



**City of Mosier City Council Meeting Minutes April 05, 2023**

**6:30 PM HYBRID MTG**

**Mosier Valley Senior Center**

**Roll Call: Monte Spencer, Phil Brady (online)**

**Acasia Berry (absent excused)**

**All else here: (Mayor Anderson, Council President Brenna Campbell, Charlie Cannon, Bill Grater, Ron Wright)**

**Staff: Cindy Walbridge Contract Planner, Laura Westmeyer City Attorney, John Grim City Engineer, Jayme Bennett**

**Community: Matthew Koerner, Noah Estes, Christie Nestler, Megan Pingree (online)**

***Agenda corrections or additions: Judge Seymour next mtg***

**Mayor Anderson Calls Meeting to Order 6:30 PM**

**PUBLIC COMMENT**

Matthew Koerner: Speaking on behalf as former water operator, 26 years, quantity and quality concerns back then, with no robust system back then. Minor items and laundry list items: I want to make myself available to council for this (programs that went to the wayside over staff turnover etc). John Grim works hard, acts as if he lives here, and water operators don't have the playbook or operate like they live here. The city has got to get to flushing, and exercising valves. (Explains why).

Mayor Anderson: Thank you – this leads to an assignment to keep John in loop and follow up with Jacobs and Fire Dept (hydrants and flushing).

Jayme to take up ideas – reimplement goals. Master plan, prioritize. Mayor: Do we have an Operations and Maintenance (O& M) manual? Yes, we do, and we will be updating our Emergency Response Plan this coming fiscal year as well. Jacobs has the plan and everything Matthew is talking about is in there. It is Grim's responsibility/oversight – they meet quarterly to talk about these issues. There are times it has been sidestepped, and particularly during COVID – some things skipped. In May we will bring this up.

Bill Grater: Is one of the problems billing?

Koerner: Charging on billing and meters etc – trailer park new meter- huge fix there.



Charlie Cannon: Log sheet at water facility – are we getting billed for that in addition? This service is part of their contract.

John Grim: Pressure Relief Valve (PRV) rebuild next month – this is outside of it of the regular maintenance agreement.

Jayne: Gooseneck on Center – bollard installation this year.

Quarterly or half yearly reporting to council for maintenance going forward, or appointing a council member to liaise with staff.

HWY 30 light Christie Nestler – Grim: Full cutoff fixture meet night sky ordinance – we need to talk to council on prioritizing retrofits, other complaints as well. Plan in place – slow plan

Work plan next fiscal year – priorities this year – if remove altogether – approach neighbors and find out. Report back to council on short immediate term next mtg. Get it in the work plan for the annual budget.

East reservoir near Mosier and the freeway – worse this year than normal. Wood clogging and barbed wire still broken on the walk path – Jayme – Oregon Department of Transportation (ODOT).

Cindy W: Introduces herself. When you hired your current planner, and she had questions, the original comp plan was adopted. (all of Oregon) – the plans you have created need to be adopted into a comp plan to be legally binding – take all of these and update original plan.

Purpose: Address State Land Use Goals: A technical assistance grant covers a percentage of the expense in completing this. To go through the public process – let the public look at it, there have been public outreach mtgs over the course of the individual projects.

Anderson: What about other good ideas and contemporary issues, how do we cast a net to incorporate more items?

Cindy W: Start with the update, then bring new projects and initiatives one by one – identify, fit it into the plan. (Comp plan first, zoning ordinance next etc).

**First work session of 2 followed by 2 public hearings, to be completed by May 31 – unless extension granted. Public meeting times subject to schedule of Cindy W work, to be announced as info available.**

**Open public hearing business item II: Staff report, open to public comment and questions, close hearing, then discuss:**

Grim presents staff report on water project and needs.

Water project deadlines 2023 calendar (under construction July 1, 2023) or lose the grant portion of funding.



Budget issues – construction cannot commence until financing is in place (United States Department of Agriculture- USDA – requirement).

Shotgun approach to financing – using the parcel as security does not impede the sale thereof.

Staff reviews all financing options and comes back to the council for approval. Some options: 2 loans, and 2 grants.

1 option is RCAC Rural Community Assistance Corporation (operated by USDA). Short term loan quickly 6-8 weeks. (Security for loan, revenue bond is expensive). To use land we need to have this public hearing.

Public comment: Koerner on repossession of the land being a concern.

#### **Closed hearing 7:03 PM**

#### **Council Discussion:**

Anderson: Money from the first sale is dedicated to the well project: that money is counted as needed already.

Contract with well driller is a “not to exceed” – not firm fixed, not time and materials, could we face change orders? Based on specs? Is there risk in the estimate?

Grim: there is a 9% contingency included in the 250k (contractor requested 4%) so Grim added 9% to be conservative. Electrical could escalate a little. Let's shore this up.

Anderson: Congressionally Directed Spending (CDS) from Merkley, that would come too late. Non-reimbursement – fact.

Charlie: Interest rate?

Grim through 2024 before first debt payment – exact terms come once the loan goes into underwriting (10 years 5%). (175k interest expense to the City of Mosier).

Ron Wright: Clarification gap of 250k is after Lot 2 sells. Yes.

USDA loan lower interest rate – applying for both – they require bonding 7-8k in work to pursue. 40 year 3.3% Some could be grant, unknown at this time.

We must show USDA we have the funding to build the project –

Contractor start date? Whenever we are ready –

When would new rate increase go in? End of 2024 (should we take the RCAC LOAN to facilitate).



Bill Grater – are we making a decision tonight? The council is providing a tool for RCAC loan app – doesn't need council action for USDA.

From the city perspective – diligence on getting project moving forward, the project goes out of balance, the city puts up additional funds, so their (USDA) funds go in last to make sure the project gets completed. They have done this before. The change now is that one parcel is in contract, and set to close this month, risk off the table, that can be contributed now.

What is the true budget? What is it today? What is the risk in the contract? (additional overruns), and understanding the risk to the city on the loan, or loan from general fund.

If we don't complete this calendar year, then we lose the grant portion of this project this year? In June or July this year, that would be 525k –

Ask her again at the time of expiration – doesn't get better than the PERFECT contractor. Schneider Well Drilling.

**Staff to follow up and get facts in order: Return to council late May early June before action.**

**Motion: We are asking for permission to authorize the use of this parcel for security purposes – without a commitment to use it in this manner.**

**Charlie would like to make a motion to use parcel 3 as security to move forward with RCAC with GAP finance loan"**

**2<sup>nd</sup> Brenna Campbell**

**All in favor (Monte on phone) motion passes 7:20**

Announcements 9:30 Saturday morning Main Street Mosier: Coffee shop walk about with Mayor Anderson– Grab coffee and walk east to HUB/restroom, Mosier Creek, skatepark, EV charging, Joint Use Facility, Rock Creek Park,(gate, parking, restoration) Chamberlain Park – informal q and a.

**1.5 hour tour – Jayme, Grim and Mayor will be there, all council invited and encouraged to attend.**

Friday April 14<sup>th</sup> State Representative Helfrich 11:00 a.m. at Senior Center – Witt introduces Helfrich for the community engagement mtg. Prior to that, we will do a private tour with Helfrich, and pitch our needs and priorities on projects and funding.

Email to council regarding energy siting facilities ODOE (notice of intent from private firms to build 320KV DC) Siting Council: Application via state, state deals with us. Facility council works with the governments, and we have options to engage and provide input. First INFO mtg is May 2, The Dalles

Reminder: The Dalles 20<sup>th</sup> April ribbon cutting – Food Bank. W. Anderson to attend.



40 families in Mosier benefit from the food bank services.

Brenna Campbell: May 17<sup>th</sup> skate park fundraiser so maybe not do council mtg that night.

**Adjourn. 8:45 PM**