**CITY OF MORO**

**MINUTES OF AUGUST 03, 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, August 03, 2021, 7:00 p.m,. The following were present Mayor Bert Perisho (Call In), Councilors Andy Anderson, James Alley, Seth vonBorstel (via call in) , Bryan Cranston, Erik Glover-City Administrator (CA), John English-Director of Public Works (DPW, via call in), Kirk Fatland (Tenneson Engineering/City Planner), Dan Talley- Moro, Jeremy Mark-Moro

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

There was a motion **(Cranston/vonBorstel)** to approve the July 2021 Regular Council Meeting minutes**. Motion Carried**

There was a motion **(Cranston/vonBorstel)** to accept and financial report approve July’s bills totaling $26,581.37, check #’s 12820-12834, and 15112 **Motion Carried**

**Visitors/Correspondence**

**Letter from Cindy Heater-Judah Regarding Vacant Land Town-Hall** – CA Glover shared that an email letter from Cindy Heater-Judah was in the Council Packets. He explained that she was inquiring about the recent town hall meeting regarding vacant lands. She expressed concerns/questions with potential property tax increases, utility bill increases, traffic/privacy concerns, and a concern about a forecasted population decline in Moro making it unwise to invest in developing land. CA Glover advised he responded to the email, and response was in the packet. His response confirmed that property taxes are capped at the permanent rate of 5.5232 per $1000 of assessed value via Measures 5/50, with increases only allowed by ballot measure/levy, as far as he is aware. Further that, the population decline is correct it is a goal of the City Council to explore options on how that can be prevented. Having a population to support current and expanded business options, more kids in the school system, and overall to prove that prediction false is, is a goal of the Council. The City is not conducting a housing development, but merely trying to determine what vacant land owners are interested in doing with their property in the City limits. #1 if they are interested in developing any of that land, #2 what their biggest hurdles are to that development, #3 to put information regarding County incentives for development with the developers, and #4 what the City can do to facilitate development such as extending/developing roads, extending or developing or increasing capacity of infrastructure such as water/sewer, #5 to keep this feedback in mind for the City to pursue additional outside funding sources such as grants to assist developers. It was generally concluded by Council that the response was appropriate, and nothing further was suggested.

**Citizens Comment Items on Agenda**

**\*None**

**PROJECT PRIORITIES** –

**WATER SYSTEM** – DPW English advised that the water system is operating well at present. He would be doing a service line freeze to facilitate a new service on 3rd Street. The project was a little bit behind due to staffing limitations, and mechanical malfunctions with the City backhoe.

**Wastewater-** NA

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

DPW English and CA Glover advised they had no update.

**PAST DUE WATER/SEWER ACCOUNTS** – CA Glover advised that there were 5 shutoff notices sent, and 4 paid. He also detailed two unique account situations for Council review. He added that MCCAC had utility assistance funds available, he sent notices to all of the parties on the shutoff list.

**Kirk Fatland City Planner Urban Growth Boundary Expansion in Moro and Cost Estimate**

CA Glover advised that he and Planner Kirk Fatland had no updates, just a place holder for follow up.

**Kirk Fatland City Planner Moro Zoning Ordinance Revision-**Planner Fatland advised that the packet info includes information from Condon, Maupin and Metolius. The goal of the zoning ordinance revision is to have clear guidelines for developers, and something easy to administer. Council President Anderson inquired as to why Apartments were a conditional use, thought that they would be better as a permitted use. Kirk advised he would make that change. Mayor Perisho inquired as to why residential name plates/signs were listed. Councilor Cranston explained that it is important to have standard address locations for easier property location by EMS. Councilor vonBorstel explained in his view it doesn’t make sense to regulate room rentals of private property. Mayor Perisho clarified it was only for vacation rentals like Air BnB. Councilor Cranston advised that regulating home occupations were a concern for him as well, he didn’t feel it was appropriate to infringe on people’s rights.

**ODOT ADA RAMP PROJECT**

CA Glover shared that the City received an estimate from ODOT/HDR to replace at least 3 Highway 97 terracotta crossings, as an add work under the agreement. The estimate came back at around $300k, if the project went into contingency, which is seems likely most projects do. The City has previously line itemed around $100k in SIP funds, and may be able to flex it up to $150k best case.

DPW English advised that he was working to get a TV inspection done, it will require a special TV camera inspection system.

Discussion arose pertaining to installing a new service from Bidwell to 1st street in the sidewalk. Council President Anderson inquired as to if the crossings can be abandoned, and do one single new crossing at 1st/97. DPW English advised that he thought it may be possible. Council President Anderson indicated that may be the best idea, and then do separate projects for laterals. CA Glover was directed to explore financing options for up to $500k, to finance the project.

**FEMA Backup Generator Project Water System**

CA Glover advised that he had reached out to Anderson Perry for an update on what it would cost to engineer review system spec, and produce bid docs. He had not received a response. CA Glover advised that he reached out to Tenneson Engineering with the same request and had not received a response. He was requesting direction from Council, as the project was on hold until this can be done. Council directed CA Glover to follow up with both once more, set a hard deadline and then to contact Pioneer Engineering in Goldendale, Washington for a quote as well.

**Kirk Fatland City Planner City of Moro Fee Schedule Revision**- CA Glover advised that Kirk Fatland obtained fee schedules from other local communities which were in the packet, as well as a draft version for Moro, but it was not ready for adoption tonight. Brief discussion took place on the aspect of charges accruing for questions related to planning. Councilor Anderson clarified that a small City with limited staffing has to rely on outside services, such as what the City of Moro does with Contract Planner Fatland. Council requested the fee schedule be brought back next month for consideration and adoption.

**City of Moro Water/Sewer Service for New Fairgrounds Arena**

CA Glover advised that the City had sent a response from Brad Baird/Anderson Perry Engineers to Jeff Schott who was the engineer on the project. At present, they are waiting for a response from Jeff Schott.

**City of Moro Vacant Land Town Hall Review**

CA Glover explained that town hall notes were in the packet, and went over a summary of them. Planner Fatland advised he and CA Glover have reached out to a few developers from the town hall, with some clarifying questions and provided a brief summary of the responses. Council President Anderson advised that he had spoken to Mark Corey about his interest in fixing a lot line issue, and shared Mark Corey may stop by City Hall to evaluate the process to fix that.

Dan Talley-Moro inquired about the status of the potential UGB expansion, as he and Jeremy Mark were trying to develop their land. Discussion took place on the UGB matter. CA Glover was directed to place water service outside City limits for residential homes next month on the agenda.

**7-29 Addition- Moro Cemetery Audit/Inspection**

CA Glover advised that the City had received an audit inspection request from the Oregon Mortuary and Cemetery Board for Cemetery records. He advised that it was an every 2 year process, he expected the new grant funded digitized Cemetery record and management system to make it smooth sailing, but would keep Council updated as it progressed.

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

**GOOD OF THE ORDER**

**Councilor vonBorstel-** Shared that he wanted to remind teleconference attendees to mute themselves when they were not actively speaking.

Councilor Anderson- Inquired with DPW English about people from Wasco and Grass Valley using the Moro burn pile. Councilor Anderson requested notices go out on next water bill that the pile was provided as a service for Moro residents only, and the post office.

Meeting adjourned at 10:07 pm.

**The Next Council Meeting is scheduled for September 7, 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