

# MONROE CITY COUNCIL MINUTES

September 24, 2018 6PM CITY HALL COUNCIL CHAMBERS

1. Call to Order: Mayor Paul Canter called the City Council meeting to order at 6PM.

Pledge of Alliance: Mayor Canter asked Council President Myers to lead the council and audience in the Pledge.

Roll Call: Present was Mayor Canter, Council President Myers, Councilors Thayer, Canter, Cuthbertson (6:04pm), Howard and Billings. Staff present included Public Works Superintendent Claborn, Community Development Coordinator Taylor Evans and City Administrator/Recorder Hohnbaum. In the audience was Planning Commission Chair Smith, Planning Commissioner Sheets, and the Chair of the Monroe Rural Fire Protection District Board and Planning Commissioner Eastridge. Audience members included Evelyn Lee, Todd Nystrom, Amy Nystrom, Lonnie Koroush, Terry Koroush, Ryann Canter, Robert Eastridge, Dana Dedrick, Cam Bishop, Spencer Narron and Junction City Councilor Jack Sumner.

2. Public Input and Comments: Commissioner Sheets expressed thanks of Todd and Amy for their significant contribution to the community with the Long Timber Brew Pub Project and suggested that the City review the planning processes and see what went well and what was challenging for them in dealing with city processes. Todd indicated with eagerness a willingness to participate in the review process.

3. Staff Reports:

- a. Police Report: Not present due to Police Emergency.

- b. Public Works: Supt. David Claborn presented a written report and highlighted some of the public work projects and statistics. PWS Claborn shared the progress on camering the sewer lines which was not completed due to pipe movement and limitation of the camera. PWS Claborn shared updates on the front door at Legion Hall and the light in church parking lot. Mayor Canter inquired about the letter he received from DEQ on some violations and Dave expressed that perhaps one of the errors was a typo. Claborn stated that the violations occurred from the testing on the Long Tom due to the percent of flow so some additional testing for Chryto will be needed to be done on a weekly basis. Claborn stated that the City would have been fine but Fern Ridge had to release water sooner than normal stirring up the collection of materials on the river bank. Dave Claborn verbally resigned as the Public Works Superintendent handing in keys, credit cards and cell phones.

Floyd Billings thanked him for his service and Mr. Claborn left the council chambers.

Councilor Thayer suggested having the construction crew at Red Hills stop accessing city water for construction purposes since the City no longer had a water plant operator. CA Hohnbaum stated that paving was scheduled next week and so their use of water would be quickly coming to a significant stop. Councilor Billings stated that Red Hills would not be paving this season and CA Hohnbaum stated he would make inquiries and take appropriate action if needed.

- c. Community Development Coordinator: Mayor Canter introduced Taylor Evans as the new RARE Participant. Ms. Evans shared an update of the Monroe Revitalization and Vision Committee meetings and the economic development events that are upcoming.
- d. City Administrator: Rick Hohnbaum presented his written report that was in the council packet. CA Hohnbaum shared some highlights from his meeting with the general contractor for the Library which the council had directed him to arrange. CA Hohnbaum stated that he was still seeking input from Public Works regarding the offer of free fill dirt and their expectations of what they want to see in the new Water Master Plan. CA Hohnbaum inquired as to the City Council's desire for a meeting date in December stating that their normal 4<sup>th</sup> Monday would be Christmas Eve and the 5<sup>th</sup> Monday would be New Year's Eve. He recommended that the council meet on the 3<sup>rd</sup> Monday in December on the 17<sup>th</sup>. By Council consensus it was determined to have the December 2018 Council Meeting on December 17<sup>th</sup>. Council discussed the offer for free fill dirt.

4. Consent Agenda:

- 4.1 Bills and Minutes: Councilor Billings inquired about the amount of funds expended for attorney fee expressing that the city spent money that wasn't necessary. CP Myers shared that there was contract issues which the council members themselves disagreed with, that was discussed with the attorney. Councilor Canter moved to accept the consent agenda. CP Myers seconded the motion. Ayes: All.

5. Presentations:

- 5.1 USACE Spencer Narron, 1135 Grant, Cam Bishop (USACE), Dana Dedrick (Long Tom Water Shed): Cam introduced the three of them sharing the roles of each one of them in the working partnership with the City including that the fact that the Long Tom Watershed provides match for funds received by the City from the USACE.

Mr. Narron shared the elements of the 1135 Grant and the rules, regulations and policies that the COE has as well as the funding for the future project.

5.2 Art in the Park: CA Hohnbaum shared the thank you letters and written report from the Art in the Park staff and participants including the art work hanging on the wall within the council chamber. CA Hohnbaum stated that the Art in the Park Program clearly appreciated the support that Mayor Canter and the City had provided their summer program and the uniqueness of it being the only summer youth non-sport oriented option for the community. Council and audience discussed the many benefits of the Art in the Park Program.

6. **Public Hearings**

6.1 A PUBLIC HEARING to receive public input regarding the request to vacate 125 feet of Corvallis Street: City Planner Hohnbaum shared the application and request for the street vacation asking for the Council to conduct a public hearing which had been duly noticed to the public and neighboring property owners. Mayor Canter declared public hearing open at 7:11pm. Mayor Canter called for any conflicts and exparte contacts by members of the Council and none were declared. Mayor Canter read the land use planning script for Quasi-Judicial Public Hearings. Mayor Canter called for the applicant to make a presentation. Steve Girard presented the land use action request. CP Hohnbaum presented a staff report. Mayor Canter asked for comments in favor and no one rose. Lonnie Koroush asked who was on city staff and stated that the city has vacated an alley in the past and that he was opposed to vacating streets. Mayor called for any neutral testimony and no one spoke. CP Hohnbaum stated that Monroe Telephone Company and ODOT were notified and no comments were received. Mayor Canter asked Mr. Girard if he waived his right to submit any additional information which he did. Public Hearing closed at 7:24pm. Councilor Thayer stated that in his 8 years as police chief there were no reports of incidents on Corvallis Street. Councilor Thayer asked about the economic development plans for the property and Mr. Girard stated that he and his wife are very interested in the City's interest in developing the river front property but they had no concrete ideas, but the vacated street would make it easier to develop. Councilor Thayer moved to approve the land action request to vacate the section of Corvallis Street with the condition of approval requiring easements for existing city utilities. CP Myers seconded the motion. Ayes: All.

7. **NEW BUSINESS:**

7.1 Authorization to purchase new copier for City Hall: CA Hohnbaum shared the staff report. Councilor Thayer moved to purchase the Cannon for \$4997. CP Myers seconded the motion. 5-1 yes. Ayes: Canter, Cuthbertson, Thayer, Myers, Howard. Nay: Billings

7.2 Appointment request to the City Personnel and Finance: Mayor Canter announced that he would like to appoint Commissioner Eastridge to the Personnel and Finance Committee. Hearing no objections from the council, Mayor Canter appointed Tim Eastridge to the Personnel and Finance Committee.

**8. OLD BUSINESS**

8.1 Gas Station Property: CA Hohnbaum stated this was a follow-up business item from the last council meeting when the Council had directed him to proceed with a Level 2 Environmental Assessment if the cost was equal to or less than \$7,000. CA Hohnbaum shared that the estimated cost was slightly over \$8,000 from the firm who did the level 1 test and assessment work for the City. Hohnbaum inquired, does the City Council wish for him to proceed in having the same firm conduct the Level 2 test and assessment? Mayor Canter suggested that the report would still be a benefit for potential buyers. Councilor Canter moved to authorize the City Administrator to proceed with a Level 2 environmental study for the amount of \$8,005. CP Myers seconded the motion. Mayor Canter asked for discussion and CP Myers stated that this is something that is needed for the city to move forward on the development and river planning discussions. Councilor Thayer asked about life expectancy of the tank to Terry Koroush and he responded that they have a 30 year expectancy and it has been 30 years that they have been in the ground. Council and audience discussed previous discussions and expenses for gas tank removal costs. Councilor Cuthbertson reminded the council that the selling of the gas station was initiated because of interest in the property which doesn't currently exist. Council discussed potential scenario's regarding the gas tanks and the selling and use of the property. Councilor Howard inquired about the potential legal issues involved. Mayor Canter called for the vote. Ayes: Myers, Canter, Thayer, Cuthbertson. Nays: Howard and Billings.

**9. OTHER BUSINESS:**

9.1 Committee Reports:

Public Works and Safety: Chair Billings stated he wasn't at the last public works committee. Councilor Cuthbertson shared her notes about the meeting from the Public Works and Safety Committee meeting. The council discussed the staffing for public works, upgrading computer software grant and needing a new computer. CP Myers stated that the current software cannot be updated.

Personnel and Finance: CP Myers announced that there would be a Personnel and Finance Committee meeting the following day of the City Council meeting.

Parks: Mayor Canter shared updates on the park restroom project.

Ordinance: Councilor Thayer shared Ordinance Committee issues and their next meeting 4:30 on October 16.

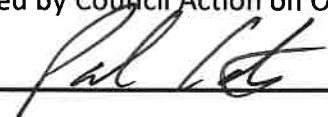
9.2 Councilor Comments: Councilor Thayer shared that he currently didn't have a working cell phone so people can't text him.

9.3 Liz Koontz rose and spoke on behalf of the Church of Christ water bill. She expressed issues with the water bill which was extremely high. Council discussed needing more information and suggested tabling this issue until staff can provide more information. The council did direct staff not to bill for the overage nor charge interest for it until the issue is resolved.


10. **ADJOURNMENT:** Mayor Canter adjourned the meeting at 7:59pm.

Respectfully Submitted: City Recorder Hohnbaum

Approved by Council Action on October 22, 2018.

  
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Mayor Paul Canter

*10-22-18*  
Date:

Attest:   
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Rick Hohnbaum, City Recorder