MINUTES

CITY COUNCIL MEETING

Date:	August 19, 2026
Time:	6:00 pm
Meeting called to order by:	Mayor Anderson at 6:00 pm

IN ATTENDANCE

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

Excused: Lydia Koerner, Brenna Campbell

Staff: City Manager Andrea Rogers, City Recorder Amy Szilágyi, Projects Coordinator Colleen Coleman, City Planner Lisa Smith, Finance Director Monica Morris

AGENDA CORRECTIONS/ADDITIONS: None

SUMMARY: The Mosier City Council reviewed the preliminary fiscal year 2025–26 financial summary; received updates on the Washington Street Project, Well 5, the Joint Use Facility, Union Pacific construction activity, Rock Creek Park access, defensible space planning, and the City's artificial intelligence policy; and approved a skate park contract amendment, a contract with Bell Design Company for comprehensive-plan work, and the award of on-call engineering services to AKS Engineering. Council also discussed anticipated agenda items for the September 2 meeting and a proposed November strategic-planning retreat.

APPROVAL OF 07.01.2026 MINUTES: No corrections

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

Ayes: Anderson, Estes, Cannon, Wright, Lindemyer

Nayes: None | Abstentions: None

OPEN MEETING

Public Comment: No public comments were offered

a. FY 2025-26 Financial Summary: Finance Director Morris presented a preliminary, unaudited year-end financial summary and noted that figures may change upon completion of the audits, particularly beginning fund balances. The General Fund began the year with approximately $38,000 compared with a budgeted $125,000 and received approximately $427,000 in revenues, or 102% of budget, including unanticipated railroad construction-related property rental revenue. The General Fund ended the fiscal year with a positive balance.

Utility revenues met expectations. Sewer expenditures totaled approximately $328,000 compared with a $323,000 budget; capital-project expenditures totaled approximately $2.6 million; combined cash accounts ended at approximately $1.3 million; payroll expenses totaled approximately $238,000; and contracted services, excluding TEC contracts, totaled approximately $127,000.

Council discussed legal expenses, transient lodging tax revenues, tax compliance, and debt obligations. Legal invoices totaled approximately $30,000–$40,000. TLT revenues were below expectations, and staff is evaluating improvements to identification, compliance, reporting, and collection. Council also discussed the City's six debt obligations and potential refinancing. Staff is developing a debt worksheet, with future audits to support refinancing analysis. The 2019–20 audit is complete, with an auditor presentation anticipated in September or October. No action was taken.

b. **Perimeter Map Presentation:** The anticipated presenter was unavailable due to a possible fire emergency.

c. **WA Street Project Update:** Special Projects Coordinator Colleen Coleman reported that the Washington Street Project had been bid. Staff had not yet completed reference checks for the lowest qualified bidder and expected to bring a recommendation and contract to Council on September 2.

The base bid includes sidewalks, driveway aprons, and stormwater improvements. Alternate 1 includes utilities for adjacent private properties, and Alternate 2 includes ADA ramps. Approximately $165,000 remained in the construction budget. Staff stated that property owners would be responsible for Alternate 1 costs. Council discussed Wickwire Contracting of Pleasant Hill, Oregon, as the apparent low bidder. Staff stated that another bidder would be considered if the lowest bidder did not meet qualifications. No action was taken.

d. **Skatepark Project Amendment:** City Manager Rogers presented a proposed amendment to the skate park project agreement. The amendment would allow a portion of project-management costs to be billed to access remaining Oregon Parks and Recreation Department (ORPD) grant funds.

Staff explained that certain City administrative expenses were not eligible for reimbursement. Under the proposed arrangement, project manager John Grim could invoice for eligible project-management services. Staff stated that Mr. Grim intended to donate reimbursed funds to reduce City costs, though no guarantee was provided. Staff also stated that appropriate legal documentation and amendments to the existing volunteer agreement would be required.

Council discussed potential financial risk to the City, grant reimbursement, and the intent to minimize City costs associated with the project.

MOTION: Made by Councilor Wright to approve additional agreements and amendments for the skate park project, prepared by the City Attorney, to allow a portion of the project-management costs to be billable. Councilor Lindemyer seconded. The motion carried with the following votes.

Ayes: Anderson, Estes, Cannon, Wright, Lindemyer

Nayes: None | Abstentions: None

e. **DLCD Project Contract Approval:** City Manager Rogers presented the proposed scope of work and contract with Bell Design Company under a Department of Land Conservation and Development (DLCD) grant. The work is intended to complete the draft comprehensive plan and address required middle-housing ordinances.

Staff stated that a Technical Advisory Committee would be formed for the project and would include at least one Council member. The committee was expected to meet five times during the project. Interested Council members were asked to contact the City Manager.

MOTION: Made by Councilor Estes to approve the attached scope of work and authorize the City manager to sign the contract with Bell Design Company to complete the project. Councilor Lindemyer seconded. The motion carried with the following votes.

Ayes: Anderson, Estes, Cannon, Wright, Lindemyer

Nayes: None | Abstentions: None

Introduction of City Planner: City Manager Rogers introduced Lisa Smith as the City's new City Planner. Lisa Smith briefly described her planning background and invited Council members to contact her regarding planning matters.

f. **City Engineer RFP:** City Manager Rogers presented the results of the request for proposals for on-call City engineering services. Five proposals were received and independently scored by Finance Director Morris, Project Coordinator Coleman, and City Recorder Szilágyi AKS Engineering received the highest score.

Staff stated that AKS has local offices in Hood River and The Dalles, with headquarters in Bend. Staff explained that on-call engineering services would be used as needed for permit and development review, mapping, rate studies, and emergency engineering needs. The final contract and a resolution authorizing the City Manager to sign it are expected to be presented in September.

MOTION: Made by Councilor Estes to award the on-call City Engineering Services contract to AKS Engineering. Councilor Lindemyer seconded. The motion carried with the following votes.

Ayes: Anderson, Estes, Cannon, Wright, Lindemyer

Nayes: None | Abstentions: None

City Activities Updates/Reports:

- Projects Coordinator Coleman: reported that the Oregon Health Authority (OHA) issued final approval for Well 5 after required water testing. The next step is to run the well through the municipal system. Staff will then submit a substantial-completion report to USDA and make final payment for the well project. Approximately $130,000 is expected to remain in contingency funds for use toward the generator project which has been sent to the contractor for review and final pricing.
- Projects Coordinator Coleman: reported that the Joint Use Facility (JUF) project is being reconsidered following an indication that the fire district may pursue a separate facility at Station 12. Staff requested an architect proposal for a smaller facility of approximately 4,000 square feet incorporating a community center, City Hall, and a possible single-bay fire component, which is required for USDA grant eligibility. Potential cost reductions include eliminating the plaza and solar array and using prefabricated roof trusses. The revised project cost is estimated at approximately $3 million, with approximately $2.8 million in available funding and an additional $200,000 needed. Funding includes a $975,000 USDA grant and a $400,000 ORPD grant for the community-center portion, which is expected to expire in June 2028. Staff will return to Council with the architect's proposal, including scope, schedule, and cost.
- City Manager Rogers: reported on discussions with Union Pacific and Ames Construction regarding construction timelines, work hours, noise, and public complaints. Ames Construction stated work is expected to continue through December. Reported work hours are 6:00 a.m. to 5:00 p.m., Monday through Saturday. Additional late-night Union Pacific work may occur, with advance notice expected so the City can notify the public. Drilling is expected to continue for three to four weeks. Staff also discussed potential improvements to Rock Creek Access Road and future planning and engineering
- City Manager Rogers: reported that staff are seeking additional proposals for a gate at Rock Creek Park. A financial analysis of Rock Creek Park costs and specific gate bids are expected to be presented at the next Council meeting. Staff are considering gate and parking-management options that could address current crowding and allow for future public parking fees, if appropriate.
- Councilor Estes: reported that a defensible-space working group held its first meeting. The group discussed a broader program that may include education, notification, volunteer support, and compliance assistance. A future ordinance update may consolidate existing related ordinances into a single chapter, revise penalty provisions, and help the City meet commitments associated with the Wasco County Hazard Mitigation Plan. The working group includes Tony Bignell, Councilor Gary Lindemyer, Elizabeth Payne, Nancy Bignell, and Connor McKibben. City Manager Rogers stated that the group could be treated as a working group rather than a formally appointed committee.
- City Recorder Szilágyi: reported that she conducted additional research, including review of materials from the League of Oregon Cities and a draft policy proposed by the City's insurance provider. She stated that a draft City policy had been prepared but was inadvertently omitted from the meeting packet and will be distributed to

Council. Staff is also meeting with Councilor Kerner to identify and address specific concerns regarding the City's use of artificial intelligence.

- City Manager Rogers: identified the following anticipated agenda items for the September 2 meeting: Rock Creek Park financial analysis; possible audit presentation; fire perimeter map presentation, subject to the presenter's availability; artificial intelligence policy; on-call engineering services contract; Washington Street Project bid award and contract; and stormwater ordinance. Staff noted that the Washington Street Project schedule is time-sensitive, with construction anticipated to begin during the week of September 7.
- City Manager Rogers: reported plans for a November strategic-planning retreat to develop a work plan for the next year. Tony Bignell offered to assist with the exercise. Staff expect 7:3the retreat to occur on a Saturday in November, after the election, to allow participation by prospective new Council members.
- Councilor Cannon: raised a question regarding reports of a biological treatment being used at the Stevenson Marina for algae in the Columbia River. The Mayor stated that he had not heard of the matter. Councilor Cannon agreed to investigate and report back in September.

Meeting Adjourned 7:38 pm

ACTION ITEMS:

Finance Director Morris:

- Investigate the decline in Transient Lodging Tax (TLT) revenue in more detail during the next fiscal year.

City Manager Rogers:

- Finalize and send out the contract for the skate park project amendment to John Grim
- Reach out to potential volunteers for the housing comprehensive plan update advisory committee
- Obtain bids and feasibility analysis for gate replacement at Rock Creek Park for the September Council Meeting
- Coordinate with Union Pacific regarding advance notification of any late-night construction activity
- Bring the Rock Creek Park financial analysis and gate information to the September 2 meeting.
- Distribute information on the proposed November strategic-planning retreat when a date is established.

Projects Coordinator Coleman:

- Gather water and sewer maps from Willamette Partnership and forward to Staff and Councilor Lindemyer.
- Submit the Well 5 substantial-completion report to USDA after municipal-system testing is complete.
- Obtain an architect proposal for the revised Joint Use Facility scope, schedule, and cost.
- Bring the Washington Street Project contractor recommendation and contract materials to Council.

City Recorder Szilágyi:

- Meet with Councilor Koerner and City Manager Rogers to discuss specific concerns regarding the proposed AI Use policy.

Councilor Estes:

- Continue work on updating the proposed defensible space ordinance.

Councilor Cannon:

- Investigate reports concerning biological treatment for algae at the Stevenson Marina and report back to Council.

Witt Anderston
Witt Anderston (Sep 3, 2026 07:07:32 PDT)
Witt Anderson, Mayor

Amy Szilagyi
Amy Szilágyi, City Recorder

Approved by City Council on 09.02.2026

08.19.26 Meeting Minutes - Approved

Final Audit Report 2026-09-03

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