**CITY OF MORO**

**MINUTES OF SEPTEMBER 7, 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, September 07, 2021, 7:00 p.m,. The following were present Mayor Bert Perisho, Councilors Andy Anderson, James Alley, Seth vonBorstel, Erik Glover-City Administrator (CA), John English-Director of Public Works (DPW), Nick G. (unknown location), and Cindy Heater-Judah (Moro)

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

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

There was a motion **(vonBorstel/Anderson)** to accept and financial report approve August’s bills totaling $42,456.59, check #’s 12836-12852, and 15113 **Motion Carried**

**Visitors/Correspondence**

**Cindy Heater-Judah Nuisance Complaint Form Regarding Dog Nuisance** – CA Glover shared a nuisance complaint form received by the City from Cindy Heater-Judah regarding barking dog nuisance, letter was read into the record. Cindy Heater-Judah shared additional information about the matter and indicated it had stopped. Council discussed the matter and authorized CA Glover to send a nuisance letter to relevant land owner if the issue reoccurred.

**Citizens Comment Items on Agenda**

**\*None**

**PROJECT PRIORITIES** –

**WATER SYSTEM** – DPW English advised that it was time for annual samples. He advised he would be taking the SOCR samples to a lab in Portland. Councilor vonBorstel shared that it would be wise for the City to consider bulk water sales for wind tower use, if the company offered to install and donate a well to the City. DPW English shared it would be wise for the county to evaluate installing a new well too. Councilor Alley shared that he would only be a proponent of such an offer if the well draw down, only occurred after a new well was operational due to challenges some other Sherman County cities have faced with that usage.

**Wastewater-** NA

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

DPW English advised he left a voicemail for Brad Baird, he returned the call and will be on site September 15th to finalize plans.

**PAST DUE WATER/SEWER ACCOUNTS** – CA Glover advised that there were 4 shutoff notices sent, and 4 paid. One account came in and paid it ahead.

 **Kirk Fatland City Planner Moro Zoning Ordinance Revision-**CA Glover shared that Kirk Fatland was unable to attend tonight, due to another meeting obligation, but work was pressing forward and an update could be expected in September.

**ODOT ADA RAMP PROJECT**

CA Glover advised that he had financing requests out to Sherman County, Business Oregon, and Bank of Eastern Oregon for a $500,000 loan for infrastructure. No updates at this time, but Business Oregon was at least 6 months out from application to award. CA Glover shared an email from ODOT that advised the City that work to installing a single crossing, with laterals in the sidewalk from Barnum to 1st was not possible. Mayor Perisho advised that his suggestion was for the City to sign the IGA, without crossings add on project, so Moro is not liable for the expense of that ADA work at a later date. A motion was made (**Anderson/vonBorstel**) to Approve the IGA as presented. **Motion Carried** Council discussion took place, and it was determined that the City would still like to get at least 1 crossing, on 1st replaced via add work agreement, if possible, but the project would not be held up. Mayor Perisho advised that it would be smart to have a shelf ready project for 1 crossing.

**FEMA Backup Generator Project Water System**

CA Glover advised that he had not received an update from Anderson Perry, Tenneson Engineering said they were too busy for the work, Pioneer Engineering in Goldendale never responded, and he needed direction so the project could go out for bid. CA Glover indicated that previous quotes from Anderson Perry came back at around 10% of project cost for engineering, or $12,000. He had estimated around $3,000 for the project budget, so a budget adjustment would most likely be needed, in addition his work to obtain an initial full project estimate for budget purposes was 2-3 years old, due to generalized pricing increases with Covid and inflation he felt it would need to also take place for that. CA Glover also shared he reached out to Jeff Schott for a quote on project engineering/bid documents, and it came back at $8,500. A motion was made (**Anderson/vonBorstel**) to approach Jeff Schott for engineering services/bid documents on the proposal, and to have the budget adjustment available for their approval at next meeting. **Motion Carried**

**Barnum Creek**

DPW English advised that he borrowed a remote digger machine from Mid Columbia Producers and removed 6-7 yards of sediment out from under the Moore Street bridge, and it should be good for a long time. DPW English also added that a Barnum Creek tree fell recently on Apex shop property, and another one fell out by the lagoon recently, due to them being rotted. DPW English advised that he would like to do some preventative maintenance on the dead trees. Councilor vonBorstel shared it would be wise to contact an certified arborist to come in and inspect every tree, not a tree trimmer.

**Moro Cemetery Audit/Inspection**

CA Glover advised that all documents were sent, and the City is waiting on a response from the Oregon Mortuary and Cemetery Board.

**City of Moro Annual Fee Schedule Revision/Bulk Water Rates**- CA Glover advised that this process typically takes place in April of each year. The City got delayed due to discussions around some of the charges. CA Glover indicated that most of the numbers remained the same as previously established by Council following a comparison analysis with other local cities. CA Glover indicated most of the changes centered around increasing the base filing fee for land use planning actions to be more accurate, clarifying that planning invoices are due/payable at the time of building permit signoff, and increasing bulk water rates. CA Glover shared that he felt the planning fee increase would a net win for the public. At present, the initial filing fee is rather small, and applicants are invoiced for contract planner time, and administrative costs for land use actions. He indicated these practices would continue under the revised fees, but the higher upfront charges would be more realistic with the actual cost of the applications, so it should reduce the “big bill surprise” applicants occasionally get. Brief discussion took place on the Resolution and Councilor Alley indicated that it looked good, with the exception of the water/sewer rates showing last fiscal year’s charges. A motion was made (**Anderson/vonBorstel**) to accept the Fee Schedule as presented, with the exception of changing monthly w/s fees to the current/current year charge. **Motion Carried**

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

CA Glover advised that the City had received a response from Jeff Schott regarding forecast annual demand, it was sent to Brad Baird and the City was waiting for a response. CA Glover advised that he proposed a 1 EDU monthly increase for the facility, it was currently billed for 1.5 EDU’s. Councilor vonBorstel shared that he ran the math on the facility, and at the bulk water rate it would be around $270.00 per year. At present the facility pays around $1,300. He explained that due to the limited increase on an annual basis, he is inclined to leave the rate as is, at 1.5 EDU’s until such time as the event center becomes busy/more than annual fair. A motion was made (vonBorstel/Anderson) to the Keep the Fairgrounds water/sewer service billed rate at 1.5 EDU’s per month, as is until further notice Motion Carried

**City of Moro Comprehensive Plan Amendment Discussion**

Mayor Perisho shared a letter from Contract Planner Fatland, who advised that the City can setup a process to supply water outside city limits, via a comprehensive plan amendment, but can’t supply sewer service. He would like direction on what the Council wanted to do. Councilor vonBorstel shared that he thought the process would be lengthy, and his suggestion is to advise Dan Talley/Jeremy Mark to install wells. Councilor Anderson advised that his preference would be to do a full UGB expansion. Councilor Alley shared that he would be ok with moving forward with the comp plan amendment, as long as the water used is metered and limited length, such as only being available for properties that immediately touch/border Moro city limits. Councilor Alley shared further that his preference is to hear what the public has to say about it. Mayor Perisho shared that if the City wants higher end housing, it needs to look outside of infill only. A high end homeowner, won’t ever build between two mobile homes, and he was in favor of moving forward with a comp plan amendment. Councilor vonBorstel shared that private residential wells would be quicker than the Moro policy can be amended. A motion was made (**vonBorstel/Anderson**) to direct Planner Fatland to proceed with the comp plan amendment process. **Motion Carried**

**Dan Talley/Jeremy Mark Moro Water Service Request 2 Homes Outside City Limits**

Brief discussion took place on this item. It was noted that at present the City cannot approve this request, due to it being specifically prohibited in the comprehensive plan. Council could not approve tonight, but they are making it possible to consider the request at a later date.

**Proposal to Transfer/Gift Old Moro Antique Store Ownership to City of Moro**

CA Glover advised that the City had received a unique request. A representative from a legal firm representing an estate inquired with the City if they would be interested in receiving for free/being deeded the Old Moro Antique store property, across from Bank of Eastern Oregon. CA Glover advised his initial concern was liability, and potential demolition costs so he ran it by legal. Legal advised that it was a valid concern, some of that could be addressed by setting up a corporation to own the property, and commercial ground in Moro was limited so it may not be a bad option for the City to consider. CA Glover also added that at present, he is unsure as to specifics of the request. How much land it includes, and whether the request includes furniture/fixtures/equipment and inventory in the building currently, he had clarifying requests out and would update later. CA Glover also added that he is familiar with a USDA Grant, with specific targeting towards rural communities for a community facility and felt this building may qualify. Brief discussion took place on the request and it was generally concluded by Council to wait for further information.

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

**GOOD OF THE ORDER**

**Mayor Perisho-** Shared that he wanted to thank DPW English for his hard work digging out under the Moore Bridge, it is in good shape now.

**DPW English**- Shared that he wanted to thank Mid Columbia Producers for letting him use their remote digging machine, it made the job easier.

**Councilor Anderson**- Inquired about the status of the spraying/mowing at the Cemetery. DPW English advised that the City was working towards getting it done again, with the borders already being weedtrimmed, and some mowing being done. He further advised that Sherman County Weed District has declined service at the Cemetery. DPW English also added that the fact that the City is responsible for maintenance, instead of getting a big surprise with an overgrown property should make it easier to get started on earlier next year.

Meeting adjourned at 08:12 pm.

**The Next Council Meeting is scheduled for October 5, 2021 @ 7:00 p.m.**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bert Perisho, *Mayor*

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Attest, Erik Glover, City Administrator

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date