

City Council Minutes  
February 24, 2014

Council President Paul Canter called the meeting to order at 6:01 PM. Present: Councilors, Harry Myers, Cindy Canter, Donna Dillard and Lonnie Koroush; and Chief Operating Officer Jim Minard. Councilor Ron Thexton and Mayor Thayer were excused.

**PUBLIC COMMENT:**

Tim Eastridge asked about storm sewer activities. Minard noted that the Rural Utility Service (RUS) grant had been redrafted to separate the sanitary and storm sewer components, which could double the City's grant allocation to \$60,000.

**CONSENT AGENDA:**

Minard noted the addition of \$1705.71 for Co-Energy for propane over the past 6 weeks at the library and City Hall. Councilor Myers moved to approve the consent agenda, without the Monroe Telephone bills. The motion was seconded by Councilor C. Canter and approved 3-1 (Koroush – No). Councilor Myers moved to approve the Monroe Telephone bills. The motion was seconded by Councilor Koroush and approved 3-0-1 (Dillard – Abstained).

**NEW BUSINESS**

Discussion of Legal versus Buildable Lots

Minard summarized the issue that was a difference of opinion on buildable lots in Monroe. Minard interpreted a legally platted lot as a buildable lot, on which a single family home could be placed, even though it may not meet the minimum area standards. The City Attorney's office interpreted that a legal lot did not constitute a buildable lot without the minimum area. While the Development Code provides the City Planner is charged with interpreting the Code, Minard felt it was best to get direction from the Planning Commission and City Council. He noted that the City had allowed two lots to be considered buildable lots between 7<sup>th</sup> and 8<sup>th</sup> Streets, immediately south of Pine Street.

Planning Commissioner Tim Eastridge was present and provided a report on the Commission's review. He noted there were several issues that needed more discussion, but the Commission's recommendation was that a buildable lot that encompassed at least two, 25-foot wide lots was acceptable.

There was general conversation among the Council as to how much buildable area would be available on such lots, which would vary depending on the depth. Many of these platted lots on the north end of town, in the Pacific Addition to Monroe, had depths of 110 to 120 feet, though there were some north of Mill Street that were 90-feet deep. Koroush moved to accept previously platted, legal, non-conforming lots that contained a minimum of 5000 square feet as "buildable lots". The motion was seconded by C. Canter and unanimously approved.

Evaluation of Chief Operating Officer:

Councilor P. Canter informed the Council that the evaluation had been a collaborative effort of the Employee Committee. Each category had been reviewed, discussed and voted on by each committee member to arrive a consensus ranking. Canter indicated there was open debate on some of the criterion, but that it generally centered on style (*how he did things*) as opposed to substance (*what he did*) and substance won out each time. They noted things get done that need to get done that weren't in the past; that communication to the Council is

1 very good; and that he very responsive to Council request. As such, he was ranked quite  
2 well in the 91 percentile and an average cumulative score of 4.5 out of 5. C. Canter moved to  
3 accept the performance evaluation as presented. The motion was seconded by Koroush and  
4 approved 4-0.  
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6 **COUNCIL COMMENTS:**

7 Councilor Myers asked about the budget; Minard noted it would be ready for a hearing in May  
8 as in the past.  
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10 Councilor C. Canter asked about the water billing policy of charging the full minimum on  
11 homes that were vacant. It was decided to look into this matter at the next meeting; Minard  
12 would gather the minutes and background material from the Council action on this matter.  
13

14 Councilor Koroush noted the gas and electric bills for heating the library. It was the Council  
15 consensus that Minard meet with the library personnel to look into this matter to see what  
16 conservation steps could be taken. He also reported on the School Board's process on  
17 selecting a new Superintendent. P. Canter noted he would be rotating in for the next school  
18 board meetings.  
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20 Councilor Dillard noted the Council's request to have the electric bills segregated out by  
21 function. She advised the Council that the last payment had been made on the "Reader  
22 building across from City Hall and that the warranty deed was being reviewed by their  
23 company attorney.  
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27 **ADJOURN:**

28 There being no further business Mayor Thayer adjourned the meeting at 7:25 PM.  
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Signed: \_\_\_\_\_  
Mayor Frank Thayer

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Attest: \_\_\_\_\_  
Chief Operating Officer Jim Minard