

**CITY OF MORO
MINUTES OF MAY 3, 2022
REGULAR COUNCIL MEETING**

Written minutes may not contain a verbatim record of meeting events. If clarification or additional specific information is desired, please reference any available audio recording

The Moro City Council met for a regular Council Meeting, Tuesday, May 03, 2022, 7:00 p.m.,. The following were present, Councilors Andy Anderson, Bryan Cranston, James Alley, Seth vonBorstel, Erik Glover-City Administrator (CA), John English-Director of Public Works (DPW), Kirk Fatland Tenneson Engineering Contract Planner, James Burgett- Sherman County Sheriff's Office, Meredith Smith- Timmons Law (Rep for Laterre Partners), James Baisinger-Azure Standard, Heather Coffie- Azure Standard, Dan Talley-Moro, Oregon, Roberta Aldrich-Moro, Perry Thurston (Moro), Shawn Payne (Moro), Jeff and Cindy Judah- Moro, Deborah Rudometkin (Moro), Carol/Paul Sather (Kent), Nick Gall (Teleconference-Moro),

CONSENT AGENDA-MINUTES-BILLS-FINANCIAL REPORT-

There was a motion (**vonBorstelAnderson**) to approve the April 2022 Regular Council Meeting minutes.

Motion Carried

There was a motion (**Cranston/Anderson**) to accept the financial report and approve April's bills totaling \$22,658.16, check #'s 12964-12978, **Motion Carried**

7:00 Public Hearing-Vacation Request Barnum Addition BLOCK G Alley- Laterre Partners, Holdings. LLC. Project

Representative- Meredith Smith A brief discussion of the vacation petition was provided. It was mentioned that the

City was an adjoining landowner, and needed to sign off on the petition before it could go to public hearing. The decision tonight was if the City would be interested in signing off on the application for the applicant, as a property owner. A motion was made (**vonBorstel/Cranston**) to leave the public hearing, and enter regular business. **Motion**

Carried A motion was made (**Cranston/vonBorstel**) to authorize the Mayor to sign the vacation petition on behalf of the City of Moro as neighbor to the petition. **Motion Carried** The vacation would be discussed in public hearing 6-7-2022.

* **Letter from Undersheriff James Burgett- Mobile Radar Trailer** – Undersheriff Burgett discussed the issue of speeding in Sherman County. He advised that the problem is not necessarily habitual speeders, and he was suggesting every incorporated City in Sherman County have a mobile radar trailer, to reduce speeds of the traveling public. Undersheriff Burgett advised that he looked at Stalker Radar trailers, and was unable to locate any negatives other than routine maintenance costs. Councilor vonBorstel shared that it would be worth the City considering funding one joint with Grass Valley. CA Glover advised that the City of Moro would be in attendance at the May 11th Sherman County Budget Committee meeting to place a funds request at 130 for mobile radar trailers, and at 2:30 pm on the same date for consideration of Façade Program matching funds. Deborah Rudometkin- Moro shared she was at a Council meeting for the City of Wasco, and it seemed everyone was in agreement on a radar trailer. Council President Anderson clarified that the request would be for Budget Committee to prioritize the request at the City of Moro budget committee meeting. Deborah Rudometkin indicated that ODOT has relocated a sign on the North end of Moro, which obscured speed sign previously Mayor Perisho advised that amounts of funding would be discussed under new business later in the meeting.

Letter Cindy Heater Judah, Letter Roberta Aldrich, Justin Hastings-Regarding Azure Standard

CA Glover advised that the City had received 3 letters pertaining to Azure Standard excavation work/site development. CA Glover read them into the record. Roberta Aldrich letter primarily pertained to concerns about excavation/moving of dirt by Azure Standard, flooding concerns, and preventing children from playing on the site. Cindy Heater-Judah letter primarily pertained to a desire to see a building permit for Azure Standard related development. Justin Hastings letter primarily pertained to dust related concerns, and City ordinances for that concern. Mayor Perisho thanked everyone for sending in their letters, and advised that the City is running the issue through its process. Councilor vonBorstel shared that the City does not have a permit requirement to move dirt/excavate. Council President Anderson advised that he had been approached by various citizens who had to go inside their homes, because they were unable to breath due to dust. He hoped that Azure Standard

would be more considerate. Brief discussion of noise levels took place. Councilor vonBorstel advised that the City nuisance ordinance for work related noise, does not come into play until 9pm at night. Mayor Perisho advised that he had spoken to Azure Standard regarding work shutdowns, they have agreed to 6 pm, as a courtesy.

James Baisinger/Heather Coffie Status Update Azure Standard-Azure Warehouse Fire, Old Grade School, and Warehouse Expansion

James Baisinger Special Projects Director with Azure Standard advised that the organization had turned in land use applications, responses from City staff had been good thus far. He indicated that the Old Grade School project was large, and he wanted to clarify anything for the community. James Baisinger further shared that the company doing excavation work, is different than Azure Standard, it is Cobra Construction who is a hired company, and any current diversions will remain in place unchanged. James Baisinger indicated that he has been working on the process since December of 2021, the Old Grade School project goal is to provide housing, via co-living spaces, and apartments. James Baisinger indicated that he would like building condition taken into account, the property had not been kept. The goal was to build upon the school history, and work well with the Community. Councilor vonBorstel inquired about dust mitigation on Warehouse expansion project, and that wind based erosion of dust is going to be extreme, using Moro water for that purpose may not end up being allowed. James Baisinger shared they would like to evaluate all options for dust mitigation.

Janet Pinkerton Cemetery Maintenance-

CA Glover advised that he had a discussion with Janet Pinkerton of Moro, Oregon, and he felt it prudent to get it on the record. She was concerned about maintenance at the Moro Cemetery for current year by Memorial Day, and longterm what the City plan was. CA Glover indicated that he shared that maintenance obligations for the current year/by Memorial Day were already under way since April of 2022 by DPW English, a combination of DPW English, CA Glover, Assistant to Public Works Director Aldrich and a volunteer work group from Council would ensure it is taken care of by Memorial Day. CA Glover shared that spraying, and maintenance work had already been undertaken, and he understands the maintenance condition to already be superior to last year, when the City was notified at the last minute of a contractor resignation, and mobilized a staff and volunteer group to complete the job. CA Glover advised that long-term he had attempted to solicit quotes from land scape contractors, either local or regional, and there was not much interest, the interest there was, was very experience. The Cemetery Fund is donation, limited admin fee/sales funded, interest funded and has to be cognizant of expenditures CA Glover advised that he had spoken with the IOOF in The Dalles about their interest in contracting to assist the City with work, he felt those discussions were productive, although Memorial Day was their busy time so they could not help with that maintenance interval, but could help with Labor Day which is the secondary large maintenance target for the City. James Baisinger- Azure Standard inquired as to if there was a maintenance standard for the Cemetery? CA Glover advised, not strictly, but that Memorial Day and Labor Day were the primary focuses for major maintenance work.

Citizens Comment Items on Agenda

Scott Belshe Moro- Shared that he lived on the South side of Moro, and the speed issue is out of control. He advised he knew that the Sheriff's Office did not have 7 deputies on the clock every day. He felt that the 25 mile per hour zone, should be moved further South/out towards City limits. Mayor Perisho advised that the City of Moro has no control of signs on highway, the State of Oregon Highway Department does. More specifically, the City has requested a number of speed studies which is the only way to move signs, or evaluate reducing speeds. Mayor Perisho advised the City had zero control for anything related to speed signage, even within City limits on the state highway right of way. Mayor Perisho advised he understood ODOT to be out 2 years on speed study requests at present. Scott Belshe inquired as to if a pedestrian versus motor vehicle collision was going to have to happen before something was done. Mayor Perisho advised that he worked for ODOT for 20 years, and he understood that according to state metrics, intersections fatalities was a consideration for engineering, all a city could do is request speed studies be done. Councilor vonBorstel advised that he recalls at least 3 speed studies over the last 10 years in Moro. Deborah Rudometkin Moro- Advised that she requested a larger 25 mph zone from ODOT, ODOT said it is possible but there is a

cost involved, perhaps the City would have better luck, but ODOT has been helpful.

Perry Thurston 602 Scott Street Moro- Advised that he wanted to speak about vehicle speed, in particular that he thinks ODOT would be interested in fixing speed issues as it relates to the school area/South of Moro. Perry Thurston also shared that he is concerned about the CPI increase on water sewer bills, being 7.9%.

Mayor Perisho thanked everyone for their participation and comments.

PROJECT PRIORITIES –

WATER SYSTEM – DPW English provided a brief summary of water system. CA Glover advised that he and DPW English had been pushing to obtain PLC/Telemetry quotes, and a summary sheet was in the packets. Received quotes were: Mission Control \$36,810, plus yearly fee of \$2254.00 Simtek \$27,846.56, ACS out of Idaho, \$82,768 plus monthly fee, or 2nd option \$73,023 and double the monthly fee or \$446.00 per month, and lastly OCD Automation \$91,006, with no monthly fee. CA Glover advised that the Mission Control quote did have a monthly fee, but this fee included maintaining remote access for City viewing, with industry leading security, and allowed remote troubleshooting. At present all service calls have to be onsite, and it doesn't take too many service calls to reach \$2,254 a year. Previously he and DPW English were against the monthly fee, but it is common and is more or less like paying a known monthly service cost, absent any required maintenance trips that require physical hardware changes the City cannot do itself. CA Glover advised that he contacted numerous entities who had installed Mission Control systems including Lincoln City Water, Coos Bay North Bend Water Board, and every single one was fantastic. He understood the City of Rufus to have installed a system from them, but had no comment. CA Glover advised that he had Mission Control, spec the Cadillac option, which included remote monitoring of pressure, gpm/flow, and water well level. The system is installed by Correct Equipment out of Canby, Oregon who is the regional rep. The system will also log data and provide monthly reports, eliminating manual work that DPW English has to do at present, and providing additional functionality the City doesn't have. CA Glover advised that during his reference check he inquired about customer service/technical calls being answered in the middle of the night, and every entity advised they had night or weekend calls answered. CA Glover advised that the Council has prioritized \$65k for PLC/Telemetry in previous budgets, so a ball park of \$37,000 would be delivered/installed under budget. He advised that the Simtek quote, would not provide any other functionality for the City just replacing existing, and quote has likely increased over current. CA Glover advised that the first year of service is free from Mission Control, then the \$2,254 annual fee would start. If the City wanted to later add an additional well site, or add service at somewhere like the Sewer Lagoons the system had great expandability, and new hardware would be added to existing system, there was no concern about needing to over spec system for future expansion needs. CA Glover advised that based upon the above he would be proceeding with a purchase agreement from Mission Control/Correct Equipment in the amount of \$36,810, absent Council direction to the contrary. Council was generally in favor of the decision, and appreciated the hard-work of DPW English and CA Glover to do the due diligence, and efforts to bring it in under budget. CA Glover also advised a water system master plan email was in the packets from Brad Baird.

Wastewater- DPW English advised no updates.

Anderson Perry Engineers- Vista/Apex/Pinkerton Sewer Engineering-DPW English advised that the project is in drafting and should be available at the June meeting.

Kirk Fatland City Planner Moro Zoning Ordinance Revision-City Planner Kirk Fatland shared that everything had been added to the draft, including business license language, short term rental language, and recreational vehicle language. It has been sent to Oregon DLCD, with required notification time and will be ready for adoption/1st reading in public hearing in June.

FEMA Backup Generator Project Water System

CA Glover advised he is waiting for a final invoice from Brad Baird to submit to FEMA for a budget adjustment. Construction phase will be going out to bid over summer.

ODOT ADA RAMP PROJECT

DPW English advised that he contacted Wade Luckman of ODOT who is the project manager. He advised that the project was looking towards July or August 2022. DPW English he had some site work to do prior to the

project. Mayor Perisho inquired about if all phases of the project were being done in one run, or if areas with ROW issues were being placed in phase 2. DPW English indicated that he would contact Wade Luckman and have an update at next meeting.

PAST DUE WATER/SEWER ACCOUNTS – CA Glover advised that there were 2 shutoffs sent, and had no further updates.

Dan Talley/Jeremy Mark Water Service Request Property Outside City Limits

CA Glover advised that Dan Talley and Jeremy Mark, had completed applications for water service outside City limits, using the cities new process. Some forms for deed restriction recording were required, but legal descriptions won't be available until the land use action is decided at the county level. Council requested comment from Dan Talley, he advised he and his business partner Jeremy Mark were looking to have City provided water service, for 2 houses total. Lots will be ten acres each, and two are expected to be created off a larger parcel, if approved by the County. Dan advised he understands the City has completed everything in its process necessary to consider this request, and is just requesting service approval tonight for both properties to be created via partition at the county. Dan Talley shared that the water line is 6" and was installed at his/Jeremy Mark's expense, to serve the Vista/Apex/Pinkerton area of Moro.

Following brief discussion, a motion was made (**Anderson/Cranston**) to **Approve Water Outside City Limits Agreement for Partition Plat #1, off current 01S-17E, Tax lot #5000, for one house/**. **Motion Carried**

A motion was made (**vonBorstel/Alley**) to **Approve Water Outside City Limits Agreement for Partition Plat #2, off current 01S-17E, Tax lot #5000, for one house.** **Motion Carried**

Dan Talley thanked the Council for their decision, and shared it has been 1 year and 6 days since this item first came up, but he appreciates the City process.

Solutions CPA Audit Contract Cancellation, Approval to Issue Audit Services RFP

CA Glover advised that the City Auditor, Solutions CPA, out of John Day, Oregon had sent the City a letter advising the City that they were unable to retain qualified staff for municipal audits and were leaving the City contract early. The company was leaving the municipal auditing field entirely, and full letter was in the packet. CA Glover advised he would be releasing an RFQ for auditing services in the near future.

Business License Ordinance Discussion

Councilor Alley requested that this item be delayed until next meeting.

POSSIBLE MERGER OF MORO RURAL FIRE /CITY FIRE DEPARTMENT/ TAX RATE DISCUSSION

Councilor Cranston requested that this be tabled tonight, until Rep Ernie Moore from the Fire District can attend and provide a summary.

SPIRE and CREP GRANTS STATE OF OREGON

CA Glover advised that he had some additional information on the costs of the project, and program details. With respect to net-metering, or selling power back to Pacific Power, the City could sell as much as their use on the meter with a tie in, back to the company. Any credit amounts over the amount due by the City are forfeited, and re-directed for lower income power funding. CA Glover advised that he received a rough estimate back, and it came to \$527,464 to install solar power at Cemetery Well, City Hall Well/101 Dewey, Hart Well, 104 1st Street. The grant if awarded would cover 100% of all costs. Through a separate program, funding for grid tied electric vehicle charging stations is possible, but it could not be funded under CREP under the chargers were renewable powered. He explained that he reached out to Chargepoint, a vendor who installed a system in Condon and they quoted \$55k. Councilor vonBorstel shared that he understands the limit to be 25 kw for a private citizen, and was curious what that was for a municipal government. He shared that he understands ODOT to have funding for electric vehicle charging stations as well, so it makes sense to look into it. Councilor Cranston shared this CREP program would be a good project if it was 100% grant funded, saved the city energy costs and actually worked and would power the locations 100%, to increase resiliency. Other council members were generally in favor. Council President Anderson advised he is not in favor of these large expenditures in funds, at the Federal/state government level. A motion was (**Cranston/vonBorstel**) to **draft a CREP grant application, as proposed, pending technical review/sufficiency, in the amount of \$527,264.**

Motion Carried

City Administrator Position

CA Glover advised that recent postings had limited interest. Starting wage was discussed by Council. A motion was made (**Anderson/Cranston**) to authorize CA Glover to advertise City Administrator position at \$25.00 per hour **Motion Carried**

Resolution 2022-02 General City Cost and Fee Schedule 2022-2023

CA Glover advised that this is the yearly review of City Costs and Fees. CA Glover shared that no real changes took place this year compared to last, with the exception of CPI increases on water and sewer, adding connection charges for out of City water (1.5 times in city connection charge for water), service charges for out of City water (1.5 times in city limits rates), establishing monthly utility water sewer charges for ADU's (.75 EDU), increasing waste dumping in city lagoon to \$22.00, and increasing equipment/dpw fees. A motion was made (**Anderson/Cranston**) to Accept/Adopt Resolution 2022-02 General City Cost and Fee Schedule 2022-2023, effective July 01, 2022. **Motion Carried**

Radar Trailer Addition 5-3-22

Brief discussion took place on city cost share funding with the county for radar trailer expenditure. A motion was made (**Anderson/Cranston**) to Authorize \$10,000 in City Funds for a radar trailer purchase. **Motion Carried** Councilor Cranston shared he is a big fan of paying for the full cost, as the City would then guarantee that the equipment is ours/to be used how we see fit. Mayor Perisho shared that he has some concerns about shared maintenance obligation, and equipment if it comes back broken. Councilor vonBorstel inquired as to if the City will be buying one sign, if the county buys one. A motion was made (**Anderson/Cranston**) to authorize the expenditure of \$10,000 match County funds, potentially \$0, if the County will fund a radar speed sign in full **Motion Carried** Councilor Anderson clarified that that this motion will add the item for review to the full budget committee meeting to be held on the 11th.

Erosion/Grading/Excavation/Permit Dust Control Ordinance Agenda Addition

CA Glover advised that he placed some excavation permits other cities use in Council packets. Brief discussion was held.

COMMENTS FROM CITIZENS CONCERNING ITEMS NOT ON THE AGENDA

Cindy Heater Judah Moro Oregon- Shared that she has had water issues on occasions with irrigation, and water outside of city is a concern.

Jeff Judah Moro- Provided a brief summary about the buildable lands inventory in Moro.

GOOD OF THE ORDER

Councilor Seth vonBorstel- Shared that he wanted to clarify some points on the buildable lands inventory, and the extensive process the City undertook. The City assessed all lands, conducted a town hall, and attempted to learn if any person wanted to sell vacant lands they owned to facilitate home construction. The City had zero interest in anyone wanting to sell their lands. Then the City attempted to annex property into the City for development, and it was learned that it was not possible.

Councilor Cranston- Shared that he wanted to clarify the out of city limits water agreement. In an emergency situation, or lack of supply issue out of city limits customers are going to be suspended before City customers.

Council President Anderson- Shared that the priority of the City has been water.

Councilor Alley- Clarified that he was 100% against water being sold outside the City limits at the beginning of this process. The City tried to annex property, the City tried to get people to sell vacant lands inside City limits and nobody wanted to do it, and his opinion changed.

Council President Anderson- Clarified that the City has already been providing water outside of the City in select circumstances, previous to this decision.

Councilor vonBorstel advised he would be resigning tonight at the close of this meeting, he will be finalizing the sale of his home and relocating outside of Moro.

Councilor Alley shared that he wanted to comment on earlier discussion regarding CPI for water sewer rates. Inflation right now is out of control, CA Glover did a great summary for the community on the inflationary impacts the City is seeing, and it is above the CPI increase. He advised he also wanted to thank CA Glover for a job well done in Moro, he worked hard to bring in hundreds of thousands in grant funds to the City. He added that the City Council will always do their best to defend the citizens of Moro.

Councilor Cranston- Shared that he wanted to thank CA Glover for all his hard-work, and Councilor vonBorstel for serving the community. The City Council does their best to do everything right, he loves Moro and will not let anything bad happen.

Mayor Perisho- Shared that he wanted to thank DPW English and Assistant Aldrich with a recent water line break. They removed a fence, replaced the fence and quickly repaired the problem. He added he wanted to thank CA Glover and Councilor vonBorstel, the city is a better place because of you. He also added that he is not a fan of bureaucracy, and

hates that additional ordinances have to be passed in Moro.

CA Glover- Shared that he worked hard on the inflation report and wanted to briefly cover and clarify the highpoints. His study surveyed around 10 items that the City regularly purchases or uses, from plumbing items to office items. His study was for a one year period from roughly April of 2021, to current. In total, the average increase on what the City would pay for purchasing items at the same place, across all surveyed items was **103%**. Some plumbing system items had risen as much as 463%, and PVC pipe for the water system had risen 73% alone.

Meeting adjourned at 08:53 pm.

The Next Council Meeting is scheduled for June 7, 2022 @ 07:00 p.m.

Bert Perisho, Mayor


Date 7/1/22


Attest, Erik Glover, City Administrator

7/01/2022
Date