

CITY OF MORO
MINUTES OF December 5th, 2023
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, on Tuesday, December 5th, 2023; at 7:00 PM. The following were present: Mayor Robert Perisho, Council President Andy Anderson, Councilors Bryan Cranston, James Alley, and Travis West. City Staff: John English- Director of Public Works (DPW), and Brittany Wood- City Administrator (CA). Citizens: Roberta Aldrich, and Perry Thurston. Remote Attendees: James Baisinger.

CALL MEETING TO ORDER

The council meeting was opened with the Pledge of Allegiance and called to order at 7:00 PM by Mayor Perisho

CONSENT AGENDA-MINUTES-BILLS-FINANCIAL REPORT-

The minutes from November's Council meeting were reviewed, and a motion was made to approve the minutes as presented (**Anderson/ Cranston**) **Motion Carried**. The financial report for November was reviewed for Check 13417-13442, 15142 with bills totaling \$90,236.75. A motion was made to approve the financial report as presented (**Cranston/ Alley**) **Motion Carried**. An Accounts Receivable Aging Summary report was reviewed, noting 2 outstanding invoices for goods and services.

COMMENTS FROM CITIZENS (Agenda items ONLY)

None Heard.

VISITORS – CORRESPONDENCE –

None Heard.

OLD BUSINESS-

Project Updates/ DWP Staff Report- DPW English advised that a new VFD was ordered for Cemetery Well and is set to be installed just before the Generator Startup, Dec 13th. Both DPW employees will be traveling to Hood River to work on staff development hours for water/ wastewater certification. ODOT ADA ramp correction project- it appears that Brown has finished working on their punch list. Council President Anderson asked DPW English to double-check the city's provided punch list to ensure that all identified hazards have been addressed by the contractor. City Hall Staff Report- CA Wood shared that she was aware that Planner Fatland will be relocating, and he will no longer be working with Tenneson Engineering. Mrs. Wood had the privilege to meet with Dan Meader who previously served as the City's Planner, and he is willing to provide continued services to the City while a replacement for Kirk is found. An update was also provided for the discussion of whether the City will join the NFIP (National Flood Insurance Program.) CA Wood shared that she had an in-depth conversation with Dan Meader, and Dan said that the reality is that the City does not have a choice on if we will join the NFIP or not, as far as FEMA's involvement in the matter of any government-issued funding moving forward.

NEW BUSINESS-

Past Due Water/ Sewer- The status of 3 past due water/sewer utility accounts were reviewed. Disconnect notices will be sent for past-due amounts after the 10th of the month.

Posted parking time consideration on 1st street- CA Wood provided a portion of a Parking ordinance that Attorney Baum provided for review. It was suggested that the city could amend an existing Ordinance, or choose to adopt a new parking Ordinance. The council members showed interest in a parking ordinance for the commercial zone, specifically HWY 97 and 1st Street. It was suggested by Anderson to combine portions of the snow removal policy into this ordinance revision. Ideally, a new parking ordinance would address long-term parking and the types of vehicles/ trailers/ abandoned vehicles lacking a current registration.

Azure 302 Scott Street- review Denied CUP for development- CA Wood advised the council that she received a tip that Azure Old School, owned by Azure Farms, had continued to develop livable spaces within the Old School; an action which went against the council's decision to deny the Conditional Use Permit (CUP) back in 2022. A Utility Review Form was sent to Azure management, confirming that 4 apartments and 1 office space are rented in this building. Council Members reviewed the Utility Review Form and the Denied Conditional Use Permit from June 2022's Public Hearing; where Azure requested to maintain the two office spaces and add six apartments as well as three co-living units. The City Council determined that Azure will be required to appropriately apply for a CUP for the newly renovated spaces. The City Council determined that applying for a CUP is necessary, as the school is zoned Residential, and any development of living spaces AND office spaces within the residential zone must meet the criteria outlined in the Zoning Ordinance section 3.1 "unless otherwise specified, only one single-family dwelling per lot or parcel shall be permitted...", and be heard in a Public Hearing. CA Wood adjusted the utility billing for Azure Old School, to keep billing accurate for the newly disclosed usage and Mrs. Wood was advised to consult with the City's Attorney, Building Codes Division, and the State Fire Marshal to ensure compliance with all agencies moving forward.

Snow Removal Procedure/ Policy- Council Members reviewed the Snow removal policy and CA Wood will make slight verbiage changes, for a policy review at the January 2024 Council Meeting. Mayor Perisho reiterated that the city does NOT plow to black pavement, and the established 6-inch policy will remain in place, even with the City's upgrade of a plow. CA Wood will reach out to business owners in the Main Street Corridor to work on continuing to remove personal items from the sidewalks in an effort to simplify the snow removal process for city staff.

CEDS Priority List- The CEDs priority list from the previous year was reviewed, after discussion, council members would like to see a second reservoir added as well as road resurfacing to the City's priority list. A final revision will be reviewed at the next meeting.

Resolution 2023-08 Resolution Authorizing Emergency Procurement Procedure- CA Wood advised that she had consulted with Attorney Baum regarding the leak at the water reservoir, and the quote the City received from the tank's manufacturer. Through correspondence with attorney Baum, it was discussed that the small procurement/ direct award value has increased from 10k to 25k. Similarly, the Intermediate Procurement for goods and services has increased from 150k to 250k. Attorney Baum advised that a similar increase was not adopted for public improvement contracts, so this document was drafted to allow the Council to move forward and utilize the tank's manufacturer vs. going through the traditional bidding process. Resolution 2023-08 was reviewed. A motion was made to "Declare emergency circumstances exist that require prompt execution of a public contract for emergency construction or repair work on the leaking water reservoir in Moro." **(Cranston/ Anderson) Motion Carried.** A second motion was heard to adopt resolution 2023-08 as prepared by Attorney Baum, "A Resolution Authorizing Emergency Procurement Procedure." **(Cranston/ West) Motion Carried.**

Authorization to Accept ODOT SCA Grant- The Council permitted CA Wood to review the award contract, and for her and Mayor Perisho to sign the agreement on behalf of the city. Future discussion will include if plans will be drafted in-house, or if the entire project will be bid out.

EV Charging station- NEVI Federal Grant- CA Wood was approached to see if the council would be interested in the placement of 5 EV (electric vehicle) charging stations within City Limits. The requirements for the program were reviewed with a representative and the proposed location was at the City Park and would consume all of the paved parking by the restrooms. At this time, the City Council is not interested in facilitating the placement of these charging stations at the park, due to the space that will be required to be reserved for EVs at the City Park.

COMMENTS FROM CITIZENS CONCERNING ITEMS NOT ON THE AGENDA-

Perry Thurston asked the council members about the feasibility of why there is only one reservoir instead of 2 water reservoirs in town. Mr. Thurston asked if the City could work with the County on a joint backup reservoir. Mayor Perisho informed Mr. Thurston that the City is currently in the process of exploring this possibility through the WSMP revision. Mr. Thurston additionally asked if the RV's in town that are hooked up to water/ sewer are paying customers. Mr. Perisho indicated that yes, the City does bill for the residents who have their RVs hooked into our utilities.

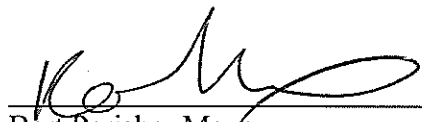
GOOD OF THE ORDER-

Mayor Perisho wished the City Staff a Merry Christmas and expressed his gratitude for the work they put forth.

ADJOURNMENT-

The meeting adjourned at 8:23PM.

The next Council Meeting is scheduled for January 2nd, 2024 @ 7:00 p.m.

 Date 01-02-2024
Bert Perisho, Mayor

ATTEST:  Date 01-02-2024
Brittany Wood, City Administrator