

Council: Mayor Andrea Rogers, Kathy Fitzpatrick, Peny Wallace, Arlene Burns, Emily Reed, and Christina LaFever.

Staff: Acting Recorder Jeanne Reeves, Engineer John Grim

Audience: Steve Seymour, Mike Rockwell, John Mahar, Dan Rasmussen, Wasco County Deputy Magill, and Tracie Hornung

Absent: None      Excused: Steve McKibben,

#### CALL TO ORDER

Meeting was called to order by Mayor Andrea Rogers at 7:05 p.m. and roll call was taken.

ADDITIONS OR CORRECTIONS – Reeves asked to add an agenda item for appointments to the Budget Committee.

BUSINESS FROM THE AUDIENCE-- Mike Rockwell, Mosier Bluffs, stated he felt the new water tank should be colored. That requirement was in the 2011 three-party agreement but not in the current agreement. It will be 48' tall and not screened by trees. His estimate to have it stained is \$7,000-\$10,000. Comments were that cost to color should be shared by the City, Mosier Heights, and Mosier Bluffs.

#### CONSENT AGENDA

- 1) Approval of Minutes, April 17, 2013
- 2) Review/Approve Bills

**A motion was made by Councilor Reed to approve the consent agenda. Councilor Burns seconded. There was no discussion. Motion passed unanimously.**

#### BUSINESS

##### PUBLIC HEARING

Mayor Rogers opened the Public Hearing on Mosier Bluff's Special Water System Development Charge. She then turned the hearing over to Engineer John Grim. He stated SDC's are policy decisions by Council, following State rules for SDC's, and giving 60-day notice. Procedure is to give the Staff Report, questions from Council, public comments, response and discussion, and then close the record.

Staff Report – The water system serving Mosier Bluffs is still a private system. Mosier Bluffs has had some financial difficulties; the original three-way agreement to build a water tank has expired. City will pay Mosier Bluff's share of the cost; now City and Mosier Heights sharing costs with Mosier Bluffs providing the property. City's share will be recovered through a special SDC that applies to only Mosier Bluff property. There are 33 lots total in Phases 1-3. Phases 1 and 2 have been approved and Phase 3 has expired. The SDC will be charged at the time of development. The special SDC would be above and beyond the regular water SDC: \$4,032 plus \$4,499 = \$8,531. It is a capacity charge.

Council questions –Burns: the money would not be recouped until the last lot is sold. Grim: correct; all SDC's are based on projection of growth. At this time the City has healthy water funds. LaFever: Grim said it is highly unusual to expend city funds for development. Grim: all of the City will benefit from the new reservoir. Reed: any changes since the briefing in January? Grim: there was a construction change order adding \$6,000-\$7,000 to the cost. Some work was left out of the original project. Reed: anything we should be concerned about? City should adopt the SDC so it can recover costs. LaFever: what caused the additional cost? Grim: Adding a mixing system in the tank.

Public Comment—Mike Rockwell, Mosier Bluffs, stated he was in agreement with the proposed SDC. He then provided some history on the project. In 2005 Mosier Bluffs purchased the land and started the development process in 2006. Originally the tank was to be built by Tanawashee and the City on Tanawashee property. Mosier

Bluffs would build a booster pump for \$150,000 and trade properties with the City. Rockwell stated the new reservoir is not a gift to Mosier Bluffs; it is not a requirement of their development. Mosier Bluffs has contributed the land; the trade goes away; and Mosier Bluffs ‘gets’ the tank on their property. Rockwell said John’s statement that Mosier Bluff’s couldn’t perform gives a wrong light. It is not their duty to build the tank. There is a coalition to get the tank built.

Response and Discussion—Mosier Bluffs contribution will come from the SDC’s--\$125,000. Rockwell stated this will make development SDC’s around \$17,000 in Mosier for Mosier Bluffs. They have closed on one lot and five are in escrow. They are selling at about 1/3 the price of 2007. Fitzpatrick stated that since Mosier Bluffs is not having to build the booster pump, they are not contributing any money. Rockwell stated they have contributed the lot. The higher SDC’s also devalue the lots.

Record closed at 7:50 p.m.

Council deliberation—None.

1. **Motion by Wallace, second by Reed, to adopt Resolution 2013-04, A Resolution Creating the Mosier Bluffs Special Water System Development Charge District, Imposing a Special Water System Development Charge and Adopting a Methodology. Discussion: The SDC goes into effect immediately. The SDC will be paid when a building permit is pulled. Motion approved unanimously.** (Rockwell left meeting.)
2. John Mahar—John Mahar distributed a cost estimate for a permanent installation of ladders in Mosier Totem Park. Wallace asked what constituted Artist Fees/Project Management—it’s paying for artist’s ideas and the artist’s management to get the project completed. Burns asked if he had any suggestions for raising funds—there are several grants possible which would need matching funds. Wallace asked if he had received any orchardists’ comments—most seem favorable. Reeves asked how you would keep children from climbing the ladders—post signage “Fragile-Do Not Climb.” Also could possibly place them in raised flower boxes. LaFever stated she preferred the station location; Reed preferred the school fence. Wallace said the Art Committee would look at grants for funding and bring back some proposals. Burns stated she would prefer a permanent installation rather than a temporary one. (8:15 pm-John Mahar and John Grim left meeting.)
3. Permit Process Update—Burns reported the working group met with Planner Dotty DeVaney. They are following the process for the sign at Mosier School and the Dwelling Station CUP. Dotty is streamlining the process and permits and developing a checklist. It will be an 8-10 page packet and will contain a cover sheet that will include who, what, when, why, etc., which will be the same for all applicants. DeVaney, Burns, and Rogers are on the committee. **Motion by Burns, second by Wallace, to allow for City to pay DeVaney to streamline the process. Discussion: Do we give her an open checkbook? Trust that Dotty will do her job? It was requested the committee get a ballpark cost and timeline for the project for budgeting purposes. Motion approved unanimously.**
4. Compensation, Duties, Scheduling for temporary Recorder/Clerk Assistance—the Personnel Committee recommends paying Jeanne Reeves \$20 per hour. She and Barbara Irving will work out a schedule to keep the office open during regular hours. **Motion by Burns, second by LaFever, to hire Jeanne Reeves at \$20 per hour for the month of May. No discussion. Motion approved unanimously.**
5. Personnel-Job Descriptions, Compensation—Discussion of positions; title of administrative assistance is a misnomer; possible should be called administrative manager or project manager. Discussed possibility of combining the two positions or refining the two positions. Fitzpatrick will check in with Bob Francis on some different possibilities. Committee will review and present to Council on May 15<sup>th</sup>. (Christina LaFever left meeting at 9:25 pm.)

6. Rock Creek Park Host—Fitzpatrick reported the cost of the volunteer program would be an increase in workman’s compensation rates of \$128 for a year. City’s insurance covers volunteers. She is working on a volunteer policy manual (for all volunteer programs). Discussed whether hosts could use a generator and hours of use. **Motion by Reed, second by Wallace, to secure a volunteer park host for Rock Creek Park and pay the added workman’s compensation insurance. Discussion: Park host would not handle money; fees would be directly deposited in the lock box by the users. Motion approved unanimously.**
7. **Motion by Burns, second by Reed, to appoint Tracie Hornung, Kristen Chatfield, and MaryLou Perry to the Budget Committee. Motion approved unanimously.**
8. Check Signers—Andrea Rogers and Kathy Fitzpatrick are currently check signers. Consensus to add Emily Reed and Arlene Burns.
9. Farmers’ Market—it is suggested that the permit fee be waived this year as a good-will gesture for all the hassle and expense they had to go through last year. **Motion by Wallace, second by Burns, to waive the Farmers’ Market permit fee for 2013. Reed recused herself as she is on the Market board. Motion approved unanimously.**

COMMITTEE REPORTS

1. Park committee—Season passes and daily passes need to be made available. A new lock box is also needed. Fitzpatrick will work on the season pass design. Cost for a pass will be \$15 for a 30-day period.
2. Main Street Mosier is working on ideas for the 100-year celebration.

COUNCIL COMMENTS—Reed reported Interesting Mosier will be this weekend, May 4<sup>th</sup>, at 2:00 p.m. and again at 7:00 p.m.

CORRESPONDENCE/STAFF REPORTS—Cleanup Day will be scheduled for May 18<sup>th</sup>. Volunteers are needed to help load the truck. Print It has details for the Mosier Arts Logo. Poveys wanted a copy so they could make a more official looking sign to keep hikers off their property. The American Legion has donated a picnic table; Council accepts the table and will allow the Legion to place an “American Legion Post 55” sign on the table. City will send a thank you letter.

Meeting adjourned at 10:05 p.m.

Approved this 15<sup>th</sup> day of May, 2013

Attest:

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Andrea Rogers, Mayor

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Jeanne Reeves, Acting Recorder