

CITY OF MORO
MINUTES OF July 2nd, 2024
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, July 2nd 2024; at 7:00 PM. The following were present: Mayor Bert Perisho, Council President Andy Anderson, Councilors Bryan Cranston and Travis West. City Staff: Dan Meader- Tenneson Engineering/AKS, John English- Director of Public Works, and Brittany Wood- City Administrator. Residents: Roberta Aldrich, Juston Huffman, Elaine Melzer, Charlie Hogue, Susan Hogue, and Meinrad Kuettel. Remote Attendees: Laurie Laney-AmeriTower. Excused Absent: Councilor James Alley.

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 June's Council meeting were reviewed, and a motion was made to approve the minutes as presented **(Cranston/ Anderson) Motion Carried.** The financial report from June was reviewed for Check # 13562-13578, 15149 with bills totaling \$30,983.63. A motion was made to pay the bills as presented **(Anderson/ Cranston) Motion Carried.** CA Wood Prepared a report of expenditures for FY 23/24. The report indicated that all spending, by class, was within the adopted budget for FY 23/24.

COMMENTS FROM CITIZENS (Agenda items ONLY)

None heard. It was too early to enter into the public hearing. Mayor Perisho carried on with the agenda.

VISITORS – CORRESPONDENCE –

None Heard-

Dan Meader updated the Council that his assistant, Jamie Crawford, is preparing a presentation for August's council meeting for the DLCD Grant.

OLD BUSINESS-

Project Updates/ DWP Staff Report- DPW staff worked in the cemetery on multiple tasks, including mowing, tree removal, and replacing a frost-free. The Fire hydrant on 4th and 97 was repaired. Pacific Power completed a line repair to raise the overhead cable at the DPW shop. Thanks was given to Kyle Woods, for his leadership on the project, and for ensuring the repair was complete. A tree was removed in the upper residential area of 5th Street. DEQ recertification was completed by DPW English. The 2024 Consumer Confidence Report (CCR) has been submitted and posted on the website.

Reservoir repair- a contract from Shearer was reviewed, which included prevailing wage, which was not quoted in the initial quote. Brad Baird reviewed the contract and provided a few suggestions for the Council to consider. Mayor Perisho suggested to the council to move forward with the proposal and to consider the suggestions made by Brad Baird. Further discussion was heard. It was 7:15 PM; Mayor Perisho jumped back on the agenda to the Public Hearing.

Public Hearing 7:17 PM- Variance request- Juston Huffman

Mayor Perisho read the hearing procedure, to inform Mr. Huffman and those in attendance of the Public Hearing process. A motion was made to leave the regular meeting and open a Public Hearing **(Cranston/ Anderson) Motion Carried.**

Call for abstentions- Councilor Cranston requested to abstain from the discussion, as he farms the land abutting the property. No other abstentions were heard. No objections from the audience were heard to

object to hear the matter.

Staff report- Dan Meader, with Tenneson Engineering, referenced his staff report and summarized that Mr. Huffman owned a paper plat of 10 lots located at 5th and Hood Street. The property does not have a physical address and is not currently served by utilities. Mr. Huffman's lots are zoned Agriculture and have different stipulations than the Residential zone. Mr. Meader shared that the city is working to rezone this specific parcel of land as Residential. The applicant applied for a Conditional Use Permit for a non-farm dwelling building and is applying for 3 variances on the front, back, and side setback requirements. Mr. Meader informed the City Council that there were not any issues with this application and that his suggestion to the council was to move forward to approve the application. Mr. Meader noted it will become the obligation of the property owner to install utilities.

Proponents- Juston Huffman had a question about the requirements of the sewer utilities from the last council meeting and wanted to know if a decision had been made. -If a utility line needed to be installed from HWY 97, or if he would be allowed to tie into an existing line. Mayor Perisho and Mr. Huffman both acknowledged that this topic did not apply to the public hearing and determined that discussing it outside of the hearing would be appropriate.

Opponents- none heard.

Public Agency Comments- None Heard.

The council determined they had enough information to make a decision

At 7:24 PM a motion was heard to close the public hearing and to return to the council meeting **(West/ Cranston) Motion Carried.**

Anderson asked Mr. Huffman if having to install the sewer utility line would deter the decision to move forward with this development. Mr. Huffman elaborated that if the development fees to install a sewer main from the developable property, down to the sewer lagoons was his responsibility, yes, it very well would alter his development plans.

A motion was heard to approve the Conditional Use Permit for setbacks and variances for Mr. Huffman. **(Anderson/ West) Motion Carried with Cranston abstaining.**

Reservoir Floor Repair/ Replacement discussion continued- Discussion from the council was heard that the council would like more communication as the project continues to develop. Further discussion was heard. A motion was made to have city staff review the contract from Shearer with Engineer Baird's recommendations and accept the contract with Shearer **(Cranston/West) Motion Carried.** CA Wood was asked to update Business Oregon on the funding piece and explore further funding options.

City Hall Staff Report- CA Wood shared that she had received payment in full from a delinquent account holder, discovered in her internal audit of water/ sewer users. The city-wide clean-up day was successful thanks to Waste Connection and DPW staff. The City now has an official City Facebook page which will be another means of communication in the event of an emergency. Reminders were given to council members for their terms coming up for election/ re-election. Lastly, CA Wood advised Council that she received a Franchise Payout from Blue Mountain Networks that she is investigating.

NEW BUSINESS-

Past Due Water/ Sewer- The status of 5 past due water/sewer accounts were reviewed. Disconnect notices will be delivered for past-due accounts after the 10th of the month.

Ameritower Lease Extension- Add (8) 5-year terms- Laurie Laney introduced herself and the proposal to add to the existing contract. Councilor Cranston shared that adding 40 years to the existing contract felt excessive. Laurie expressed the importance of expanding the lease agreement so that vendors aren't fearful of entering into a contract that expires soon. Laurie expressed that even an addition of 20 years

would be beneficial to AmeriTower. It was requested that Laurie prepare a lease/ sale comparison for the Council to review at the next City Council meeting, as they were not willing to accept the proposal before them.

Parking Ordinance- item tabled.

COMMENTS FROM CITIZENS CONCERNING ITEMS NOT ON THE AGENDA-

None heard.

GOOD OF THE ORDER-

None heard.

ADJOURNMENT-

The meeting adjourned at 7:56 PM.

The next Council Meeting is scheduled for August 6th, 2024 @ 7:00 p.m.

 Date 8-6-2024
Bert Perisho, Mayor

ATTEST:  Date 8/6/2024
Brittany Wood, City Administrator