

CITY OF MORO
MINUTES OF OCTOBER 1st, 2024
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 1st, 2024; at 7:00 PM. The following were present: Mayor Bert Perisho, Council President Andy Anderson, Councilors James Alley, Bryan Cranston, and Travis West. City Staff: John English- Director of Public Works, Brittany Wood- City Administrator and Dan Meader- AKS Engineering. Residents: Roberta Aldrich, Juston Huffman, Charlie Hogue, Susan Hogue, Carey Hughes, Norman Pratt, Nathan Pratt, Aaron Underhill, Randy Francis, and Deputy Kyle Burnett- Sherman County Sheriff's Office. Remote Attendees: Lori Sarrett- Accuity.

CALL MEETING TO ORDER

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

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 (**Anderson/ Cranston**) **motion carried.** The financial report from September was reviewed for check # 13630-13653, 15152 with bills totaling \$32,023.07. A motion was made to pay the bills as presented (**Cranston/ West**) **motion carried.**

COMMENTS FROM CITIZENS (Agenda items ONLY)

None heard.

VISITORS – CORRESPONDENCE –

CA Wood read a complaint from a resident, who wished to remain anonymous, regarding the smell of the material that Azure used to fertilize an adjacent property.

OLD BUSINESS-

Project updates/ DWP staff report-

DPW English updated that Hart well was still offline and needed to be replaced. TAG (technical auto group) came out for a service call and determined that the pump had failed at Hart well. Considering the tight timeframe and the need to get samples submitted, Jameson and Marshall was consulted and a quote was furnished to replace the pump. The council gave direction for DPW to move forward with the repair of Hart Well. DPW English also met with Mr. Huffman's engineer and Planner Meader on-site to review the proposed utilities. Staff replaced the hydrant on Dewey Street, and performed seasonal maintenance of the park, cemetery, and Hwy 97 corridor. The first draft of the service line inventory was complete and DPW English will finalize and submit the report by the October 14th deadline. Finally, DPW English and Engineer Baird, reviewed past records and documents of the water reservoir to provide requested information to Shearer tanks.

City Hall Staff Report- CA Wood advised that September was a busy month at City Hall. There was a burial at the cemetery, and curbing for two family plots was under construction. The Multi-

Jurisdictional Natural Hazard Mitigation Plan was finalized. Staff attended a League of Oregon Cities meeting in The Dalles to discuss upcoming priorities with legislation and where funding priorities are at the state level. CA Wood met with Planner Meader and finalized the details for Task 2 of the DLCD grant. A fraudulent charge was discovered on the city's credit card, and the transaction was disputed with the bank. CA Wood advised the Council that in the month of September, there was an incident at City Hall with a frustrated resident. After discussing the incident, the Council reaffirmed that CA Wood has the authority to manage the office space, and the council will continue to support her decision to ask any individual to leave the office, if it is deemed necessary.

Project updates: Comprehensive Plan update- City Planner, Dan Meader, discussed the upcoming meetings for Task 2 of the DLCD grant. It was confirmed that the Technical Advisory Committee for this project will consist of Georgia Macnab, Drew Messenger, and Dana Pursley- Haner.

Review of FY 23/24 Financial Report/ Report to City Council- Kori Sarrett, from Accuity, joined the meeting remotely and shared the audit findings for FY 23/24. Kori elaborated on how detail-oriented and maintained the City's records were this year, including the keeping of the financial documents. Due to the City's small size, there were two audit findings noted in the city's audit: 1) "there is not segregation of responsibility within the office" and 2.) "the City's inability to prepare financial statements." Mrs. Sarrett shared that the in-person audit was beneficial for both City staff and the Audit firm. The City ended the fiscal year with \$1.4M in cash, and the water and sewer funds both finished the fiscal year in the green. There were no non-compliance issues discovered when reviewing the municipal budget and Oregon Budget Law.

Review Engineering plans for utilities for Hogue/ Huffman- It was noted that Mr. Huffman's Engineer was not in attendance, Mr. Huffman introduced his contractors Norman and Nathan Platt. Norman asked for clarification on several items in the review document from Engineer Baird.

It was determined that utilities need to be sized to capacity, to allow further development of the subdivision. As stated in the Subdivision Ordinance, power and dry utilities are to be placed underground in the subdivision.

Planner Meader discussed the deferred development agreement which the City will record on the deeds of the remaining lots. Norman questioned the City's knowledge of existing service lines near Huffman's subdivision, DPW English advised that a locate had not been called in.

Parking Ordinance- further discussion/ revised draft consideration- Council Members reviewed a draft of the Parking Ordinance that Councilor Alley and CA Wood prepared with the feedback from the previous council meeting. CA Wood advised that a draft was still under revision and not available to the public. Mayor Perisho asked CA Wood to clean up the working draft and distribute it to council members for further review and discussion at the next Council meeting. Discussion on disallowing the parking of RVs and trailers on the City's street throughout town was heard.

NEW BUSINESS-

Past Due Water/ Sewer- The status of 5 past due water/sewer accounts were reviewed. Disconnect notices will be delivered for past-due accounts after the 10th of the month.

Proposal of apartment in Commercial zone- Aaron Underhill, owner of 410, 408, and 406 Main Street,

proposed his idea to turn the old bank into a studio apartment. Mr. Underhill expressed that he had been working on the old theater, but he wanted to renovate the bank into a studio-style apartment. Mr. Underhill explained that he was approached by City Staff that the apartment was in violation of the Zoning Ordinance. The council heard his proposed idea: to maintain the front portion of the building for commercial retail space and convert the back portion of the 500 sq ft building into a studio apartment. Mr. Underhill was directed by the council to submit a sketch of the proposal to City Staff for review and further discussion at the next council meeting.

Planner Meader informed the council that there could be a process, to take a proposal through a public hearing and to grant a Conditional Use Permit allowing a similar use as the Zoning Ordinance states, with a sunset date. Councilor Cranston asked the council what they would like to do. Anderson suggested leaving the ordinance as it is stated, as the goal would be to get new businesses to locate here, and that cannot be done without commercial storefront space available. Councilor West suggested leaving the windows for commercial space and consider an apartment on the backside. Cranston requested to see a plan, the same site plan required when developing a house. Mayor Perisho added to Councilor West's idea that the renter and operator would need to be the same individual(s). Anderson inquired what it would take to alter an ordinance to allow a combined living/ commercial space. Planner Meader said it would constitute a public hearing, authorization of similar use, and a conditional use permit.

Mayor Perisho asked Mr. Underhill to provide more details at the next council meeting.

COMMENTS FROM CITIZENS CONCERNING ITEMS NOT ON THE AGENDA-

Randy Francis- requested the Public Works employees maintain the alleyways throughout town, as a few of them "especially the one going north and south behind the post office here have some pretty gnarly washouts."

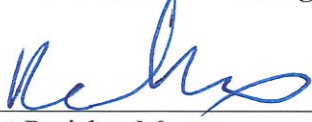
GOOD OF THE ORDER-

None heard.

ADJOURNMENT-

The meeting adjourned at 8:39 PM.

The next Council Meeting is scheduled for November 5th, 2024 @ 7:00 p.m.

 Date 11-05-2024
Bert Perisho, Mayor

ATTEST:  Date 11/5/2024
Brittany Wood, City Administrator