

MONROE CITY COUNCIL MINUTES

December 17, 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 and Billings. Councilor Cuthbertson (6:20pm). Councilor Howard was excused. Staff present included City Administrator/Recorder Hohnbaum. 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 Evelyn Lee, Roger Irvin, Ashley Chavez from the Benton County Library System, Lorita Davidson, Ryann Canter, Lonnie Koroush, Robert Eastridge, Dave Prowse, Linda Prowse, Linda Wade, Christy Warden, Kara Brause, Amy Garrett, Gary Leach, Sally Smith, Craig Pelkey, Lori Pelkey, Dena Elliott and Sandra Trask

2. **Public Input and Comments:** Christy Warden spoke about the South Benton Nutrition Board voting on the draft agreement the day after the council meeting and inquired of the Mayor as to when to provide the results of the board review of the draft agreement.

3. **Staff Reports:**

- a. **City Administrator:** Rick Hohnbaum distributed his monthly staff report. CA Hohnbaum reminded the council of the scheduled work session on January 7th with the county engineer.

4. **Presentation: Library Legacy Facility Project:**

Roger Irvin rose and introduced himself as the representative of the South Benton Community Enhancement Association. He shared the history and work of the SBEA and the efforts to move forward in addressing the long-term capital needs of the library building. Sandy Halonen rose and spoke about her history in the community and her background in the library field professionally. Ms. Halonen shared her experience in administering a new library facility while employed by Willamette University. Ashley Chavez, Director of the Corvallis Benton County Library District spoke sharing the elements of the library operations which they administer and fund and the City's role and responsibility of the library legacy. Ms. Chavez shared the challenges and hopes of moving forward in supporting the long-term legacy of the library. CA Hohnbaum spoke about the partnership development involving the three previous speakers and the City to facilitate an option of financial support for the long-term maintenance capital needs of the City owned Library and recommended that the Council approve and adopt the draft Letter of Agreement with the South Benton Community Enhancement Association. Councilor Canter

moved to approve the Letter of Agreement as presented. CP Myers seconded the motion. Ayes: Canter, Myers, Billings, Thayer, Cuthbertson. Absent: Howard.

5. Consent Agenda:

Bills and Minutes: Councilor Billings inquired about the bills on the list that had stars next to them and CA Hohnbaum stated that those bills are the ones already paid typically by automatic or electronic withdrawals but that staff felt that the council needed to be aware and review all payments both made and proposed to be made with council approval. Councilor Thayer moved to accept the consent agenda with the additional one page of bills provided at the council meeting. Councilor Billings seconded the motion. Ayes: Canter, Myers, Billings, Thayer, Cuthbertson. Absent: Howard.

Public Hearing: Ordinance 18-600 An Ordinance amending City Code nuisances affecting Public Safety, Surface Waters, Drainage. CA Hohnbaum stated that this hearing was originally initiated at the November Council meeting but was advertised in the paper per legal requirements to occur at both the November and December Council meeting. Mayor Canter opened the hearing at 6:37PM requesting anyone who wished to speak in favor. No one spoke and Mayor Canter asked for anyone who wished to speak in opposition of the proposed Ordinance. Commissioner Eastridge asked for the language and Mayor Canter read the ordinance. The council discussed the definition of the term "improper" and if that included rainfall. Councilor Canter if the ordinance was published prior to the committee being finished with it. Mayor Canter shared the process to date. Mayor Canter closed the hearing at 6:40pm. The council discussed the next step. Councilor Thayer moved to send the ordinance back to the committee for clarifications. Councilor Canter seconded the motion. Ayes: Canter, Myers, Billings, Thayer, Cuthbertson. Absent: Howard.

6. NEW BUSINESS:

6.1 Council Vacancy Appointment: Councilor Thayer asked if the council position would be advertised. Mayor Canter suggested looking at the other candidate who ran for office but since no letter has been received yet by the city from the individual who will be unable to serve on council, no action could be taken at that time.

7. OLD BUSINESS:

7.1 Budget Committee Recruitment/Appointment 2019: CA Hohnbaum stated that Mr. Dillard would prefer not to be reappointed to the budget committee and that Mr. Hayler would like to continue to serve. CA Hohnbaum stated that the city is advertising for a three-year term and a one-year term due to a vacancy that already existed on the budget committee from a resignation and would hope that the council could appoint budget committee members at their January council meeting.

- 7.2 Main Street Street Project: Mayor Canter called on the Chair of the Public Works and Safety Committee Floyd Billings to present the recommendations from the committee to the city council. Councilor Billings stated that the rock is deep enough to put pavement on top of the existing street. Councilor Billings stated that there needed to be two separate quotes required. One would be for the curbs and gutters concrete work and the second for asphalt work for Main Street from 6th to 7th. Chair Billings stated that it would be a 29-foot wide asphalt road bed with curbs at 40-foot separation for curbs and gutters. Councilor Billings stated that the committee was recommending no storm water work and to leave gravel beyond the curbs. Commissioner Eastridge asked about the grade survey that was completed. The Council by consensus directed staff to get three quotes for both projects.
- 7.3 System Development Report: CA Hohnbaum shared the SDC report prepared and presented in the council packet. While the comparison of SDC's reflect that Monroe's are not out of line from the norm, the real purpose and intent of the SDC's is not intended to be designed to be equal in the amount of capital impact that development has in cities. There are so many variables in the calculations of SDC's that CA Hohnbaum encouraged the City Council not to base the SDC's fee upon other communities. Councilor Billings suggested a review in January 2020 and every two years after that and after the City has completed water and street master plans.
- 7.4 Gas Station Property: CA Hohnbaum provided an update including the recent correspondence from the firm who could test the tanks and operations if that is the direction that the city desires to go. CA Hohnbaum referred the council to the staff report and the update and summarized that the council has a couple options in either expending additional investment to determine the liability and process to have an active gas station or to put the property out on the market and see what kind of response there may be. Councilor Billings suggested the city stop spending money on the gas station property. Councilor Canter inquired about the scope of removal of the tank. CA Hohnbaum suggested three options; clean it up for a non-gas station operation, clean it up for a gas station operation or sell the property as is. The Council directed staff to provide a report at the January City Council meeting outlining the three options and costs.
- 7.5 Ordinance 18-200 Referred back to the council from the Ordinance Committee. CA Hohnbaum reminded the council that they had already conducted the public hearing and referred this ordinance back to the committee. The committee had modified some of the semantics but made no substantive changes to the policies so the council could adopt it if that was their decision. Councilor Thayer moved to adopt ordinance. CP Myers seconded. Ayes: Canter, Myers, Billings, Thayer, Cuthbertson. Absent: Howard.
- 7.6 South Benton Nutrition Program Agreement: CA Hohnbaum shared the draft document that he had given the SBNP after receiving the public input at the last city council meeting. Hohnbaum stated that the board had not voted on it yet but was planning on doing so

Tuesday. CA Hohnbaum stated council can consider it an informational piece for the December meeting and an action item for their January meeting and the council concurred.

8. OTHER BUSINESS:

Committee Reports:

Parks/Main Street: Councilor Canter stated that the boulders are up at the entrance signs on both ends of town. Councilor Canter shared the extra work and efforts made by the volunteer providing the boulders. Mayor Canter stated that the city was waiting for another bid for the plumbing for the restroom project.

Public Works and Safety: Councilor Billings shared the update on the grinder pump and the need of having perhaps another pump to increase the pressure from the grinder pump to the lagoon ponds.

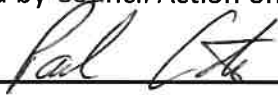
Training Event: Councilor Canter shared some insights as to the recent council training event including public record. Staff was asked to provide copies of the handouts from the training session to the entire council.

Mayor Canter wished everyone to have a Merry Christmas.

9. ADJOURNMENT: Mayor Canter adjourned the meeting at 7:29pm.

Respectfully Submitted: City Recorder Hohnbaum

Approved by Council Action on January 28, 2019.

 _____ 1-28-19

Mayor Paul Canter

Date:

Attest:  _____

Rick Hohnbaum, City Recorder