**CITY OF MORO**

**MINUTES OF FEBRUARY 1, 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, February 01, 2022, 7:00 p.m,. The following were present, Mayor Bert Perisho, Councilors Andy Anderson, Bryan Cranston (via teleconference), James Alley, Seth vonBorstel, Erik Glover-City Administrator (CA), John English-Director of Public Works (DPW), Kirk Fatland Tenneson Engineering Contract Planner, James Baisinger-Azure Standard, Dan Talley-Moro, Oregon, Ray Mabe-Moro, Adam Szymanski (teleconference), Nick Gall (teleconference-Moro)

**CONSENT AGENDA-MINUTES-BILLS-FINANCIAL REPORT**-

There was a motion **(vonBorstel/Cranston)** to approve the January 2022 Regular Council Meeting minutes**. Motion Carried**

There was a motion **(Anderson/vonBorstel)** to accept the financial report and approve January’s bills totaling $17,893.72, check #’s 12922-12933, and 15118 **Motion Carried**

**Visitors/Correspondence**

\***James Baisinger Special Projects Director Azure Standard**- James shared with the Council that Azure had completed the purchase of the Old Moro Grade School. Heather Coffey would be working with the City on development. Gave a brief report on the status of the project to date. James indicated that the building would be used for commercial space and rental property/apartments. Council President Anderson inquired about any changes from the previous use of the property. James Baisinger advised that there would be no change.

**Adam Syzmanski**- Indicated he was looking at moving to Moro and was just listening tonight to learn more about Moro.

**Nick Gall-** Indicated that he wanted to be present, but listening to stay up to date on the agenda.

**Citizens Comment Items on Agenda**

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**PROJECT PRIORITIES** –

**WATER SYSTEM** – DPW English advised that he has no major updates. CA Glover and himself were doing preliminary cost and timeline work on well costs. **Wastewater-** None

***Anderson Perry Engineers- Vista/Apex/Pinkerton Sewer Engineering***

DPW English advised that he was supposed to meet with Brad Baird, but there was some difficulties in making contact due to sick time, and he had not had a final site visit with him as of yet.

**Kirk Fatland City Planner Moro Zoning Ordinance Revision-**City Planner Kirk Fatland advised that he had done some additional research into Short Term Rental ordinances, and came up with a 1 year temporary use permit that was renewable yearly, upon City review if all conditions of approval were met, parking spaces, health safety, county Code compliance, no ordinance violations etc. The permit had requirements for any advertising to meet signage requirements. Councilor Alley inquired as to if a permit was renewable within 365 automatically, or if it just in compliance? Planner Fatland indicated he would make that clarification. Planner Fatland shared that the City of Condon is completing a project with a school facility in their town, to increase housing inventory, may be worthwhile for Moro to watch.

**Kirk Fatland City Planner Comprehensive Plan Amendment**

Planner Kirk Fatland advised that this was completed.

**FEMA Backup Generator Project Water System**

CA Glover advised that the City received an email from City Engineer Brad Baird, which was in the packets. Contractors were having a difficult time in submitting a bid due to the fact that generator manufacturers are only holding quotes for a few days time. Contractors are forced to massively overbid, since pricing will change so rapidly. Secondarily, lead times were out as much 6 months from order to delivery, due to Covid supply chain challenges.CA Glover indicated that Brad Baird’s suggestion was to go out for bid and purchase the generator directly as the City, and release a bid packet for the site work and installation. Brief discussion was held by Council. Councilor vonBorstel shared that it may make sense for the City to do a 180 day bid quote on the project. DPW English shared that he would look at saving additional funding, by doing some more site work in house. A motion was made (**Cranston/Anderson**) to Approve proceeding with quote for the purposes of purchasing a backup generator directly. Councilor vonBorstel clarified that that the caveat was it needed to be within grant guidelines. The motion was rescinded. A 2nd motion was made (**Cranston/Anderson**) to Approve Obtaining Quotes to Purchase a Gen Set that meets project specifications, directly, if it is within FEMA grant guidelines. **Motion Carried**

**ODOT ADA RAMP PROJECT**

CA Glover and DPW English advised that that they had no updates.

**PAST DUE WATER/SEWER ACCOUNTS** – CA Glover advised that there were 5 shutoffs sent, 2 paid and the City was working to make contact with 3.

**Resolution 2022-01 A RESOLUTION AUTHORIZING THE CITY OF MORO TO PROVIDE WATER OUTSIDE OF CITY LIMITS-** CA Glover explained his suggestion was to do two readings in full, although it was not technically required as this was not an ordinance. It was generally concluded by Council to proceed with that course of action. CA Glover read the entire resolution in full. Discussion was held by Council, primarily relating to language in the document pertaining to irrigation not including residential lawns and shutoff restrictions. Following discussion, it was indicated that they did not want the City to be forced into only being able to do shutoffs in specific instances. They requested the no-cause shutoff timeframe to be a 90 day notice from 30. CA Glover was directed to bring back revised variant with language clarifying irrigation use.

**Potential Nuisance Concern Automobiles on Property at Corner of Scott at Fourth**

Council President Anderson advised that he requested this to be on the agenda. Council President Anderson advised that he noted that property approved for overflow parking of automobiles for repair, was turning into what appeared to be a scrap yard which was a hazard. Following this he did a survey around town and noted there were other properties that appeared to not be in compliance with nuisance ordinance, one of them belonging to Perry Thurston, and RV’s on private property, requested feedback from the rest of the Council.. Mayor Perisho advised that he saw what looked like an RV being setup permanently near McCoy and 4th Street. CA Glover read Nuisance Ordinance Section 11. Brief discussion was held, it was noted that it would be best to have DPW English start at the lowest level with the tenant of the Property on the Corner of 4th and Scott, and not initiate the nuisance violation process yet. Council members were also going to do a yearly nuisance review, and get the list to CA Glover.

**LIHWA Low Income Water Vendor Contract with Oregon Housing and Community Services**

CA Glover read a letter from Kasey Buckles with Mid Columbia Community Action Council detailing the availability of funds to assist low income water customers, but the City had to sign a contractual agreement to obtain the funds. Further, that the letter and contract was in the packets. Discussion was held by Council on the LIHWA program. Councilor vonBorstel shared that a healthy share of the community fits the guidelines of the program. A motion was made (**vonBorstel/Cranston**) to Approve Signing of the LIHWA Contact with MCCAC. Further discussion was held, Councilor Cranston advised he is not the biggest proponent of programs, but this one appears to manage city risk and helps our residents, making it a win win. Councilor Alley shared that his concern was that folks on the program may not be notified the funds are almost out, and would not be in a position to pay at the end of it, and the City may receive a huge cascade of disconnects. Councilor Anderson discussed concerns with Section 4, (o), which detailed compliance with Federal requirements and mandates. He didn’t feel that may be something in the best interest of the City without legal review. Councilor vonBorstel rescinded his motion, Cranston affirmed removing his 2nd. Council directed CA Glover to contact City legal counsel with the questions/concerns and report back at the next meeting.

**Discussion of Estimate of Costs for New Municipal Water Well**

CA Glover read a letter from Brad Baird that detailed the process to source, design, and permit a new well in Moro. Anderson Perry could do the work for an estimated $5,000 plus state permit fees. Mayor Perisho advised that a water study was done when the Cemetery Well was installed in the early 2000’s. A potential well source on Andy Anderson’s land was located, as well as one on City property. Cost of development/use was a concern, due to having to pump water uphill to the reservoir. Council President Anderson shared that the City has several projects going right now, and he would prefer a new well to be prioritized by the full Council as part of the yearly project priority process. Councilor Cranston indicated he was ok with starting the well rights/permit work, since it will take a while. Councilor vonBorstel shared that the City has not completed telemetry project and it has been a priority for a while now. Councilor Cranston shared he is good with prioritizing supply over telemetry, because existing system is working, and the City does not have a water surplus which makes him nervous. Mayor Perisho advised the last time the City worked to permit a new well it took 2 years. Councilor vonBorstel shared that in his view the City does have a surplus, if the system is functional/operating as designed. DPW English advised that static levels in wells are holding acceptably, but if the water system lost Cemetery Well in the middle of summer Hart and City Well could not adequately supply demand. Councilor vonBorstel shared that he is familiar with supply challenges for other communities in the County due to bulk sales of water to contractors, but Moro has not had that concern. Councilor Cranston indicated that Cemetery well was lowered, so summer static levels will be telling. In his view, it is better to have more supply than you need, especially when growth is considered. Council President Anderson shared that he did not have an issue with the project at face value, but he wanted it ran through a project priority/budget meeting and not rush it. Council directed CA Glover to obtain more info on the permit process.

CA Glover advised that he had a quote request out to a well contractor for a baseline estimate to install a new well,roughly equivalent to Cemetery Well.

**COMMENTS FROM CITIZENS CONCERNING ITEMS NOT ON THE AGENDA**\*None

**GOOD OF THE ORDER**

**Councilor Anderson** requested CA Glover to have a draft version of a water service agreement, and program rules for water sales outside city limits for the March 2022 meeting.

Meeting adjourned at 08:20 pm.

**The Next Council Meeting is scheduled for March 1, 2022 @ 7:00 p.m.**

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Bert Perisho, *Mayor*

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Date

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Attest, Erik Glover, City Administrator

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Date