MINUTES
KEIZER CITY COUNCIL
Monday, November 3, 2014
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Christopher called the meeting to order at 7:00 pm. Roll Call was taken as follows:

Present:	Staff:
Lore Christopher, Mayor	Chris Eppley, City Manager
Joe Egli, Council President	Shannon Johnson, City Attorney
Kim Freeman, Councilor	Nate Brown, Community Development
Marlene Quinn, Councilor	Bill Lawyer, Public Works Director
Cathy Clark, Councilor	John Teague, Police Chief
Jim Taylor, Councilor	Tim Wood, Assistant Controller
Dennis Koho, Councilor	Tracy Davis, City Recorder
Ryan Edsall, Youth Councilor	

FLAG SALUTE

Mayor Christopher led the pledge of allegiance.

SPECIAL ORDERS OF BUSINESS

None

COMMITTEE REPORTS

a. Planning Commission Appointment

City Manager, Chris Eppley, reported that following publication of notice of a vacancy on the Keizer Planning Commission and acceptance of testimony from the applicant, the Volunteer Coordinating Committee unanimously recommended Jim Jacks to fill the vacancy.

Councilor Egli moved that the Keizer City Council accept the recommendation of the Volunteer Coordinating Committee to appoint Jim Jacks to position number 4 on the Planning Commission. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. Parks & Recreation Advisory Board Appointments

City Manager Chris Eppley reported that following publication of notice of vacancies on the Parks & Recreation Advisory Board and acceptance of testimony from applicants, the Volunteer Coordinating Committee unanimously recommended David Louden and Clint Holland to fill two of the vacancies.

Councilor Egli moved that the Keizer City Council accept the recommendation of the Volunteer Coordinating Committee to appoint David Louden to position #5 and Clint Holland to position #6 on the Parks Advisory Board. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

PUBLIC TESTIMONY

Carol Doefler, Keizer, thanked the City for the repaving of Shoreline Drive.

Cheryl Mitchell, Festival of Lights Holiday Parade CEO, provided an overview of the parade and related events. She explained that the theme will be "The Twelve Days Before Christmas" with a trophy and $500 to be awarded at the "Afterglow" party at Skyline Ford following the parade.

PUBLIC HEARINGS

a. Parks & Recreation Master Plan Amendment (Keizer Rapids Park)

Public Works Director Bill Lawyer explained that the 28 acres adjacent to Keizer Rapids Park needed to be master planned to identify amenities desired by the community to be located on the property. He explained how the process for the recommended amenities took place and directed attention to the map showing proposed amenities and their locations.

Mayor Christopher opened the Public Hearing.

Rhonda Rich, Keizer, President of the West Keizer Neighborhood Association, reviewed the efforts of the association during this process, noting that the association supported an open play area south of the dike with tables and shelters next to the river and placement of the Jean Sternwheeler in this area. She urged that picnic areas be included and the park be left as a natural, family friendly place with organized sports in the present filbert area, parking nearby and a buffer zone from the river to Chemawa Road.

Bob Warberg, Keizer, resident of Tate Avenue, thanked the City for including a buffer zone behind his house and urged that it be a sound and site buffer.

Darrrell Richardson, Keizer, questioned where the money would come from to develop the park, who would maintain it and how long it would take to be developed. Mayor Christopher explained that this is a 20-year Master Plan and that some amenities will happen sooner than others because they are being provided by volunteers. Other amenities will be funded by Park System Development Charges and grants.

Tom Holman, Keizer, suggested that the filbert orchard be left intact so that the Straub Environmental Center could study how an intensively managed orchard would change over time; children could experience how science works with test plots, data analysis and reports.

David Hilgemann, Keizer, voiced opposition to the extensive development planned for Keizer Rapids Park, urging that the park remain in its natural state. He expressed concern about making the park a 'tournament park' with a sports complex, additional paving, and lighted multi-use sports fields and pointed out that the neighborhood association had been assured that this would not happen because other areas in the city were better suited. He urged that the park remain open and natural.

Jim Hanson, Keizer, echoed comments made by Rhonda Rich and David Hilgemann, noting that there is a nice balance of activities in the proposed plan. He urged Council to guard the land south of the dike and path and approve the Parks Board recommendation.

Ruth Ann Fry, Keizer, voiced support for comments made by Tom Holman, David Hilgemann and Jim Hanson and for the buffer zone (made up of trees and berms) extending to Chemawa Road. She requested that any pathway be west of the buffer, expressed concern regarding potential traffic on Chemawa, urged that sports fields be located in other Keizer parks and questioned the source of grant funding. Mayor Christopher explained that government grants come from an allocation of taxes that citizens are already paying. Ms. Fry also urged that the location of the Big Toy be reconsidered to provide greater parental visibility and suggested more natural play structures rather than a Big Toy.

Patricia Fisher, Keizer, echoed some of the priorities voiced by previous testimony, particularly keeping the access to the river and the open play area south of the bike paths. She voiced support for the Parks Board recommendation but concern about the density and type of fields proposed and the potential for traffic. She expressed doubt that this park would be appropriate for the indoor facility but agreed that it should be placed near Chemawa Road and suggested that a loop configuration be incorporated to accommodate bus pick up and drop off.

Clint Holland, Keizer, Keizer, urged that more parking areas be incorporated into the master plan. He noted that the 250 spaces in the recommended plan will be insufficient when large games take place or when an event is held at the indoor sports facility.

Brandon Smith, Chair of the Keizer Parks Board and representing the Board, thanked all who participated in the planning process - especially John Morgan, noted that the map on display was the final recommendation and explained the reasons for locations of amenities. He noted that the Board inadvertently failed to include maps and directional signage throughout the park and that should be added.

Discussion followed regarding acreage and areas of development.

Richard Walsh, Keizer, explained that Urban Renewal Funds were used to purchase the 28 acre parcel with the intent that it would be used for an indoor facility as recommended by the Something Special Task Force. Additional discussion took place at length regarding the buffer area.

Mr. Walsh reviewed the following "tweaks" to the proposed master plan noting that these changes were not voted on at the Parks Board public hearing:

1. Move the fence to create a picnic area for patrons of the amphitheater. (Area should be marked "picnic area".)
2. Designate area that is now not going to be used for the Big Toy as ADA parking.
3. Designate area by the dog park along the road as parking.
4. Rename "open play area" on the map "open play and event area".
5. Open up view along the river – clear out brush.
6. Create a loop with a wide enough turning radius to accommodate buses.

Mr. Walsh thanked everyone involved in the process, especially Clint Holland and Marion County Commissioner Janet Carlson and provided a history of how the park land was acquired.

Mayor Christopher commended the Parks Board and specifically Chair Smith for facilitating the Parks Board Public Hearing and putting the master plan together. She noted that 80% of the 2006 Master Plan has been kept in place; over 120 acres remain natural and pristine.

Mark Caillier, Keizer, suggested moving the Big Toy to the east somewhat to increase visibility, keep it away from road and open up about 200 more parking spaces. He noted that by using this location trees will not need to be removed for the structure, the area is already cleared and flat and has not been sprayed. It is also closer to water, electricity and sewer and there are no houses nearby. Brandon Smith added that this change gives centralized parking so that park users use the same parking. Discussion then took place regarding visibility, parking, soccer fields, access to the Big Toy area, the filbert orchard lease and ongoing farming operations.

Public Works Director Bill Lawyer thanked Dorothy Diehl for her work in creating the map. He suggested removal of the fence (#1 above) rather than relocating it and relocating the ADA loop pathway to the east using the old road. He explained that the plan is to connect the existing dog park parking lot to Walsh Way and suggested postponing development of the pathway from the existing neighborhood path to the Big Toy.
Mr. Lawyer explained that part of the Master Plan will include text such as "open up the view to the river near covered structures" and stressed that the map and text will be 'representative'; the location on the map is not intended to be exact. He added that the open area could be labeled "open play/event area" and that the overflow parking for the amphitheater

will remain grass. Community Development Director Nate Brown explained that the original buffer zone is 'meandered', i.e. certain parts of it are not 75' wide.

With no further testimony, Mayor Christopher closed the public hearing.

Deliberation then took place focusing on the buffer, lighting, thinning brush along the river, the open play area, moving/removing the fence, dog park parking, Big Toy location, inclusion of a horseshoe pit, and the indoor facility.

Councilor Egli moved that the Keizer City Council direct staff to come back with an Ordinance and Resolution adopting the new master plan with the following amendments:

- Reduce the buffer zone width to 25 feet and extend it to Chemawa Road
- If lighting is used in general (non-sports) areas, use 'dark sky' lighting
- Thin brush along the river bank
- Move fence to the east side of the picnic area and designate the area as a picnic area
- Add parking to the west end of the dog park and include an entrance
- Move the Big Toy east to the other side of the restroom
- Add parking for the amphitheater for overflow and ADA by the big tree, north of the marine facility parking
- Add horseshoe pit to "Amenities to be included in the Park"
- Change the open play area to read "open play and event area"
- Add signage and maps throughout the park
- Add bike parking and amenities to "Amenities to be included in the Park
- Note that softball fields are 230' to 300'

Councilor Clark seconded the motion.

Councilor Clark offered a friendly amendment to leave the existing buffer zone at 75 feet with the new buffer being 25 feet. Councilor Egli did not accept the amendment.

Councilor Clark moved to amend the motion so that the buffer of 25 feet be from the Tate Avenue walkway north to Chemawa. Motion failed for lack of second.

Original motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

ADMINISTRATIVE ACTION

City Attorney Shannon Johnson explained that the Keizer Arts Commission has been dealing with both murals and civic center art. Initially the statue program was not included in the original ordinance but it makes sense to

a. ORDINANCE – Providing for Public Art and Public Murals; Repeal of Ordinance No. 2014-687 and Ordinance No. 2014-693

have all artwork combined with a role for the Art Commission. He then reviewed the changes in the ordinance. Mr. Johnson added that additional statues are planned for the Abby's location and a location by Copper Creek Mercantile; Council should confirm that those locations are acceptable. He noted that the Arts Commission would choose the art, but Council will need to approve the locations and that Abby's is an approved location but the Copper Creek Mercantile location has not been approved by Council. Council approved by consensus the Copper Creek location.

'Statutes' was changed to 'statues' in Section 5. Discussion then took place regarding insurance coverage, utility boxes, commission policies regarding appropriate art, and artist agreements.

Councilor Egli moved that the Keizer City Council adopt a Bill for an Ordinance Providing for Public Art and Public Murals; Repeal of Ordinance No. 2014-687 and Ordinance No. 2014-693 as corrected. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. RESOLUTION – Dedication of Income from the Cellular Tower Lease/Option with New Cingular Wireless PCS, LLC (Bair Park)

RESOLUTION – Resolution of Intent to Reimburse Water Fund for a Portion of Bair Park Property

City Attorney Shannon Johnson reminded Council that they had directed staff to move forward with the process of a direct payment from the Park Fund to the Water Fund for the Water Fund's interest in the Bair Park property excluding the actual portion of the reservoir. He provided explanation and clarification regarding both resolutions.

Councilor Egli moved that the Keizer City Council adopt a Resolution Dedicating Income from the Cellular Tower Lease/Option with New Cingular Wireless PCS, LLC (Bair Park). Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Councilor Egli moved that the Keizer City Council adopt a Resolution of Intent to Reimburse Water Fund for a Portion of Bair Park Property. Councilor Koho seconded. Motion passed as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman and Taylor (6)
NAYS: Clark (1)
ABSTENTIONS: None (0)
ABSENT: None (0)

c. RESOLUTION – Authorization for Supplemental Budget and Transfer of Appropriation

Assistant Controller Tim Wood reviewed the budget adjustments referenced in the resolution and provided explanation and clarification about each.

Councilor Egli moved to adopt a Resolution Authorization for Supplemental Budget and Transfer of Appropriation – Bair Park Rental Income, K23 Production Costs, Police Weapon Surplus and Stormwater Charge for Services. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

CONSENT CALENDAR

a. RESOLUTION- Authorizing Temporary Use and Signs Subject to Conditions for Festival of Lights (2014)
b. RESOLUTION – Ratifying the Keizer Police Department's Purchase of Four 2015 Ford Explorers
c. RESOLUTION – Ratifying the Chief of Police's Execution of Marc Nelson Oil Products, Inc. Purchasing Documents for Cardlock Fuel Cards
d. RESOLUTION – Authorizing the Chief of Police to Purchase Firearms for Police Department and Authorizing Disposition of Surplus Property
e. Approval of September 10, 2014 Special Session Minutes
f. Approval of September 15, 2014 Regular Session Minutes
g. Approval of October 6, 2014 Regular Session Minutes

Councilor Egli moved that Keizer City Council adopt the Consent Calendar. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

COUNCIL LIAISON REPORTS

Councilor Quinn announced the next Parks Board meeting, cancellation of the Community Build Task Force meeting and that the Big Toy website will go live November 7. She noted that the new lights that Council approved could not be purchased because Dave Wallery was ill. The Keizer Chamber has therefore asked for $1,000 for bulb replacement. Mr. Johnson noted that it could be put on the November 17 agenda.

Councilor Egli announced Planning Commission and Management meetings, the Marion County Commissioner breakfast, and wished Councilor Koho a happy birthday.

Mayor Christopher rescheduled the November 10 Work Session to November 18 at 5:45. She also provided details about the statues approved by the Arts Commission and plans to involve McNary students in painting utility boxes.

Councilor Freeman announced the West Keizer Neighborhood Association meeting.

Councilor Clark reported that she had attended the Marion County Reentry Initiative Breakfast, the dedication of the Steve Prothero Computer Room at the Community Library, and the Salem City Council Work Session on the River Crossing; and would be attending the Keizer Economic Development Commission and Mid-Willamette Area Commission on Transportation meetings.

Councilor Koho wished Councilor Egli a happy birthday and praised the San Francisco Giants for winning another World Series.

Youth Councilor Edsall announced that

- Some girls cross country runners, and the football, soccer and girls' volleyball teams made it to the state playoffs.
- McNary students will be participating in the SOLV 11/15 city cleanup.
- He is exploring avenues to encourage youth involvement in government.

OTHER BUSINESS

Chief Teague announced that since the gate at Sandy and 4th has been locked around the clock, there are no more problems in that area.

Bill Lawyer reported that the November 15 cleanup effort will be coordinated by Mark Caillier. Staff removed some dogwoods and willows from the stormwater swales and the group will replanting those areas with plants purchased by the City. He also provided an update on the Chemawa Road North project.

Nate Brown announced that an application has been received for Area C; staff is working through transportation issues to make sure Council can address the issue at the December 1 meeting. Staff has met with Tribe representatives who are working to submit a new Master Plan application for Area D.

WRITTEN COMMUNICATION

Mayor Christopher announced various volunteer opportunities.

AGENDA INPUT

<u>**November 10, 2014**</u>
5:45 p.m. – City Council Work Session - Cancelled
<u>**November 17, 2014**</u>
7:00 p.m. – City Council Regular Session
<u>**December 1, 2014**</u>
7:00 p.m. – City Council Regular Session

ADJOURNMENT Mayor Christopher adjourned the meeting at 10:27 p.m.

MAYOR: APPROVED:

Lore Christopher

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

Councilor #1 – Dennis Koho

Councilor #4 – Cathy Clark

Councilor #2 – Kim Freeman

Councilor #5 – Joe Egli

Councilor #3 – Marlene Quinn

Councilor #6 – James Taylor

Minutes approved: December 1st, 2014