

City Council Minutes  
January 25, 2016

Council President Paul Canter called the meeting to order at 6:00 PM. Councilors Present: Harry Myers, Donna Dillard, Lonnie Koroush, Ron Thexton and Cindy Canter. Staff present included Chief Operating Officer Jim Minard and Public Works Superintendent Dave Claborn. Mayor Thayer arrived at 6:02.

**CITIZEN COMMENTS:** Joyce Dixon requested the Council replace the mid-block street lights removed by the City, citing criminal activity and personal concerns. She also asked the "poop scoop" law be enforced. Councilor Myers informed her that we needed some proof to present to the Sheriff's Office in order to prosecute.

Leonard Brakeville, also spoke in favor of replacing the mid-block street lights.

John Kinsey, felt removing the mid-block lights created a safety issue that put the City in jeopardy and if any one got hurt, which he really hoped would not happen, he would be consulting his attorney.

Tim Eastridge mentioned there is an area light at the old water plant that served no purpose and could be removed if the Council wanted to save money.

Councilor Thexton moved to take this matter under advisement and review it next month with a report from the Public Works Committee. The motion was seconded by Councilor C. Canter and unanimously approved.

**STAFF REPORTS:**

P.W.S. Claborn discussed his monthly report as sent to the Council electronically and operational updates. He noted the security cameras had been installed at the Legion Hall and invited the Council to check it out. There being no further questions, Mr. Claborn excused himself from the meeting.

C.O.O. Minard reported the Librarians had requested a safety review by the County Sheriff's Office to address hostage security concerns; updated the Council on development prospects for residential and commercial opportunities – he was working with Wilbur-Ellis on possible development of some or portions of their property; the pedestrian crossing was behind schedule and waiting for the street light to be installed; the storm water and wastewater master plans were completed and should be available to the Council within the week; the Corvallis Gazette-Times would be doing an article on the City's pending growth opportunities; and we had received the perfected water right on the Long Tom and he would be meeting with the principals of GSI, who had assisted on water rights in the past, toward continuing to meet the water rights requirements.

**CONSENT AGENDA:**

Councilor P. Canter moved to accept the consent agenda, excluding the Monroe Telephone bills pending. The motion was seconded by Thexton and approved 6-0. Councilor Myers moved to pay the Monroe Telephone bills, which was seconded by Councilor Koroush and approved 5-0-1 (Dillard abstained with a conflict of interest).

**NEW BUSINESS:**

Gleaners Use of Old Library Space: C.O.O. Minard noted he had been meeting with Jim Templeton of the Gleaners and resolved most of the bigger issues, which were covered in his staff report. The Gleaners would pay \$100 month rent (their appliances would use roughly \$47 of electricity per month); the use would be limited to food items with limited hours of operation; liability insurance of not less than one-million dollars; Gleaners maintenance of their area; four keys would be provided; no adjustments of the thermostat in the Library; with an effective date of February 1, 2016.

Myers asked who would have keys. Templeton replied just the staff and a sign in sheet would be set up to see who came in and out. C. Canter requested our insurance company be contacted to review her concerns on insurance, security, and background checks on the staff persons. She was supportive of this proposal if the issues could be addressed. The Council was interested in the details of a lease agreement. Minard noted he will provide those in the lease if the Council wanted to move forward with this request. Koroush moved to approve this request from the Gleaners to use the old library space, subject to their review of the agreement -- to be emailed to the Council. The motion was seconded by C. Canter and approved 6-0.

**RESOLUTION NO. 2016-01: Providing for Construction Price Index Increase of System Development Charges.** Minard provided a background on the history and purpose of system development charges. The resolution calls for a 16.39% increase based on the Construction Cost Index increase since the last time these charges were consider in 2010. Myers moved to adopt the resolution, which was seconded by C. Canter and approved 6-1 (Koroush – No).

Union Pacific Railroad Lease – Vacant lot at 6<sup>th</sup> and Kelly. Minard noted the railroad was requesting payment on the City's lease of railroad land at the southeast corner of 6<sup>th</sup> and Kelly. The Council had no future plans for the property and Koroush moved to deny payment and terminate the lease. The motion was seconded by P. Canter and approved 6-1 (C. Canter – No)

Appoint C.O.O. as Budget Officer: Councilor Donna Dillard moved to appoint C.O.O. Minard as the Budget Officer, which was seconded by C. Canter and approved 6-0.

#### **COUNCIL COMMENTS:**

Concerns were raised again about the gap in the sidewalk where N. 7<sup>th</sup> turns into N. 8<sup>th</sup>. Minard noted PWS Claborn had looked into installing a sidewalk to address this gap, but there were issues with the storm water system there. Given the Stormwater plan development it was determined to delay any action until the plan was completed. He would speak with Claborn to have it barricaded or taped off to reflect the missing concrete walk.


C. Canter updated the Council on the Beautification Committee's activities in working with the South Benton Recreation Association (SBRA) on developing a trail system through Monroe. She felt SBRA's goals coincided with the City's, but nothing had been developed. She noted SBRA wanted to be on next month's agenda.

Koroush raised the issue of the public telephone in the Legion Hall and asked Minard about usage. Minard responded that it was averaging a couple of minutes per month with calls to a

private line in Eugene or Mr. Claborn. Minard was directed to bring background material to the next Council meeting and look into a cheaper, emergency line only.

**ADJOURN:** There being no further business Mayor Thayer adjourned the meeting at 7:25 PM.

Signed:   
Mayor Frank Thayer

Attest:   
C.O.O. Jim Minard