

CITY OF MORO
MINUTES OF October 3rd, 2023
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, on Tuesday, October 3rd, 2023; at 7:00 PM. The following were present: Council President Andy Anderson, Councilors Bryan Cranston, James Alley, and Travis West. City Staff: John English- Director of Public Works (DPW), and Brittany Wood-City Administrator (CA). Citizens: Roberta Aldrich, Perry Thurston, and James Basinger (Azure) Remote Attendees: None.

CALL MEETING TO ORDER

The council meeting was opened with the Pledge of Allegiance and called to order at 7:00 PM by Council President Anderson.

CONSENT AGENDA-MINUTES-BILLS-FINANCIAL REPORT-

The minutes from September's Council meeting were reviewed, and a motion was made to approve the minutes as presented **(Alley/Cranston) Motion Carried**. The financial report for September was reviewed for Check 13336-13351, 15140 with bills totaling \$27,243.41. A motion was made to approve the financial report as presented **(Cranston/ West) Motion Carried**.

COMMENTS FROM CITIZENS (Agenda items ONLY)

Perry Thurston requested that Staff Reports be published on the agenda, to allow review of items by the public, and to allow public comment.

VISITORS – CORRESPONDENCE –

None Heard.

OLD BUSINESS-

Project Updates/ DWP Staff Report- ODOT ADA ramp correction project- DPW English followed up with Wade Luckman of ODOT. No timeline was given for the punch list review, or the completion of the palletized bricks. Council President Anderson requested that City staff ask to be CC'd in all correspondence between ODOT pertaining to any further discussion; additionally, it was requested to ask for a timeline for project completion, knowing that winter weather will hit the region in the coming months. The USDA building has been connected to city-provided utilities. The paving of Lone Rock Road will be completed in the coming week. Cemetery Reservoir update- It was suggested by Engineer Brad Baird, to consult with the reservoir manufacturer and see if other water reservoirs have had similar leaks, and what those municipalities did to remedy the leak. Engineer Baird suggested sealing the entire floor of the tank could be a feasible solution to the leak. FEMA Generator start-up with Generac and Over the Bank Construction has been scheduled for October 18, 2023.

City Hall Staff Report- CA Wood advised that Planner Fatland had applied for a grant with DLCD in July to revise the City's Comprehensive Plan. Confirmation was received that the City of Moro was awarded Grant Funds. More detailed information will be released on the final award amounts. CA Wood will follow up with Planner Fatland to coordinate the work sessions to coordinate with the same nights as City Council meetings. The City is nearing the close-out phase of the FEMA generator Grant, the start-up of the Generator has been scheduled which was the final detail to coordinate. Upon

successful start-up, final payment will be issued to Over the Bank Construction, and Mrs. Wood will work to close out the entire grant process thereafter. The project in its entirety is scheduled to finish under the approved budget of \$149,500.00.

NEW BUSINESS-

Past Due Water/ Sewer- The status of 4 past due water/sewer utility accounts were reviewed. Disconnect notices will be sent for past-due amounts. A lien will not be placed on the previously discussed property at 309 Main Street; the deposit will be credited to the past due amount of the bill.

Resolution 2023-07- declaring certain fixed assets as surplus- It was determined that there is a need to declare the City's White Diesel Chevy S35 and Green, Gasoline Chevy S10 as surplus. Resolution No 2023-07 was discussed and a motion was made to declare the vehicles as surplus and set a minimum bid of \$500.00 for the C35, and a minimum bid of \$250.00 for the white S10. CA Wood will publish the bid procedure in the paper and on the website.

Main Street Facade 2022-23 Close-out Hotel Moro- Amanda West, Owner of Hotel Moro submitted project closeout information for Hotel Moro. Mrs. West provided documentation that the project finished under budget, and requested \$4,071.98 in reimbursement. CA Wood confirmed that the requested amount met the project guidelines, and all terms of the project were met. A motion was made to issue close out payment to Hotel Moro, LLC. in the amount of \$4071.98 (**Alley/ Cranston**) **Motion Carried. West Abstained.**

Review of RFP- City Attorney Services-

CA Wood published an RFP for Attorney Services in The Times Journal when it was discovered that the current attorney contract the City was operating on was open-ended and up for renewal. The RFP prompted three proposals from Local area attorneys. One Attorney requested to withdraw their proposal; the remaining two proposals were reviewed by the City Council. After a review of the proposals, a motion was made to select Wyatt Baum, of Baum Smith LLC to represent the City of Moro. Mr. Baum operates out of La Grande and received incredible remarks from the references provided. CA Wood shared with the Council members that Attorney Ruben Cleveland, will not require a 30-day written notice to end the current contract. Mr. Cleveland assured the City that he would help this transition be as smooth as possible. A motion was made to select Wyatt S. Baum to represent the City of Moro, fulfilling the published RFP (**Cranston/ West**) **Motion Carried.**

COMMENTS FROM CITIZENS CONCERNING ITEMS NOT ON THE AGENDA-

James Basinger with Azure Standard stated that the construction of the warehouse fell behind schedule, which impacted the paving schedule. Mr. Basinger stated that Azure was hesitant to pave the parking lot, as to avoid unnecessary wear and tear on the asphalt caused by the construction vehicles, as the construction phase concluded. The City Council discussed the matter, reflecting on the 1-year review of the Conditional Use Permit (CUP) that was held in July 2023— At that time, it was verbally agreed upon that Azure had been granted an initial extension until October 2023 to complete all terms on the CUP. Further discussion was heard. Councilor Cranston raised the question of how construction traffic differs from that of standard operational traffic when running a distribution center. No answer was heard. The City council did not elect to offer or accommodate a second extension on the CUP. It was noted that Azure was already beyond the timeframe established in the initial CUP, and that a Certificate of Occupancy on the new half of the building would not be signed off on, until all conditions on the CUP were met, including the drainage plan and the paving of the parking lot and road. Mr. Basinger stressed that maintaining an open line of communication is of top priority to Azure. Council Member Alley stated that he would welcome a written statement from David Stelzer , to outline the remainder of the project in specified detail if an extension was needed. Council President Anderson shared that if a

letter is reviewed at the next council meeting, requesting an additional CUP extension, then the deadline for the first extension would be exhausted by that point- causing the CUP to be in violation. It was determined that Azure had previously been granted an extension to their CUP in July 2023, and the City Council did not offer any further extension for paving at this time. Council President Anderson did acknowledge the work that Azure has done on the landscaping around the front bank of the warehouse and how well-kept it looks.

GOOD OF THE ORDER-

None heard.

ADJOURNMENT-

A motion was made to adjourn the City Council Meeting at 7:52PM (Cranston/West) **Motion Carried.**

The next Council Meeting is scheduled for November 7th, 2023 @ 7:00 p.m.

 Date 11-15-2023
Bert Perisho, Mayor

ATTEST:  Date 11-15-2023
Brittany Wood, City Administrator