**CITY OF MORO**

**MINUTES OF DECEMBER 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, December 07, 2021, 7:00 p.m,. The following were present, Mayor Bert Perisho, Councilors Andy Anderson, Bryan Cranston, 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, Steven Hainline Azure Standard Moro Oregon, Nick Gall Azure Standard Moro Oregon

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

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

There was a motion **(Anderson/Cranston)** to accept the financial report and approve October’s bills totaling $82,568.98, check #’s 12883-12906, and 15116 **Motion Carried**

**Visitors/Correspondence**

**Thank you Letter Moro City Park –** CA Glover advised that the City received email correspondence pertaining to the Moro City Park from Paul and Donna who travel through the area frequently, thanking the City and its Staff for the clean restroom facility. Mayor Bert Perisho read the letter into the record.

**\*Add: 12-1-James Baisinger Azure Standard-Director of Special Projects- Housing Development in Moro** **–** James Baisinger advised that he was previously Director of Operation for Azure Standard between 2014-2018, and is currently working as Special Projects Director. James Baisinger shared that Azure had been experiencing extreme growth as a company in the last couple of years, and future projections are rapidly increasing. The company needs more space in Moro, will need to hire more employees and time is of the essence. The company was currently evaluating a new building in the Midwest of the United States, a turn-key larger building in the local region, or an expansion of the Moro facility. James Baisinger also shared that housing in the area is a problem for staff and the company was proposing a multiple phase approach. The 1st phase would be to increase/expand Moro warehouse size, and to evaluate using the Old Moro Grade School as employee housing, the 2nd phase would be development of Azure land adjacent to the warehouse for employee housing. James shared that the current Old Moro Grade School owner has accepted a purchase offer, but the offer is contingent upon the companies mixed use proposal office space for logistics department and, employee housing expansion being approved by the City. The goal was apartments, mixed use temporary rooms similar to a “Hostel”, and office space for its logistics department. James Baisinger shared that in many cases customers of Azure Standard have a desire to come out and work for the company, on a temporary basis. Brief general discussion took place. James clarified that he was looking to house 50 people in the Old Moro Grade School. The Council thanked James for the introduction, and looked forward to obtaining further information once a land use application for a conditional use permit is submitted.

**Citizens Comment Items on Agenda**

\*None

**PROJECT PRIORITIES** –

**WATER SYSTEM** – DPW English advised 2021 water tests are complete, and the annual report was due which he would be completing soon. **Wastewater-** DPW English advised that pursuant to previous Council guidance, additional quotes were solicited for tree removal at the sewage lagoons. The 2nd quote came back at $1,000 per tree, for a combined total of $2,000 to fall the trees away from Barnum Creek, and would proceed with that contractor. DPW English further advised he would have to do some minor tree work once they are fallen, but didn’t feel that would be an issue.

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

DPW English advised he had no further updates.

**Kirk Fatland City Planner Moro Zoning Ordinance Revision-**City Planner Kirk Fatland advised that the industrial zone was the last one to go through in Moro. Following the last meeting, CA Glover performed a survey of other cities w/s rates for ADU’s or Accessory Dwelling Units. The research indicated a common fee structure was 75% of the SDC fees for an equivalent single family home, and monthly user rate. Brief discussion took place on the aspect of permitting existing ADU’s that exist in Moro, and address concerns for emergency services. Planner Fatland advised that the goal would be to bring them into compliance as permitted/lawful,and paying for services.

Planner Fatland also provided a summary of short term rental regulations. Some common regulations include limitations by number of months per calendar year, specific zones, or limiting entire dwellings being used for short term rentals. Brief discussion took place on the impacts of STR’s in other communities such as Terrebone/Redmond, Oregon. It was general concluded by Council a conditional use may be the most appropriate avenue. Planner Fatland advised he would do some more research and update Council at a future meeting. Planner Fatland also shared that the revised industrial zoning ordinance had setbacks left at 6 feet, and requiring no additional setbacks for Highway 97. Mayor Perisho advised that setbacks from Highway 97 may be controlled by the State Highway Department, so it was worth further investigation. Planner Fatland advised he would do so. One additional change to the industrial zone was a requirement of 1 parking space per employee, and hours of use left as is, due to impacts with High School. The entire ordinance needs to be compiled, but he expected a first draft in February 2022.

**Kirk Fatland City Planner Comprehensive Plan Amendment**

Planner Kirk Fatland advised that DLCD was notified as required, but he did not get the required newspaper notices to CA Glover in time for publication for this meeting, so it will be shifted to the January 2022 meeting. **FEMA Backup Generator Project Water System**

DPW English shared that the project was supposed to be out to bid, but had not heard from Anderson Perry Engineering. CA Glover advised that he reviewed the final bid documents, but the project was waiting on final engineering review/approval, and he also didn’t hear from Anderson Perry, and had no updates from engineering for Council. Following brief discussion, Council authorized Mayor Perisho and CA Glover to draft a letter to Anderson Perry Associates requesting they expedite and improve the communication on this project, and other pending Moro projects.

**ODOT ADA RAMP PROJECT**

CA Glover advised that he had no updates.

**PAST DUE WATER/SEWER ACCOUNTS** – CA Glover advised that there were 5 shutoffs sent, 5 paid. The individual who submitted the declined hardship request last month was fully paid up.

**City Council Project Priority List** CA Glover advised that included in the packet was the 2019 Department of Public Works Project List, and the 2020 Council Goals list. He noted that a review of the 2019 DPW Project List shows the vast majority of the items are completed, thanks to DPW English. CA Glover further advised that no action was needed tonight, he wanted Council thinking about it going forward through the holidays. It was generally concluded by Council to review this list, and set a new one in February. CA Glover was to set a date for a work session for the discussion.

**DLCD Technical Assistance Grant Status Update**

CA Glover advised that unfortunately the City grant application to the Department of Land Conservation and Development was not awarded a grant.

**Addition 12-7-21 City of Moro Parking Rental Request**

**CA Glover-** Advised that he received an interesting request earlier in the day. A contractor on the new Demoss substation project was requesting space to park a semi-trailer with equipment, and a few trucks while on the project. Typically they stored them on site, but were unable to do so on this project. They desired a locked and gated area for two weeks, and were interested in renting space from the City. CA Glover further advised that a gated area was not a requirement, as they would install their own fence. CA Glover advised he put them in contact with the Sherman County Fairboard as well, who may have acceptable space at the Fairgrounds. The only area that met the criteria for Moro was the burn pile, and depending upon sizing of the fenced area may impact the burn pile. Brief discussion took place, and it was generally concluded by Council to authorize CA Glover, Mayor Perisho, and DPW English to make it happen, if fee was in the best interest of the City, liability was properly addressed, land would be returned as good as or better condition than initial, and the contract had all pertinent items.

**Moro Cemetery Flagpole**

Council President Anderson inquired about the status of the Moro Cemetery flagpole project. Staff advised it was on the backburner as they evaluated options. Council President Anderson advised a telescoping flagpole would be a good option, but may create a problem for half staff use. DPW English advised he and CA Glover would have some options for review at the next meeting.

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

**GOOD OF THE ORDER**

**DPW English-** Shared that he wanted to thank for the Moro Rural Fire Protection District for their generous offer to contribute funds to the City contribution on the grant funded Cemetery Well backup generator project. He also wanted to thank CA Glover for all the hard work on the grant it was a multi-year effort.

**Council President Anderson**- Provided a status update on the Council TV shelf. He advised DPW English did his part and got the wood and supplies, and weather was delaying Council President Anderson on putting it together, but would get it done soon.

**Councilor Cranston-** Advised that the Moro Fire Department desperately needs volunteers, they were down to 4 people, he joined and hoped others in the community would consider it as well.

Meeting adjourned at 08:10 pm.

**The Next Council Meeting is scheduled for January 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