



MINUTES
KEIZER CITY COUNCIL REGULAR SESSION
Monday, October 20, 2008
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

**CALL TO
ORDER**

Mayor Christopher called the regular session to order at 7:06 pm. Roll Call was taken as follows:

Present:

Mayor Lore Christopher
Richard Walsh, Council President
Brandon Smith, Councilor
Cathy Clark, Councilor
David McKane, Councilor
James Taylor, Councilor
Jacque Moir, Councilor

Staff:

Chris Eppley, City Manager
Kevin Watson, Assistant to the City Manager
Shannon Johnson, City Attorney
Rob Kissler, Public Works Director
Bill Lawyer, Public Works Superintendent
Marc Adams, Police Chief
Tracy Davis, City Recorder

FLAG SALUTE

Mayor Christopher led the pledge of allegiance.

**PUBLIC
TESTIMONY**

Chuck Lee, Keizer, spoke on behalf of the Salem-Keizer School Board and urged support of the school bond issue. Mr. Lee concluded that in his opinion it is just the right thing to do because children are the community's most valuable resource and he encouraged everyone to support the bond measure. Mr. Lee then fielded questions regarding school maintenance and repairs and explained how the maintenance budget has been increased.

Clint Holland, Keizer, representing the Parks Advisory Board, reported on the high usage of the Keizer Rapids Dog Park and explained that the Keizer Rapids Work Groups had been folded into the Parks Advisory Board. He added that the Board is recommending that the 9-member board continue and requests that they not be required to attend Keizer Urban Renewal Board meetings but attend on an "as needed" basis; a subcommittee has been formed to develop a recommendation to Council regarding naming of facilities; there is one vacancy on the board and three terms expiring in January. He concluded with details of the amphitheater construction progress and thanked all participants. Councilors each thanked Mr. Holland and volunteers for their efforts at the amphitheater. Councilor McKane noted that Council action would be required regarding the number of Parks Board members, elimination of the requirement for a Parks Board representative on the Keizer Urban Renewal Board and setting up a meeting to address park security. City Attorney Shannon Johnson noted that if the Parks Board wishes

to keep its membership at 9 there is no need to take any action, but he voiced concern regarding the membership of KURB being an even number if the Parks Board dropped its representation.

Jerry McGee, Keizer, reporting from the Statue Committee, asked for Council validation of the committee's maquette approval noting that it was available for public display on October 9. He then explained that following Council ratification, the artist would submit the completed bust for approval.

By consensus Council ratified the Task Force approval of the T.D. Keizur maquette.

PUBLIC HEARING
a. Keizer Parks
and
Recreation
System
Development
Charge
Methodology
Update

Public Works Superintendent, Bill Lawyer, reviewed the history and purpose of this project noting that adoption of the SDC Methodology update would cause no immediate fiscal impact on the current City Budget. Lengthy discussion took place regarding the three options with the consultant, Don Gaynor, and Public Works Director, Rob Kissler, explaining the fiscal impact of the options and fielding questions regarding property valuation and adjustments, SDC rates, inflation factors, under-funding growth-eligible projects and development of an assisted living unit category.

Mayor Christopher opened the public hearing.

Mike Erdman, Home Builders Association of Marion and Polk Counties, voiced dismay at the revised methodology being offered for approval stating that the housing market was in dire condition and could not support the increase. He suggested that Council omit the two new small parks from the SDC methodology until the urban growth boundary is expanded in order to keep the system development charges reasonable.

Mr. Kissler and Mr. Gaynor then fielded additional questions regarding funding of projects, projected population, projects added later or placed in the methodology as placeholders, multi-family housing SDC rates, priorities and funding options. Responding to lengthy discussion regarding funding of parks with SDCs Mr. Gaynor recommended that all projects be left in the methodology and be shown as fundable at 100% but that the resolution adopting the methodology adopt a rate of less than 100%; this would assure there would be no question on how the SDCs are spent. City Attorney Shannon Johnson concurred.

Paul Holstag, Salem, Capital Enterprises, reviewed his recent experience in the home building field and voiced agreement with Mr. Erdman that now is not the time to increase SDC charges because the public cannot afford it and home builders are in a "survival mode".

Jeff Hawkins, referred to the fact sheet and requested that the "Independent Living" and "Senior Living" category be broader, perhaps "Senior Living Facilities" or "Senior Housing" to encompass both the categories. Responding to questioning regarding park amenities that would be appropriate for residents of these facilities, Mr. Hawkins noted that the park would have to be fully ADA accessible and expensive to build; he recommended against it.

Jeanne Bond-Esser, Keizer, cautioned against dividing residents into categories and pointed out that the City does not have a choice about making ADA parks; all facilities need to be ADA accessible. She also noted that she felt that Keizer citizens want to provide access to parks to everyone, regardless of physical abilities. She noted that the Parks Board had made accessibility to parks one of their top priorities. Ms. Bond-Esser concluded that this was a bad time to raise taxes; she would hate to think that these charges would prevent potential home buyers from buying a home; and she urged Council to adopt an appropriate methodology, discount it down to the bone and revisit the issue when times get better.

Councilor Walsh stated that, considering that the housing industry is in the worst crisis in 40 years, he thought the timing inappropriate for increasing SDCs.

Councilor Walsh moved to continue the public hearing to the second meeting in April, 2009. Councilor Taylor seconded.

Councilor Clark voiced concern at delaying action and urged staff and consultant to develop a plan that would phase the methodology. Councilor Taylor noted that he felt the proposed program was good but implementation should be postponed for six months. Councilor Moir voiced opposition to phasing, adding that she felt the plan should be implemented immediately but the increases should not take place until the housing industry picks up. Additional discussion followed with Mr. Kissler and Mr. Johnson fielding procedural questions regarding the public hearing, determination of land value and contract issues with the consultant.

Motion passed as follows:

AYES: Christopher, Walsh, Smith, McKane and Taylor (5)

NAYS: Moir and Clark (2)

ABSTENTIONS: None (0)

ABSENT: None (0)

ADMINISTRATIVE ACTION

a. ORDINANCE - Amending the Ordinance Regulating the Maintenance, Planting and Removal of Certain Trees

Public Works Director, Rob Kissler, explained that a well-qualified Keizer citizen had developed a list of trees for use in the city which was reviewed by Elizabeth Sagmiller and Terry Witham. The resultant list of approved trees is being offered to Council for approval. Discussion then took place regarding trees that utility companies are responsible for, tree removal responsibility, sidewalk damage due to tree roots, maintenance and vision clearance.

Councilor Walsh moved to adopt an ordinance Amending the Ordinance Regulating the Maintenance, Planting and Removal of Certain Trees (Tree Preservation Ordinance 95-332). Councilor Taylor seconded. Motion passed unanimously as follows:

AYES: Christopher, Walsh, Smith, McKane, Moir, Clark and Taylor (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

CONSENT CALENDAR

- a. RESOLUTION ~ Authorization for Supplemental Budget – Oregon Department of Parks and Recreation Grant – Keizer Rapids Park
- b. RESOLUTION ~ Authorization for Supplemental Budget/Appropriation Transfer – Oregon Department of Land Conservation – Visioning Project; Oregon Marine Board Grant – Keizer Rapids Park
- c. RESOLUTION ~ Adopting an Identity Theft Prevention Program in Accordance with the Federal Fair and Accurate Credit Transaction Act of 2003
- d. Approval of September 8, 2008 Work Session Minutes
- e. Approval of September 15, 2008 Regular Session Minutes

Councilor Moir pulled item e.

Councilor Walsh moved for approval of Items a, b, c and d of the Consent Calendar. Councilor McKane seconded. Motion passed unanimously as follows:

AYES: Christopher, Walsh, Smith, McKane, Moir, Clark and Taylor (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Councilor Walsh moved for approval of Item e of the Consent Calendar. Councilor McKane seconded. Motion passed as follows:

AYES: Christopher, Walsh, Smith, McKane, Clark and Taylor (6)

NAYS: None (0)

ABSTENTIONS: Moir (1)

ABSENT: None (0)

COMMITTEE REPORTS

a. Proclamation ~
Domestic
Violence
Awareness
Month

(Taken out of Order) Walt Beglau and Jane Downing explained the far reaching impacts of domestic violence and added that October was an opportunity to bring together communities and public safety to focus on this problem. They thanked Keizer citizen, Mark Caillier, and Keizer Police for their efforts and reviewed services such as their shelters, website and hotline as well as training opportunities available to assist in relief of domestic violence. They then fielded questions regarding shelters and in closing invited everyone to the December 2 Mid Valley fund raiser at Mission Mill.

Councilor Taylor reported that two young men had attended the last Bikeways Committee meeting to report continued vandalism occurring at the BMX trails in Keizer Rapids Park. He noted that they had also spoken to Bill Lawyer and Shane Witham about it. Councilor Taylor added that he hoped that by making the public aware of this problem citizens would participate in the apprehension of the vandals. Mr. Kissler encouraged the public to contact the park host or City staff should they see anything so that the police could be contacted and noted that the city intended to monitor the area.

Councilor Clark reported that:

- Keizer Community Library raised nearly \$900 through their book sale; over \$2500 has been raised this year. She commended Art Burr, the

Keizer Community Library Board, the Friends of the Library and all the volunteers who have stepped up.

- She attended the League of Oregon Cities town hall meeting with Mark Caillier in Newberg. Upcoming legislative session priorities, problems with the ethics legislation and infrastructure and transportation funding were discussed.
- She will be attending the Surface Transportation Forum, the Chemawa Interchange Area Management Plan meeting and the Emergency Management meeting.

Councilor Walsh thanked Keizer Fire District for hosting the Keizer Rotary Exchange Student dessert and reported that:

- A productive meeting was held with Marion County Commissioners which gave Keizer officials an opportunity to thank them for their support in the grant application process. Additional projects anticipated with the County include working on disposal of pharmaceuticals and prevention of abuse, flooding issues and monitoring of the burner.
- Habitat for Humanity breakfast will be on November 4.
- He attended a wine tour sponsored by the Chamber of Commerce. He voiced amazement at the amount of wineries in the immediate area.

Councilor Smith reported that

- Keizer Urban Renewal Board was cancelled
- K-23 Advisory Committee will meet with citizens interested in serving on the committee on October 27
- Stormwater Advisory Committee will meet on October 28

Councilor Moir thanked everyone who visited City Hall to view and comment on the maquette of the T.D. Keizer statue.

Councilor McKane noted that the Parks Board report had already been given and he had no report from Traffic Safety Commission.

OTHER BUSINESS

a. New Business

b. Old Business

Chief Marc Adams updated Council on the electronic citation process, reported that a tobacco purchase sting was done recently and 3 out of 7 vendors will receive a warning letter for selling; a citation will be issued for next offense.

Assistant to the City Manager, Kevin Watson reported that he had given each Councilor a copy of a memorandum of understanding for partnering with Silverton, Aurora and Woodburn for the University of Oregon's Partnership for Disaster Resilience to develop a hazard mitigation plan.

Public Works Director, Rob Kissler, reported that the landscaping on Dearborn is scheduled to begin around November 15 following Council approval of a contract on November 3.

Mayor Christopher reported that:

- City Hall would not be a ballot drop off this year. 2008 Drop Off sites would be US Bank and the Fire District.
- Annual Fall Haul would be December 6. Citizens should take their leaves

to the Keizer Little League fields.

- There are volunteer openings on the Bikeways Committee, Keizer Points of Interest Committee, Traffic Safety Commission and the Parks Board.
- Keizer Public Arts Gala is on November 8 at 6:30. Everyone is invited.
- Elections signs should be placed on private property, not on public right of way and they should be removed within seven days of the election.

Councilor Walsh brought up the request of Parks Board to have the requirement for representation on the Keizer Urban Renewal Board removed. City Attorney Shannon Johnson was directed to take care of this matter.

**WRITTEN
COMMUNICATIONS**

None

AGENDA INPUT

November 3, 2008

7:00 p.m. City Council Meeting

November 10, 2008

5:45 p.m. City Council Work Session

November 17, 2008

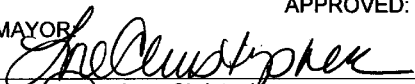
7:00 p.m. City Council Meeting

ADJOURNMENT

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

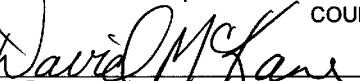
APPROVED:

MAYOR

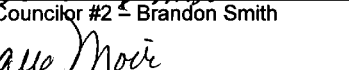

Lore Christopher

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS


Councilor #1 – David McKane


Councilor #2 – Brandon Smith


Councilor #3 – Jacque Moir


Councilor #4 – Cathy Clark


Councilor #5 – Richard Walsh


Councilor #6 – James Taylor

Minutes approved:

November 3, 2008