ron Wright, Peny Wallace, Arlene Burns, Witt Anderson, Acasia Berry, Charlie Cannon

Absent excused: Brenna Campbell

Wasco County Commissioner Scott Hege

Staff: Laura Westmeyer City Attorney, John Grim City Engineer, Jayme Bennett City Recorder

Audience/Participants: John Ghilarducci FCSG, Zech Hazel, Sam Trelstad Main Street Mosier (MSM),

Business from the Audience: Sam Trelstad MSM would like to speak to the MOU between the City of Mosier and MSM. MSM would like to maintain the integrity of the 501c3 status they hold, and with that, they want to have a meaningful and tangible custodianship over the funding, not just a pass through. There are technicalities and concerns with administration of the funds.

MSM holds around 70k with the stock donations and other funds.

Acasia: Sam would you think about how to invoice for the full amount? It is common to do that- we could possibly submit an invoice and it could be released that way.

Sam: Yes, we would only need to see one invoice from a design or existing invoice.

Jill and Acasia might be the best leads on this process going forward.

Laura will talk to MSM prior to going back to Council, and MSM will coordinate a call with Jayme Bennett, as she was not part of the initial process of the MOU and would like to assist.

We will come back to Mosier City Council in April.

**Business Item I: SDC Methodology and Review: FCSG and John Grim**

Slides in the presentation and the subject matter experts present and recommend a methodology for adoption.

Ghilarducci is running proposal and Zech is available for details as needed.

We will review background and scalable options of how we got to where we are. Sewer stormwater and parks are scalable options. Water is not a scalable option because the size of the home has nothing to do with the size of the meter. Sewer can link with data to the size.

Stormwater – same because of impervious surface. Sewer SCD scalable would only apply for single family – 1.73 PSF Stormwater 42.8 per sq ft for stormwater- new property only so the calcs are easy. Parks .63 cents per sq ft

**See slide show presentation in PDF format here: Or contact City Recorder: [jayme.bennett@cityofmosier.com](mailto:jayme.bennett@cityofmosier.com) for a print out or different file format as needed.**

**[Mosier Scalable SDCs v4.pdf](#)**

Stormwater – Witt asks for clarity on participation in the SDC program

Ghilarducci explains that the participation is for the entire system, not just your home. Reimbursement vs. improvement. Our SDC's are comprised of reimbursement to an existing infrastructure.

The reimbursement is based on what is in the ground and the improvement is for planned capital projects. (Example, TSP has capital projects for streets, pedestrians, and bike lanes so we can calculate our need in the future and prepare now).

Mayor Burns: If we are asking a homeowner to contribute to the greater good of the city, is it sensical to charge more for a larger home?

John Ghilarducci: Everything we deal with in stormwater management is impervious service issue related. Mitigation on site – many times, in a significant storm, the water ends up in the public system anyway. Whatever happens on your site, it doesn't change the capital plan project list.

The pervious area isn't a perfect measurement, but it is the only measurement. The hydrology of the property is changed with each build out. The runoff finds its way out of the ground somewhere.

Acasia likes the model of paying more for the stormwater if the impact is that of the ground and surface water.

Peny: Where and how you build and where your stormwater is going makes sense, and I agree with this SDC finding and with Acasia.

Witt: Just to be clear, this is reliable, and data driven methodology that supports what you propose here in this structure?

Ghilarducci: Yes, we are confident in the approach, and we have been careful in how we have applied it.

Ron: this is a 2-3k different in a 400k-500k building permit – this doesn't impact the builder enough to drive incentive for someone to change the way they build their site. It is a potential loss of revenue for the city. It also creates an unnecessary complexity to the permitting process that our staff will have to spend time to adjust and collect data. Not sure the size of dwelling can be correlated to the ability of someone to pay for the permits.

One house for 1800 sq ft sold for 1.5m Permit relief might not be the answer to encourage smaller dwellings.

Grim: Ron – you’re right, the impact to incentivize the homeowner isn’t there. This scalable charge could be one piece of the puzzle, and a way forward that allows for more affordable housing. Also, we are looking at a financial sustainable model for the city of Mosier – focused on the general fund. Operational costs are not looking good. SDC’s can only be used to make improvements. There is no link between SDC revenue and operational expenses.

Acasia: This speaks to our values and our sustainable approach; we are a changing community. I want to also make sure what we say to the community as a community is what we value and who we are.

If it doesn’t make any difference financially to the operations of the city, then why wouldn’t we move forward?

Ron: I feel strongly that it sends a message, but it is not an accurate message. It assumes that a small house is being built as a low-income house and sure- a low-income house is going to be smaller, but a small house is not necessarily going to be a low-income house. You may be encouraging a break for the wrong incentive reasons. I don’t feel it is a good methodology for affordable housing goals.

Peny, I agree with Acasia and Ron as well. I would like to support the findings of the SDC and move forward.

Ghilarducci – Lots of homes will be larger than the 2369 feet measurement.

Witt agrees with Ron the little guy doesn’t participate in the 500k build anyhow. But if we are addressing the impact associated with the home size etc., I can support that.

**I move to adopt the 11/17/2021 immediately on passage of this motion – and to direct city staff to prepare a resolution documenting this action.**

Laura: 90-day process Ron Wright suggested adopting Nov 17<sup>th</sup> report – alternative is direct city staff to advertise scalable for storm, sewer, and parks, and send to list of interested parties. And then in 30 days we would have the methodology- so essentially it is 90 days from tomorrow we would adopt that.

**Laura will put a motion to adopt in the chat and she will prepare the resolution after the fact.**

**Ron Wright makes a motion to adopt the resolution updated methodology for water system development charge and transportation charge as presented tonight.**

**Move to adopt the 11/17/2021 immediately on passage of this motion – and to direct city staff to prepare a resolution documenting this action**

**2<sup>nd</sup>: Peny Wallace**

**All in favor: Acasia opposed**

**Motion to Pursue Scalable SDC:**

**Acasia Berry: I move to make a motion to adopt the scalable and variable methodology as presented tonight.**

**2<sup>nd</sup>: Peny Wallace**

**Ron Wright opposes**

## **Motion passes**

### **Start the 90-day clock on the scalable as proposed.**

Laura: procedurally – the direction is to do the publication for 90 days –

- 1. TAKEAWAY: Adopt all SDCs via resolution now. The fixed charges.**
- 2. Issue 90-day notice now for hearing on stormwater, sewer, and parks. (March)**
- 3. Do public outreach and discussion at City Council prior to hearing. (March/April)**

## **Business Item II: Project Updates: John Grim**

Arlene Burns: Update on schedule for ODOT intersection at Rock Creek Park and the JUF/ODOT entrance for the Fire and the bidding for the public restroom.

John Grim: Yes, the ODOT bid phase I HWY project (Gateway) is February and hasn't changed, we have a mtg with ODOT with Mosier center design team regarding the cross section between the HUB and Mosier Center.

If you do the full swales and bike lanes, then you will impact built structures and other right of way issues. We really want the 60-foot cross section that matches the TSP. It is a little weird to build a section of HWY 30 that will be an island of 60-foot cross section surrounded by existing conditions.

ODOT approve the apparatus bay as designed – not uncommon – want to push ODOT to approve that concept tomorrow.

USDA project moving along quickly, the pump station is 75% - building almost done – needs a door. The electrical is in.

Gate started today; some parts were not shipped. Few parts missing. Hopefully delivered quickly.

RFP Mosier HUB goes out Monday. Minarik is interested in bidding.

Witt Anderson: JUF Update: Yesterday the JUF Committee met, the fireboard met as well, they agreed to bring the 500k in the bank which was previously agreed to share and an additional 410k

They agreed to pursue funding loan of some sort up to 800k – yet to vote.

Minarik work done 11<sup>th</sup>

Subs have refined numbers the 18<sup>th</sup>

And Kirby Nagelhaught will take 2-4 week after that, by mid-April we will have design development with a cost estimate.

Cost savings ideas presented. With Fire Dept commitment (anticipation 800k loan) and our fundraising expert Jill Burnett could get 650k then we are still 1.1 short.

Even with a 500k savings from reductions, we are 600k short.

Message to Witt is we really do have to curtail costs and work harder on the fundraising side. The idea I kicked around was consideration of investigating marketing some of the real estate properties in the city. This is potentially a significant amount of money.

OM agreement needs to be in a draft form for the funding for the Fire Dept.

A simple agreement between the MFB and CM.

Updates the city on the general conversations and progress on the project. Witt is anticipating this is a living document for the purpose of the fundraising and not something that requires a vote.

Arlene thanks Witt for details and leadership – thank you for pushing this so quickly and making this move along in the timeline.

The alternative is to build separately, and the city would be able to still pull this off and we will know a lot more in the next month when we get the costs from KN and if the MFB decides to go in this direction.

Laura, thank you – I would like to say I hear a lot of directives from the council, and get the city staff a draft internally by Wednesday and quickly pass to fire district. On the interest of time being of the essence here, I would love to see a motion for the council to authorize the city representatives to approve the draft agreement. It will not be final until it comes back to council.

But the council is okay with the JUF moving forward, I would propose a motion.

**I move to authorize the City representatives on the joint-use facility committee to approve a draft lease agreement with the Fire District for the shared use of Mosier Center, with the terms presented by Chair Anderson tonight and as recommended and negotiated by City Attorney.**

**1<sup>st</sup> Witt Anderson**

**2<sup>nd</sup> Arlene Burns**

**7:00 PM**

**All in, motion passes, no opposition 7:40**

Recommendations on appraisals? Review existing parcels and directing staff to pull together information and having council review and conversation then taking second step at next meeting after information provided.

Ruth and Paul sokol are helpful for real estate appraisals – staff will provide council direction on surplus property in April.

Mayor Burns: Arlene had long conversation with Wheeler in Portland and Mayor in Eugene for an ask in short legislative session for significant funding for regional homeless issues. Presentation at LOC mtg, and well received. He reached out to Kenny LaPoint who also needs funding in the navigation center in The Dalles, Mayor Burns really put herself out there for that one, as it is a priority for our community and region.

Laura – Line of succession and existing resolution passes Mayor to President to most tenure to the least.  
Acasia acting Mayor in event of absence.

**ADJOURN 8:10 PM**

