**CITY OF MORO**

**MINUTES OF APRIL 06, 2021**

**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, April 06, 2021, 7:00 p.m,. The following were present Mayor Bert Perisho, Councilors Bryan Cranston, Andy Anderson, James Alley, Erik Glover-City Administrator (CA), John English-Director of Public Works (DPW), Kirk Fatland (Tenneson Engineering/City Planner), Steve Hainline (Azure Standard, Moro) Austin Greenfield (Moro) Dan Talley (Moro)

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

There was a motion **(Cranston/Anderson)** to approve the March 03, 2021 Regular Council Meeting minutes**. Motion Carried**

There was a motion **(Cranston/Alley)** to approve March’s bills totaling $30,201.88, check #’s 12739-12759, and 15108 **Motion Carried**

**Visitors/Correspondence**

**Steve Hainline, Azure Standard**– Shared that Azure Standard was experiencing issues with semi-truck traffic following GPS and crossing Bryan Cranston’s property, or going up Columbus street while following GPS and having to back down the hill. Steve also noted that existing signage adjacent to the Courthouse is obscured by trees, and proposed an “Azure Standard ahead” sign across from the Courthouse at Hood Street, and relocating the existing sign. Steve explained that his second request was for approval to open a road from Columbus to Azure Standard for truck travel only, so those that end up on Columbus don’t have to back down the hill especially in winter. Brief discussion took place on the access proposal, and it was generally concluded by Council that a large quantity of heavy thru truck traffic on Columbus, was not ideal given the road is not rated for constant heavy weight use, but an access road could be a good fire break for town. Council was generally in favor of the signage changes, if Azure worked with DPW English to meet required standards and placement locations. It was also noted that an access road is an option, but the City needs to do further research and no thru traffic signs may be a good option, and Steve Hainline should attend the May meeting for final discussion. Councilor Cranston noted that he gets quite a few trucks crossing his property, and has had some of them stop on his property and sleep there which is not the best.

**PUBLIC HEARING: Replat by Dan Talley- Corner of 3rd and Scott, Lot 4/5 Block 3 in Moro**

The public hearing was opened at 07:21pm. City Planner Kirk Fatland explained the process, and advised that this replat by submitted by Dan Talley and Jeremy Mark. Kirk presented the staff report, and suggested approval tonight based upon the submitted partition plat from Tenneson Engineering. Kirk Fatland also shared that Dan Talley had been working separately with Tenneson Engineering for the survey and replat. Dan Talley explained that he wanted to turn the lots 90 degrees to fix a lot line/setback issue with the existing home, and have two buildable lots.

No comments were heard from the audience.

CA Glover advised City Hall had no further comment.

No comments were received by the public.

Following brief discussion by Council, a motion was made (**Cranston/Anderson**) to approve the replat submitted by Dan Talley and Jeremy Mark. **Motion Carried**

Mayor Perisho noted that this proposal furthers the goal of residential infill very well.

**Citizens Comment Items on Agenda**

**\*None**

**PROJECT PRIORITIES** –

**WATER SYSTEM/Telemetry** –DPW English advised that Cemetery Well had been running on manual mode, Simtek came out and fixed the PLC to get it back online with automatic mode. He also advised City Hall Well house is expected to be completed soon. Brief discussion took place on VFD/PLC for the City, he noted that he and CA Glover last obtained bids/quotes in 2019 and would need to go out for bid to look at any upgrades. DPW English shared that extension of the wastewater irrigation area was being considered, to include adjacent area near Monkland Road. Estimated cost of $3,500 for pipe, and two new irrigation pod sets would be needed. DPW English advised that the addition of this piece would allow the City to irrigate, while haying is being done in existing parcels, the City would need to coordinate with DEQ on the process. Councilor Anderon also shared that he and DPW English did an extension of storm sewer system on 4th, and it now runs to Barnum Creek. A motion was made (**Cranston/Anderson**) to approve expenditure to extend irrigation to include new Monkland piece, with a not to exceed cost of $6,500. **Motion Carried**

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

DPW English advised that the City had paid the survey costs of the project. He has asked Brad Baird to hold off on further work, due to discussion regarding the possible expansion of the City limits.

**Barnum Creek-** DPW English advised that he had performed some more debris removal, burning and was planning additional finish work on Barnum creek bank following removal work. Councilor Anderson assisted him. DPW English advised that he had spoken with Rod Asher of the Sherman County Weed Department regarding potential herbicide applications, and the project was waiting on an application program. DPW English also shared he was working with Sherman County Soil and Water to get “Big Blue” bluegrass planted, under grant programs. Councilor Cranston advised that priority is cleaning under the Moore street bridge with MCP remote digger when it became available.

**Review of Long Term List and City of Moro Goals**- Councilor Anderson advised we would skip this item tonight.

**Discussion on Moro Council Political and Social Stances-** Mayor Perisho advised that cities were dealing with camping on City ROW across the state and would be wise to review city policies on it. Councilor Cranston advised he was good with doing the opposite of Portland. Brief discussion on covid-19 regulations, and the mandating of masks. A motion was made (**Anderson/Alley)** for citizens to use their best judgment on wearing masks within the City limits. The City of Moro does not mandate the use of masks. Business owners and individuals need to use their own judgment, and make that choice for themselves. Motion Carried

**PAST DUE WATER/SEWER ACCOUNTS** – CA Glover advised that there were 8 shutoff notices delivered. 7 paid, and the extended balance/hardship account was brought fully current.

**UGB Expansion in Moro**

Councilor Anderson advised that he requested this be on the agenda, and for Dan Talley to attend. Councilor Anderson Dan Talley recently purchased 118 acres adjacent to Apex/Pinkerton Lane and is looking into building homes on the property. Dan Talley explained that ideally the property could be brought into the City Limits for further development, but if that wasn’t possible he intended to build three homes on the property as it stands under County zoning. Councilor Anderson advised that the City needs to be planning ahead given the Pinkerton/Apex/Vista Lane sewer design project current being considered. Brief discussion took place on the proposal. Councilor Alley shared that he felt the City needs to check with property owner’s within the existing City limits first to see if anyone may be interested in selling or developing property. If no one wants to sell or develop property, then it makes sense to look at expanding, otherwise he is against UGB expansions unless that is done first.

Brief discussion took place on water service outside City Limits. Councilor Anderson clarified that the City gave water to the Fairgrounds, and Blaylock’s. Mayor Perisho advised that the fairgrounds water is an IGA with a governmental agency, and Blaylock’s water supply/spring was taken by the City decades ago when the lagoons were installed. Dan Talley requested clarification on what it would take to bring the field into Moro City Limits. Kirk Fatland, City Planner advised the process is very arduous. The state guideline is people live in cities and the rest is farm or forest land. He clarified that he was currently doing a UGB expansion for the City of Metolious for a sewer treatment plant expansion, and numerous groups were closely watching it. Kirk shared his professional opinion was that it is unlikely to be approved by the state for purposes of residential use, especially considering the amount of undeveloped residential land undeveloped within Moro. The fact that Moro’s population is slated to decrease long term, according to Portland State University population surveys also complicates this. Dan Talley inquired about 10,20,40 acre addition. Councilor Cranston shared that it seems like the same odds as 118 acres, so if it is gonna be requested then it’s probably best to go for it. Kirk Fatland shared that the state uses the metric of undeveloped property within City limits, so any of it seems grim, but more information would be had once the Housing Needs Analysis is completed by him.

Dan Talley clarified if it would be possible for the City to provide water outside City Limits? Councilor Alley inquired as to if Azure Standard is willing to sell their existing platted residential lots. Steven Hainline (Azure Standard) noted that it is not his department, but anything is possible though. Dan Talley shared that is isn’t really concerned about what other’s do, he just wants to develop is own property. Kirk Fatland advised that unfortunately, what Azure does on their property does impact your proposal Dan. Their lots are platted, existing zoned residential and the state is big on saving EFU land. Most likely going to be required to pursue that development first.

Dan Talley inquired as to if it would be possible to get City water and sewer outside the City limits. Mayor Perisho advised that the University of Idaho did a study for the city a number of years ago, and the general consensus was that it was not in the best interest of the City of do that.

**Discussion- City Planner Kirk Fatland Moro Zoning Ordinance**

Kirk Fatland advised that the primary way cities control design in a city is a historic zone. He feels that a better option for the City of Moro would be making a list of design features required in the commercial zone, and proposals could be approved based upon that and makes enforcement easier.

Councilor Anderson inquired as to if other cities are facing similar issues? Kirk Fatland advised that yes, they face issues with proposals too, but the City of Moro’s issue seems like it could be fixed with a simple solution. Councilor Anderson requested that Kirk go over City of Moro Zoning Ordinance pertaining to manufactured home standards with CA Glover as well. Kirk Fatland suggested that with the age of the City of Moro Zoning Ordinance, it would be best to review the document in its entirety with staff and Council and go over proposed changes line by line.

**FEMA HMGP Grant Status Update for Municipal Well Backup Generator**

CA Glover shared that the City started the process a couple of years back, for a grant from FEMA for a backup generator at Cemetery Well. He recently received word that the proposal looks like it is gonna be approved. The grant is 75/25 cost share, so at $150,000 we are estimated to be around $38,000 our portion. We previously line itemed $20,000 in this budget for cost share on this project Cost have increased though, so he proposed Council look at adding at additional $20,000 to previous budget allocations of SIP dollars for a combined City total of up to $50,000 for backup generator in the event is it approved.

**2021 Moro Cemetery Grant Application Oregon Historic Cemeteries Commission**

CA Glover advised that the City was previously successful for this grant, and he seemed to have a good repertoire with the Commission. He advised applications were being taken again and he wanted to get after it and see if the City could be successful twice. He shared that he and DPW English had some discussions about other potential improvements. We felt that a flagpole is needed at the Cemetery, as well as to hire a survey crew to come in and dual corner mark all the plots. Not so much of an issue in the lower half, but the upper half is relatively unused. I’d like to also install plot markers to label each plot.

He clarified that he had idea what the project costs are, survey estimate is $4,500 to $5,500 alone. The max grant amount is $8,000, although it will be set at award time, due to the impacts of covid. CA Glover shared his request is to go after the max grant I can get us, for the purposes of purchasing/installing flagpole at the Moro cemetery (installed by JE/Myself) , hiring a survey crew to corner mark the plots, and the purchase/installation of lot physical markers, contingent upon final funding amount. It was generally concluded by Council for CA Glover to proceed with an application for the purposes described.

**SEI ETHICS FILING DUE ONLINE BY APRIL 15th**

CA Glover reminded Council SEI filings are due by April 15th. They will be receiving emails, and one filing covers multiple boards.

**2021-2022 Budgetary Items**

1) Consumer Price Index (CPI) water sewer rates- CA Glover shared water and sewer rates would be increasing to $106.85 per rmonth/per edu, water $52.78 per EDU, and sewer $54.07 with CPI increase effective July 1, 2021.

2) Capital Improvement- DPW English requested to move forward with irrigation at Monkland, and to save money for terracotta removal.

3) EMPLOYEE COLA/RAISE- CA Glover shared that he provided a salary survey for local cities based upon similar population, and tax base. Last year City staff received a COLA, but no performance or merit raises. Historically the City followed the COLA given to County employees, which was 2.5%. A motion was made (**Anderson/Alley**) to approve a 2% COLA for City of Moro Employees **Motion Carried** Discussion was held on current staff wages. It was noted DPW English was in the correct pay range, but CA Glover was due for an adjustment. A motion was made (**Cranston/Anderson**) to approve a pay wage of $25.00 per hour for CA Glover, inclusive of the 2% COLA. **Motion Carried**

**SIP/VERIZON FUNDS PLACEMENT/ COUNCIL PROJECT PRIORITY LIST**

CA Glover advised that the City has $67,000 pending from the federal government stimulus program, the funds can be used for infrastructure and thought it would be wise for the City to use those funds to finally knockout the PLC upgrade project. Following brief discussion by Council a motion was made (**Anderson/Alley**) to allocate $100,000 in 2021-2022 SIP funds as follows: $50,000 to Apex/Vista/Pinkerton Sewer System and Terracotta Removal in Moro, $20,000 to PLC/Water System, $30,000 to Backup/Emergency Generator **Motion Carried**

Council Anderson advised that it may be wise for the city to look at a rock production program in the next 3-5 years for a chip seal renewal of City streets. DPW English advised that he had completed the sidewalk inventory that the Council requested previously.

**BUDGET COMMITTEE APPOINTMENTS**

CA Glover requested a motion to appoint Dave Messenger, Jerrilea Mayfield, Shawn Payne, and Jim Payne to budget committee for 21-22 FY. Also that he was proposing Monday May 10th at 7pm, or Wednesday May 12th at 7pm for budget committee meeting, and requested any known conflicts with either by Council. None were heard. A motion was made (**Anderson/Cranston**) to appoint Dave Messenger, Jerrilea Mayfield, Shawn Payne, and Jim Payne to Moro budget committee for 21-22 FY. Motion Carried

**MORO CITY WIDE CLEANUP DAY**- CA Glover shared that Saturday June 12th was the proposed date for City wide cleanup day, and requested clarification if a metals trailer was wanted this year. Council approved June 12th as the date, and approved a metals trailer. DPW English would make contact with local scrap haulers who may be interested.

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

**GOOD OF THE ORDER**

**DPW English-** Shared that a nuisance letter may be appropriate for 106 1st Street in Moro, given its current state.

Mayor Perisho- Suggested that Greg Marvin receive one as well regarding his pine tree.

Councilor Cranston- Inquired as to if the City of Moro was taking care of the Cemetery now, or if Robert Powell was still doing it? Robert Powell told him he was done. DPW English- Advised that he had not heard that from Robert, but that the Cemetery would be mowed/taken care of before Memorial Day either way.

With no further business the meeting adjourned at 09:13 pm.

**The Next Council Meeting is scheduled for May 4, 2021 @ 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