

City of Mosier

Public Meeting Minutes: July 19, 2023

6:31 PM

Attendance:

Witt Anderson, Acasia Berry, Monte Spencer, Ron Wright, Bill Grater, Charlie Cannon

Absent Excused: Brenna Campbell

Christie Nestler, Commissioner Scott Hege, Chris Longinetti, Zack Schreiner, Tammy Marciniw, Kirk Fatland, Jayme Bennett, Emily Stranz, Colleen Coleman

Scott Hege: Columbia River Gorge Commission approved Eliane Albright, an attorney, for the new position vacancy.

Motion to approve minutes from June 28, 2023 – Monte Spencer, 2nd Ron Wright – all in favor, no opposition, motion carries 6:34 PM

Business:

Stormwater Grant for Stormwater Plan:

Colleen Coleman presents an overview of the proposal to pursue a grant through the Department of Environmental Quality (DEQ). Clean Water Revolving Fund is a program that is 50% forgivable and designed to assist small communities in creating or improving critical infrastructure.

Past City of Mosier City Council, and Former Mayor Burns, as well as current City of Mosier City Council, and Mayor Anderson have directed Staff to pursue the grant for planning (100% grant) and also the 50% forgivable stormwater loan program. Staff has worked to identify existing and future stormwater needs both excluding and including current projects. The program will alleviate existing budget shortfalls, and most importantly improve Mosier's low impact goals, climate initiatives, provide native plantings, trees for shade, and improve water quality.

Staff will work to identify the cashflow and show no risk to existing rate models, general or sewer fund. Staff will also work in 2023-2024 to propose a nominal stormwater fee to provide for additional ongoing incentives for stormwater treatment that does not direct the flow to the river, but to the ground instead.

Mayor Anderson asks for clarity on the schedule and provisions for forgivable components. Staff will return with information at a future meeting. The approval process is roughly 6 months, which does not compromise any project timelines, or staff workload, as this effort has been a priority and in the 90 day work plan, as well as annual budget for several months.

Request to motion for resolution for approval for CWSRF LID plan:

Ron Wright

2nd Acasia Berry

All in favor, no opposition, motion carries 6:57

Surplus Property Review: Jayme Bennett will be working towards a Request for Proposal to identify the highest and best use of existing City of Mosier City Hall building. The RFP will reflect the garden and park open space component tie access to the Mosier Cabins open space/public space. The RFP will reflect the other 2 existing shed-like buildings be converted into facilities/businesses/amenities that serve the community and are also open to the public in some manner. Inspirational ideas have included a spa like facility and or an artist studio/venue for local and regional artists to use/share with local wineries etc.

The State Road Cemetery will be brought to the council twice for surplus proposals. The first proposal will be to accept an expansion of the boundary to include more land. The second proposal will entail the transfer of the management, maintenance, and operations of the cemetery. The purpose of this exercise is to acknowledge the City of Mosier does not specialize in this practice, and at sometime in the past, the city took the cemetery out of necessity, and desires to eliminate the burden on staff, which results in saving 30k a year for the general fund. The timeline for this process is anticipated to commence in Sept/October and complete in the beginning of the new year. This was presented as an update.

The parcel of land immediately behind the senior center: This land was donated to the city by Mr. Wilson, as well as the senior center land. The intent was housing. The city is looking at all of the land in the city limits and will be back to council at a future meeting with extensive public outreach and process to facilitate the highest and best use with the needs of the community. City staff will explore existing lease by Mid-Columbia Housing Authority and report back to council in September.

The remaining 2 acres of the property donated to the City of Mosier as part of the settlement agreement from Union Pacific Railroad will be reviewed with a master plan (parking, open space, landscape, etc) approach. This allows for preservation of needs for future parking, potential housing, trees, solar, pedestrian use and thoughtful planning.

The point of bringing the review of all surplus property to council is to approach all of the potential land in an initial discussion so the public has months of seeing the conversation and many opportunities to participate, at the request of past meeting attendees. The city has extensive surveys and planning documents representing community input and feedback for the vibrant downtown corridor, to guide the current council.

Zack Schreiner presents mid-level housing opportunities and potential revenue to facilitate housing. During the surplus process of TL-1600, it was asked of staff to consider mid-level housing and low-income housing. The land use process and use and allowance process were reviewed.

City Manager explains the need for funding General Fund for the growing demands and service expectations in the community, including but not limited to parking needs for trail users, public restrooms (build and ongoing maintenance), revise lighting facilities, add solar, create pedestrian walkways, add trees etc. The vacant land requires maintenance, insurance, and is not utilized at present.

There was confusion around the realtor, the Planner, and what a master plan is versus a comprehensive plan. The confusion was addressed and cleared up.

An update on the audit will be provided at the next meeting.

Acasia would like it documented that she is not wanting to be a part of the council that is remembered for supprussing their land. Staff acknowledges that presenting to council will require a different, less confusing approach overall.

The Water Project requires another 300k, the HUB is short 200K and the JUF is short 1-2m. The City of Mosier is doing everything they can to facilitate the success of these projects.

Adjourned

8:37

On parcel #3 on 5th avenue, we will explore clearing of brush as appropriate.