

AGENDA

PUBLIC HEARING & CITY COUNCIL MEETING

Date: 05.06.2026
Time: 6:00 pm
Zoom Meeting: <https://us02web.zoom.us/j/88442134740?pwd=PdeJKlbcDCvRmXIY4QdlvTrg3UNofb.1>

This meeting will be via zoom only

Meeting ID: 884 4213 4740
Passcode: 97040

Phone one-tap: +12532050468,,88442134740#,,,,*97040# US

- I. Call to Order/Roll Call – Mayor Anderson
- II. PUBLIC HEARING
 - a. FY 2026-27 Consolidated Fee Schedule – Monica Morris, Finance Director
- III. Agenda corrections or additions
- IV. Approval of 04.01.2026 Council Meeting Minutes
- V. 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 the Council and Staff to review. The Chair can assign the issue to a future Council meeting, or to an appropriate Council or staff member. Please understand 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.
- VI. BUSINESS
 - a. City Financial Report – Monica Morris, Finance Director
 - b. House of Representatives, District 52 Candidate – David Osborn
 - c. Annual Economic Impact Report – Andrea Weinman, Main Street Mosier
 - d. Skate Park Project Update – Lee Campbell, Project Manager
 - e. Introduction of Draft Defensible Space Ordinance– Noah Estes, City Councilor
- VII. City Updates / Reports / Upcoming Meeting Topics
- VIII. ADJOURN

Public meeting locations are virtual and accessible to persons with disabilities. Requests for interpreters, communication aids, or other accommodation must be made at least 48 hours prior to the meeting. Contact the City Recorder, by e-mail at recorder@cityofmosier.gov or phone 541-478-3505. Oregon Relay Service 1-800-735-2900.



Staff Report

Meeting Date: May 06, 2026

Agenda Item: Consolidated Fee Schedule for FY2026-27

Reported by: Monica Morris, Mountainside Services, LLC – Finance Director in Collaboration with Amy Szilagyi, City Recorder and Andrea Rogers, City Manager

Fiscal Impact: Increase in utility related fees, minor increases in other areas

Recommendation: Approve Resolution 2026-03

Background:

The City of Mosier provides a limited range of municipal services to the community. The Consolidated Fee Schedule aggregates such fees which are to be adopted by City Council resolution for city services.

The fee schedule is a component of financial analysis and budget preparation. Fees should be adjusted in the spring to support budget planning. Other than utility rates, fees were recently updated in October 2025, the first time since 2018. The fee schedule is now appropriately scheduled and presented for your approval.

Proposed changes for the July 2026-June 2027 Consolidated Fee Schedule include:

Planning – The land use planning process in the State of Oregon is complex. To properly process land-use applications, the city must rely upon professional consultants. Due to budget restrictions, the city finds it necessary to transfer the costs to the applicant. This process is referred to as cost recovery. Because this cost is passed through to the applicant, the only fee the city will charge is an application fee. This is for administrative staff time of receiving the application, reviewing for completeness, tracking the application, processing the invoices, and billing for professional services. In addition, Chapter 15.07.220 of the Municipal Code allows for deposits of significantly more complex applications to be collected.

The fee is currently \$350.00 and raised 7.1% to \$375.00.



Utilities – The Consolidated Fee Schedule will have all fees for transparency thus the utility rates are included in this schedule.

A comprehensive review of the Water and Sewer Utility Funds indicates that previously projected rate increases are no longer sufficient to maintain operational solvency and infrastructure reliability. Staff recommends an adjustment of 8% for water services and 12% for sewer/wastewater treatment services, driven by extraordinary inflationary pressure on materials, operational contract costs, and infrastructure debt payments.

The fiscal impact is:

<u>typical residential</u>	<u>current monthly bill</u>	<u>proposed monthly bill</u>	<u>difference</u>
water	\$51.69	\$55.83	\$4.14
sewer	\$73.43	\$82.24	\$8.81
Total	\$125.12	\$138.07	\$12.95

In addition to rate adjustments, staff are working diligently to find ways to reduce or mitigate costs. Efforts include reviewing current contracts (ex. meeting with TEC), scrutinizing all spending for efficiency (ex. evaluating any requests for legal and engineering services), and exploring alternative solutions to minimize financial impacts (connecting with Mid-Columbia Community Action for household utility assistance).

System Development Charges – The one-time fees imposed on new development, redevelopment, or intensification of use, offsets impact on public infrastructure. These state- governed charges need to be reasonable and proportionate. These fees were not consistently addressed in the last 10 years, therefore falling behind. In addition, the city has continued significant projects improving the utility infrastructure. These fees are increased by 8%.

Transportation Utility Fee – This fee is dedicated to the maintenance and repair of local streets and transportation infrastructure. The fee is increased by February 2026 construction CPI of 2.7%.

Recommended Council Action/Decision/Motion (if any): Approve resolution 2026-03 adopting the Consolidated Fee Schedule.

City of Mosier Consolidated Fee Schedule
FY 2026-2027

	Proposed FY 2026-27	Adopted FY 2025-26	Change
Administration			
Administrative Labor (payable in 1/4 hr increments - after 1st 1/4 hr)	50.00	50.00	-
Interest Charge, Past Due Payables	9%	9%	-
Online Payment Processing Fee		-	-
Returned Payment Fees	40.00	40.00	-
Business Registration			
Food/Beverage Cart Permit (Annual Renewal)	125.00	125.00	-
Liquor License (Annual Renewal)	25.00	25.00	-
Short-Term Rental Operator Permit (Bi-Annual Renewal)			
Violations - Civil Enforcement	500.00	500.00	-
Cemetery			
Grave Marker Installation *when separate from Interment	125.00	125.00	-
Interment *administrative fee, does not cover actual burial	125.00	125.00	-
Plot Purchase (State Rd & Pioneer Cemeteries)	775.00	775.00	-
Recording Fee	125.00	125.00	-
Site Supervision during Interment (city employee)	250.00	250.00	-
Violations - Civil Enforcement	500.00	500.00	-
Fire			
Burn Permit	0.00	-	-
Violations	300.00	300.00	-
Parking			
Parking Permit - Daily - Rock Creek Park	6.00	6.00	-
Parking Permit - Annual - Rock Creek Park	85.00	85.00	-
Violations	-	-	-
Parks & City Property			
Park Use Permit (Special Event)	100.00	100.00	-
OLCC Event Sign off	10.00	10.00	-
Planning			
All Planning Applications (covers submission only) (1)	375.00	350.00	7.1%
Annexation	Actual Cost	Actual Cost	-
Appeal Land Use Decision to City Council	Actual Cost	Actual Cost	-
Boundry Line Adjustment	Actual Cost	Actual Cost	-
Building Site Plan Review	Actual Cost	Actual Cost	-
Code Interpretation	Actual Cost	Actual Cost	-
Conditional Use Permit	Actual Cost	Actual Cost	-
Comprehensive Plan Amendment	Actual Cost	Actual Cost	-
Land Partition	Actual Cost	Actual Cost	-
Land Use Compatability Statement	Actual Cost	Actual Cost	-
Lot Line Adjustment / Abandonment	Actual Cost	Actual Cost	-
Manufactured Dwelling Placement	Actual Cost	Actual Cost	-
Nonconforming Use Verification	Actual Cost	Actual Cost	-
On-Site Inspection (per visit)	Actual Cost	Actual Cost	-
Pre-Application Conference (2)	Actual Cost	Actual Cost	-
Similar Use Determination	Actual Cost	Actual Cost	-
Site Development Permit	Actual Cost	Actual Cost	-
Site Plan / Design Review	Actual Cost	Actual Cost	-
Subdivision	Actual Cost	Actual Cost	-
Temporary Use Permit	Actual Cost	Actual Cost	-
Variance (requires public meeting)	Actual Cost	Actual Cost	-
Zone Change	Actual Cost	Actual Cost	-
Zoning Verification Letter	Actual Cost	Actual Cost	-
Public Works Permit	Actual Cost	Actual Cost	-
(1) All Planning Applications may be subject to a required deposit to be collected prior to processing the application.			
(2) MMC 15.07.030 requires a pre-application conference be completed prior/concurrent to application submission.			
Public Records			
Administrative Labor (payable in 1/4 hour increments)	50.00	50.00	-
Copies			
Digital - Email	Admin Time	Admin Time	-
Digital - Thumbdrive	cost of drive + admin time	cost of drive + admin time	-
Photocopies	0.50	0.50	-

Other Public Records Charges (3)	Actual Cost	Actual Cost	-
Postage (4)	Actual Cost	Actual Cost	-
(3) Charges from 3rd parties, including the City Attorney, Engineer, Planner, necessarily incurred by requests for public records shall be reimbursed.			
(4) Any postage or packing charges incurred by the City shall be reimbursed.			
Short Term Rentals			
Application Fee	350.00	350.00	-
Appeals	Actual Cost	1,800.00	-
License (bi-annual renewal)	350.00	350.00	-
Transient Room Tax (of gross rents charged)	0.08	8%	-
Violations - Civil Enforcement			
1st Violation	500.00	500.00	-
2nd Violation	1,000.00	1,000.00	-
3rd Violation	Revocation	Revocation	-
Signs, Banners & Murals			
Sign Permit (Bi-Annual Renewal)	200.00	200.00	-
Violations - Civil Enforcement	500.00	500.00	-
Violations / Fines / Penalties			
maximum fine, per instance, listed			
Civil Enforcement	500.00	500.00	-
Nuisances	500.00	500.00	-
Outdoor Lighting	300.00	300.00	-
Single Use Plastics	200.00	200.00	-
Public Water System	300.00	300.00	-
Sewer System	300.00	300.00	-
Utilities			
Water Operator Response (non-routine & landowner side of pipe only)	Actual Cost	125.00	-
City Water external usage set up/breakdown fee	Actual Cost	250.00	-
Violations - Public Water System	300.00	300.00	-
Violations - Sewer System	300.00	300.00	-
Resumption of Water Service - If property has been off the system:			
Less than 1 year	750.00	750.00	-
1-2 years	1,200.00	1,200.00	-
2-3 years	2,400.00	2,400.00	-
3+ years	Full SDC	Full SDC	-
Water meter monthly base rate			
3/4" (Residential)	55.83	51.69	8.0%
1"	139.55	129.21	8.0%
1.5"	279.12	258.44	8.0%
2"	444.90	411.94	8.0%
3"	893.17	827.01	8.0%
4"	1,395.57	1,292.19	8.0%
6"	2,791.12	2,584.37	8.0%
8"	4,465.76	4,134.96	8.0%
Water Consumption Rate: All Users			
0 - 6,000 gallons per 1,000 gallons	2.48	2.30	8.0%
6,001 - 14,000 gallons per 1,000 gallons	3.29	3.05	8.0%
14,001 + gallons per 1,000 gallons	4.14	3.83	8.0%
Sewer Monthly Base Rate			
Single Family Residential	82.24	73.43	12.0%
Multi-Family Residential (per unit)	82.24	73.43	12.0%
Schools	410.61	366.62	12.0%
Commercial (Including B&B)	123.38	110.16	12.0%
Accessory Dwelling Unit (ADU)	61.67	55.06	12.0%
Non Profits (< 10,000 gallons water use)	61.67	55.06	12.0%
Bulk Water Purchase			
Daily Access Fee	250.00	250.00	-
0-2,000 gallons per load	10.00	10.00	-
2,001 - 5,000 gallons per load	25.00	25.00	-
5,001 - 10,000 gallons per load	50.00	50.00	-
10,000 + gallons per load	75.00	75.00	-
Transportation Utility Fee			
3/4 " Meter	6.92	6.74	2.7%
1" Meter	17.10	16.65	2.7%
1.5" Meter	34.30	33.40	2.7%
2" Meter	54.97	53.52	2.7%
6" Meter	343.10	334.08	2.7%

System Development Charges (SDC)

*Charged upon meter installation

Water SDC (1)			
3/4" Meter	4,399.49	4,073.60	8.0%
1" Meter	5,895.31	5,458.62	8.0%
1.5" Meter	8,798.98	8,147.20	8.0%
2" Meter	11,746.63	10,876.51	8.0%
3" Meter	17,597.95	16,294.40	8.0%
4" Meter	23,493.27	21,753.02	8.0%
Mosier Bluffs add'l SDC Charge	4,588.49	4,248.60	8.0%
Sewer SDC (2)			
Single Family	4,670.35	4,324.40	8.0%
Duplex	9,340.70	8,648.80	8.0%
Triplex	14,011.06	12,973.20	8.0%
Quadplex	18,681.41	17,297.60	8.0%
5+ Units - 3/4 ERU (each)	3,502.76	3,243.30	8.0%
Accessory Dwelling Unit(ADU) - 3/4 ERU (each)	7,005.53	6,486.60	8.0%
Commercial	See Below*	See Below*	-
Stormwater SDC (2)			
Single Family	1,705.86	1,579.50	8.0%
Duplex	3,411.72	3,159.00	8.0%
Triplex	5,117.58	4,738.50	8.0%
Quadplex	6,823.44	6,318.00	8.0%
5+ Units - 3/4 ERU (each)	1,279.40	1,184.63	8.0%
Accessory Dwelling Unit(ADU) - 3/4 ERU (each)	2,558.79	2,369.25	8.0%
Commercial	See Below*	See Below*	-
Parks SDC (2)			
Single Family	1,701.32	1,575.30	8.0%
Duplex	3,402.65	3,150.60	8.0%
Triplex	5,103.97	4,725.90	8.0%
Quadplex	6,805.30	6,301.20	8.0%
5+ Units - 3/4 ERU (each)	1,275.99	1,181.48	8.0%
Accessory Dwelling Unit(ADU) - 3/4 ERU (each)	2,551.99	2,362.95	8.0%
Commercial	See Below*	See Below*	-
Streets (Transportation) SDC (2)			
Single Family	4,727.27	4,377.10	8.0%
Duplex	9,454.54	8,754.20	8.0%
Triplex	14,181.80	13,131.30	8.0%
Quadplex	18,909.07	17,508.40	8.0%
5+ Units - 3/4 ERU	3,545.45	3,282.83	8.0%
Accessory Dwelling Unit(ADU) - 3/4 ERU	3,545.45	3,282.83	8.0%
Commercial	See Below*	See Below*	-

(1) based on Meter Equivalents (MEs)

(2) based on Equivalent Residential Units (ERU)

*to be determined by the City Engineer for commercial development



RESOLUTION NO. 2026-03

**ADOPTING A CONSOLIDATED FEE SCHEDULE FOR THE FISCAL YEAR 2026-27 AND
REPEALING ALL PREVIOUS RESOLUTIONS ADOPTING FEES AND CHARGES**

WHEREAS, the City of Mosier ("City") performs and offers certain services, the costs of which are most reasonably borne by the users of said services, rather than funded through the City's general fund; and

WHEREAS, the City Council desires to consolidate all fees, rates, and charges into a single, comprehensive Fee Schedule to provide transparency and clarity to both City staff and the public; and

WHEREAS, the City has reviewed its current fees and charges and determined that the updated fees are necessary to recover the costs of providing services, and the fees are reasonable in relation to those costs; and

WHEREAS, the City Council provided an opportunity for public comment regarding the adoption of new fees or fee increases, in accordance with [ORS 294.160](#); and

WHEREAS, the City Council finds that adopting these fees is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MOSIER CITY COUNCIL AS FOLLOWS:

Section 1: the Mosier City Council directs the adoption of the Consolidated Fee Schedule for Fiscal Year 2026-2027 as shown in Exhibit A (attached hereto and incorporated by reference).

Section 2: the fees set forth in Exhibit A attached to this resolution shall take effect July 1, 2026.

INTRODUCED AND ADOPTED on this 6th day of May 2026, effective as of the date of adoption.

Witt Anderson, Mayor

Amy Szilagyi, City Recorder

MINUTES

CITY COUNCIL MEETING



Date: April 01, 2026
Time: 6:00 pm
Meeting called to order by: Mayor Anderson at 6:00 pm

IN ATTENDANCE

Council: Mayor Witt Anderson, Noah Estes, Lydia Koerner, Charlie Cannon, Ron Wright, Gary Lindemyer

Excused: Brenna Campbell

Staff: City Manager Andrea Rogers, City Recorder Amy Szilagyi, Finance Director Monica Morris

AGENDA CORRECTIONS/ADDITIONS: Council approved revisions to:

- Clarify Lisa Gambee's agenda as Lisa Gambee – Candidate for the Wasco County Commission.
- Add discussion on handling incoming mail and public correspondence.

SUMMARY: The meeting began with a skate park project update, noting recent construction progress, coordination on potential generator funding, protection of the oak tree, and a planned Union Pacific track donation for a feature. The Council reviewed proposed utility rate increases (8% water, 12% sewer) to address costs and debt, advancing them to a May 6 public hearing, and discussed expediting a solar pavilion project at Mosier Community School to meet federal deadlines. Additional items included public comment procedures, political activity limitations for officials, cancellation of the annual cleanup due to Union Pacific activities, and upcoming budget meetings and the April 18 Main Street Mosier Festival.

OPEN MEETING

Public Comment

- Jayne Elken: Raised concerns regarding trail safety coordination, highway parking issues, train noise/quiet zones, and Earth Day disposal. Staff will follow up.
 - Mayor Anderson: Suggested that Andrea would follow up with Jane on these topics
- Mark Paine: Reported concerns about the Rock Creek Park gate being open, noting issues from last summer including overuse and security problems, and requested information about plans for managing the gate.
 - City Manager Rogers: Acknowledged the gate issues, reported that repairs are underway, and proposed forming a committee to evaluate gate replacement and improve communication with the community regarding associated costs.
- John Worsley: Described challenges with USPS delivery changes affecting non-standard addresses and P.O. Box usage and requested that the City meet with the Postmaster to discuss resident impacts and identify potential improvements.
 - Mayor Anderson: Mayor Anderson stated he would address the issue, including seeking assistance from Senator Merkley's office and USPS leadership, and may contact John for further information.

1. **Consolidated Fee Schedule / Utility Rate Increase:** Finance Director Monica Morris presented the proposed fee schedule and utility rate increases, explaining that although a 10-year rate study recommended 1.5% increases, current operational costs, mandates, contract expenses, and debt obligations necessitated larger adjustments. She recommended increases of 8% for water and 12% for sewer rates, noting they are comparable to regional rates and required to sustain existing services. The Council accepted the report and scheduled a public hearing for May 6 to

consider the proposed increases, and discussed public outreach methods, including utility billing notices and use of community communication channels such as Main Street Mosier.

Councillors Cannon, Estes, and Lindemyer inquired about the drivers of the proposed rate increases, including prior underfunding versus recent costs, future rate trends, regulatory impacts (DEQ and Oregon Health Authority), and effects on low-income residents with potential assistance programs. Finance Director Morris responded that prior 1.5% increases were insufficient to cover contract escalations and, combined with rising operational, regulatory, and TEC-related costs, left the City behind; she noted that some costs are stabilizing, one debt payment will fall off in two years, and she does not expect similar increases annually, though future projections remain uncertain. She added that DEQ is increasing fees by 20–30% and that the proposed increases are intended to cover existing operations, debt service, and compliance, with an estimated \$12.95 monthly increase for a typical residential customer. Mayor Anderson emphasized the importance of continued investment to address prior system issues while acknowledging the impact on residents.

MOTION: Made by Councilor Lindemyer to accept Monica’s report on proposed rate increases and move forward with announcement of the public hearing for the proposed rate increases. Councilor Estes seconded. The motion carried with the following votes.

Ayes: Anderson, Estes, Koerner, Cannon, Wright, Lindemyer | Nays: None | Abstentions: None

2. **Candidate for the Wasco County Commission:** Lisa Gamby, former Wasco County Clerk, discussed her candidacy for commissioner, highlighting her experience with water and wildfire issues across the county. She proposed creating a regional water forum and emphasized the need for coordinated efforts to address water system upgrades, wildfire prevention, and emergency preparedness. Lisa outlined four key areas for wildfire prevention: hardening water systems, reducing fuel, improving emergency communication, and ensuring safe evacuation routes. She also suggested increasing the emergency management budget and exploring shared resources across communities to enhance prevention and suppression efforts.
3. **Mosier Community School Solar Pavillion Project:** Michelle Dawkins provided an update on the U.S. Department of Energy “Renew America’s Schools” grant awarded in 2023 (approximately \$868,000), noting that most funded improvements have been completed, including installation of a new HVAC system with heating, cooling, and air filtration, replacement of remaining windows, addition of insulation, and installation of LED lighting to reduce energy costs. She reported that remaining grant funds will support installation of solar panels, as originally planned, and asbestos removal in the lower level of the building this summer and introduced Brent Foster and Eric Gewirtz to provide further detail on the solar project.

Brent Foster reported that, due to roof structural limitations, solar panels will be installed on a proposed 5,000 square foot outdoor pavilion, with federal funding expiring in July, and requested expedited land use review to meet the deadline; City Manager Rogers confirmed the process could be accelerated. The Council expressed support for the proposed 100-kilowatt solar array and indicated potential willingness to assist with costs if needed. The discussion also noted recent improvements to school ventilation and heating systems that have enhanced student comfort and briefly addressed the effectiveness of the existing school sign previously funded by the City.

4. Mayor Anderson inquired whether Special Projects Coordinator Colleen Coleman would be joining the meeting to present her agenda item, noting her absence. City Manager Rogers responded that the item could be moved if necessary. Mayor Anderson suggested that, since the briefing slides had already been distributed and appeared to contain the relevant information, the Council could instead review them independently and address any questions or comments at the May 6 meeting, pending Council agreement.

APPROVAL OF 02.04.2026 and 02.18.2026 MINUTES: No corrections

MOTION: Councilor Wright moved to approve minutes as written. Councilor Cannon seconded. The motion carried with the following votes.

Ayes: Anderson, Estes, Koerner, Cannon, Wright, Lindemyer | Nays: None | Abstentions: None

5. City Activities Updates/Reports:

- Mayor Anderson and City Manager Rogers outlined procedures for handling public comments: all comments will be presented to Council in accordance with Oregon law, with routine matters addressed by staff and policy or high-concern items forwarded to Council; requests for Council review will be provided directly, and responses may occur at subsequent meetings. The City Recorder will forward comments to Council as received to improve timeliness. Discussion also addressed legal considerations regarding official political statements, with staff recommending consultation with the League of Oregon Cities and legal counsel; Commissioner Hege offered to provide relevant examples from Wasco County and The Dalles.

Meeting Adjourned 7:54 pm

ACTION ITEMS:

City Manager Rogers:

- Follow up with Jayne Elkin and report back to Council as needed.
- Coordinate gate repair and establish a framework for ongoing management of the gate, including forming a committee to evaluate replacement and long-term management options. Invite Mark Paine to participate and potentially lead the process.
- Work to expedite the land use review process for the Mosier Community School solar pavilion project, aiming for a 30-day turnaround.
- Follow up with Jim Witterbottom regarding curbside yard debris removal as a potential city fee-for-service.
- Coordinate with relevant parties to ensure timely and effective public notification of the proposed utility rate increases including information about Mid-Columbia Community Action utility relief programs.

Mayor & Council:

- Discuss how to handle incoming mail/letters to the Council, including setting expectations and addressing topics raised by recent correspondents.
- Consider meeting with the local postmaster to discuss USPS delivery issues affecting residents, as raised by John Worsley. While not explicitly assigned, Witt acknowledged this as a city-level action to consider.
- Reach out to recruit additional community members for the Budget Committee before the April 15th meeting.

Councilor Estes:

- Contact League of Oregon Cities (specifically Robin Klein) to research legal/ethical boundaries for the city council taking political positions or responding to requests for political statements, and report back.

Finance Director Morris:

- Send out the proposed budget to the Budget Committee and post it on the website ahead of the April 15th meeting.

City Recorder Szilagyi:

- Implement sending public comments to council members via email as they are received.
- Notify the public that the City will not hold a city cleanup this year due to Union Pacific and skate park activity.
- Create a placeholder for a second meeting in June related to RFPs for engineering and planning consultants.

Witt Anderson, Mayor

Amy Szilagyi, City Recorder

Approved by City Council on _____

DRAFT



Staff Report

Meeting Date: May 6, 2026

Reported by: Monica Morris, Finance Director

Agenda Item: Financial report – July 2025-April 2026

Fiscal Impact: informational

Recommendation: review

Background:

This finance report shows we're finishing the year on steady footing, with two months remaining in the fiscal year.

Revenue in the General Fund from property taxes, and in the Utility Funds from utility rates, has been fully collected for the fiscal year and is meeting budget expectations. Remaining revenues—franchise fees and Transient Lodging Tax—still have payments to be received, and they continue to track consistently with our forecasts.

Expenditures are largely in line with expectations to date, with one notable exception: prior-year legal costs that were paid in this fiscal year. Even with that, we're in a stronger position because we now have better information about operational costs and how to allocate resources where they're needed most.

Overall, the city remains on track to meet its annual financial goals—evidence of steady operations and careful stewardship of public funds. Our staff is committed to using resources wisely and serving our community with care, efficiency, and respect.

Recommended Council Action/Decision/Motion (if any): No action needed, informational

GENERAL FUND SUMMARY, through April (84% of Fiscal Year)						Prior Fiscal Year 2024-25	
Department	July 2025-June 2026 Budget	Actuals July Through Apr. 2026	Year End Estimate	Year End Estimate Over / (Under) Budget	Percent of Budget thru Apr. 2026	Budget	Year-End Actuals
General Fund Revenue							
Property Taxes	106,500	108,654	109,000	2,500	102%	103,000	106,834
Transient Lodging Tax	100,000	67,022	99,022	(978)	67%	100,000	85,357
Franchise Fees	48,000	48,652	60,468	12,468	101%	46,305	56,016
Rock Creek Parking	10,500	6,468	7,400	(3,100)	0%	-	-
Cost Recovery Planning	-	38,357	43,000	43,000	0%	-	-
All Other	30,530	80,431	83,500	-	263%	359,463	342,396
Beginning Fund Balance	125,000	38,264	38,264	(86,736)	31%	243,000	147,296
REVENUE TOTAL	420,530	387,848	440,654		92%	851,768	737,899
General Fund Operating Expenses							
Payroll Expenses	152,530	132,701	152,530	-	87%	111,607	96,232
Materials and Services	257,470	217,627	257,470	-	85%	406,652	394,839
Capital Purchases	-	28,929	28,929	28,929	-	227,586	236,627
EXPENSE TOTAL	410,000	379,257	438,929		93%	745,845	727,698
UTILITY AND STREET FUND SUMMARY, through April (84% of Fiscal Year)						Prior Fiscal Year 2024-25	
Water Operations							
Income	589,430	398,946	401,500	(187,930)	68%	676,218	639,186
Expenses	242,781	155,566	242,781	-	64%	339,528	201,090
Debt	88,541	54,854	88,541	-	62%	142,420	109,708
Balance	258,108	188,526	70,178			194,270	328,388
Sewer Operations							
Income	492,951	582,647	584,250	91,299	118%	516,704	623,000
Expenses	323,276	274,810	326,561	3,285	85%	389,177	480,117
Debt	134,519	73,013	134,519	-	54%	199,685	146,026
Balance	35,156	234,824	123,170			(72,158)	(3,143)
Streets Operations							
Income	74,000	129,371	130,000	56,000	175%	203,000	112,558
Expenses	55,456	97,361	101,000	45,544	176%	46,738	50,841
Balance	18,544	32,010	29,000			(249,738)	(163,399)

FUND/PROJECT SUMMARY EXPENSES ONLY, through April (84% of Fiscal Year)						Prior Fiscal Year 2024-25	
Projects/SDC Funds Expenditures	July 2025-June 2026 Budget	Actuals July Through Apr. 2026	Year End Estimate	Year End Estimate Over / (Under) Budget	Percent of Budget thru Apr. 2026	Budget	Year-End Actuals
Joint Use Facility	1,517,000	14,298	18,000	(1,499,000)	1%	1,711,988	47,728
SDC Water	7,004	39,355	7,003	(1)	562%	39,715	39,355
SDC Parks-Skate Park Project	501,540	242,398	412,398	(89,142)	48%	-	3,405
SDC Sewer	6,803	7,003	7,003	200	103%	7,003	15,644
SDC Stormwater-Plan	72,127	50,631	72,127	-	70%	100,000	26,965
SDC Streets	10,000	-	-	(10,000)	0%	23,178	-
Washington Street Sidewalk	234,000	42,279	53,000	(181,000)	18%	250,000	27,944
Water USDA Project	1,261,746	687,066	750,000	(511,746)	54%	1,359,000	268,044
WWTP Facility Improvement	2,192,000	423,089	525,000	(1,667,000)	19%	2,030,577	108,099
TOTAL	5,802,220	1,506,119	1,319,531	(2,290,689)	26%	5,877,432	781,801

FISCAL YEAR 21-25 DRAFT - PRIOR YEAR FINANCIALS AND AUDITS NEED COMPLETED

Pooled Cash & Investments	
TOTAL	
Apr. 2025	1,694,677
Apr. 2026	1,286,446

OTHER MAJOR REVENUE SOURCES SUMMARY, through April (84% of Fiscal Year)						Prior Fiscal Year 2024-25	
Major/Project Resources	July 2025-June 2026 Budget	Actuals July Through Apr. 2026	Year End Estimate	Year End Estimate Over / (Under) Budget	Percent of Budget thru Apr. 2026	Budget	Year-End -not audited
Water Service Revenue	289,088	289,430	289,430	342	100%	298,000	279,165
Sewer Service Revenue	300,451	301,956	301,956	1,505	101%	288,981	292,548
USDA & EPA Water Loan/Grant	1,261,746	626,291	750,000	(511,746)	50%	833,019	55,166
Transportation Utility Fee	23,000	23,972	23,972	972	104%	23,000	22,854
WWTP Facility Improvement	2,232,000	367,379	423,000	(1,864,621)	16%	2,318,097	87,591
Skate Park Grant-Or. Parks	500,000	-	350,000	(500,000)	0%	-	-



2025 *Annual Impact Report*



Who We Are

Main Street Mosier is a non-profit organization of local residents run by community volunteers. Our mission is to continually find ways to improve the quality of life in Mosier, Oregon, through community development, sustainable business, and historical preservation.

- 8 Member Volunteer Board of Directors
- Part-time Executive Director
- 87 Individual Members
- 27 Business Member
- 4 Committee Structure



Winter Fest – December 2025

Promotion Committee

- Programs/Events
 - Spring Fest
 - Mosier Fest
 - Winter Fest
- **52** Event Volunteers
- **608** Volunteer Hours in 2025
- **54** Vendors Supported
 - **4** Minority Owned Businesses
 - **48** Women-Owned Businesses



Mosier Fest 2025

Economic Vitality Committee

- Networking Events
- Business Open Houses
- Professional Development Speakers
- State & Local Business Resources
- 186 Volunteer Hours
- Business Membership:
 - **27** Member Businesses
 - **15** Woman-Owned Businesses
 - **3** Minority Owned Businesses



Let's Talk Business – May 2026

Design Committee

- Projects
 - Design Steering Committee
 - Skate Park Committee
 - Green Space Gardeners
 - **\$552K** OPRD Grant: Jacob's Park
- **840** Volunteer Hours in 2025



Organization & Outreach Committee

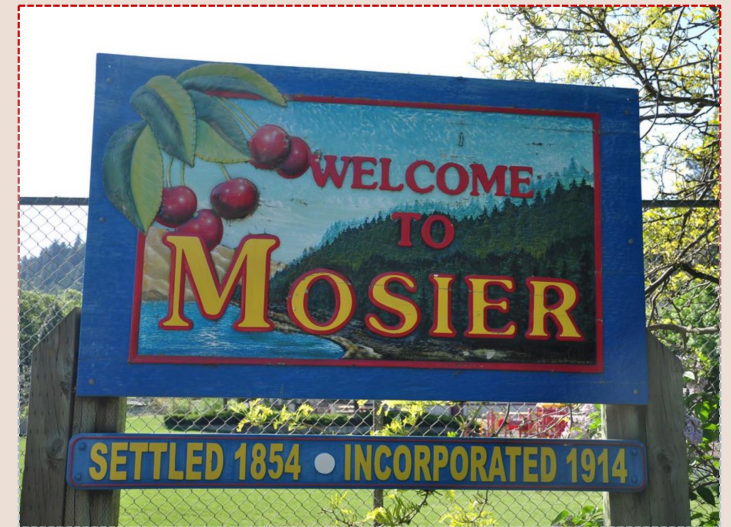
- Fundraising & Financial Reporting
 - **\$400K** OPRD Revitalization Grant JUF
- Community Partnerships
 - City of Mosier
 - Mosier Community School
- Community Engagement:
 - Mosier Valley News
 - Star Gazing Event
 - Community Walk & Talk
- **155** Volunteer Hours



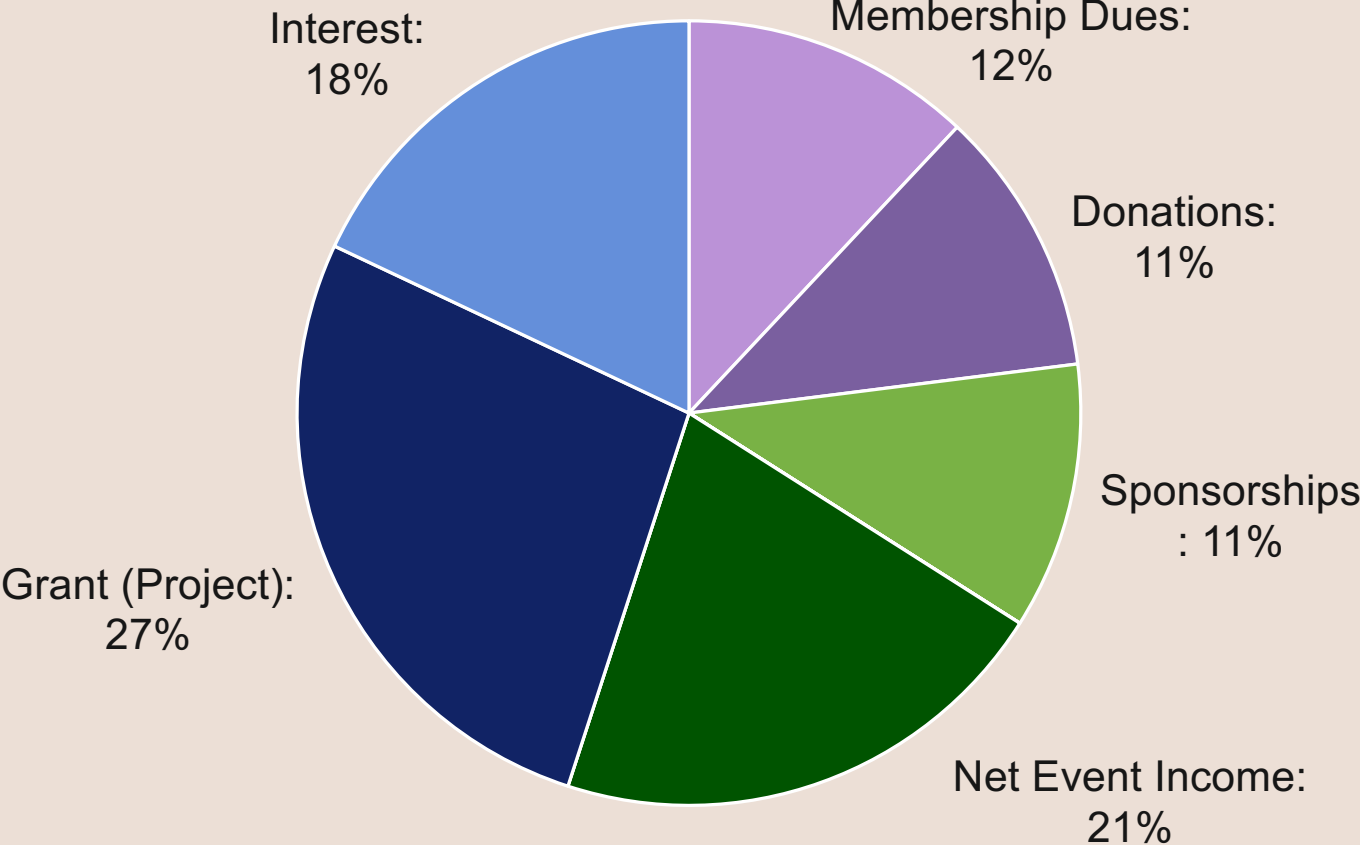
Star Gazing – Sept. 2025

Total Impact 2025

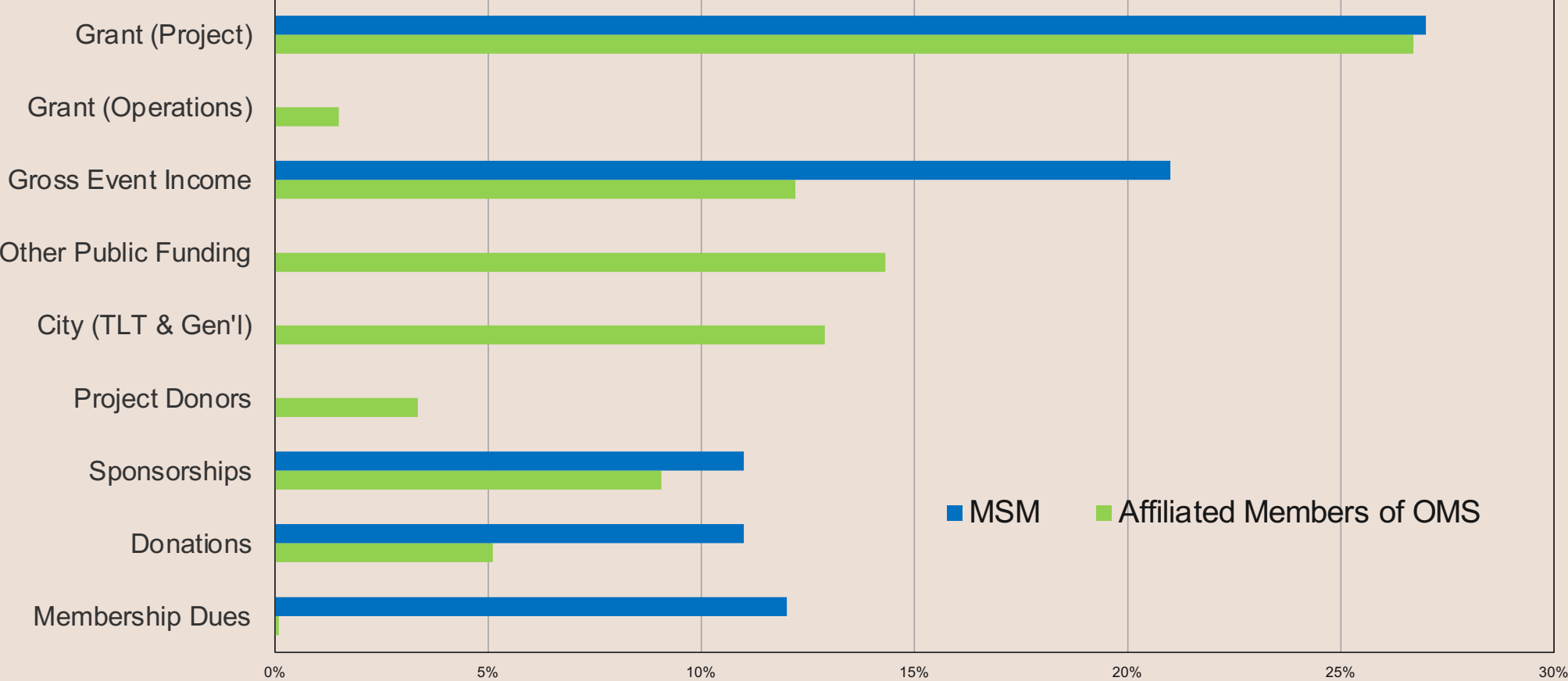
- **2,263** Total Volunteer Hours
- Outside Financial Investment
 - **\$952K** in Public Grant Commitments
 - **\$9K** in Private Grants Received
 - **\$3K** Pacific Power Sponsorship
- **76** Businesses, Artists and Vendors Supported
- Total Annual Budget - **\$44,900**



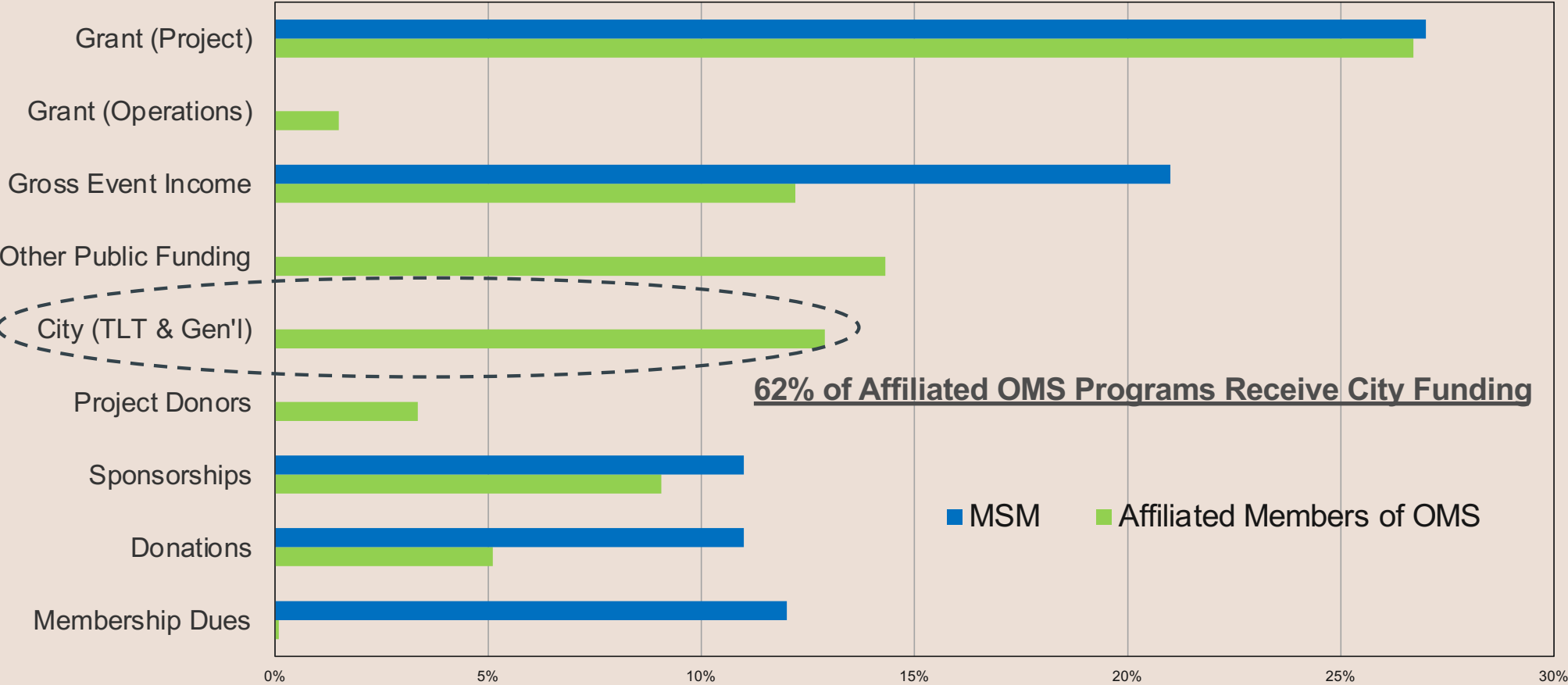
MSM - Funding Sources



MSM Relies on Fewer Funding Sources



MSM Relies on Fewer Funding Sources



62% of Affiliated OMS Programs Receive City Funding

■ MSM ■ Affiliated Members of OMS

Supporting a Vital Downtown


- Proven Impact:
 - Community Events
 - Public Space Improvements
 - Economic Vitality Initiatives
- Lean Organization – Volunteer Driven
- Limited, inconsistent funding sources
- **Small Consistent City Investment = Amplified Results**



"I:\SRCS\Sign Shop\Signs\Cities\Mosier\Enjoy Jacobs Skatepark_36x48.ai"

36 in

48 in



ENJOY JACOB'S SKATEPARK
 A Mosier City Park
 All Non-Motorized Wheel Recreation - Welcome!
PARK HOURS: Dawn until Dusk
 No overnight camping
Keep Your Park SAFE and CLEAN
 SEE SOMETHING - SAY SOMETHING

SAFETY:

- This park is unsupervised. Ride at your own risk.
- Safety Equipment (helmets & Pads) are highly recommended.
- Minors under ten years old must be accompanied by an adult.
- Non-skaters must stay off the skate surface.
- The skatepark may be under video surveillance.

NOT ALLOWED:

- Alcohol, smoking, vaping or drugs
- Fires or open flames
- Motorized vehicles
- Amplified music
- Overnight camping
- Glass
- Graffiti





RESPECT:

- Use trash/recycling receptacles.
- Leash and pick up after your pets.
- Use the public restrooms (across Highway 30).
- Leave the room for cleaning the skate surface.
- FUN FOR EVERYONE - Respect riders of all abilities and backgrounds.

In case of emergency - Dial 911
 General concerns of activity at the park - Call (541) 478-3505 and leave a message.

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THANK YOU!

ALL OUR INDIVIDUAL DONORS

Sign Description: Enjoy Jacobs Skatepark
Sign Size: 36' x 48"
Font Style / Size: Aptos Bold-Reg/1" - .25"
Sign Color: Black Legend/White Bkgd

Inset / Border Width: N/A
Style / Type: EG Digital print w Anti-Graffiti
Backing: .080" Aluminum
Corner Radius: N/A



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- Leave the broom for cleaning the skate surface.
- FUN FOR EVERYONE - Respect riders of all abilities and backgrounds.

In case of emergency - Dial 911

General concerns of activity at the park - Call (541) 478-3505 and leave a message.

OREGON LAW (ORS 105.682)

The Owner of the land (City of Mosier) is not liable in contract, action for injury, death or property damage that arises out of use of the land for recreational purposes (known as "recreational use immunity"). This immunity from liability does not apply if the owner makes a charge for participation to use the land. Fee charges for a particular use of the park, such as camping, do not apply to other uses of the park, or to your ability to enter other areas of the park. Therefore, Mosier is not liable for injuries, death or property damage arising out of any use of this park for recreational purposes when no specific charge has been made for that use or for the right to enter that part of the property.



ALL OUR INDIVIDUAL DONORS

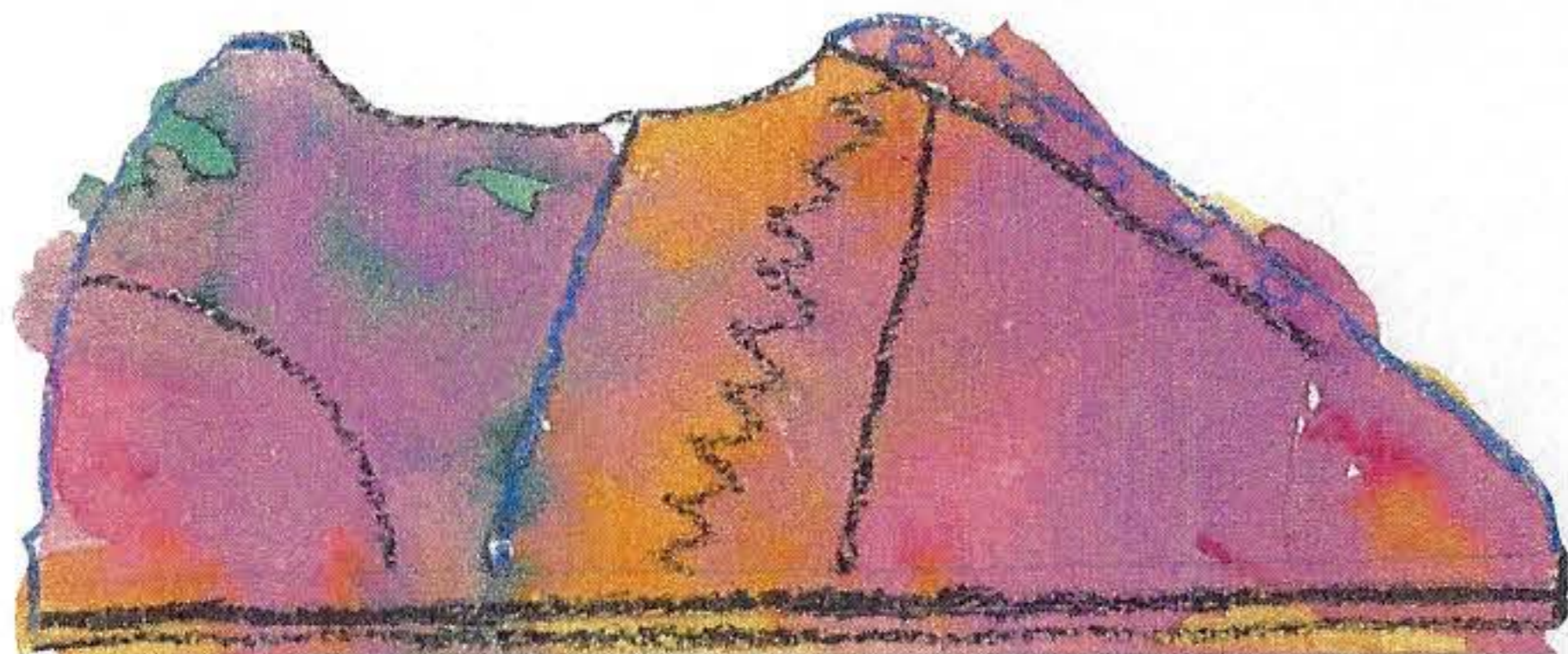
Front



Back

52 in

44 in



JACOB'S SKATEPARK

In Memory of Jacob Rogers

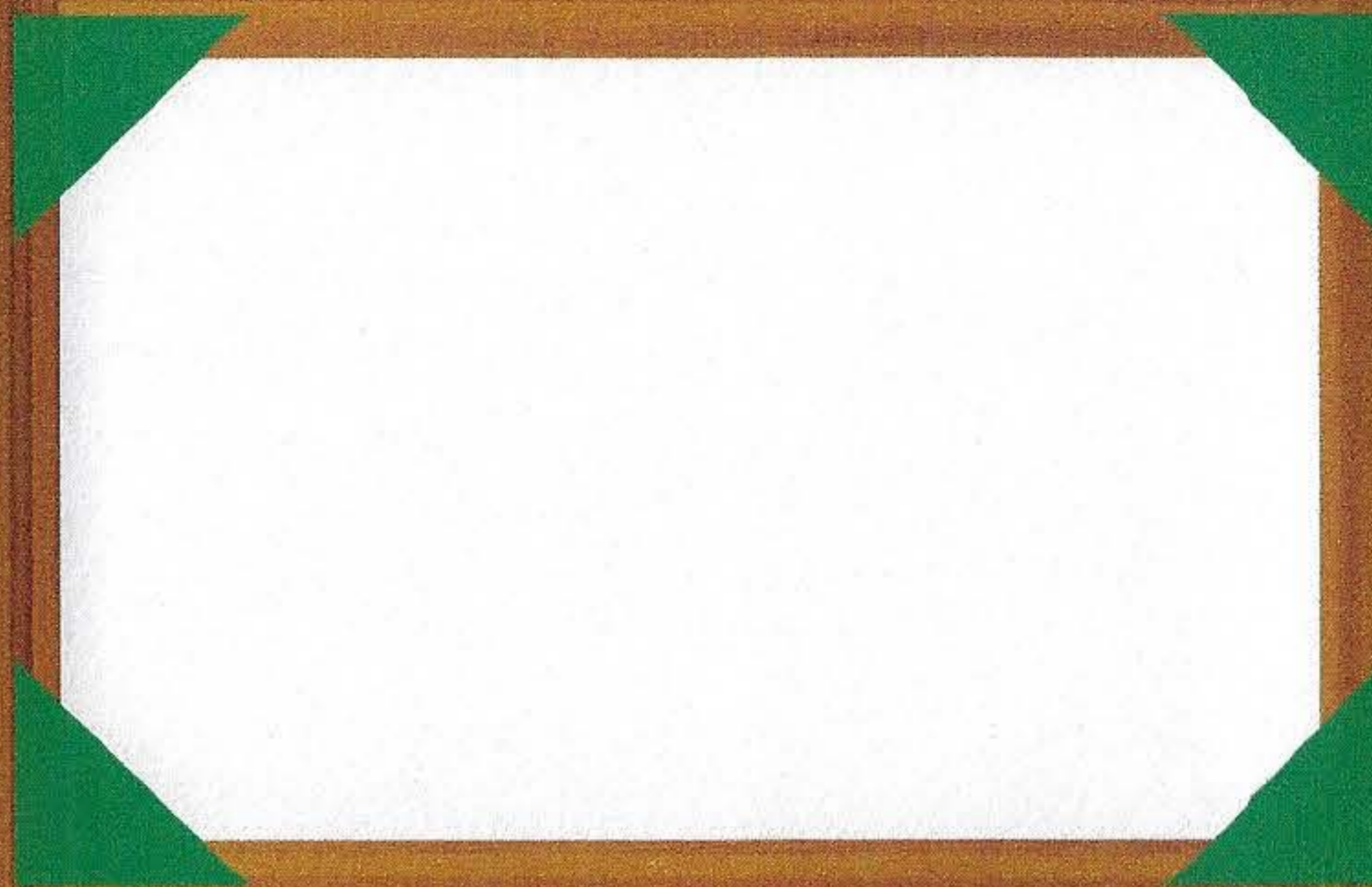
96 in

33.5 in

Front

24 in

35 in



Back

Designer: S. Espinoza

Option:

Created/Last Modified: 03/23/26

I:\SRC\Sign Shop\Signs\Oregon Parks & Recreation\Reserved\Reserved Parking Dbl Arrow_Van Accessible Rider_12x18



Sign Description: Reserved Parking Dbl Arrow w. Van Accessible Rider
Sign Size: 12" X 18" / 12" x 6"
Font Style / Size: C / 2"
Sign Color: Green - White Legend / White - Blue Bkgd.

Inset / Border Width: 0.375" / 0.375"
Style / Type: EG Digital Print w/ UV Overlay
Backing: 0.080" Aluminum
Corner Radius: 1.5"

OCE • SRCM SIGN SHOP
777 Stanton Blvd. Ontario, OR 97914-8335

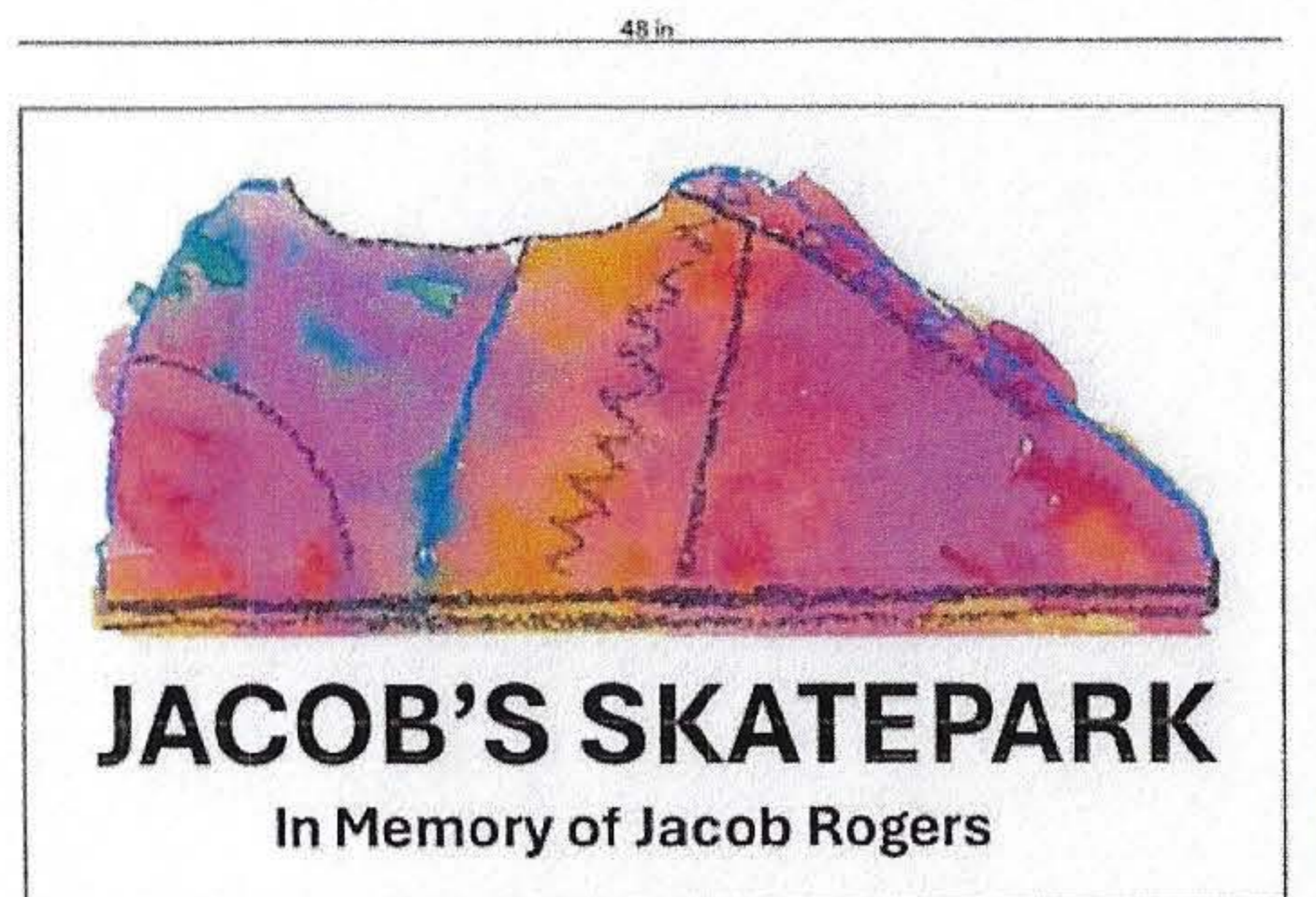
OCE • SRCM SIGN SHOP
Ph: (541) 881-4556 • Fax: (541) 881-5494

Designer: S. Espinoza

Option:

Created/Last Modified: 04/22/26

"I:\SRCM\Sign Shop\Signs\Cities\Mosier\Jacobs Skatepark_48x30.ai"



Sign Description: Jacobs Skatepark
Sign Size: 48" x 30"
Font Style / Size: Aptos Bold/3"-1.5"
Sign Color: Black Legend/White Bkgd

Inset / Border Width: N/A
Style / Type: EG Digital print w Anti-Graffiti
Backing: .125" Aluminum
Corner Radius: N/A

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777 Stanton Blvd. Ontario, OR 97914-8335

OCE • SRCM SIGN SHOP
Ph: (541)881-4556 • Fax: (541) 881-5494

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF MOSIER ADOPTING A DEFENSIBLE SPACE CODE FOR PROPERTIES WITHIN THE WILDLAND URBAN INTERFACE; AND PROVIDING FOR RELATED MATTERS

THE CITY OF MOSIER DOES ORDAIN AS FOLLOWS:

WHEREAS, the City of Mosier is situated within the Columbia River Gorge and is located within the Wildland Urban Interface, creating significant wildfire risk to residents, property, and community character; and

WHEREAS, the Oregon Legislature enacted Senate Bill 762 in 2021, Senate Bill 80 in 2023, and Senate Bill 83 in 2025, establishing a framework for local adoption of defensible space standards; and

WHEREAS, pursuant to ORS 476.392, the Oregon State Fire Marshal developed and adopted a model defensible space code on April 29, 2026, which is available for voluntary adoption by local jurisdictions; and

WHEREAS, adoption of the model code is voluntary and must occur through each jurisdiction's applicable local legislative process, with education, enforcement, conflict resolution, and appeals administered by the local jurisdiction; and

WHEREAS, defensible space is one of the most effective measures available to reduce wildfire ignition risk and improve survivability for residents and emergency responders; and

WHEREAS, the City of Mosier has a compelling interest in protecting the safety and welfare of its permanent residents, visitors, and the natural environment of the Columbia River Gorge; and

WHEREAS, the City intends to administer this code with an emphasis on education and compliance assistance rather than punitive enforcement; and

WHEREAS, the Mosier City Council finds that adopting defensible space standards is a necessary and appropriate exercise of the City's authority to protect public health, safety, and welfare;

NOW, THEREFORE, THE CITY OF MOSIER DOES ORDAIN AS FOLLOWS:

SECTION 101 — GENERAL

101.1 Title. This ordinance shall be known as the City of Mosier Defensible Space Code.

101.2 Authority. This code is adopted pursuant to ORS 476.392 and the Oregon State Fire Marshal model defensible space code finalized April 29, 2026.

101.3 Purpose. To reduce wildfire fuel loads and create buffer zones for fire suppression operations around buildings and structures within the Mosier Wildland Urban Interface.

101.4 Scope. This code applies to buildings, structures, and other human development located within areas designated by the City of Mosier as wildland-urban interface, consistent with ORS 477.015.

SECTION 201 — DEFINITIONS

CODE OFFICIAL. The City of Mosier, or its designated representative, responsible for administering and enforcing this code.

DEFENSIBLE SPACE. As defined in ORS 476.392, a natural or human-made area in which material capable of supporting the spread of fire has been treated, cleared, or modified to slow the rate and intensity of advancing wildfire and allow space for fire suppression operations to occur.

FIRE-RESISTIVE VEGETATION. Plants contained in "Fire-Resistant Plants for Home Landscapes" (OSU Extension Publication PNW 590), or plants with characteristics listed in the Oregon State Fire Marshal model code Appendix F.

LADDER FUEL. Branches, leaves, needles, and other combustible vegetation that may spread wildfire from lower-growing to higher-growing vegetation.

RESPONSIBLE PARTY. Persons owning, leasing, controlling, operating, or maintaining buildings or structures subject to this code.

WILDLAND-URBAN INTERFACE. A geographic area as defined in ORS 477.015 in which there is a concentration of dwellings in an urban or suburban setting near wildland.

SECTION 301 — DEFENSIBLE SPACE REQUIREMENTS

301.1 General. The responsible party shall establish and maintain defensible space around all buildings, decks, and other human development located within the Mosier Wildland Urban Interface.

301.2 Five-Foot Noncombustible Zone. A noncombustible space not less than 5 feet in width shall be provided around all buildings, decks, and other human development. This zone shall be free of combustible vegetation and accumulations of combustible materials including evergreen needles, leaves, firewood, lumber, bark mulch, or other combustible fuels. Noncombustible materials such as gravel, concrete, or bare dirt are permitted.

301.3 Fuel Modification Distances. Combustible fuels around buildings and structures shall be modified based on wildfire hazard level as follows:

Moderate Hazard: 30 feet

High Hazard: 50 feet

Extreme Hazard: 100 feet

Distances may be increased based on site-specific conditions including slope and vegetation type. Required distances shall only extend to the applicable property or lot line.

301.4 Fuel Modification Standards.

301.4.1 Trees. Well-maintained existing trees are encouraged within the defensible space provided that the horizontal distance between the crowns of adjacent trees, and between tree crowns and structures, is not less than 10 feet. Deadwood shall be regularly removed.

301.4.1.1 Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet. Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet above the ground surface.

301.4.1.2 For trees 18 feet tall or less, lower limbs shall be removed to a height of one-third of the tree's total height to preserve tree health.

301.4.1.3 Chimney Clearance. Portions of tree crowns that extend to within 10 feet of a chimney outlet shall be pruned to maintain a minimum clearance of 10 feet.

301.4.2 Groundcover. Deadwood and litter shall be regularly removed. Ornamental vegetation or cultivated ground cover such as green grass, succulents, or similar fire-resistive vegetation is permitted within the defensible space outside the 5-foot noncombustible zone, provided it does not form a means of transmitting fire to any structure.

SECTION 401 — MAINTENANCE

401.1 General Maintenance. The responsible party shall maintain the defensible space in accordance with this code at all times to provide a clear area for fire suppression operations.

401.2 Inspection and Compliance. The Code Official or designee may conduct periodic inspections to verify compliance. Property owners found in violation shall receive written notice specifying the violation and a 30-day correction period. Violations remaining uncorrected after the notice period are subject to civil penalties not to exceed \$250 per day per violation. Nothing herein limits the City's authority to abate imminent fire hazards in emergency circumstances.

401.3 Maintenance Plan. Property owners within the Mosier Wildland Urban Interface are encouraged to maintain an articulable plan for maintaining their defensible space in accordance with this code.

SECTION 501 — ASSISTANCE AND EDUCATION

501.1 The City of Mosier shall facilitate connection to Oregon State Fire Marshal free defensible space assessment resources and applicable state and federal grant funding, including FEMA Pre-Disaster Mitigation grants, to assist property owners with compliance costs.

501.2 The City shall prioritize education and outreach to support voluntary compliance before initiating enforcement proceedings.

SECTION 601 — SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance and its application to other persons or circumstances shall not be affected.

SECTION 701 — EFFECTIVE DATE

This ordinance shall take effect 30 days following passage and publication as required by Oregon law.

PASSED by the Mosier City Council this ____ day of _____, 2026.

SIGNED by the Mayor this ____ day of _____, 2026.

Mayor, City of Mosier

City Recorder, City of Mosier