MINUTES
KEIZER CITY COUNCIL
Monday, November 4, 1996
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Koho called the regular meeting to order at 7:02 p.m. Roll call was taken as follows:

Present:
Dennis Koho, Mayor
Carl Beach, Councilor
Jim Keller, Councilor
Jerry McGee, Councilor
Bob Newton, Councilor
Jerry Watson, Councilor

Absent:
Al Miller, Councilor

Staff:
Dotty Tryk, City Manager
John Morgan, Community Development Director
Charles R. Stull, Chief of Police
Kim Krause, Finance Officer
Wally Mull, Public Works Director
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

Loretta Frederickson, 1325 Clearlake Road N, Keizer addressed the Council regarding a loud noise complaint which she had also brought to the July 15th meeting. Ms. Frederickson said a band practicing, at all hours of the night, in a barn near their property makes it impossible for them to sleep. Calls to Marion County resulted in the deputy arriving just after the music stopped. Once the officer left, the music began again. She asked what could be done about the situation.

Mayor Koho noted the Council had worked closely with Marion County who considered it a possible zoning violation which they intended to address. Council Beach said he had heard nothing in the past few weeks and he was distressed the situation had continued so long. In his last discussion with Marion County the possibility of a liquor violation was also to be investigated and Commissioner Pearmine was to follow up on the issue. One of the

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problems is that the property line cuts through the property so the house is in the city and the barn in the county, resulting in a split jurisdiction. Mayor Koho offered to join Ms. Frederickson in meeting with the Marion County Commissioners to relay her story.

Councilor McGee wondered about the possibility of having an intergovernmental agreement with the County so the City of Keizer could take action. The Mayor noted this would not work since Marion County does not have a noise ordinance. He asked the City Manager to arrange a meeting with the Commissioners. Councilor Beach suggested Ms. Frederickson make a calendar of the violations for the meeting.

Manny Martinez, 1747 Meadowlark Drive, Keizer had testimony regarding the baseball stadium. It was his opinion that the City Council was not utilizing the taxpayer's money in a wise manner. He believed public funds should not be used to finance private projects. He felt the City had issued a letter of intent for the baseball stadium without proving it to be a sound financial venture. He also believed citizens had not been allowed to testify and were being forced to pay against their will.

Mayor Koho responded that the City of Keizer was not constructing or financing a baseball stadium but merely buying property and completing the infrastructure so someone else can construct the stadium. At the end of the lease, the stadium will become public property.

COMMITTEE REPORTS

COUNCIL LIAISON REPORTS

Councilor Beach reported at the October 23, 1996 **River Road Redevelopment Board** meeting, the gateway to Keizer at Lockhaven and River Road was discussed. The Urban Renewal Agency approved a grant of $10,000 for the corner at Inland Shores, but the Board will be requesting additional money for infrastructure and walkways. The Board discussed the Cherry Avenue design plan which will also be returning to the Urban Renewal Agency. In addition, an amendment to the Urban Renewal Plan will be brought to the Council in the near future. Councilor Beach reported the Board approved the replacement and upgrading of Christmas lights for approximately $3900. The Board will be meeting again on December 4th for the November and December meetings.

John Morgan, Community Development Director, added the Board requested more designs for the remaining three corners at the Lockhaven and River Road intersection to be viewed at the December meeting. The Urban Renewal amendment is to bring the land around the interchange inside the district. The amendment will go before the Planning Commission next week and then to the Urban Renewal Agency.

RESOLUTION - ECONOMIC DEVELOPMENT COMMISSION

City Manager Dotty Tryk introduced a Resolution establishing an Economic Development Commission, including a proposed mission and suggested membership with terms, as requested by the Council.

Councilor Keller preferred the Council discuss the creation of an Economic Resource Commission to discover funding sources for projects throughout the City which would reduce reliance on taxpayer's money. He communicated concern about each of the mission points. In regard to identifying the types of businesses needed in Keizer, he felt needed businesses are those the City will support. He stated available business property can be identified but will not be used unless the location is good. He also pointed out that recommending ordinance changes simply to attract business appears to be "spot zoning" which he opposes. He was uncertain about the meaning of recruiting businesses. Both the Chamber and the City have tried to develop promotional materials but funds are not available. Coordination of organizations related to development would be a tremendous challenge for a commission. Councilor Keller's alternative would be to set aside the resolution and discuss an Economic Resource Commission.

Mayor Koho agreed Councilor Keller raised some good points. He did note that most people can think of businesses they would like to recruit for Keizer, i.e. an overnight accommodation, a wider variety of family type restaurants, etc. In assisting businesses to find a location, he never envisioned using tax payer's money. He would like the Council to take action. In a Chamber poll, nearly 80% said the City needs to take a strong lead in economic development and he felt something should be done.

Councilor Newton noted the City's membership in SEDCOR was supposedly to help the City fulfill this mission and could be used for this purpose.

The latest SEDCOR bulletin included Mayor Koho as a member by virtue of his position in Keizer, but the Mayor did not believe they accomplish much outside Salem. City Manager Tryk noted Keizer's membership is complimentary with no fee. She said they tend to focus on industrial needs while Keizer's interest is commercial.

Councilor Watson felt the Council should be proactive on development in the community but these type of nonfunded organizations tend to be vehicles of those who would be regulated, i.e. developers. On the other hand he was supportive of bringing together the forces as a catalyst to make things happen.

Referral to the Chamber of Commerce Governmental Affairs committee would be the preference of Councilor McGee. He had philosophical concerns with the committee's structure. In terms of identifying businesses needed in Keizer, he listed several new enterprises, including the stadium, that would not have been listed by such a group. Businesses seeking to locate in Keizer do their own indepth research thus taking any risk themselves. Since a committee made up of business people might present competition to new businesses, Councilor McGee reasoned, the group should be citizens who are not business people. In regards to coordination of the Urban Renewal Agency and the Council, the agencies include the same people and should not require coordination. Councilor McGee was concerned with the definition of "assist" and the possibility of "spot zoning." In summary, he believed the process is working against the market place where some businesses flourish and others fail and he had serious concerns about the makeup of the group.

Councilor Beach thought the concept was interesting and should be discussed in a work session where wordsmithing or redrafting could be done.

Mayor Koho expressed his frustration, feeling the issue has been on the agenda several times with the first criticism voiced being tonight. His reasoning behind the appointments was to allow the Mayor to fill in the committee with persons relating to unrepresented groups in the community.

In an effort to keep history from repeating itself, Councilor Keller reminded the Council of the Chamber of Commerce's committee with the same focus, which has since disbanded. No funds were available to retain any business. Also, businesses coming to Keizer needed to do their own research.

Councilor Watson would support the commission despite the resolution not being perfect. He agreed with several of Councilor McGee's concerns but not with his idea of referring the resolution to the Governmental Affairs committee. Because of the close relationship between City Government and the Chamber of Commerce, he believed matters of policy should not be referred to them or any other segment of the community.

<u>Councilor McGee moved the resolution be tabled indefinitely. The motion was seconded by Councilor Newton.</u>

Mayor Koho urged the Council not to table the resolution, stating 4 out of 5 Keizer residents, along with the River Road Redevelopment Board and the Planning Commission, wanted something done. As an example of how a commission could function, Mayor Koho related that he and a Chamber of Commerce member met with a Keizer business planning to make a minimal expansion in the City. As a result of the meeting, the company instead made a multimillion dollar investment in Keizer.

The Motion failed as follows:

AYES: Keller, McGee, and Newton (3)
NAYS: Beach, Koho, and Watson (3)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

Mayor Koho commented the market place system works best when a city is being marketed and Keizer has more to offer businesses than is presently known.

Councilor Keller moved to schedule this item for the next available Council work session. The motion was seconded by Councilor Beach.

In response to an inquiry from Councilor McGee, Councilor Keller indicated he would put together his changes in the format.

The Motion passed unanimously:

AYES: Beach, Keller, Koho, McGee, Newton and Watson (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

PUBLIC HEARINGS

RESOLUTION - INITIATING A COMPREHENSIVE PLAN MAP AMENDMENT, ZONE CHANGE AND CONDITIONAL USE (STADIUM SITE)

Mayor Koho reopened the Comprehensive Plan Map Amendment/Zone Change/Conditional Use (Baseball Stadium Site) hearing which was continued from the October 21, 1996 meeting.

Shannon Johnson, City Attorney, gave the staff report. Due to a request by a property owner and the minutes not being available, an Ordinance was not prepared. Mr. Johnson recommended the hearing be continued until November 18, 1996.

There was no public testimony to come before the Council.

Mayor Koho continued the public hearing until Monday, November 18, 1996 at 7:00 p.m.

ADMINISTRATIVE ACTION

CCTV CONTRACT

City Manager Tryk reported the yearlong CCTV contract will expire at the end of January along with some of the available TV staff funding. According to the CCTV Executive Director, monthly costs for two Council meetings and one public forum will increase to $1250 per month. They have offered to extend the contract at that level until the end of the fiscal year. The City could negotiate with the Cable Regulatory Commission on a different contract which would probably be more expensive. The commission may request Keizer become a full partner, contributing 40% of the cable franchise revenues in town along with purchasing some equipment over time.

Mayor Koho would like to consider continuing the contract but only if a majority of the Council is interested in full membership after July 1st. Councilor Keller asked if any follow-up on the survey was available. Ms. Tryk responded that a survey distributed through the utility bills takes 3 months but if the contract is continued through the fiscal year a follow-up could be done.

Councilor Newton believed a jump from $6,000 to $56,000 per year is a big increase and he was not willing to make a commitment since his term on the Council ends soon.

Stating that he also will not be involved in future votes, Councilor Watson was very supportive of cable TV and commented that a surprising number of people have mentioned seeing the broadcasts. He encouraged the Council to continue the contract now, allowing the City Manager to conduct additional surveys and including the new Councilors in the evaluation process.

Councilor McGee asked his comments not be viewed negatively by the camera people who have volunteered so many hours and to whom a large debt of gratitude is due. However, the next step, from $500 monthly to $1250 is a big step and the increase in the new fiscal year would be significant, approximately $70,000 annually. He stated that the scanty evidence of 5% viewership is expensive. Councilor McGee had designed an evaluation plan which the City Manager utilized in the survey but more data needs to be gathered. Since the cable franchise fee is at the maximum and cannot be increased, funding would come from the general fund. He believed a comprehensive analysis should be done and if large support is not present, the program should be ended. The interim step should not be taken unless the Council plans to continue past July 1.

The positive comments toward the technicians were echoed by Councilor Beach. He felt the upcoming costs would be too much for the City budget. He strongly favored not extending the contract past January.

Mayor Koho noted the $56,000 would be a one time expense. He believed increasing franchise fees in other areas might be appropriate for the expense. The Mayor agreed that If the Council did not plan to investigate becoming full partners then the contract should not be renewed. He was willing to consider an analysis and information from a second survey.

Councilor Keller reported a number of people keep themselves informed by watching the broadcasts, especially the most recent long meeting. Coverage seems especially important with the investment being considered for the stadium. He encouraged continuing the program and getting a comprehensive survey to see if support is present. He related the most positive reaction to advertising for his personal business has been cable TV. He also said the quality of service has been very impressive as experienced recently in the South East Keizer Neighborhood candidate's forum. He strongly supported CCTV.

Councilor Newton felt more information is getting out to the citizens than ever before. He questioned what funding sources have been depleted.

City Manager Tryk wasn't sure but understood that the retraining money, available at the beginning of the contract, has expired.

Councilor McGee moved the Council instruct the City Manager to design and conduct a community wide survey by mail for the feasibility of continuing the program. The survey should contain questions regarding the current viewership and willingness to spend funds to continue the program. The results should come before to the Council one month prior to the expiration of the current agreement.

There was no second to the motion.

Mayor Koho moved that the City Council continue the contract for CCTV services for the remainder of the fiscal year at the rate of $1250 per month and during this time ask for a proposal for the regulatory commission on what the real costs would be and further to work with the City Manager to come up with a surveying tool to capture the information requested by Councilor McGee regarding the viewership and funding. The motion was seconded by Councilor Watson.

Although he supported the motion and the inclusion of an evaluation, Councilor Watson had issues with evaluations. He thought the data will probably show a small percentage watch the programs. Public television has a very limited revenue basis and he hoped the Council would find a way to support it at some level.

Councilor McGee reminded the Council that an evaluation was part of the initial plan at the onset of the contract. He was concerned that an evaluation will not have been done even though the Council was considering extending the contract at twice the rate.

Councilor Beach did not see a need to extend the contract since there was time to complete an evaluation prior to the end of January.

Mayor Koho disagreed with the previous speakers, stating some evaluation has been done and conclusions can be drawn. He believed different information is needed and time will be needed to get more representative information.

In agreement with Councilor McGee, Councilor Keller wondered why the total evaluation was not completed.

City Manager Tryk reported the survey took three months by the time the questionnaires were sent to all residents and analysis was done. The CCTV Executive Director offered some suggestions on the survey and she thought she might get only the names of the 7000 people with cable. She answered questions about the survey from the Councilors. The method seemed flawed to Councilor Watson who offered to help with the design.

Councilor McGee felt all citizens needed a chance to respond since the money will be coming from the General fund. He thought several surveys could have been done over the contract period. Councilor McGee asked specifically where the additional funds would come from.

The City Manager recommended the money come from the contingency line item.

Councilor Beach wanted to be sure full disclosure of the total costs would be included on the survey.

Mayor Koho stated he had worded the motion to exclude designing the survey tool at the present time. He believed time needs to be spent creating the tool and establishing benchmarks..

Councilor McGee agreed with all the comments with the exception of the extension of the contract. He believed the survey could be accomplished in the contract time remaining.

For clarification, Councilor Keller asked the results of not making a decision tonight. Since there were none, he would hate to see the Council commit to an extension if the survey returns negative information.

Mayor Koho would like the survey in February or March. Councilor Watson preferred making a survey later but he did not want it included in the water bills.

<u>The Motion failed as follows:</u>

<u>AYES:</u> Koho, Newton and Watson (3)
<u>NAYS:</u> Beach, Keller and McGee (3)
<u>ABSTENTIONS:</u> None (0)
<u>ABSENT:</u> Miller (1)

Councilor McGee moved to have the Council instruct the City Manger to design and conduct the survey to the community and get results for decision on continuation of the contact prior to the January contract expiration. The motion was seconded by Councilor Keller.

Mayor Koho offered the idea of having City Councilors making phone call surveys themselves. Councilor McGee would be in favor of using that technique as a spot follow-up but not to replace the full survey.

The Motion passed as follows:

AYES: Beach, Keller, McGee, Newton, and Watson (5)
NAYS: Koho (1)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

Information should be given by the Councilors to the City Manager regarding what should be included on the survey. Councilor Beach suggested Councilor Watson assist with the project. Councilor Newton stated benchmarks should be set. City Manager Tryk will get information from TCI regarding an acceptable level of viewership.

UPDATE ON TRAIL/MANZANITA PROPERTY

Wally Mull, Public Works Director, reported on the quarter of an acre of City property at Trail and Manzanita as requested at the October 21 meeting. As previously reported, the area is in the McNary Activity Center and zoned commercial general. Any specific development must be approved with a conditional use to determine if the development is in accordance with the plan. Other conditions may be placed on the development.

Duane VanCleave, who owns the adjacent gas station, has made an offer of $23,700 for the City property. Staff met with representatives of Carson Oil and Mr. Van Cleave on the issue. Traffic impacts, transit usage, pedestrian and bicycle circulation, impacts on surrounding neighborhoods, signs and building design were all discussed. Also discussed was the possibility of vacating a portion of right-of-way along Trail Avenue. The owner would relocate the building to reduce traffic impacts and install curbs, sidewalks and appropriate storm drainage.

City Attorney, Shannon Johnson, pointed out that the disposition of real property and discussion of terms should be done in executive session.

Mayor Koho remembered the intent of passing the previous motion was to sell the property to the VanCleaves to own and operate a station. Mr. Mull stated the VanCleaves would be the owner/operator of the station.

Councilor Watson spoke strongly against sale of the property and for refusal of the offer. As an owner, the City can put any restrictions on the property sale, not being limited to the zoning or overlay zone. He believed staff approached the item from meeting minimal guidelines such as requiring a 5 feet arborvitae hedge as a divider between commercial and residential. The guideline is met but the hedge is not a sufficient division. Councilor Watson suggested taking part of the right-of-way to make a significant buffer of evergreens such as is found 100 yards north.

A point of order was called by Councilor Keller who said the original motion was to direct the City Manager to negotiate a sale. Discussion appears to be an attempt to reconsider the motion.

Mayor Koho noted that was the original motion but last meeting the Neighborhood Association asked the status of the project. Councilor Keller stated the same concerns are being expressed by a Councilor who was not on the prevailing side.

Councilor Watson reiterated that the motion was for the staff to negotiate and he was repeating the negative points.

Mayor Koho asked the Council to limit discussion on whether they wished to sell to be followed by conditions of development.

Councilor Watson asked legal counsel for clarification on whether the issue was barred from consideration since the vote was November 20, 1995. Mayor Koho pointed out the issue at hand was an appeal of the ruling of the chair and he gave the proper procedure for doing so.

<u>Councilor Watson moved the proposal be regarded as unacceptable. Mayor Koho seconded the motion.</u>

Speaking for the motion, Councilor Watson listed the unacceptable points. He felt the protections that are proposed are not adequate for the neighborhood. The purchase price is grossly inadequate and no other party has been asked to bid. Over 100 people in the neighborhood requested the City keep the property. With the initial plan, the purchaser anticipated only 4 pumps and now 7 are planned. The traffic engineer in the neighborhood gave a negative opinion on the design.

Councilor McGee reminded Councilor Watson that the neighborhood was unable to come up with an acceptable alternative use for the land. In his mind, the property is a positive example of economic development. The land can be added to the tax roles and become an economically feasible addition to the city.

Councilor Beach stated the previous concern of the Council was the VanCleave's lack of operating the station. The station is not new to the neighborhood and the additions are positive. He supported the work of this individual as an improvement for Keizer.

Economic development needs to be balanced with livability stated Mayor Koho. He was concerned about the previous experience with the Chevron station but felt people who live in Keizer will care about the community. He will support the motion.

As a point of information, Councilor Newton asked the size of the properties. Mr. Mull responded the City's piece is .21 acre while the VanCleave property is .24 acre. Councilor Newton thought the vacation of Trail Avenue should be a separate action and Mr. Mull agreed. In answer to another question, Mr. Morgan responded that the hedge will be 8' which is more than the zoning ordinance requires.

Councilor Keller moved the previous question. The motion was seconded by Councilor Beach.

The Motion failed as follows:

AYES: Beach and Keller (2)
NAYS: Koho, McGee, Newton and Watson (4)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

Councilor Watson was disappointed by where the Council is coming from on this issue. He did not believe the conditions established in the initial debate have been met. He considered the issues of price and traffic to be extremely significant.

The original motion to find the proposal unacceptable failed as follows:

AYES: Koho and Watson (2)
NAYS: Beach, Keller, McGee and Newton (4)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

Mayor Koho stated staff needed direction on proceeding with the sale.

Councilor Keller moved to direct staff to complete negotiations with the VanCleaves on the sale of the property. Councilor McGee seconded the motion.

Mayor Koho asked if this is the appropriate time to add desired conditions. Councilor Keller understood the drawing was preliminary and conditions would be added when finalized.

In speaking to part of Councilor Watson's concern, Councilor Beach felt the monetary figure and the vacation should be explored at the appropriate time.

Responding to an inquiry by Councilor McGee, Mr. Morgan replied the site plan is preliminary and this is merely a progress report. The VanCleaves and Standard Oil have been told the City desires a monument sign and a residential style building. Details have not been finalized but will come before the Council at the appropriate time.

Councilor Watson moved to amend the motion to include that any plan to sell the property require that there be no access from Trail Avenue to the station.

There was no second to the motion.

Councilor Watson moved to amend the motion to include there will be no visible light that makes its way to the residences along Trail Avenue.

There was no second to the motion.

Councilor Watson moved to amend the motion to require a 20 foot heavily landscaped buffer be placed along Trail Avenue to screen the property with large plantings to start with.

There was no second to the motion.

Councilor Watson moved to amend the motion to require the building to conform to the style of the commercial buildings in the immediate area.

There was no second to the motion.

Councilor Keller noted the letter included conformance to the neighborhood look. Councilor Watson understood the letter but wanted the condition clearly stated.

Councilor Watson moved to amend the motion to require there be no left hand turn from River Road into the station and a right hand turn only on to Manzanita.

There was no second to the motion.

The original motion passed as follows:

AYES: Beach, Keller, Koho, McGee and Newton (5)
NAYS: Watson (1)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

CONSENT CALENDAR

The consent calendar consisted of the following:

a. RESOLUTION - Youth Commission Compact

b. Approval of October 14, 1996 Regular Session Minutes

Councilor Keller requested item "b" be removed from the consent calendar.

Councilor Newton requested item "a" be removed from the consent calendar.

item "a"

Councilor Newton was concerned that a number of city youth organizations were not mentioned in the compact and might not subscribe to the group formation. Mayor Koho responded that he thought all were included and the goal was to find areas of duplication and reduce redundancy.

Councilor Newton moved a Resolution Endorsing the Formation of a Youth Compact. The motion was seconded by Mayor Koho.

The motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Newton and Watson (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

item "b"

Councilor Keller was seeking clarification on how the financial cap for the stadium will be handled in the lease. The City Attorney had advised him that designation of a responsible financial party if the cap was exceeded was not included in the motion. The Councilor wanted definition of how any excess would be paid.

Mayor Koho felt the City would not exceed the set figure or would need another source of funding before additional money would be spent. For example, if acquiring the property would cost 2.5 million and the cap was 3 million, the process would stop before the property was bought.

The last part of the project to be completed is the parking lot, so Councilor Keller thought a difference could be made there. He was concerned about the timing for the decision. He believed clear cost estimates must be available before the final day for making a decision on the project. In the event the estimates exceed the cap, the three options are: the City makes up the difference, the Walkers make up the difference or some projects are left undone.

Mayor Koho offered that someone else could pick up the difference. The City Manager suggested the scope of the project could be reduced.

Councilor Beach did not feel it would be economically feasible to stop the project. He felt if the cap was exceeded then the Walkers would need to cover, perhaps over time, anything above the agreed 5% contingency.

Councilor McGee reminded the Council that minutes are a history of actions not decisions to be reargued. The lease, with a number of attachments, has gone to the Walkers. Information should be coming in prior to December 31st including estimated costs. The time for discussion will be before the 31st when the costs and how to raise the money is considered.

Councilor Watson did not find errors in the minutes but believed there were areas of grayness in the discussions. He reminded the Council that he made the point that the cap should not be met by cutting back on the project. The City is supposed to be buying the stadium on the City parking lot and getting it all. The City Manager's idea to reduce the project was not acceptable to him. He also thought the grant idea should be clarified as to who benefits.

Councilor Newton moved that the City Recorder review page 35 of the minutes to see if they accurately reflect the action taken by the Council at this meeting. The motion was seconded by Councilor McGee.

Councilor Keller noted his reason for raising the issue regarding items needing clarification. He had no concern about the accuracy of the minutes but the interpretation of the Council.

Councilor Newton withdrew his motion since the minutes are verbatim and Councilor McGee withdrew his second.

Councilor McGee reiterated that the minutes were history and the time to debate the issue is near the December 31st deadline.

A second point of clarification on page 10 was introduced by Councilor Keller regarding personal guarantees. City Attorney Johnson said the Walkers will provide guarantees.

Mayor Koho suggested the minutes be approved and the Council get together to discuss the areas of concern. Councilor Beach agreed with the idea and thought it was appropriate to be much in advance of December 31st.

Mayor Koho stated he was willing to take extra time on the 12th to work through any issues. It would be helpful to get a list of issues to the City Manager prior to the meeting.

Although the 12th was a bad evening for him, Councilor Watson did want to be involved. He also wanted a draft of the lease of the parking lot. He suggested that since making the initial decision, the Council is perhaps not as critical or as time sensitive to the details.

Councilor McGee agreed with the earlier discussion but he did not want to attend a meeting without the draft. Mayor Koho was interested merely in clarifying issues that have already been decided. City Attorney Johnson stated the ground lease should be available for distribution soon, but the parking lot management draft may not be available for review prior to the 12th.

Mayor Koho asked the staff to schedule a meeting as soon as the ground lease was available for distribution. Councilor Newton would like a calendar for the timing of all future discussion topics.

Councilor Keller preferred to hold off approval of the minutes until they are discussed. Mayor Koho stated a meeting in the immediate future would compare the minutes to the lease and include discussion of areas of interpretation.

OTHER BUSINESS

Councilor Keller reported John Lien responded in detail to the OLCC hearing's officer on LaBrisa. The City Manager will attend the hearing to request, if she has the opportunity, that the misleading information the Council received is retracted.

Wally Mull, Public Services Director, reminded the Council of the fall leaf haul on Saturday, December 7, 1996 at McNary High School.

WRITTEN COMMUNICATION

There was no written communication to come before the Council.

AGENDA INPUT

Mayor Koho noted the agenda input items.

ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

Tracy L. Davis

Tracy L. Davis
City Recorder

APPROVED:

Denis Koho

Dennis Koho-Mayor

COUNCIL MEMBERS:

Councilor #1 - Jerry Watson	Carl E. Beach Councilor #4 - Carl Beach
Councilor #2 - Bob Newton	(absent) Councilor #5 - Al Miller
Councilor # 3 - Jim Keller	Jerry McGee Councilor #6 - Jerry McGee

Minutes approved:

January 21, 1997