



***DRAFT* MEETING MINUTES**
Alsea Citizen Advisory Committee (CAC)
October 6, 2025

Benton County Alsea CAC **called the meeting to order at 6:05 P.M.** The meeting was open to the public virtually via a published Zoom link.

COMMITTEE MEMBERS Janet Hendrix, Acting Chair Randy Hart Scottie Jones Mystie Munsey Mimi Stout Zeb Olson Tim Person	STAFF John Swanson, <i>Code Compliance Officer and Community Development Liaison</i>
COMMUNITY MEMBERS Sara Cash Naomi Shadwick	PRESENTER Sabrina Straus – Rural Community Assistance Corporation (RCAC)

MINUTES

The committee reviewed minutes from the September 8, 2025 meeting. Scottie Jones motioned to approve the minutes as presented; seconded by Mystie Munsey. Motion passed unanimously.

PUBLIC COMMENT

Community members discussed recent FEMA floodplain mapping and its impact on property designations in Alsea.

Summary of Discussion:

- Several members expressed frustration that floodplain maps have not been updated accurately since the 1970s.
- Comments noted inconsistencies between actual elevations and mapped designations.
- Members shared concerns about new restrictions for homeowners seeking to remodel or add structures within floodplain areas.
- Discussion covered the cost burden on property owners to provide their own flood data for appeals and permitting.
- FEMA's mapping process and lack of local ground verification were cited as major issues.

- County floodplain coordinator Toby Lewis was mentioned as a point of contact; members acknowledged her outreach efforts to inform the community.
- Members agreed to submit individual public comments by the October 6 FEMA deadline.
- Chair Hendrix summarized that the CAC may consider submitting a collective statement noting that the current maps outdated and inaccurately reflect flood risks in Alsea.

ACTION: Sarah Cash to circulate FEMA comment form and related contact information to CAC members before the submission deadline.

INCOME SURVEY PLANNING

Sabrina Straus provided an overview of Rural Community Assistance Corporation's (RCAC) process for conducting income surveys to support community grant funding eligibility.

Key Points:

- The income survey determines Alsea's eligibility for state and federal infrastructure funding
- Surveys will collect income data to establish Low-to-Moderate income (LMI) and Median Household Income (MHI) levels.
- RCAC will guide the process and ensure confidentiality; no names or personal identifiers will be linked to income data.
- Surveys will be mailed with pre-paid return envelopes.
- Participation rates must reach at least 85% for data validity.
- A local task force will assist RCAC with outreach and data collection.
- Straus emphasized that Alsea's participation could significantly improve its eligibility for infrastructure grants.

Discussion:

- Members discussed strategies to encourage resident participation.
- Questions were raised regarding the difference between sample survey (LMI) and census- style surveys (MHI)
- Members noted that a strong local presence and communication will help build trust and improve response rates.

ACTION:

1. CAC to identify a small working group to coordinate with RCAC
2. Straus to send presentation materials and example survey packets to committee members
3. Cash to support logistics and community outreach coordination

UPCOMING MEETING

The next Alsea CAC will be on November 3, 2025 at the Alsea Library.

The meeting was adjourned at: 7:58 p.m.

Next Steps:

1. November Meeting Topic: Oregon Land Use Planning.
2. Follow-up: Continue floodplain discussion as needed.

3. Action: Patrick's attendance confirmed for the November 3, 2025 meeting