

MONROE CITY COUNCIL MINUTES

May 20, 2019

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 Billings to lead the council and audience in the Pledge.

Roll Call: Present was Mayor Canter, Council President Billings, Councilors Thayer, Cuthbertson, Greene and Canter. Staff present included City Administrator/Recorder Hohnbaum and Community Development Coordinator Taylor Evans. 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 Terry Koroush, Todd Nystrom, Amy Nystrom, Robert Eastridge, Eliza Mason, Thorin Nielson, Loritta Davidson, Jim Doyal and Corey Wright.

2. **Public Items and Comments:** None

3. **Staff Reports:**

- a. Community Development Coordinator Evans reviewed her written report provided in the council packet.
- b. City Administrator Rick Hohnbaum: CA Hohnbaum presented his written report which was in the council packet. Hohnbaum announced that the City has been notified that Benton County/Corvallis Library operations intend to adjust slightly the hours at the library, stating that the number of hours will remain but they intend to be open and supportive of the Monroe Farmers Market Operations. CA Hohnbaum inquired of the council their intentions as it relates to declaring 6th street property owned by the City starting south of Orchard Street as being designated as a right-of-way to increase access to the school property for planning and safety purposes. Council reached consensus for a resolution designating the right of way would be appropriate for the next council meeting. CP Billings inquired about the park restroom permit process. Councilor Thayer provided some additional information about code enforcement process and a future meeting with Chief Morris. CP Billings suggested some more movement for the restroom permitting process.

4. **Presentation:** Rick introduced Corey Wright from RAIN and Taylor Evans to provide an update on the Economic and Community Development activities that the City has been involved with and are invited to continue their regional partnership with. Mr. Wright spoke of the work he is doing as a RAIN employee for rural Linn and Benton County.

5. Consent Agenda:

Bills and Minutes: CP Billings asked about city engineering services. CP Billings moved to accept the consent agenda. Councilor Canter seconded the motion. Councilor Cuthbertson asked about Sund water right research bill. The council and staff discussed water right issues with a request that the water source issue remain on future council agenda. Ayes: All.

- 6. PUBLIC HEARING-**CA Hohnbaum introduced draft Ordinance 2019-02 stating that it was a staff work product from council's direction to create some draft language to address the request for amending the existing Monroe Land Use Development Code (MLUDC) to allow for use of recreational vehicles for seasonal farm workers with some limitations. Mayor Canter opened the public hearing at 6:53pm asking for any declaration of conflicts by councilors and none were stated. Mayor Canter continued the Land Use Legislative Script calling for the staff report and then asking for people in favor of the proposed legislative change to the MLUDC. Eliza Mason and Thorin Neilson rose and spoke about the reasoning for them initiating this request to change of the MLUDC. Councilor Canter inquired about the water and sewer use of the guests. Councilor Thayer inquired about the amount of time that people would be allowed to stay. Councilor Greene inquired about the RV's being stored year-round. CP Billings inquired about the water hook up system for this proposed use. CA Hohnbaum read the three letters in favor of the proposed amendment to the MLUDC. Mayor Canter asked for people in opposition of the proposed amendment. Jim Doyal rose to speak in opposition of the proposed amendment stating that he has put up with the noise and traffic which goes with this farm operation. CA Hohnbaum read the letter in opposition. Mayor Canter asked for any neutral testimony. CP Hohnbaum read the letter from the Oregon Fair Housing Council. Councilor Thayer inquired about the neutral letter. Councilor Greene inquired about the policing and the oversight of the removal of the RV's. The council discussed the backflow device program that needs to be administered and monitored by the city on a city-wide issue and not directly to the point of the requested amendment change. CA Hohnbaum reminded the council that this was an ordinance so most likely would be adopted a month from tonight's hearing. Mayor Canter reminded the council that they could approve this with conditions or even temporarily.

7. New Business:

7.1 Ordinance 2019-02-An Ordinance amending Section 4.111 Residential Zone allowing the use of Recreational Vehicles for housing seasonal farm workers. Councilor Canter moved to approve the ordinance conditionally for one year with the conditions including a backflow device and all items listed in the red printed language in the amendment conditions (1. The property's primary use is as a farm, which conforms to the requirements outlined by the State of Oregon tax assessment of Farmland not in Exclusive Farm Use Zone, 2. The farm shall be a minimum of three acres in size, 3. Seasonal is defined as March through October, 4. A farm can host up to two RV maximum at one time) and no more than 4 additional individuals total and legally register vehicles with the amendment approval and results to be reviewed by the City Council in

November of 2019. Councilor Cuthbertson seconded the motion. Councilor Cuthbertson suggested that the city needs language to prevent problems in other areas of the community for an “even playing field”. Ayes: Greene, Cuthbertson, Canter. Nays: Thayer, Billings.

Council discussed the backflow device program requirements and testing needs to be addressed community-wide.

7.2 Recommendation from City Administrator for Compensation Change for Finance Officer.

CA Hohnbaum shared the staff report and the recent annual evaluation which led to this recommendation. Council discussed COLA and merit increases. Councilor Greene expressed concern of prudent use of public funds when significant increases of compensation are granted. CA Hohnbaum stated that this request was from him and not generated by the employee. Councilor Thayer moved to accept the recommendation and Councilor Canter seconded the motion. Ayes: Canter, Cuthbertson, Thayer, Billings. Nays: Greene.

7.3 Determination of project management for Transportation Growth Management Riverside District Planning Project and potential contract for services. CA Hohnbaum stated that this project will begin sooner by having Taylor Evans designated now as the project manager for the City and it will help spread the planning work load without having the RARE position on staff for the next fiscal year. Councilor Canter stated that administering the grant and project was a part of the city administrator duties contained within the job description. CA Hohnbaum affirmed that it was and he could do it and it would be added within his existing tasks. Hohnbaum also stated that city managers “come and go” and that we know that Ms. Taylor will be in the area for the next two years due to her career and education plans. Motion to table was made by Councilor Canter requesting additional information. The motion was seconded by Councilor Thayer. Staff inquired as to what additional information that the council would like to see in this matter. Council discussed level of involvement of city in the planning and decision making. Ms. Taylor read from an email from ODOT that their grant funding could pay for the project manager expenses. Nays: All. Councilor Thayer moved to accept the proposal. CP Billings seconded. Ayes: All

7.4 Participation in Rural Regional Economic Development Program Memorandum of Understanding. CA Hohnbaum stated that this is the continuation of a regional arrangement currently in place which costs the City less than \$500 annually to participate and partner with the other rural communities of Benton and Linn Counties and recommended that the Council allow the ongoing working relations and MOU to be authorized. Councilor Thayer moved to not remain a participating party in the MOU regional partnership. Council President Billings seconded. Ayes: All.

7.5 Extension of Contract for Services with Junction City Police Department. CA Hohnbaum stated that original agreement for service with JCPD expired in June of 2018 but has been continued in place without any notifications for either party interested in cancelling or changing it. However now that it is almost a year beyond the original expiration date, it is time for the current council to determine their desire to maintain this relationship if interested in doing so by formalizing the renewal of the contract. Councilor Thayer stated that county didn't want to return to a contractual relationship with the City. Councilor Canter moved to approve and Councilor Cuthbertson seconded. Ayes: Canter, Cuthbertson, Greene, Billings. Nay: Thayer.

8. OLD BUSINESS:

8.1 Ordinance 2019-01 Referred by Council as Committee relating to Council Rules, Organization and Structure. CA Hohnbaum reminded the council that this draft ordinance had been tabled and that the first order of business would be a motion to remove or lift this ordinance from the table for the continued discussion and first reading and that the public hearing had already been conducted regarding this proposed ordinance. Councilor Canter moved to lift Ordinance 2019-01 from the table for the first reading. CP Billing seconded the motion. Ayes: All. Mayor Canter expressed that the council needs to acknowledge that the committees were still standing and had never been removed by the council. CP Billings suggested that it was time to return to the committees instead of work sessions. Councilor Cuthbertson asked Mayor Canter to continue sharing what he had in mind for moving forward on this issue. Mayor Canter provided his perspective of the council's changing their position on work sessions or committees during the past few months and so neither have been getting done. He shared his perspective that the committees still need to happen. CP Billings moved to scrap draft ordinance 2019-01 and return to the original council rules Ordinance 10-261. Council Thayer seconded the motion. Ayes. All

Mayor Canter distributed a handout with the committee arrangement that he is confirming the appointments of as well as the clarity as to responsibilities. Mayor Canter shared his committee assignments and expectations of committee members and committee chairs. Mayor Canter and Commissioner Dan Sheets discussed what was formerly the Promotion Advisory Committee and is now the Event Committee that Commissioner Sheets chairs. Councilor Thayer pointed out that a vote on this matter is not required as the Mayor is empowered to take this action. Councilor Thayer suggested that the Ordinance committee didn't need to meet until the ordinances get codified. The council discussed having a council quorum present for committee meetings but posting that so it is known.

Commissioner Eastridge stated that the Public Works and Safety Committee has all council members as listed on the handout. Mayor Canter stated that a January council decision was made that two committees would require Monroe residence and that they were Personnel and Finance and Public Works and Safety. Council discussed committee membership requirements and expectations. Council discussed having a percentage of

committee members be city residents and allow non-residents to be on the committee but be in the minority of the membership of committee. Councilor Canter moved to allow outside residents on all committees other than the Personnel and Finance Committee and have a majority of membership be city residents. Councilor Cuthbertson seconded the motion. Nays: Greene, Thayer, Billings. Ayes: Cuthbertson, Canter. Fails 3-2.

Mayor asked committee's if they wanted to set meeting dates now or wait. Ordinance Committee discussed and set a meeting date for June 3rd. 4:30pm

9. OTHER BUSINESS:

8.1 Councilor Comments: Councilor Greene stated that city public works staff has been doing a great job referring to Steve Wyman including the painting of the hand rails at the library.

8.2 Mayor Comments: Mayor Canter asked the City Administrator if he had anything he had to share. CA Hohnbaum shared that he was a finalist for a position in another city and that it could become public knowledge on Thursday.

10. ADJOURNMENT: Mayor Canter adjourned the meeting at 9:04pm.

Approved by Council Action on June 24, 2019.



6-24-19

Mayor Paul Canter

DATE:

Attest:



Rick Hohnbaum, City Recorder