

MONROE CITY COUNCIL MINUTES

October 22, 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, Howard (6:17) and Billings. Staff present included Community Development Coordinator Taylor Evans and City Administrator/Recorder Hohnbaum. SOWT Staff member Steve Martinenko was present. Commissioner Anne Schuster graced the council meeting with her presence. Chief Morris from the Junction City Police Department was also present. In the audience was Planning Commission Vice-Chair Sheets, and the Chair of the Monroe Rural Fire Protection District Board and Planning Commissioner Eastridge. Audience members included Todd Nystrom, Amy Nystrom, Ryann Canter, Lonnie Koroush, Joey Conn, Robert Eastridge, Jim Minard, Eliza Mason and Thorin Nielson. Also present was Julie Jackson and Bret Davis from Republic Services.

2. Public Input and Comments: Jim Minard rose to speak to share his issues about the system development charges for his property. He shared that the purpose of the state approved System Development Charges (SDC's) was for new development to fund the cost of infrastructure for new development. He shared some state code which is not in the city's code about the replacement of their residence. He was asking for the council to interpret the SDC requirements for his property based upon the state code rather than the city code. CA Hohnbaum shared the decision he had made regarding the exemption for water and sewer but pay for parks, streets and storm waters SDC's. Mayor Canter shared that he was aware of the communications regarding this SDC's conversations. Councilor Billings stated that his former sewer line actually went to a septic field. Mr. Minard thanked the council for their time.

3. Staff Reports:

- a. Police Report: Chief Morris reviewed his written report and shared updates regarding police and law enforcement activities including the high level of school traffic zone enforcement.
- b. Community Development Coordinator: Ms. Evans shared an update of the Monroe Revitalization and Vision Committee meetings. Ms. Evans shared the upcoming workshop on November 17th and the restructuring of the Oregon Main Street Advisory Committees.

- c. City Administrator: Rick Hohnbaum presented his written report that was in the council packet and the addendum report which was distributed at the council meeting. CA Hohnbaum requested authorization to sign the OLCC paperwork for a new license for the Long Timber Brewing Company. Council, by consensus authorized CA Hohnbaum to sign the paperwork on behalf of the City with a recommendation for approval.

4. Consent Agenda:

- 4.1 Bills and Minutes: Councilor Billings inquired about SOWT base fees. Councilor Thayer asked about projected cost for the new stove at Legion Hall. Councilor Thayer moved to accept the consent agenda as amended with the two additional bills. CP Myers seconded the motion. Ayes: All.

Mayor Canter expressed respects and honors for the presence of County Commissioner Anne Schuster.

Councilor Thayer asked Steve Martinenko to provide an update as to the public work activities. Mr. Martinenko introduced himself as an SOWT employee operator-in-training. Steve shared what he is finding at the treatment plants that need to be maintained and repaired for the long-term condition. Councilor Thayer inquired about an SOP and Mr. Martinenko stated that he is creating the Standard Operating Procedures (SOP) for the treatment plants.

Councilor Billings stated that he examined the roof of the old water treatment plant and that the roof needs to be replaced. He requested action. CP Myers moved to authorize the Public Works and safety Committee to investigate the cost of the roof and to provide that information to the council. Councilor Thayer seconded the motion. Ayes: All.

Councilor Thayer stated he was concerned that the city is not looking for new sources of water. He stated that the water needs to be found to adequately supply water for the water treatment plant. Mayor Canter shared the well access issues regarding the city owned wells. Councilor Billings asked about drilling on the wetland park property in the Red Hills Subdivision. Council and staff discussed the Oregon Water Resources concerns about wells pulling from the river aquifer.

Councilor Billings stated that he examined 16 storm drains above 8th Street and maybe one of them is functional. Councilor Billings stated that a lot of them have 4" clay pipe access flow.

5. Public Hearings

5.1 A PUBLIC HEARING for a land use action request to vacate 120 feet of the alley between 5th and 6th, Kelly and Main. City Planner Hohnbaum shared the application and request for the street vacation asking the Council to conduct a public hearing which had been duly noticed to the public and neighboring property owners. Mayor Canter declared the public hearing open at 7:02pm. 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. Todd Nystrom presented the land use action request. Mr. Nystrom shared the open access issues that has been happening and their desire to manage the unplanned and unwanted traffic through the area. CP Hohnbaum reviewed the written staff report. Councilor Billings asked about the location of the nearest fire hydrant. Mayor Canter asked for comments in favor and Commissioner Eastridge spoke in favor of the proposed land use action. Mayor Canter called for testimony in opposition. Lonnie Koroush spoke that he was not really in favor of the City giving property away but that he would prefer to see poles in place rather than a gate. Mayor Canter called for any neutral testimony. CA Hohnbaum read the Barbee letter into the record. CP Hohnbaum stated that Monroe Telephone Company, PPL and ODOT were notified and no comments were received. Mayor Canter asked Mr. Nystrom if he waived his right to submit any additional information which he did. Mayor Canter closed the public hearing at 7:17pm. Councilor Thayer move to approve the vacate of the requested portion of the alley with the condition of approval requiring easements for existing city utilities. Councilor Billings seconded the motion. Ayes: All. Mayor Canter read the appeal options for the record.

6. **NEW BUSINESS:**

6.1 Request for Waived Fees for Use of Legion Hall: CA Hohnbaum introduced the business item sharing the agenda notice and staff report in the council packet. Mayor Canter informed the council that they be aware that he had spoken with Mr. Conn regarding this proposal. Councilor Howard inquired about the "Option B" of sponsoring it and providing insurance coverage for the event. CP Myers moved to waive the rental fee, collect the deposit and that the city sponsor the event providing insurance. Councilor Howard seconded the motion. Commissioner Schuster inquired about food donations and so did Todd Nystrom. Ayes: All. Councilor Canter moved that the city contribute \$250. CP Myers seconded. Councilor Billings stated he felt that city had contributed enough. Ayes: Canter, Myers, Cuthbertson and Howard. Nays: Thayer, Billings.

6.2 Republic Service Options: Julie Jackson, introduced herself and Bret Davis stating that they were here for two reasons. She showed the letter stating the contracted increase of the rate based upon consumer price increase. This result in a 1.32 price increase. CA Hohnbaum pointed out to the council that the rate increase

was in their last council meeting packet as an information piece. Ms. Jackson presented the options for service regarding the options for recycling and yard debris pickup up asking for direction from council as to what they wanted to see. Ms. Jackson shared the international issues about the fact that recycling use to be a revenue source but now it is a revenue cost. Mayor Canter asked if the question is selection of the proposed service options which Ms. Jackson affirmed. Mr. Koroush spoke in opposition of the increased rate stating that if he was on council he would vote no. Councilor Canter moved to maintain the same level of service. CP Myers seconded the motion. Thorin Nielson inquired about adding yard debris and the significance of making that type of recycling as an important element to teach people and recommended to the council that they add yard debris. Ayes: Canter, Billings, Thayer, Cuthbertson, Myers. Nay: Howard. Ms. Jackson shared the recent decision to move the Republic Services phone center back to Corvallis rather than out of state. Council inquired about the ongoing billing issues with Republic.

6.3 RESOLUTION 18-23: A resolution authorizing the cancellation of former finance software contract and signature of Mayor Paul Canter based upon the acquisition and update of new professional finance software and utility program. CP Myers moved to adopt Resolution 18-23. Councilor Canter seconded the motion. Ayes. All.

8. OLD BUSINESS

8.1 South Benton Nutrition Program Agreement: CA Hohnbaum shared the most recent changes to the proposed agreement from SBNP. Council and staff reviewed all the proposed language changes. Councilor Billings moved to stick with the draft agreement prior to the most recent requests to SBNP. CP Myers seconded the motion. Ayes: Yes all. Councilor Canter inquired about the timeline for the new insurance documents to be provided. CP Myers moved that the insurance and signature of the agreement as previously agreed to, be provided to the City within 30 days. Ayes: all.

9. OTHER BUSINESS:

9.1 Committee Reports:

Public Works and Safety: 2nd Friday at 4pm

Personnel and Finance: CP Myers shared water and sewer operations staffing staying with SOWT and keeping up certifications and requirements is the direction the committee is recommending to maintain the agreement and is in the best interest of the City for now. CP Myers shared the staffing plans to go from a Public Works Superintendent to a public works technician as the initial steps. Councilor Howard inquired if the city is going to hire a PWS and CP Myers stated that this PWS position is not the way that the committee is moving forward with.

Parks: Mayor Canter provided an update on the park structure construction. Mayor Canter stated excavation is done and waiting for some plumbing to be completed prior to pouring concrete.

Ordinance: Ordinance Committee chair apologized for not being present for the recent meeting and invited Councilor Howard to discuss the accessory dwelling issues that he had with the draft ordinance. Next meeting November 20th 4:30.

Monroe Vision and Revitalization Committee: Councilor Canter shared the update for the proposed special event and is requesting closure of 6th street between Kelly and Main. Councilor Thayer inquired about the safe routes to school grant and how it plays into the long term goals for the rail to trail. Councilor Canter requested street closure authorization. By council consensus the council agreed to the closure of the street for a day and half in April 2019.

Council discussed the poor condition of the sidewalk in front of the house owned by the church near the corner of 6th and Main. Councilor Canter asked if it could be referred to public works to investigate and Councilor Billings stated that he would check in with them.

Councilor Howard shared the update on the surveying project and the expected completion of it in the near future.

CP Myers inquired of county as to who was responsible for the rails that are sticking out of the ground in the county's rail bed in the city's street and Commissioner Schuster stated that she would make inquiry with county staff.

Mayor's Comment: Get out and Vote

10. **ADJOURNMENT**: Mayor Canter adjourned the meeting at 8:31pm.

Respectfully Submitted: City Recorder Hohnbaum

Approved by Council Action on November 26, 2018.




Mayor Paul Canter



Date:

Attest:



Rick Hohnbaum, City Recorder