

CITY OF KEIZER MISSION STATEMENT
**KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING CITY
SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION**

A G E N D A
URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, October 16, 2017

6:45 p.m.

Keizer Civic Center - Council Chambers
Keizer, Oregon

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC TESTIMONY**
This time is provided for citizens to address the Urban Renewal Agency on any matter not scheduled for public hearing.
4. **PUBLIC HEARING**
5. **ADMINISTRATIVE ACTION**
 - a. **RESOLUTION** – Dissolving Urban Renewal Agency Budget Committee – Repealing Resolution UR2013-158
RESOLUTION – Initiating the Termination of the Urban Renewal Agency of the City of Keizer
6. **CONSENT CALENDAR**
 - a. **Approval of June 15, 2015 Urban Renewal Agency Minutes**
7. **OTHER BUSINESS**
This time is provided to allow Urban Renewal Agency members the opportunity to bring matters before the Agency that are not on tonight's agenda.
8. **AGENDA INPUT**
9. **ADJOURN**

The City of Keizer is committed to providing equal access to all public meetings and information per the requirements of the ADA and Oregon Revised Statutes (ORS). The Keizer Civic Center is wheelchair accessible. If you require any service that furthers inclusivity to participate, please contact the Office of the City Recorder at least 48 business hours prior to the meeting by email at davist@keizer.org or phone at (503)390-3700 or (503)856-3412. Most regular City meetings are streamed live through the City's website and cable-cast on Comcast Channel 23 within the Keizer City limits. Thank you for your interest in the City of Keizer.

URBAN RENEWAL AGENCY MEETING: October 16, 2017

AGENDA ITEM NUMBER: _____

TO: URBAN RENEWAL AGENCY

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

SUBJECT: TERMINATION OF URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

You may recall that the Urban Renewal Plan known as the North River Road Urban Renewal Plan was terminated in 2015. As a result of that termination, there is no longer a need for the Urban Renewal Agency of the City of Keizer and it is appropriate to transfer the assets, files and personnel to the City of Keizer. It is also appropriate to dissolve the Urban Renewal Agency Budget Committee. Attached are Resolutions to begin the termination process and to dissolve the Agency Budget Committee.

RECOMMENDATION:

Adopt the Resolution Dissolving Urban Renewal Agency Budget Committee and then adopt the Resolution Initiating the Termination of the Urban Renewal Agency of the City of Keizer.

Please let me know if you have any questions. Thank you.

ESJ/tmh

1 URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution UR2017-____

4
5 DISSOLVING URBAN RENEWAL AGENCY BUDGET COMMITTEE;
6 **REPEALING RESOLUTION UR2013-158**
7

8 WHEREAS, the Urban Renewal Agency Budget Committee was formed under ORS 294.414
9 by the Urban Renewal Agency of the City of Keizer by adoption of Resolution UR2013-158;

10 WHEREAS, the Urban Renewal Agency of the City of Keizer finds that with the termination
11 of the Urban Renewal Agency that the Urban Renewal Agency Budget Committee is no longer
12 necessary;

13 WHEREAS, the Urban Renewal Agency of the City of Keizer wishes to dissolve the Urban
14 Renewal Budget Committee;

15 NOW, THEREFORE,

16 BE IT RESOLVED by the Urban Renewal Agency of the City of Keizer that the Urban
17 Renewal Agency Budget Committee is hereby dissolved.

18 BE IT FURTHER RESOLVED by the Urban Renewal Agency of the City of Keizer that
19 Resolution UR2013-158 is hereby repealed in its entirety.

20 BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon the
21 date of its passage.

22 PASSED this _____ day of _____, 2017.

23 SIGNED this _____ day of _____, 2017.

24
25 _____
26 Agency Chair

27
28 _____
29 City Recorder

1 URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution UR2017-____

4
5 INITIATING THE TERMINATION OF THE URBAN RENEWAL
6 AGENCY OF THE CITY OF KEIZER

7
8 WHEREAS, the Urban Renewal Agency of the City of Keizer (the “Agency”)
9 was created because there were blighted areas within the City of Keizer;

10 WHEREAS, the Urban Renewal Agency of the City of Keizer was created by the
11 Keizer City Council (the “Council”) on November 16, 1987 (Ordinance No. 87-099);

12 WHEREAS, the Urban Renewal Plan known as the North River Road Urban
13 Renewal Plan was terminated in 2015 and there is no longer a need for the Urban
14 Renewal Agency of the City of Keizer;

15 WHEREAS, it is appropriate under state statute for the Agency to transfer to the
16 City of Keizer all Agency assets, files, and personnel;

17 WHEREAS, pursuant to ORS 457.075 the City of Keizer shall be substituted for
18 Agency for any outstanding legal actions, contracts or obligations of Agency;

19 NOW, THEREFORE,

20 The Keizer Urban Renewal Agency does resolve as follows:

21 Section 1. The Agency hereby transfers any and all Agency assets to the City
22 of Keizer pursuant to state law and staff is directed to take all appropriate steps in
23 furtherance thereof, including deeding any real property owned in the name of Agency to
24 the City of Keizer.

1 Section 2. This Resolution is hereby referred to the City Council of the City of
2 Keizer for approval of termination of the Urban Renewal Agency of the City of Keizer
3 by Ordinance.

4 Section 3. This Resolution shall take effect immediately upon the date of its
5 passage.

6 PASSED this _____ day of _____, 2017.

7

8 SIGNED this _____ day of _____, 2017.

9

10

11

Agency Chair

12

13

14

City Recorder



MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, June 15, 2015
Keizer Civic Center
Keizer, Oregon

CALL TO ORDER

Chair Clark called the session to order at 6:55 p.m. Roll Call was taken as follows:

Present:

Cathy Clark, Chair
Kim Freeman
Marlene Parsons
Dennis Koho
Roland Herrera
Any Ryan
Brandon Smith

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development
John Teague, Police Chief
Tim Wood, Assistant Controller
Tracy Davis, City Recorder

**PUBLIC
TESTIMONY**

None

**ADMINISTRATIVE
ACTION**

**a. RESOLUTION –
Authorization for
Appropriation
Transfer for
Program Income
Capital Outlay to
Materials and
Services;
Repealing
UR2015-169**

Assistant Controller Tim Wood, explained that this Resolution is to correct an error in the resolution adopted at the last meeting. This will help with the closeout process for the Urban Renewal District.

Agent Koho moved that the Keizer Urban Renewal Agency approve a Resolution - Authorization for Appropriation Transfer for Program Income Capital Outlay to Materials and Services; Repealing UR2015-169. Agent Parsons seconded. Motion passed unanimously as follows:

AYES: Clark, Koho, Parsons, Freeman, Smith, Ryan and Herrera (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**CONSENT
CALENDAR**

A. Approval of June 1, 2015 Urban Renewal Agency Minutes

Agent Koho moved for approval of the Consent Calendar. Agent Parsons seconded. Motion passed unanimously as follows:

AYES: Clark, Koho, Parsons, Freeman, Smith, Ryan and Herrera (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

OTHER BUSINESS

None

ADJOURNMENT

With no further business, the meeting was adjourned at 6:57 p.m.

APPROVED:

Cathy Clark, Chair

Debbie Lockhart, Deputy City Recorder

AGENCY MEMBERS

Dennis Koho

Roland Herrera

Kim Freeman

Amy Ryan

Marlene Quinn

Brandon Smith

Minutes approved: _____

CITY OF KEIZER MISSION STATEMENT
*KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING CITY SERVICES TO THE
COMMUNITY IN A COORDINATED, EFFICIENT, AND LEAST COST FASHION*

AGENDA
KEIZER CITY COUNCIL
REGULAR SESSION
Monday, October 16, 2017
7:00 p.m.
Robert L. Simon Council Chambers
Keizer, Oregon

1. CALL TO ORDER

2. ROLL CALL

3. FLAG SALUTE

4. SPECIAL ORDERS OF BUSINESS

**a. Proclamation – Domestic Violence Awareness Month – Presentation by
Marion County District Attorney’s Office and Center for Hope and Safety**

5. COMMITTEE REPORTS

6. PUBLIC TESTIMONY

*This time is provided for citizens to address the Council on any matters other
than those on the agenda scheduled for public hearing.*

7. PUBLIC HEARINGS

8. ADMINISTRATIVE ACTION

**a. ORDER – In the Matter of the Application of ACP I LLC for a Third
Amendment to the Keizer Station Master Plan (Area A – Village Center)
(Master Plan Case No. 2017-17)**

b. ORDINANCE – Terminating the Urban Renewal Agency of the City of Keizer

9. CONSENT CALENDAR

- a. **RESOLUTION** – Authorizing City Manager to Enter Into Intergovernmental Agreement with Salem-Keizer School District 24J (School Resource Officers)
- b. **RESOLUTION** – Designating Rental Income as Dedicated Park Operations Revenue
- c. **Approval of September 11, 2017 Work Session Minutes**
- d. **Approval of September 18, 2017 Regular Session Minutes**
- e. **Approval of October 2, 2017 Regular Session Minutes**

10. COUNCIL LIAISON REPORTS

11. OTHER BUSINESS

This time is provided to allow the Mayor, City Council members, or staff an opportunity to bring new or old matters before the Council that are not on tonight's agenda.

12. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications.

13. AGENDA INPUT

November 6, 2017

7:00 p.m. City Council Regular Session

November 13 2017

5:45 p.m. – City Council Work Session

November 20, 2017

7:00 p.m. City Council Regular Session

14. ADJOURNMENT

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City of Keizer, Oregon

Proclamation

WHEREAS, the impact of domestic violence extends beyond individuals, reaching into families and communities; and

WHEREAS, in the last year Marion County has experienced two domestic violence homicide crimes resulting in the deaths of five victims, three of whom were children; and

WHEREAS, the Marion County District Attorney's office received 1,144 law enforcement reports of domestic violence last year, filed 882 domestic violence cases, and filed 42 juvenile dependency cases with domestic violence allegations; and

WHEREAS, the Marion County Courts received 755 requests for protective orders last year; and

WHEREAS, the Center for Hope and Safety received 22,167 contacts to their program last year and provided 3,702 nights of shelter; with nearly one half of those sheltered being children; and

WHEREAS, the Marion County Victim Assistance Division provided services to 1,475 victims of domestic violence last year, walking alongside them and giving them a voice in the criminal justice process; and

WHEREAS, we know, as individuals, we can make a difference by speaking up and reaching out to help victims and survivors; and

NOW, THEREFORE, I, CATHY CLARK, Mayor of the City of Keizer, State of Oregon, do hereby proclaim the month of October, 2017 as

DOMESTIC VIOLENCE AWARENESS MONTH

And resolve to honor those who have died and acknowledge those who have survived by supporting meaningful services that create safety and hope for survivors in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Keizer this 16th day of October, 2017.

MAYOR CATHY CLARK

CITY COUNCIL MEETING: October 16, 2017

AGENDA ITEM NUMBER:_____

TO: MAYOR CLARK AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

**SUBJECT: ORDER – APPROVAL OF THIRD AMENDMENT TO AREA A
MASTER PLAN**

This matter came before the City Council for public hearing at the September 18, 2017 meeting. After closing the hearing and deliberating, the Council directed staff to prepare an appropriate Order approving the application. Such Order is attached for your review.

RECOMMENDATION:

Adopt the attached Order.

Please contact me if you have any questions in this regard. Thank you.

ESJ/tmh
attachment

1 CITY COUNCIL, CITY OF KEIZER, STATION OF OREGON

2
3 ORDER

4
5 **IN THE MATTER OF THE APPLICATION OF ACP I LLC**
6 **FOR A THIRD AMENDMENT TO THE KEIZER STATION**
7 **MASTER PLAN (AREA A – VILLAGE CENTER)**
8 **(MASTER PLAN CASE NO. 2017-17)**
9

10 The City of Keizer orders as follows:

11 Section 1. THE APPLICATION. This matter comes before the Keizer City
12 Council on the application of ACP I LLC for a third amendment to the Keizer Station
13 Master Plan (Area A - Village Center).

14 Section 2. JURISDICTION. The land in question in this Order is within the city
15 limits of the City of Keizer. The City Council is the governing body for the City of
16 Keizer. As the governing body, the City Council has the authority to make final land
17 use decisions concerning land within the city limits of the City of Keizer.

18 Section 3. PUBLIC HEARING. A public hearing was held on this matter before
19 the Keizer City Council on September 18, 2017. The following persons either appeared
20 at the City Council hearing or provided written testimony on the application:

- 21 1. Nate Brown, Community Development Director
22 2. Dana Krawczuk, Attorney for Applicant
23

1 Section 4. EVIDENCE. Evidence before the City Council in this matter is
2 summarized in Exhibit "A" attached.

3 Section 5. OBJECTIONS. No objections have been raised as to notice,
4 jurisdiction, alleged conflicts of interest, evidence presented or testimony taken at the
5 hearing.

6 Section 6. CRITERIA AND STANDARDS. The criteria and standards relevant
7 to the decision in this matter are set forth in Exhibit "B" attached.

8 Section 7. FACTS. The facts before the City Council in this matter are set forth
9 in Exhibit "C" attached.

10 Section 8. JUSTIFICATION. Justification for the City Council's decision in this
11 matter is explained in Exhibit "D" attached.

12 Section 9. ACTION. The decision of the City Council is set forth in Exhibit "E"
13 attached.

14 Section 10. FINAL DETERMINATION. This Order is the final determination in
15 this matter.

16 Section 11. EFFECTIVE DATE. This Order shall take effect immediately upon
17 its passage.

18

1 Section 12. APPEAL. A party aggrieved by the final determination in a
2 proceeding for a discretionary permit or a zone change may have it reviewed under ORS
3 197.830 to ORS 197.834.

4 PASSED this _____ day of _____, 2017.

5

6 SIGNED this _____ day of _____, 2017.

7

8

9

10

Mayor

11

12

13

City Recorder

EXHIBIT "A"

Evidence

Official notice has been taken of the Planning Department files and reports in this matter, including the application and exhibits contained therein.

The minutes of the City Council meeting of September 18, 2017 are incorporated herein as if fully set forth.

EXHIBIT "B"

Criteria and Standards

The criteria and standards relevant to this application are found in the Keizer Development Code (KDC). The specific criteria are set forth below:

1. Section 602 (Development and Construction of Private Improvements) of the Agreement for Disposition and Development of the Keizer Station Project.
2. Section 603 (Construction of Public Park, the Plazas, and the Pathway) of the Agreement for Disposition and Development of the Keizer Station Project.
3. Keizer Station Master Plan.
4. KDC 2.119 (General Employment).
5. KDC 2.125 (Activity Center Overlay Zone).
6. KDC 2.3 (General Development Standards).
7. KDC 2.301 (General Provisions).
8. KDC 2.302 (Street Standards).
9. KDC 2.303 (Off-Street Parking and Loading).
10. KDC 2.305 (Transit Facilities).
11. KDC 2.306 (Storm Drainage).
12. KDC 2.307 (Utility Lines and Facilities).
13. KDC 2.308 (Signs).
14. KDC 2.309 (Site and Landscaping Design).
15. KDC 2.310 (Development Standards for Land Divisions).
16. KDC 2.312 (Yard and Lot Standards).
17. KDC 2.315 (Development Standards).
18. KDC 2.4 (Special Uses).
19. KDC 3.101.02 (Type II Actions – Summary).
20. KDC 3.113.04 (Keizer Station Master Plan Review Criteria).

No other specific criteria and standards were identified at the hearing.

EXHIBIT "C"

Facts

FINDINGS: GENERAL

1. The applicant is Thomas Fallon of Benner Stange Assoc. Arch. Inc. on behalf of ACP I LLC (Contact: Alan Roodhouse).
2. The subject property is within Area A (Village Center) of the Keizer Station Plan which is located at the Chemawa/Interstate 5 interchange. The specific area covered by this amendment contains approximately 4.3 acres and is addressed as 5910-5940 Ulali Dr NE, Keizer, OR 97303.
3. Keizer Station Area A (Village Center) has street frontage along Chemawa Road, Lockhaven Drive, Tepper Lane and Keizer Station Blvd. (formerly Radiant Drive), which are public streets. I-5 and the Chemawa Interchange are immediately east of the site. The specific area of this amendment has street frontage along Ulali Dr NE and Keizer Station Blvd. Public water and sanitary sewer are available to the subject site. Public bus transit is provided by Salem Area Transit.
4. The subject property is designated Special Planning District on the Comprehensive Plan Map and is zoned EG (Employment General) for the parcels in "Area A".
5. The subject property is bordered on the north by Tepper Lane, Interstate 5 (I-5) to the east, Portland and Western Railroad to the west, and Chemawa Road to the south. A residential neighborhood is located on the west side of the railroad tracks, and Tepper Lane is now closed to vehicular and pedestrian traffic. A pedestrian under crossing will be constructed over the next few months. Industrial properties, electrical utility facilities, and the baseball stadium lie to the north of Tepper Lane. The surrounding properties are zoned RS – Single Family Residential to the west, IG – Industrial General and IBP to the north – Industrial Business Park to the northeast and south.
6. The proposal is for a third amendment to the Keizer Station Master Plan for Area A to allow two separate office buildings instead of one single large building for the subject area. Originally, the Area A master plan approved an office building of approximately 100,000 square feet in area. Subsequently, the property has been developed with a 20,132 square foot medical office building. The applicant is now proposing to construct a new 16,788 square foot dental office building, and is therefore requesting an amendment to the master plan. The following modifications are sought to the previously approved master plan:

- Replace the 100,000 square foot office building with 2 separate buildings. This includes the existing 20,132 square foot medical office building, as well as the proposed dental office building which is to be located adjacent to Ulali Dr.
- Modification to the parking lot layout and number of parking spaces consistent with the uses proposed.
- Elimination of the right in/right out access point to Ulali Dr located at the southern boundary of the property.
- Minor modification to the “Pad D” site layout to reflect what is currently being constructed.

FINDINGS: KEIZER STATION MASTER PLAN

This is the third amendment to the approved KSP master plan. This master plan amendment is subject to a Type II-B procedure (KDC 3.101.02), which includes a public hearing and decision by the City Council. Following City Council approval, subsequent city review of the project design and construction details is completed as part of the building permit approval process.

The criteria that apply to a master plan range from overall master plan objectives and arrangement of uses to landscaping, site planning, and architectural details. Here, most of the original approved master plan approval remains intact. Therefore, criteria are only addressed where there are changes. Not all of the specific building design details are available or required as part of this amended master plan review. The concepts that are approved herein, however, provide a basis for specific building permit review and administrative approval. Design details will be evaluated during the building permit process.

7. The Review Criteria for the Keizer Station Master Plan are listed in Section 3.113.04 of the Keizer Development Code (KDC). The criteria and findings are listed below:

- A. The master plan shall meet the purpose and objectives identified in the Keizer Station Design Plan. KDC 3.113.04(A).
 - 1. Purpose: The Village Center will provide the opportunity to establish a true economic activity center that will focus on offering a variety of industrial and commercial activities. Key issues that will need to be considered as Area A – Village Center develops include:
 - Location and design of transportation facilities.
 - Traffic operations at the Chemawa Interchange.

- Physical constraints (e.g. power lines, utility easements, rail right-of-way) that will influence the amount of buildable land and building locations; and
- Phasing of development.

FINDINGS: The proposed changes to the Village Center Master Plan originally approved are minor and the plan still follows the original intent to provide a true economic activity center. The applicant provided a trip generation comparison which demonstrates consistency with the original Traffic Impact Analysis, and the proposed development will ultimately result in fewer trips than originally anticipated. This will assure traffic operation concerns are met as specified in the requirements of the original proposal. In addition, the elimination of the right in/right out access point at the southern boundary of the site will assure that all access to the site be governed by the signalized intersection. The proposed amendment is consistent with the purpose identified in the Keizer Station Design Plan.

2. Objectives: Development in Area A – Village Center will be focused on achieving the following objectives:
 - Provide a northern gateway to Keizer;
 - Develop a variety of employment opportunities;
 - Create a focal point for commerce and community activities;
 - Establish a place for multiple activities;
 - Provide a gateway to sports activities; and
 - Be a source of employment opportunities.

FINDINGS: The proposal to allow the construction of a dental office building is consistent with the objectives regarding employment by providing additional job/employment opportunities. This amendment will result in a cluster of medical and dental uses which provide high quality employment, as well as convenient service for the community. The proposed amendment is consistent with the objectives identified in the Keizer Station Design Plan.

B. The master plan shall meet the following standards as identified in the Keizer Station Plan in addition to standards within applicable zones:

1. Design standards
2. Transportation system standards
3. Utility standards
4. Parking standards

5. Landscape standards

If a conflict exists between standards within the Keizer Station Plan and the Keizer Development Code, the Keizer Station Plan standards shall be applied.

KDC 3.113.04(B)

FINDINGS:

Design Standards. The Development Standards of Section 2.315 will be regulated as a part of the building permit review and approval process. The applicant has submitted a materials/color sample which generally demonstrates compliance with the City's standards, and which will be incorporated into the master plan design palette. The exact design of the proposed building will be approved through the building permit review and approval process to assure compliance with these standards. The new dental office building will be consistent with the design of the existing medical office building, which is acceptable to the City and has been determined to comply with the previous master plan approval.

Transportation system standards. There will be no significant change to the streetscape, but access and pedestrian circulation will be modified by this amendment. The site layout for this specific area is proposed to be modified to eliminate the right in/right out vehicular connection to Ulali Dr, which will improve traffic safety by utilizing the signalized intersection. Appropriate public construction permits will be required as a part of the development of the new building. The removal of the right in/right out access point will necessitate the installation of a public sidewalk to connect the existing sidewalk system, replacing the driveway crossing. Appropriate streetscape plantings shall be provided to match the existing development along Ulali Drive. Pedestrian connections are provided to the public street system and will be regulated at the time of building permit review and approval.

Utility Standards. Utilities will be underground. This will be assured through the building permit and other permit review requirements. This proposed amendment does not modify utility requirements.

Parking Standards. The proposed site plan shows the location of parking spaces to generally comply with the requirements of the Keizer Station Plan. The KDC includes minimum parking standards, with a 50% increase in parking allowed outright. Multiple uses can share parking so that the sum of the combined total required parking is provided in a shared lot. The segment of Area A that is amended by the Modified Plan is bordered by Ulali Drive, Keizer Station Boulevard, and the I-5 off ramp, and is anchored by a pocket park to the north. This area includes multiple uses that share a total of 220 parking spaces, which is less than the

allowed maximum. The total parking count includes 14 handicapped spaces, four drop off spaces and four EV charging stations that are voluntarily provided as a site feature. When these spaces, which are not available to the general public for parking, are removed from the total parking count, 198 spaces are provided. The new medical office will also voluntarily provide 5 bike lockers. The proposed amendment demonstrates compliance with the City's parking standards. It should be noted, the parking lot layout will be reviewed for compliance with the Keizer Development Code at the time of building permit approval.

Landscape Standards. The existing landscaping plan shall be continued under this amended master plan. Landscaping plan details for the subject site will be reviewed during the building permit review process. No change is proposed to either the landscaping plan or tree plan in this proposed master plan.

C. Development Strategies: The review criteria for development strategies for Area A – Village Center are listed in Section 3.113.04(C) of the Keizer Development Code (KDC). The criteria and findings are listed below:

1. Pedestrian Access, Safety and Comfort

a. To ensure safe, direct, and convenient pedestrian circulation, development in the EG zone, shall provide a continuous pedestrian and/or multi-use path system.

b. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks and open space areas wherever possible.

c. Pathways with developments shall provide safe, reasonably direct and convenient connections between primary building entrances and all adjacent streets and parking areas.

d. For all developments subject to Master Plan review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable.

e. Recessed entries, canopies, and/or similar features shall be used at the entries to a building in order to create a pedestrian scale.

f. For driveways that service more than 100 parking spaces, such driveway intersections with Radiant Drive shall not have any parking within twenty-five feet of the driveway intersection. This area shall be landscaped in accordance with Section 2.309 of the Keizer Development Code.

g. The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines.

FINDINGS: These criteria are a requirement of the Master Plan approval that is ensured at the time of building permit application and approval. The site plan demonstrates compliance with these standards. A pedestrian circulation system is provided on the site to connect uses to the public street system and the multi-use path serving the development.

2. Crime Prevention and Security

FINDINGS: The proposed amendment is consistent with the original approval and complies with the crime prevention and security development strategies of the Keizer Station Plan.

3. Reduced Parking

FINDINGS: The applicant is not requesting a parking reduction. Therefore, this criterion is not applicable.

4. Creating and Protecting Public Spaces

FINDINGS: The proposed amendment is consistent with the original approval and complies with this strategy of the Keizer Station Plan.

5. Human Scaled Building Design

FINDINGS: The proposed amendment is consistent with the original approval and this requirement will be regulated at the time of building permit review and approval.

6. Request for Reallocation of Retail Square Footage Limit

FINDINGS: No request for reallocation is being made with this amendment, therefore this criterion is not applicable.

8. Compliance with applicable standards of the General Employment (EG) Zone - KDC 2.119 is required in addition to compliance with the Keizer Station Plan:

FINDINGS: The proposed master plan amendment demonstrates compliance with the standards of the General Employment (EG) Zone. Sections 2.119.02 through 2.119.09 identify the various uses allowed in the EG zone as well as the required mix of industrial and commercial uses. A minimum of 25% of the land area must be devoted to industrial uses. The area affected by the proposed amendment was previously allocated for industrial use. A

dental office building is listed as an allowed industrial use in the EG zone. No alteration to the previously approved allocation of land area for industrial and commercial uses is proposed. Therefore this amendment is consistent with this provision.

Sections 2.119.10 through 2.119.12 define the development standards and dimensional standards of the EG zone. The proposed amendment does not modify the size or dimensions of any parcel but simply modifies the previously approved site plan to provide for two separate buildings. The new dental office building complies with the required setbacks of the EG zone. The specific building location, height, and site landscaping requirements will be reviewed as a part of the building permit approval process.

Section 2.119.12.B. requires that all development in the EG zone comply with the applicable standards in Section 2.315. It also regulates exterior display/storage/work activities, and requires that all development comply with Section 2.125 (Activity Center Overlay Zone) and Section 2.3 (General Development Standards) as applicable. The building permit review and approval process will assure the proposed development complies with Section 2.315. No exterior display, storage, or work activities are proposed for the development. A site master plan has been provided along with a traffic generation memo, which demonstrates the proposed change will result in less traffic than the original traffic impact analysis approved for Keizer Station Area A. Together, these items satisfy the requirements of Section 2.125. The standards embodied in Section 2.3 are numerous, but for the most part not applicable to this amendment. The proposed changes are consistent with the original masterplan approval and as such comply with the applicable sections contained with KDC 2.3. Due to the elimination of the right in/right out access point to Ulali Drive and the modified parking lot layout and number of parking spaces provided, this proposal must demonstrate compliance with Section 2.302 (Street Standards) and Section 2.303 (Off-Street Parking and Loading). The elimination of the right in/right out access point to Ulali Drive has been reviewed by the Public Works Department and is not only acceptable, but also desirable to improve traffic safety. At the time of development, the removal of the access point to Ulali Drive and the construction of appropriate sidewalk and street improvements will be governed by a public improvement construction permit. This will assure the new sidewalk and streetscape is developed consistent with Section 2.302 (Street Standards) and the Public Works Design Standards. The parking lot is being modified to provide an appropriate level of parking for the dental office building and existing uses in the subject area. This area includes multiple uses that share a total of 220 parking spaces and demonstrates compliance with the City's parking standards. It should be noted, the parking lot layout will be reviewed for compliance with the Keizer Development Code at the time of building permit approval.

9. Compliance with Keizer Development Code Section 2.315 (Design Standards) is required in addition to compliance with the Keizer Station Plan.

FINDINGS: Specific building elevations were not submitted as a part of the application. However, a materials/color sample was submitted as a part of the application which demonstrates compliance with the design elements previously approved in the master plan area.

EXHIBIT "C"

Page 7 of 8

The site plan complies with building location, pedestrian circulation, and design requirements. The proposed dental office building will be designed generally consistent with the existing medical office building. The specific requirements of Section 2.315 will be regulated and assured through the building permit review and approval process. As such, the proposed master plan amendment can be consistent with Section 2.315.

Based on the above discussed findings the proposed master plan amendment complies with the applicable review criteria.

EXHIBIT "D"

Justification

The applicant has the burden of proving that the application meets relevant standards and criteria to be applied in the particular case.

In this case, the applicant is requesting a third amendment to the Keizer Station Master Plan (Area A - Village Center).

The applicant has proposed changes to the amended master plan to modify the site plan to allow construction of a new dental office building, which will be a companion to the existing medical office building. The total approximate 37,000 square feet for both buildings is much less than the 100,000 square foot office building previously approved. The third amended plan meets the criteria of the current Keizer Station Plan and Keizer Development Code provisions.

The applicant has demonstrated that when the conditions set forth in Exhibit "E" are imposed and complied with, the proposal meets the applicable criteria set forth in the Keizer Development Code. As conditioned, the application should be granted.

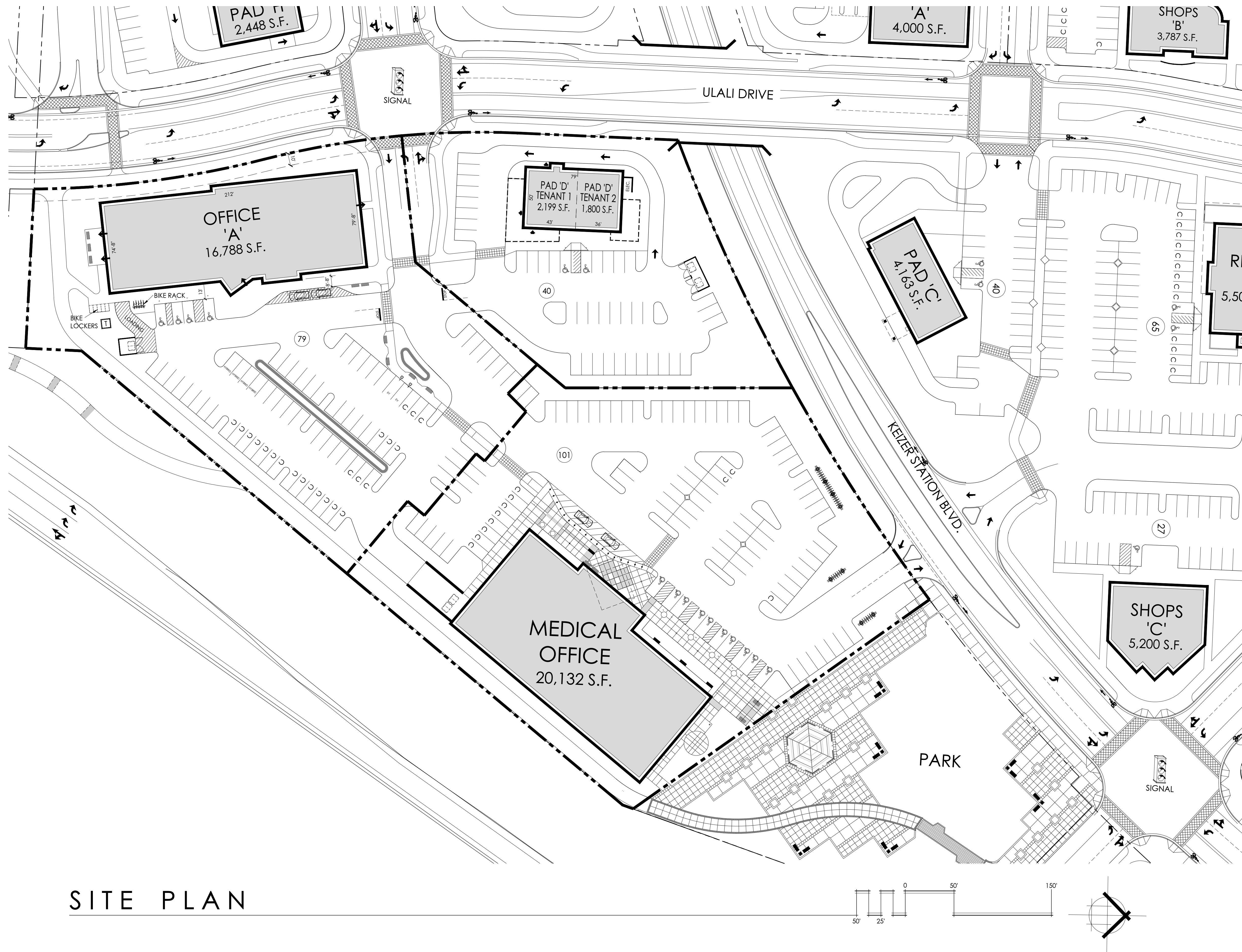
EXHIBIT "E"

Action

The City of Keizer hereby ORDERS as follows:

The requested third amendment to the Keizer Station Master Plan (Area A - Village Center) is hereby GRANTED subject to the following conditions and requirements:

1. Except as amended herein, all previous conditions of the approved Master Plan for Keizer Station Area A Village Center shall remain in full force.
2. The proposed dental building and improvements shall be located and constructed in substantial conformance to the attached site plan.
3. The right in/right out access point to Ulali Drive located at the southern boundary of the property will be eliminated.
4. The materials/color sample attached is to be incorporated into the master plan design palette.



SITE PLAN

OFFICE SITE DATA		
SITE AREA :	87,518 S.F. (2.01 ACRES)	SITE COVERAGE : 19.1%
BUILDING	PARKING REQUIREMENT	AREA
OFFICE 'A' :	(1/350)	16,728 S.F.
TOTAL BUILDING AREA :		16,728 S.F.
MINIMUM PARKING REQUIRED :		48 SPACES
MAXIMUM PARKING ALLOWED :		72 SPACES
STANDARD PARKING PROVIDED :		52 SPACES
COMPACT PARKING PROVIDED :		23 SPACES (29.1%)
HANDICAP PARKING PROVIDED :		4 SPACES
TOTAL PARKING PROVIDED :		79 SPACES
PARKING RATIO :		4.72 SPACES/1,000 S.F.

RPS Development
Company, Inc.
Developer
2653 High Heaven Road
McMinnville, OR 97128
Phone: 503 435 4907
Fax: 503 435 4909

Aspen Capital
9400 SW Beaverton-Hillsdale Hwy,
Suite 131
Beverton, OR 97005
Phone: (503) 295-5800
Fax: (503) 525-5849

Keizer Station Village Center

Keizer, Oregon

August 14, 2017

BENNER
STANGE
ASSOCIATES
ARCHITECTS, INC.
80 SE MADISON STREET
SUITE 430
PORTLAND, OR 97124
(503) 670-0234
FAX (503) 670-0235
bsa@bsaarch.com

BSAA
ARCHITECTURE & PLANNING



MEDICAL OFFICE & DENTAL OFFICE BUILDING

Keizer Station, Oregon
COLOR / MATERIAL SCHEDULE

August 16, 2017

Architect's Project No. 13-102.1, 17-123

80 SE Madison Street, Suite 400, Portland, Oregon 97214 Tel: (503) 670-0234 Fax: (503) 670-0235

COLOR

- A. SCOTT SYSTEM BRICK SUMMITVILLE
50% Blend of: 97 VALLEY FORGE
19 NEW AMSTERDAM



- B. SCOTT SYSTEM BRICK SUMMITVILLE
96 WILLIAMSTOWN



- C. MS METAL SALES METAL COATING
KYNAR 500 SANDSTONE (W51)



- D. GLIDDEN #A1790 SCROLL BBGE



- E. GLIDDEN #A1793 DAMASK SILK



- F. ALUMINUM STOREFRONT CLEAR ANODIZED



- G. MS METAL SALES METAL COPING
KYNAR 500 TAUPE (74)



- H. MS METAL SALES METAL COPING
KYNAR 500 WEATHERED COPPER (W50)



CITY COUNCIL MEETING: October 16, 2017

AGENDA ITEM NUMBER:_____

TO: MAYOR CLARK AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

SUBJECT: ORDINANCE TERMINATING THE URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

At the Urban Renewal Agency meeting earlier this evening, the Urban Renewal Board passed a Resolution directing the transfer of the assets of the Agency to the City of Keizer, and referring the initiation of the termination of the Urban Renewal Agency to the City of Keizer. The matter is therefore before Council for final action.

The attached Ordinance accepts the assignment from the Urban Renewal Agency and terminates the Urban Renewal Agency of the City of Keizer. It also accepts the assets and properties of the Agency.

On September 17, 2012, the Urban Renewal Agency adopted Resolution UR2012-156 (Affirming Intent of the Urban Renewal Agency Regarding Replacement Funding for River Road Renaissance Project). I have attached a copy for your convenience. Staff recommends that you review the Resolution to determine if it is appropriate to adopt a similar City Council Resolution to replace the Agency Resolution.

In addition, the Urban Renewal Agency adopted Resolution UR2013-160 (Adopting Policies for Placement of Informational Signs at the Focal Point) (copy attached). This Resolution was adopted by the Agency because the Focal Point is the property of the Agency until it is deeded to the City and the Agency is terminated. Staff requests that you review this Resolution to determine if a similar City Council Resolution should be adopted to replace this Agency Resolution.

RECOMMENDATION:

Adopt the attached Ordinance Terminating the Urban Renewal Agency of the City of Keizer. Following adoption of the Ordinance, give direction to staff on Resolution UR2012-156 and Resolution UR2013-160 as outlined above.

Please contact me if you have any questions. Thank you.

ESJ/tmh

1 URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution UR2012- 156
4

5
6 AFFIRMING INTENT OF THE URBAN RENEWAL
7 AGENCY REGARDING REPLACEMENT FUNDING FOR
8 RIVER ROAD RENAISSANCE PROJECT
9

10
11 WHEREAS, several successful improvements have been completed under the
12 River Road Renaissance project;

13 WHEREAS, funding for the River Road Renaissance project was stopped to
14 divert Urban Renewal funds to provide for critical funding to the Keizer Station Area A
15 Local Improvement District (Area A LID);

16 WHEREAS, the Ninth Amendment to the River Road Urban Renewal Plan calls
17 for using Urban Renewal funding for LID commitments, and also calls for the eventual
18 sale of the Area A LID defaulted properties. The Plan further provides for
19 reimbursement agreements under which the net sale proceeds from such defaulted
20 properties will be used first to reimburse affected jurisdictions and pay for costs of the
21 foreclosure and Urban Renewal process;

22 WHEREAS, the Urban Renewal Agency wishes to affirm that after such
23 commitments are satisfied, that any remaining sale proceeds from Area A LID defaulted
24 properties be used to replenish the diverted funds from the River Road Renaissance
25 project;

1 NOW, THEREFORE,

2 BE IT RESOLVED by the Urban Renewal Agency of the City of Keizer as
3 follows:

4 Section 1. AFFIRMATION OF INTENT. It is the intent of the Urban
5 Renewal Agency to replenish the River Road Renaissance diverted funds pursuant to the
6 terms of this Resolution.

7 Section 2. APPLICATION OF AREA A DEFAULTED PROPERTY SALE
8 PROCEEDS. It is the intent of the Urban Renewal Agency to honor the Area A LID
9 reimbursement agreements between the Agency and the affected jurisdictions.
10 Therefore, all net sale proceeds shall be used as called for in such reimbursement
11 agreements to reimburse the affected jurisdictions their forgone revenue.

12 After repayment in full to all affected jurisdictions and payment of all associated
13 costs, it is the intent of the Urban Renewal Agency for net remaining funds, if any, from
14 the sale of the Area A LID defaulted properties to fund the River Road Renaissance
15 project up to the amount diverted for the Area A LID default.

16 Section 3. MAXIMUM AMOUNT REPLENISHED. It is the intent of the
17 Urban Renewal Agency to replenish only the total amount diverted from the River Road
18 Renaissance project for the Area A LID default.

19 Section 4. ONLY NET PROCEEDS AVAILABLE. The funds used to
20 replenish the diverted funds as set forth in this Resolution shall only include actual net

1 available and unobligated funds. Any funds necessary in connection with the foreclosure
2 process or any associated work in connection with the Urban Renewal Agency's Ninth
3 Amendment Plan, or any funds necessary for development costs shall be retained.

4 PASSED this 17th day of September, 2012.

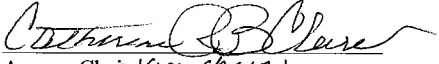
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6 SIGNED this 17th day of September, 2012.

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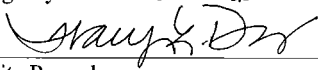
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Agency Chair *Via Chair*

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12


City Recorder

1 URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution UR2013- 160

4
5
6 ADOPTING POLICIES FOR PLACEMENT OF
7 INFORMATIONAL SIGNS AT THE FOCAL POINT
8

9
10 WHEREAS, the sign code sets forth regulations with regard to the size,
11 placement, type of sign, and duration of temporary sign placement within the City of
12 Keizer;

13 WHEREAS, individuals and groups make requests to place temporary
14 informational signs at the Focal Point located at the corner of River Road and Chemawa
15 Road;

16 WHEREAS, the Focal Point is owned by the Urban Renewal Agency;

17 WHEREAS, permanent footings have been installed at the Focal Point to support
18 a sign structure that can be installed and removed;

19 WHEREAS, the permanent footings have been deemed to comply with the
20 requirement of a permanent structure so that temporary signs may be attached;

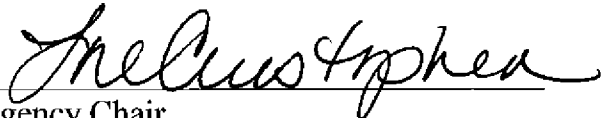
21 WHEREAS, the Urban Renewal Agency desires to adopt a policy that allows
22 standards and guidance for the allowance of placement of temporary informational signs
23 at the Focal Point;

24 NOW, THEREFORE,
25

1 BE IT RESOLVED by the Urban Renewal Agency of the City of Keizer adopts
2 the policy relating to the placement of temporary informational signs at the Focal Point
3 as attached in Exhibit "A" and by this reference incorporated herein.

4
5 PASSED this 5th day of August, 2013.

6
7 SIGNED this 5th day of August, 2013.

8
9
10 
11 Agency Chair

12 
13
14 City Recorder

EXHIBIT "A"

The following applies for requests for placement of temporary signs at the Focal Point located at Chemawa Road and River Road:

1. The information should be for public event purposes and not commercial purposes.
2. Signs must be limited in duration to comply with the ordinance requirement of no more than 120 total days of display per calendar year.
3. Signs must comply with all requirements of the Keizer Development Code, including, but not limited to sign material, type and size.
4. City-partnered programming events with KRA, LLC (or successor entity) will be allowed up to sixty (60) days per calendar year for the City-partnered events.
5. The remaining sixty (60) days per calendar year shall be granted in periods of usage not to exceed one week per event, with the Community Development Director determining when the sign may be placed and when the sign must be removed.
6. Placement of signs for other than City-partnered/KRA, LLC events shall be on a first come, first served basis. City-partnered/KRA, LLC events have preference when considering placement. KRA, LLC shall provide the times of sign placement by June 1 each year.
7. Sign permission may be granted, denied, or conditioned by the Community Development Director (Director) of the City of Keizer or his designee as follows:
 - a. A letter of request and documentation showing a public purpose is provided to Director. Such letter of request and documentation must be received by the Director no less than twenty-one (21) days prior to the date of the event.
 - b. The Director shall grant, deny, or condition the request within five (5) days after the date of receipt of the request/documentation.
 - c. If the request is denied, the requester may send a letter to the City Recorder requesting that the matter be set before the Urban Renewal Agency of the City of Keizer. Such letter must be physically received by the City Recorder within five (5) days after the denial was issued. The City Recorder shall schedule a meeting of the Urban Renewal Agency of the City of Keizer on the same day as the next City Council meeting and place the request for reconsideration of the denial before the Board. The decision of the Urban Renewal Agency of the City of Keizer will be final. The decision concerns allowance for sign use on Agency-owned property and as such is not a land use decision.

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A BILL
ORDINANCE NO.
2017-_____

FOR

AN ORDINANCE

TERMINATING THE URBAN RENEWAL AGENCY OF
THE CITY OF KEIZER

The City of Keizer ordains as follows:

Section 1. FINDINGS.

- a. On November 16, 1987 the Keizer City Council passed Ordinance No. 87-099, An Ordinance Activating the Urban Renewal Agency of the City of Keizer.
- b. The Urban Renewal Agency of the City of Keizer was created pursuant to the provisions of Oregon Revised Statutes (ORS) Chapter 457.
- c. On October 16, 2017, the Urban Renewal Agency adopted Resolution UR2017-____. Such Resolution transferred all assets of the Agency to the City of Keizer, including deeding any real property owned in the name of Agency to the City of Keizer and referred such Resolution to the Council for consideration.

Section 2. ASSIGNMENT. The City of Keizer hereby accepts assignment of all Plan assets, files and personnel. The City Manager is authorized to take all appropriate action to accomplish assignments and transfers.

1 Section 3. TERMINATION OF URBAN RENEWAL AGENCY OF THE CITY
2 OF KEIZER. The Urban Renewal Agency is hereby terminated, and such termination to
3 be as of the effective date of this Ordinance.

4 Section 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase,
5 or portion of this Ordinance is for any reason held invalid or unconstitutional, or is
6 denied acknowledgment by any court or board of competent jurisdiction, then such
7 portion shall be deemed a separate, distinct, and independent provision and such holding
8 shall not affect the validity of the remaining portions hereof.

9 Section 5. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days
10 after its passage.

11 PASSED this _____ day of _____, 2017.
12 SIGNED this _____ day of _____, 2017.

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18

Mayor

City Recorder

CITY COUNCIL MEETING: October 16, 2017

AGENDA ITEM NUMBER: _____

TO: MAYOR CLARK AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

SUBJECT: INTERGOVERNMENTAL AGREEMENT WITH SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

The City has had an Intergovernmental Agreement with the Salem-Keizer School District 24J for the purpose of providing police services to the schools. The goal of the services is to establish a positive working relationship in an effort to prevent juvenile delinquency and assist in student development, and to promote positive attitudes regarding law enforcement's role in society.

The School District presented us with a new agreement for the 2017-18 school year and it is before the Council for review and approval. The payment from the School District to the City in the amount of \$174,957.00 roughly covers one-half the salary, benefits and a portion of the overhead for the school resource officers for the school year, and one-quarter the cost of the supervisory sergeant. This is in line with the long-standing arrangement with the District.

RECOMMENDATION:

Adopt the attached Resolution authorizing the City Manager to enter into the Intergovernmental Agreement for the purpose of providing police services to the schools.

Please contact me if you have any questions in this regard. Thank you.

ESJ/tmh

1 CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution R2017-____

4
5
6 AUTHORIZING CITY MANAGER TO ENTER INTO
7 INTERGOVERNMENTAL AGREEMENT WITH SALEM-KEIZER
8 SCHOOL DISTRICT 24J (SCHOOL RESOURCE OFFICERS)
9

10
11 WHEREAS, ORS Chapter 190 provides for intergovernmental agreements;

12 WHEREAS, the City of Keizer and the Salem-Keizer School District 24J wish to
13 establish a positive working relationship in an effort to prevent juvenile delinquency and
14 assist in student development;

15 WHEREAS, the City and the School District wish to promote positive attitudes
16 regarding law enforcement's role in society and to inform students of their rights and
17 responsibilities as lawful citizens;

18 WHEREAS, the City Council of the City of Keizer has considered this matter and
19 wishes to move forward with an agreement;

20 NOW, THEREFORE,

21 BE IT RESOLVED by the City Council of the City of Keizer that the City Manager
22 is authorized to enter into the Intergovernmental Agreement attached and by this
23 reference incorporated herein.
24
25
26

INTERGOVERNMENTAL AGREEMENT
A2012-100-6

This Agreement is made between

THE CITY OF KEIZER,
an Oregon municipal corporation
("Agency"),

and

SALEM-KEIZER SCHOOL DISTRICT 24J,
an Oregon school district
("District"),

for the purpose of providing police services for the Salem-Keizer public schools during
the 2017-2018 school year

RECITALS

- A. The District is a public body engaged in providing educational services; and
- B. The Agency is a public body engaged in providing municipal services, including law enforcement, to its citizens; and
- C. The parties wish to establish a positive working relationship between themselves in a cooperative effort to prevent juvenile delinquency and assist in student development; and
- D. The parties have a public interest in maintaining a safe and secure environment on school campuses which is conducive to teaching and learning; and
- E. The parties wish to promote positive attitudes regarding law enforcement's role in society and to inform students of their rights and responsibilities as lawful citizens; and
- F. The parties find that the performance of this Agreement will benefit the public; and
- G. This Agreement is entered into pursuant to ORS 190.010, *et seq.*

AGREEMENT

NOW THEREFORE, in consideration of the mutual benefits and obligations set forth herein, the parties hereby agree as follows:

1. AGENCY OBLIGATIONS:

- 1.1 Provide law enforcement services of the Agency's School Resource Officer Unit, as described in Exhibit "A," Memorandum of Understanding, which is attached hereto and incorporated herein by this reference, in District schools, including

School Resource Officers officed at schools as agreed upon in writing between the Agency and District.

2. DISTRICT OBLIGATIONS:

- 2.1 The District shall compensate the Agency for all services provided under this Agreement by payment of the total sum of \$174,957.00. Payment will be divided into three installments of \$58,319.00 each. The first payment is due the first day of September 2017. The second installment shall be due and payable on the first day of December 2017, and the third and final installment shall be due and payable on the first day of June 2018. Payments will be adjusted to cover absences of SROs, pursuant to Exhibit A and B (Section A.4. and B.2.).
- 2.2 Compensation shall be for all personnel and services as described in Exhibit "B" which is attached hereto and incorporated herein by this reference. Compensation for coverage of extracurricular events or activities sponsored by the District or any specific school within the District is **not** a part of this Agreement. (See Exhibit A, Section B.3.)
- 2.3 The City shall bill the District for the equivalent of fifty percent (50%) of all overtime incurred by the City's School Resource Officers for overtime that is a direct result of the School Resource Officers' assignments to the District's schools. This billing will only apply to overtime that is not covered by other means such as special events and sporting events and will not exceed \$1,000 (one thousand dollars) during the term of this Agreement, without the mutual written agreement of the City and the District.

3. TERM AND TERMINATION:

- 3.1 Unless terminated as provided in Sections 3.2 and 3.3 below, this Agreement shall be effective on July 1, 2017, and shall remain in effect up to and including June 30, 2018.
- 3.2 The Agency and District may terminate this Agreement by mutual agreement at any time.
- 3.3 This Agreement may be terminated for any or no cause by either party upon not less than thirty (30) days prior written notice to the other party.

4. GENERAL PROVISIONS:

- 4.1 Neither party, nor the officers, employees or agents of either party, are employees or agents of the other for any reason. Each party shall be separately and exclusively responsible for all acts, errors and/or omissions of its own officers, employees and agents, except to the extent provided in Section 4.2 of this Agreement.
- 4.2 To the extent permitted by Article XI, Section 7 of the Oregon Constitution and by the Oregon Tort Claims Act, each party agrees to indemnify the other from and against each and every claim that the indemnitor would be legally obligated to pay if: (a) a claim asserting the same loss or injury were made directly against

the indemnitor, whether or not such a direct claim is actually made; and (b) the loss or injury sustained by the claimant resulted from the acts, errors or omissions of the indemnitor or those for whose actions the indemnitor is legally responsible. The mutual right to indemnity is in addition to and not in lieu of any other right of contribution or indemnity that may exist in favor of either party under Oregon law; the right to indemnify extends to all officers, employees and agents of the indemnitee party for claims made against them because of their actions or capacity as such. "Indemnify" as used herein, means to indemnify, defend, save and hold harmless. Claims arising during the term of this Agreement shall survive expiration or termination of this Agreement.

- 4.3 Each party hereto agrees to obtain and maintain in force at all times during the term of this Agreement, a policy or policies of general liability insurance with liability limits of at least \$2,000,000.00 (two million dollars), which names the other party, its employees, officers, and agents as additional insureds. The Agency and/or the District, as government bodies, may fulfill the insurance obligations listed above through a program of self-insurance, provided that the self-insurance program complies with all applicable laws and provides insurance coverage equivalent to both type and level of coverage to that listed above.
- 4.4 Each party working under this Agreement is either an employer that will comply with ORS 656.017 or an employer that is exempt under ORS 656.126. Each party agrees that it is solely responsible for obtaining and maintaining insured or self-insured coverage for its own employees as required by that law.
- 4.5 This Agreement, including any attachments incorporated herein, represents the entire integrated agreement between the parties concerning the subject matter hereof. This Agreement supersedes all prior agreements, negotiations and representations relating to the same subject matter between the parties.
- 4.6 This Agreement may be amended only by written instrument executed with the same formalities as this Agreement.
- 4.7 The parties hereto agree that they shall comply with all federal, state, and local laws, regulations, executive orders and ordinances that may be applicable to this Agreement. The parties agree that no person shall, on the grounds of race, color, religion, age, mental or physical disability, sexual orientation, creed, national origin, sex, marital status, familial status or domestic partnership, gender identity, or source of income, suffer discrimination in the performance of this Agreement when employed by either party. The parties further agree to comply with all applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations, and they agree not to discriminate against minority-owned, women-owned or emerging small business enterprises certified under ORS 200.055 or a business enterprise that is owned or controlled by or that employs a disabled veteran as defined in ORS 408.225, in awarding subcontracts as required by ORS 279A.110.
- 4.8 The following laws of the State of Oregon are hereby incorporated by reference into this Agreement: ORS 279B.220, 279B.230, and 279B.235.

- 4.9 Whenever notice is required or permitted to be given under this Agreement, such notice shall be given in writing to the other party by personal delivery, by sending via a reputable commercial overnight courier, by mailing using registered or certified United States mail, return receipt requested, postage prepaid, or by electronically confirmed facsimile at the address or facsimile number set forth below:

If to the Agency: John Teague, Chief of Police
930 Chemawa Rd NE
Keizer, OR 97303
Fax: 503-390-8295

If to the District: Michael D. Wolfe
Chief Operations Officer
PO Box 12024
Salem, OR 97309-0024
Fax # (503) 399-5579

Any notice delivered by personal delivery shall be deemed to be given upon actual receipt. Any notice sent by overnight courier shall be deemed to be given five (5) days after dispatch. Any notice sent by United States mail shall be deemed to be given five (5) days after mailing. Any notice sent by facsimile shall be deemed to be given when receipt of the transmission is generated by the transmitting machine. To be effective against either party, such facsimile transmission shall be confirmed by telephone notice to the other party.

- 4.10 If any provision of this Agreement is found by a court of competent jurisdiction to be unenforceable, such provision shall not affect the other provisions, but such unenforceable provision shall be deemed modified to the extent necessary to render it enforceable, preserving to the fullest extent permitted the intent of the District and Agency as set forth in this Agreement.
- 4.11 This Agreement shall be governed by the laws of the State of Oregon without regard to conflict of laws principles. Exclusive venue for litigation of any action arising under this Agreement shall be in the Circuit Court of the State of Oregon for Marion County unless exclusive jurisdiction is in federal court, in which case exclusive venue shall be in the federal district court for the district of Oregon. Each party expressly waives any and all rights to maintain an action under this Agreement in any other venue, and expressly consents that, upon motion of the other party, any case may be dismissed or its venue transferred, as appropriate, so as to effectuate this choice of venue.
- 4.12 Neither party to this Agreement shall hold the other responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the control of the other or the other's officers, employees or agents.
- 4.13 One or more waivers or failures to object by either party to any breach, violation, or default of any provision, term, condition or covenant contained in this Agreement shall not be construed or operate as a waiver of any subsequent

breach, violation, or default of that or of any other provision, term, condition or covenant.

IN WITNESS WHEREOF the Parties have caused this Agreement to be signed in their respective names by their duly authorized representatives as of the dates set forth below.

CITY OF KEIZER:

SALEM-KEIZER SCHOOL DISTRICT 24J:

By: _____
Christopher C. Eppley

By: _____
Michael D. Wolfe

Title: City Manager

Title: Chief Operations Officer

Date: _____

Date: _____

Exhibit "A"
Memorandum of Understanding
Between
THE CITY OF KEIZER POLICE DEPARTMENT (AGENCY)
and
SALEM-KEIZER SCHOOL DISTRICT 24J

A. EMPLOYMENT AND ASSIGNMENT OF SCHOOL RESOURCE OFFICERS (hereinafter "SRO")

1. Before September of each year, the Agency's SRO supervisor and the District's Director of Safety and Risk Management Services (SRMS) will develop a prioritization of the District's middle and high schools for SRO assignment.
2. In the event the SRO is absent from work, the SRO or SRO's supervisor will notify the school principal or designee of his / her assigned secondary schools (primary campus administrators), as well as SMRS. The Agency will identify an alternate contact when an SRO is not available.
3. In the event of any SRO absence, the District and the Agency will collaboratively determine if the temporary placement of another officer assigned as an SRO to a school is warranted.
4. In the event an SRO is physically absent from his/her school duties for five (5) or more consecutive days, the Agency will work with the District to, as soon as practical, but no more than ten (10) days after the first day of absence, provide a replacement officer to fill the role of the absent SRO until such time as the SRO returns to his/her assignment or is replaced by another SRO. If Agency is unable to provide a replacement SRO in this timeframe, District will deduct the prorated cost based on the number of days over ten (10) the SRO is absent.
5. SROs will remain employees of the Agency and will not be employees of the District. However, for purposes of information sharing, the SRO will be considered part of the school district administration team. The SRO shall agree to sign a confidentiality agreement in compliance with FERPA in a form reasonably acceptable to Agency. The District and the Agency acknowledge that the SROs remain responsive to the command of the Agency.
6. SROs report to the chain of command in their agency, but also must coordinate with campus administrators for mutually approved routine schedules to include campus presence during student peak times (i.e., arrival/departure times, peak activity times, and other student contact times). SROs shall communicate with their administrators, SRMS, and their back up SROs regarding planned training, time off, and other off campus non SRO duties to ensure coverage is maintained as much as practicable.
7. SROs will meet at least monthly with campus administrators to discuss any changes to schedules or other SRO related duties, including school operations, teaming and ongoing collaboration.

B. SCHEDULE AND SPECIAL EVENTS

1. Each SRO shall be assigned to one or more schools as needed. A mutually agreed upon operational plan outlining SRO assignments will be established between the Agency and the District. The SROs shall report in by phone or other means to their assigned school principal or designee. During regular school hours, SROs may be off campus performing such tasks as may be required by their assignment (e.g., court, truancy, arrest, traffic enforcement, threat assessment meetings).
2. SROs shall not pursue non SRO related or non-mandatory trainings, or non SRO related operational specialties (i.e., assignments as an instruction in specialties such as SWAT, hostage negotiation, emergency vehicle driving, defensive tactics, range instruction), during student contact times unless approved by their command supervisor collaboratively with the SRMS Director. Should an SRO be accepted into one of these specialties or other non SRO related trainings and require training during student contact time, the agency will work with SRMS to provide a substitute officer or the District may adjust payments to compensate for additional costs incurred as a result of the absence (See Intergovernmental Agreement 2.1)
3. The requesting school shall pay for SRO overtime for special school district events (e.g., dances and sporting events) as agreed upon in advance with the Agency.
4. All SROs shall wear their duty uniform and carry their duty weapon while working at their school pursuant to this Agreement, unless the District and the Agency agree upon another uniform.

C. DUTIES OF THE SRO ARE AS FOLLOWS:

1. Assist the school principal or the principal's designee as well as the District security manager in developing plans and strategies to prevent and / or minimize dangerous situations that may occur on campus.
2. Interact with students on an individual basis and in small groups.
3. Make himself / herself available for conferences involving teachers, parents, and faculty.
4. Become familiar with agencies and resources that offer assistance to youth and their families and make referrals as necessary.
5. Contact the school principal or the principal's designee about the SRO's actions to make them aware when a student is taken into custody or arrested.
6. Notify the school principal or principal's designee before removing a student from school or as soon as practical thereafter.
7. Take law enforcement action against intruders and trespassers who appear on school property as needed.

8. Conduct investigations of crimes that occur at his / her assigned school and using other resources if needed for follow up investigations.
9. Serve as the liaison officer for the Youth Services Team in his / her assigned school.
10. Be present at the request of the school principal, the principal's designee or the District security manager when a school principal, the principal's designee or the District security manager conducts a search.
11. Report any violation of school rules or policies to school administration, but the SRO shall not be the individual responsible for the disciplinary consequences of school rules and policies.
12. Make home visits to investigate students with truancy problems or to check the welfare of a student and his / her family as operational conditions permit.
13. Present programs on various topics to students. Subjects may include, but are not limited to, a basic understanding of law, the role of law enforcement in the school or community, drug awareness, and other law enforcement topics.
14. Attend certain school meetings, such as IEP meetings or expulsions, for security purposes only, if requested by the District.

D. SEARCH, ARREST and INVESTIGATION PROCEDURES

1. Search Procedures

- a. When conducting searches on school property, all SRO's shall follow procedures in accordance with the United States Constitution, the Oregon Constitution, statutes of the State of Oregon, and Agency policy.

2. Arrest Procedures For Crimes Committed Off Campus In Transit To And From School.

- a. School officials generally have the legal authority or jurisdiction to discipline students for criminal misconduct or juvenile offenses that occur at school bus stops, on school buses, or on public streets as students commute to and from school.
- b. Law enforcement officials are responsible for enforcing the laws on public streets, including at school bus stops. Therefore, the SRO shall assist school officials and coordinate with the appropriate local law enforcement agency the investigations of crimes that occur at bus stops, on school buses, and while students are walking to and from school.

3. Investigations Procedures

- a. SROs and other law enforcement officials may interview students at school during school hours in the course of official duty.

- b. The SRO or investigating officer should contact the school principal or the principal's designee to inform him/her of the reason(s) to conduct an investigation within the school, *unless* such information would jeopardize the investigation.
- c. The SRO or investigating officer may, at his / her discretion, attempt to notify the student's parents or guardians regarding the on-going investigation.
- d. Parental consent is not required for the SRO or investigating officer to interview a student regarding a criminal matter.
- e. With the consent of the SRO or investigating officer, a school official may be present during the questioning of a student.
- f. When a school staff or faculty member is a suspect in an investigation, the SRO may call in a SRO from another school or an outside investigator from the local law enforcement agency to conduct the investigation interview.

E. COMMUNICATION:

- 1. Any District staff or personnel, who become aware of any criminal incident involving students, shall be responsible for sharing that information with their school's SRO and any appropriate law enforcement agency having jurisdiction in accordance with District policies and state law.
- 2. The Agency shall develop its own interdepartmental procedures on how its other law enforcement officers will communicate any criminal event to the SROs and to the District that could have a significant impact on the schools.
- 3. The District is to communicate with all SROs and/or the Agency when there is a school lock down or critical incident occurring.

F. SRO PERFORMANCE

- 1. In the event the District determines that a particular SRO is not effectively performing his or her duties and responsibilities and / or has conducted himself / herself in a manner that is inconsistent with continued work in the school environment, the District, through its Security Manager, reserves the right to request that the Agency remove that particular SRO from all school assignments. Any subsequent discipline shall be at the Agency's discretion.

G. EVALUATION

- 1. It is mutually agreed that the Salem-Keizer School District shall evaluate the SRO Program annually using a process agreed upon in writing by the both the District and the Agency. It is further agreed the Agency retains final evaluation authority.
- 2. As needed, the SRMS management and law enforcement management will address campus administrators' concerns and questions and provide clear and complete information about SRO roles, availability and duties.

EXHIBIT “B”

PERSONNEL AND SERVICES

In consideration of the annual amount of \$174,957.00, the Agency agrees to provide SRO's at the following Salem-Keizer School District 24J schools:

High Schools: McNary High School

Middle Schools: Claggett Creek Middle School, Whiteaker Middle School

The School Resource Officers shall provide services to the District as outlined in the Agreement. The District shall pay fifty percent (50%) of the direct costs of each assigned School Resource Officer and associated expenses and 25% of the direct costs of a School Resource Officer supervisor and associated expenses for the school year (9.5 months.) Cost includes the officer's salary and benefits, supplies, training, vehicle and other incidental expenses.

The names of School Resource Officers assigned to individual schools will be provided to the District in September of each year and will be updated as needed.

The District will provide the SRO an assigned parking space and private office at each assigned school.

CITY COUNCIL MEETING: October 16, 2017

AGENDA ITEM NUMBER:_____

TO: MAYOR CLARK AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

SUBJECT: DESIGNATING RENTAL INCOME AS DEDICATED PARK OPERATIONS REVENUE

City owns property at 2010 Chemawa Road North, Keizer, Oregon that is located at Keizer Rapids Park. This house was formerly the Park Host residence. Such property is the subject of a rental agreement beginning October 16, 2017.

The house at 1590 Chemawa Road North and the hazelnut orchard at Keizer Rapids Park has had the rental income dedicated for use as park operations expense. Staff believes that it is appropriate to designate the rental income from the property at 2010 Chemawa Road North for use as park operations expense as the other rental properties.

RECOMMENDATION:

Adopt the attached Resolution designating rental income as dedicated park operations revenue for the property at 2010 Chemawa Road North, Keizer, Oregon.

Please contact me if you have any questions in this regard. Thank you.

ESJ/tmh

1 CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution R2017-____

4
5
6 DESIGNATING RENTAL INCOME AS DEDICATED PARK
7 OPERATIONS REVENUE

8
9
10 WHEREAS, City owned property at 2010 Chemawa Road North, Keizer, Oregon
11 is the subject of a rental agreement;

12 WHEREAS, the City's park operations will be responsible for rental activities and
13 maintenance of the house and grounds at 2010 Chemawa Road North, Keizer, Oregon;

14 WHEREAS, Council desires to dedicate the rental income for use to offset park
15 operations expense;

16 NOW, THEREFORE,

17 BE IT RESOLVED by the City Council of the City of Keizer that all rental
18 income from the property at 2010 Chemawa Road North, Keizer, Oregon is to be
19 dedicated for use as park operations expense, including maintenance and improvements
20 to the aforementioned rental house and grounds, as determined each year during the
21 budget process.

22 BE IT FURTHER RESOLVED all rental income in excess of actual expenses as
23 identified above shall be held in reserve for future years and appropriated through the
24 City's budget process.

1 BE IT FURTHER RESOLVED that such dedicated rental income shall be in
2 addition to the Parks General Support Resources funding minimum of 2.5% of General
3 Fund budgeted revenues.

4 BE IT FURTHER RESOLVED that this Resolution shall take effect immediately
5 upon the date of its passage.

6 PASSED this _____ day of _____, 2017.

7

8 SIGNED this _____ day of _____, 2017.

9

10

11

Mayor

12

13

14

City Recorder



MINUTES
KEIZER CITY COUNCIL/PARKS ADVISORY BOARD
WORK SESSION
Monday, September 11, 2017
Keizer, Oregon

CALL TO ORDER The Work Session was called to order at 5:45 in the Council Chambers.
The following were present:

Councilors:

Cathy Clark, Mayor
Roland Herrera (left @ 6:45)
Laura Reid
Amy Ryan
Bruce Anderson (left @ 6:45)
Marlene Parsons
Kim Freeman

Parks Advisory Board:

Clint Holland
Dylan Juran
Joe Tilman
David Loudon
Matt Lawyer
Cat Gaynor

Absent:

Scott Klug, Parks Board
Donna Bradley, Parks Board
Jim Taylor, Parks Board

Staff Present:

Robert Johnson, Parks
Tracy Davis, City Recorder

COUNTRY GLEN PARK

Discussion took place regarding grass maintenance and pathways. It was noted that fill dirt is needed to fill holes in the grass at the new soccer field constructed by Wayne Frey and that bark chips will be added to the play structure area.

KEIZER LITTLE LEAGUE PARK

Members toured the newly remodeled concession stands and received an update from Keizer Little League Board Member Brad Arnsmeier regarding improvements made to the field and potential future improvements. Discussion followed regarding security.

MIKE WHITTAM PARK

Participants looked over the community gardens and discussed potential improvements.

CLAGGETT CREEK PARK

New pavement in south parking lot was viewed. Mr. Johnson pointed out areas in need of improvement: the north parking area, expansion of south parking area, sports court improvements, removal of play equipment (slide) and the aging irrigation system.

RICKMAN COMMUNITY GARDEN

Garden hosts Peggy, Jerry and Jan (garden coordinators) met the group, explained garden operations and maintenance issues and thanked everyone for the fence installation.

CARLSON SKATE PARK

Participants toured the newly improved surface and talked with one of the skaters who originally

brought the need for repairs to the board. He indicated he was pleased with the improvements and hoped for more in the future.

ADJOURNMENT

Meeting concluded at 7:40 p.m.

APPROVED:

Mayor – Cathy Clark

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

Councilor #1 – Laura Reid

Councilor #4 – Roland Herrera

Councilor #2 – Kim Freeman

Councilor #5 – Amy Ryan

Councilor #3 – Marlene Parsons

Councilor #6 – Bruce Anderson

Minutes approved: _____



MINUTES
KEIZER CITY COUNCIL
Monday, September 18, 2017
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

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

Present:

Cathy Clark, Mayor
Laura Reid, Councilor
Amy Ryan, Councilor
Roland Herrera, Councilor
Youth Councilor Samuel Hernandez

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community
Development
Bill Lawyer, Public Works Director
John Teague, Police Chief
Tim Wood, Finance Director
Tracy Davis, City Recorder

Absent:

Marlene Parsons, Councilor
Kim Freeman, Councilor
Bruce Anderson, Councilor

FLAG SALUTE

Mayor Clark led the pledge of allegiance.

SPECIAL ORDERS OF BUSINESS None

**COMMITTEE
REPORTS**

**a. Volunteer of
the Quarter
Awards**

Police Chief John Teague explained that Traci Moore, Jacki Wolf and Joseph Haggard were nominated for this award by Fleet Manager and Community Outreach Specialist Dorothy Diehl and Lieutenant Lance Inman from Keizer Police Department. He reviewed all the efforts of these volunteers noting that it comes to about half of a full-time employee at no cost to the City. Mayor Clark thanked the recipients and presented them with clocks.

Clint Holland, Keizer, reported on Parks Advisory Board actions including the Parks Tour and efforts undertaken to receive public input regarding prioritizing park needs. He thanked David Loudon for his cleanup efforts at Keizer Rapids Park after the eclipse event and Robert Johnson for his help in relocating the chemical toilets at the park, and reviewed concerts held at the amphitheater. Mayor Clark urged citizens to provide input regarding park amenities/repairs they would like to see at area parks.

Jim Jacks, Keizer, gave the Planning Commission report noting that currently the commission is reviewing the sign code.

Jill Bonney-Hill, Keizer, invited everyone to visit the Keizer Points of

Interest Committee Flood History signs that are on display at Keizer Rapids Park. She also thanked Salem Concrete and Randy Miller for their hard work in getting the signs installed noting that without their help the signs would not be on display.

PUBLIC TESTIMONY

Mayor Clark asked Chief Teague for an update on the shooting across the river. Chief Teague explained that there is a quarry across the river from Keizer that is frequently used for target practice. This causes some noise and sometimes stray bullets come across the river. He has talked to the Polk County Sheriff and the District Attorney about this and Officer Copeland has talked to the owner of the property who has been cooperative and has agreed to re-orient the shooters away from Keizer. Night shooting, however, may still take place because they are shooting nutria.

Shirley DeShon, Keizer, on behalf of area residents and neighbors along the river, expressed concern regarding what sounded like an automatic weapon being used at the gravel quarry. She shared specific instances where neighbors were in danger of being hit by stray bullets and urged that the shooting be stopped to protect people who frequent river parks. She asked that a letter from the City be sent to the property owner asking him to stop the shooting.

Terri Moore, Marilee Moore, Darrell Richardson, Gary Blake, representing the West Keizer Neighborhood Association, *John Hinkey, Barb Smith, Clint Holland*, and *Judy Schnurbusch*, Keizer, provided additional information about the shooting and requested that the City do something to stop it.

Mayor Clark responded that this is an important issue and Officer Copeland will continue working with the owner. City Attorney Shannon Johnson noted that a letter to the owner from Chris Eppley, Chief Teague or himself would be better than a letter from Council. He explained that this is unacceptable and he has talked with several persons in authority in Polk County but wants to include the Salem City Attorney as well. Staff will be moving as quickly as possible on this issue.

Jonathan Thompson, Keizer, on behalf of the Chamber of Commerce, expressed opposition to the Ordinance Amending Keizer Development Code Regarding Section 2.309 (Site and Landscaping Design); Amending Ordinance No. 98-389 and voiced concern regarding burdening Keizer businesses with yet another fee. He urged that the Council delay decision on this issue to allow business owners to collaborate with City staff and come up with an equitable compromise.

Community Development Director Nate Brown provided clarification regarding the threshold and the 1% fee and requiring remodels to meet the same standards as new construction.

Alan Roodhouse, McMinnville, pointed out that the cost of a building shell is much less than the cost of a building that is being built as a clinic and that should be taken into consideration. He also urged that a cap be considered when determining the 1%.

Collene Busch, Keizer, commended the signalization of Keizer Station Boulevard which will make it easier for the buses to turn left rather than having to turn right and loop around the station.

PUBLIC HEARINGS

a. Minor Amendment to Keizer Station Area A Master Plan

City Attorney Shannon Johnson read into the record the official statement for a quasi-judicial hearing. There was no objection to waiving the reading of the criteria and Council declared no ex parte contacts, bias, or conflict of interest.

Mayor Clark opened the Public Hearing.

Nate Brown provided background information and explained the difference from the originally approved master plan. He directed attention to the proposed site plan and findings. Staff recommends approval.

Dana Kraftcheck, Portland, Land Use Attorney for the applicant, explained that the only change is to change the use to a high-quality medical/dental office building. She reviewed the benefits to the community and offered to answer any questions.

Discussion followed regarding the possibility of being assessed 1% of the building cost and the location of the proposed building.

With no further testimony, Mayor Clark closed the Public Hearing.

Councilor Ryan moved to direct staff to prepare an order adopting the proposed amendments to the Area A Master Plan Approval. Councilor Herrera seconded. Motion passed as follows:

AYES: Clark, Reid, Ryan and Herrera (4)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Anderson, Parsons and Freeman (3)

ADMINISTRATIVE ACTION

a. ORDINANCE – Amending Keizer Development Code Regarding Section 2.309 (Site and

Mr. Johnson reminded Council that they had directed staff to come back with an ordinance on this matter and it is before Council in response to that direction.

Councilor Ryan questioned if this decision should be postponed until all Council members were present. Discussion followed regarding the subject matter of discussion at the Planning Commission, creating flexibility to serve both business and the community, the 1% assessment, and the difference in cost between building a retail building vs. a medical office.

Councilor Ryan moved to reopen the public hearing and continue this matter to October 2, 2017. Councilor Herrera seconded.

Landscaping Design); Amending Ordinance No. 98-389

Mayor Clark clarified that the purpose of this motion was to allow input from the full Council and additional input from the community. Discussion followed at length regarding equitable investment from businesses, the beautification of the city, exploring the possibility of another measurable other than the cost of the project, and increasing the standards.

Motion passed as follows:

AYES: Clark, Reid, Ryan and Herrera (4)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Anderson, Parsons and Freeman (3)

b. ORDER - In the Matter of the Application of the City of Keizer for Approval of an Amendment to the Keizer Station Master Plan (Area B – Keizer Station)

Mr. Johnson reminded Council that they had directed staff to come back with an Order on this matter and it is before Council in response to that direction. He noted that the blank on the first page of Exhibit C should be “25” and the motion should be noted ‘as amended’.

Councilor Ryan moved that the Keizer City Council adopt an Order In the Matter of the Application of the City of Keizer for Approval of an Amendment to the Keizer Station Master Plan (Area B – Keizer Station), Lot Line Adjustment, and Conditional Use Case No. 2010-10); Repeal of Order in the Application of the City of Keizer Adopted November 1, 2010, as amended. Councilor Herrera seconded. Motion passed as follows:

AYES: Clark, Reid, Ryan and Herrera (4)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Anderson, Parsons and Freeman (3)

c. RESOLUTION – Authorization for Transfer of Appropriations – Police Radios

Finance Director Tim Wood explained the City of Salem is upgrading their radio system this year. This was discussed at the Budget Committee meetings with \$100,000 appropriated. Staff would like to borrow the remainder from the Park Improvement Fund rather than getting outside financing.

Councilor Ryan moved that the Keizer City Council adopt a Resolution Authorization for Transfer of Appropriations – Police Radios. Councilor Herrera seconded. Motion passed as follows:

AYES: Clark, Reid, Ryan and Herrera (4)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Anderson, Parsons and Freeman (3)

RESOLUTION – Authorizing the City Manager to Purchase Police Radio System from Silke

Councilor Ryan moved that the Keizer City Council adopt a Resolution Authorizing the City Manager to Purchase Police Radio System from Silke Communications and Authorizing Disposition of Surplus Property. Councilor Herrera seconded. Motion passed as follows:

**Communications
and Authorizing
Disposition of
Surplus Property**

AYES: Clark, Reid, Ryan and Herrera (4)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Anderson, Parsons and Freeman (3)

**CONSENT
CALENDAR**

- A. RESOLUTION – Authorizing City Manager to Enter Into Lease Agreement with Ricoh USA Inc. for Police Department Copier
- B. RESOLUTION – Declaring the City's Intent to Initiate a Street Lighting Local Improvement District (Galina Court) and Directing the City Engineer to Make a Survey and File a Written Report with the City Recorder
- C. RESOLUTION – Declaring the City's Intent to Initiate a Street Lighting Local Improvement District (Pinecrest Addition) and Directing the City Engineer to Make a Survey and File a Written Report with the City Recorder
- D. RESOLUTION – Authorizing the City Manager to Enter Into an Agreement with Trench Line Excavation Inc. for Keizer Station PAD D Waterline Relocation
- E. RESOLUTION – Authorizing City Manager and Chief of Police to Sign Amendment 1 to DACMS Usage Intergovernmental Agreement
- F. Approval of August 21, 2017 Regular Session Minutes

Councilor Ryan moved for approval of the Consent Calendar. Councilor Herrera seconded. Motion passed as follows:

AYES: Clark, Reid, Ryan and Herrera (4)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Anderson, Parsons and Freeman (3)

**COUNCIL
LIAISON
REPORTS**

Councilor Herrera reported that he had attended the Marion County Public Safety Council meeting and the Parks Forum; McNary defeated South Salem but lost to Sprague; he will be attending the Career Technical Education Center meeting, an event for Hispanic Heritage Month, and Keizer Points of Interest Committee and Greater Gubser Neighborhood Association meetings.

Councilor Reid noted that she had participated in the Big Toy bark removal project and thanked all involved; she praised the recent parks tour, attended the Southeast Keizer Neighborhood Association meeting, urged citizens to get involved in their neighborhood association, and announced the upcoming Keizer Network of Women (KNOW) fundraiser event and the Keizer Homegrown Theater 'Dog Park the Musical' opening October 6 at Chemeketa Community College.

Councilor Ryan reported that she had attended the Marion County Commissioners Breakfast and the parks tour. She will be attending the Public Arts Commission and Keizer United meetings as well as the League of Oregon Cities Conference.

Youth Councilor Hernandez announced the upcoming McNary Powder Puff game and provided information about the recent addition of the

College Career Center.

Mayor Clark reported that she had spoken at the Salem Kiwanis lunch and thanked them for their participation in funding the Country Glen soccer field. She attended the Parks Prioritization Forum, the Mid-Willamette Area Commission on Transportation and Keizer Heritage Foundation Board meetings, and the Strategic Economic Development Corporation luncheon. She thanked the Keizer Fire District for their remembrance of 9-11, announced that a time capsule will be buried at Volcano Stadium on the 21st to commemorate the eclipse and she will be speaking at the KROC center and attending the WestCare Veterans home dedication.

OTHER BUSINESS

Tim Wood reminded everyone that the sewer portion of the city services bill can be approximately 2/3 of the bill; this can be reduced by conserving water this time of year.

Nate Brown reported that the City signed the Intergovernmental Agreement with Oregon Department of Transportation on the Education Outreach grant. This process will begin after the first of the year.

WRITTEN COMMUNICATIONS None

AGENDA INPUT

October 2, 2017

7:00 p.m. - City Council Regular Session

October 9 2017

5:45 p.m. – City Council Work Session - Cancelled

October 16, 2017

7:00 p.m. - City Council Regular Session

ADJOURNMENT

Mayor Clark adjourned the meeting at 9:31 p.m.

MAYOR:

APPROVED:

Cathy Clark

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

Councilor #1 – Laura Reid

Councilor #4 – Roland Herrera

~ Absent ~

Councilor #2 – Kim Freeman

Councilor #5 – Amy Ryan

~ Absent ~

Councilor #3 – Marlene Parsons

~ Absent ~

Councilor #6 – Bruce Anderson

Minutes approved:_____



MINUTES
KEIZER CITY COUNCIL
Monday, October 2, 2017
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER Mayor Clark called the meeting to order at 7:00 pm. Roll Call was taken as follows:

Present:

Cathy Clark, Mayor
Marlene Parsons, Councilor
Kim Freeman, Councilor
Bruce Anderson, Councilor
Laura Reid, Councilor
Amy Ryan, Councilor
Roland Herrera, Councilor
Youth Councilor Samuel Hernandez

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community
Development
John Teague, Police Chief
Tim Wood, Finance Director
Tracy Davis, City Recorder

FLAG SALUTE Mayor Clark led the pledge of allegiance. Mayor Clark, on behalf of the City of Keizer, extended sympathy to those in Las Vegas who were affected by the recent terrible events. She expressed the hope that the community could move forward and live in peace and care for one another.

SPECIAL ORDERS OF BUSINESS None

COMMITTEE REPORTS None

PUBLIC TESTIMONY *Bob Devore*, Keizer, voiced support for both the Police and Parks fee but asked that the age for the senior discount be reduced noting that age and income are important factors for seniors and dealing with increased rates is a challenge. He shared information about neighboring communities and the ages that they recognized as seniors.

Mayor Clark responded that the fees and discounts will be reviewed annually and requests will be tracked. Finance Director Tim Wood provided information on how the age was decided upon. He explained that very few cities offer discounts on fees such as this. City Manager Chris Eppley provided additional information noting that people are living longer and the age of 75 is generally the age where people might not use the parks. Mayor Clark added that people living in senior living or multi-family residences enjoy a reduced rate.

Rick Day, Marion County, complained about the stormwater fee that is added to the water bill noting that it restricts development. He voiced opposition to regulating signage and the additional landscape taxes that will restrict development and discourage business from locating in Keizer. He urged Council to look closely at restrictions imposed on businesses.

Darrell Richardson, Keizer, asked for direction on how to apply for the senior discount for the Parks and Police fee. Staff provided direction.

PUBLIC HEARINGS *Mayor Clark re-opened the Public Hearing.*

**a. ORDINANCE –
Amending
Keizer
Development
Code
Regarding
Section 2.309
(Site and
Landscaping
Design);
Amending
Ordinance No.
98-389**

Community Development Director Nate Brown read through his staff report and provided options on how to proceed. City Attorney Shannon Johnson cautioned Council on the perception of equity and urged them to keep things simple because staff has to administer it and the public has to understand it. Mr. Brown then fielded questions from Council and provided clarification.

Mayor Clark noted that written communication was received from Daren Block, landlord at School House Square. Mr. Brown summarized the email.

Jonathan Thompson, Keizer, representing the Keizer Chamber and the Government Affairs Committee, asked that implementation of the 1% fee be postponed until all parties can meet and discuss possible alternatives. He suggested that developers, property managers, employers and small business owners work together to solve the issues on River Road.

Allen Roodhouse, McMinnville, explained that the dental office building that he is currently developing would pay a fee of almost \$80,000 but the same building, if it was for something like retail, would pay considerably less. He noted that he supported having a cap. He also suggested exempting properties at Keizer Station because Keizer Station built a network of new city roads, three very expensive bridges, a park, a pedestrian path, a pump station to prevent flooding, and a large landscaping area next to the freeway that is like another park so has already paid its dues. Mr. Eppley noted that the public amenities have had a beneficial impact on businesses in Keizer Station.

With no further testimony, Mayor Clark closed the Public Hearing.

Councilor Parsons moved that the Keizer City Council direct staff to work with the Chamber and others through a work session to come up with viable options to beautify the City pertaining to Section E. Councilor Herrera seconded.

Mr. Brown suggested that Council move forward with the uncontested part so that Council can focus on the issue in question.

Mr. Johnson explained that Council could vote on the motion on the table and then pass the ordinance with the amendment of the deletion of

Section E.

Councilor Freeman noted that the Chamber wanted to have the discussion at one of their community forums.

Mayor Clark offered a friendly amendment to add 'and other community outreach' after 'through a work session'.

Motion now reads: Keizer City Council direct staff to work with the Chamber and others through a work session and other community outreach to come up with viable options to beautify the City pertaining to Section E.

Motion passed as follows:

AYES: Clark, Reid, Parsons, Freeman, Herrera and Anderson (6)

NAYS: Ryan (1)

ABSTENTIONS: None (0)

ABSENT: None (0)

Councilor Parsons moved that the Keizer City Council adopt a Bill for an Ordinance Amending Keizer Development Code Regarding Section 2.309 (Site and Landscaping Design); Amending Ordinance No. 98-389; omitting subsection 2.309.03(e). Councilor Freeman seconded.

Mr. Johnson clarified that this motion takes out the requirement for the 1%. Mayor Clark reminded everyone that the previous motion addressed the 1% in that it would be revisited for further discussion.

Motion passed unanimously as follows:

AYES: Clark, Reid, Parsons, Ryan, Freeman, Herrera and Anderson (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**ADMINISTRATIVE
ACTION**

**a. RESOLUTION –
Authorization
for
Supplemental
Budget (ADA
Transition
Agreement with
Mid-Willamette
Valley Council of
Governments)**

Finance Director Tim Wood summarized his staff report. Mr. Eppley clarified that the City currently follows the ADA in all respects in all new projects. The one piece never done is the written plan. There are pieces that will be done once; some sections will require updating from time to time.

Councilor Parsons moved that the Keizer City Council adopt a Resolution Authorization for Supplemental Budget (ADA Transition Agreement with Mid-Willamette Valley Council of Governments). Councilor Freeman seconded. Motion passed unanimously as follows:

AYES: Clark, Reid, Parsons, Ryan, Freeman, Herrera and Anderson (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

CONSENT CALENDAR

A. Approval of September 5, 2017 Regular Session Minutes

Councilor Parsons moved for approval of the Consent Calendar. Councilor Freeman seconded. Motion passed unanimously as follows:

AYES: Clark, Reid, Parsons, Ryan, Freeman, Herrera and Anderson (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

COUNCIL LIAISON REPORTS

Councilor Anderson reported on the recent Chamber Board and Claggett Creek Watershed Council meetings.

Councilor Herrera reported on the recent ServeFest event and the Career Technical Education Center meeting. He noted that the Keizer Points of Interest Committee did not have a quorum for their meeting, McNary beat Forest Grove, Public Works open house is Monday night, and he will be supervising the Leadership Group at Whiteaker as they work on a project with Kennedy Elementary. Lastly, he will be attending a Latino event at the Salem Convention Center on October 6.

Councilor Parsons announced the upcoming Commissioner Breakfast and cancellation of the Planning Commission meeting.

Councilor Reid announced the upcoming McNary parking forum, 'Dog Park the Musical', and thanked the Keizer Network of Women for their contributions to the community.

Councilor Freeman thanked Mike Griffin and Officer Trevor Wenning for their work with the Traffic Safety/Bikeways/Pedestrian Committee, announced upcoming meetings and reviewed volunteer openings.

Councilor Ryan reported on the Public Arts Commission meeting and the League of Oregon Cities Conference, noted that she had attended the Bunco for Breast Cancer event sponsored by the Keizer Rotary and the Parks Board meeting to provide input on prioritization of park improvements. She announced the upcoming Keizer Fire Open House and the Corporate Coffee at CASA.

Youth Councilor Hernandez reported on the Coronation Assembly for Homecoming Court, shared information about Future Business Leaders of America McNary Chapter (Brad Lomax - McNary advisor), and the Free Application for Federal Student Aid (FAFSA).

Mayor Clark reported on events she had attended including the burial of the eclipse time capsule, the Collective Impact Workshop, and the Career Technical Education Advisory Board and League of Oregon Cities Board meetings. She noted that the City had received the Silver Safety Award from the League of Oregon Cities and City-County Insurance. She listed upcoming meetings including the Open House, Council of Governments, Strategic Economic Development Corp, Mid-Willamette Area Commission

on Transportation and Oregon Municipal Planning Organizations Consortium, the Habitat build, and Heritage Board and the Out of Darkness Walk for suicide prevention.

OTHER BUSINESS

Tim Wood reminded everyone that the sewer portion of the city services bill can be approximately 2/3 of the bill; this can be reduced by conserving water this time of year.

Chief Teague provided follow-up information regarding the shooting in the rock quarry: The landowner has severely restricted who is allowed to shoot at this site; Keizer Police Department is putting up a sign to alert people that rifle rounds go to Keizer. The landowner asked that the public be made aware of the fact that there are other landowners in the area and there is shooting on their property as well. Chief Teague asked that the police be contacted if shooting persists.

Nate Brown reported that the kickoff team will be meeting next week for the Education Outreach Grant Transportation Growth Management Grant.

WRITTEN COMMUNICATIONS None

AGENDA INPUT

October 9 2017

5:45 p.m. – City Council Work Session - Cancelled

October 16, 2017

7:00 p.m. - City Council Regular Session

November 6, 2017

7:00 p.m. - City Council Regular Session

ADJOURNMENT

Mayor Clark adjourned the meeting at 9:07 p.m.

MAYOR:

APPROVED:

Cathy Clark

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

Councilor #1 – Laura Reid

Councilor #4 – Roland Herrera

Councilor #2 – Kim Freeman

Councilor #5 – Amy Ryan

Councilor #3 – Marlene Parsons

Councilor #6 – Bruce Anderson

Minutes approved:_____

Written Communications/Testimony and Submitted Documents

Just the Facts

1 in 3 Oregon women will be a victim of domestic violence, sexual assault or stalking in her lifetime, according to a 2010 CDC study.

More than 70% of sexual assault victims know the perpetrator.

According to the U.S. Department of Justice, 3.4 million people are stalked every year.

Abuse is not the result of the abuser suddenly "losing control." In fact, the abuser is very much in control before, during, and after the abuse.

Nationally, 450,000 children run away from home each year. As many as 2.8 million children live on the streets. One out of every three teens will be approached for sex trafficking within 48 hours of leaving home.

The average age of entry into pornography and sex trafficking is 12 years old.

Domestic violence & sexual assault occur in every part of our society: rich, poor, young, elderly, urban, rural, formally and informally educated. No group or community is immune.

Helping survivors rebuild a life free of violence

- 24-hour hotline
- Advocacy office open Monday-Friday
- Safe house shelter
- Information and referral services
- Support groups for survivors of domestic violence and adult sexual assault
- Advocacy for survivors, as well as their family and friends
- Safety planning and 911 cell phones
- Survivor computer workstations for work and housing searches
- Community education & outreach



605 Center St NE
Salem, OR 97301

503-399-7722 crisis line
866-399-7722 toll-free

503-378-1572 business office
503-364-7998 fax

help@hopeandsafety.org
www.hopeandsafety.org

Center for HOPE & SAFETY



**because everyone deserves
a life free of violence**

*Serving survivors of
domestic violence,
sexual assault, stalking,
& human trafficking
since 1973*

formerly Mid-Valley Women's Crisis Service

Serving the Community 24 hours a day, every day

Our programs and services inform survivors of their options and support them in their choices.

Here to Help

The Center for Hope & Safety (formerly Mid-Valley Women's Crisis Service) provides a safe environment for survivors of domestic violence, sexual assault, stalking and human trafficking and educates the public about the issues surrounding victimization. We work with all survivors without regard to race, ethnicity, national origin, primary language, religious beliefs, age, disability, sexual orientation, gender identification or gender expression.

Crisis Line

Our crisis line is available 24 hours a day, every day, serving callers in English, Spanish, and other languages. Every year, thousands of callers seek assistance.

Shelter

We offer the only safe house emergency shelter in our community, serving 300 to 500 adults and children annually. In addition to a safe place to stay, we provide advocacy and referrals to other community resources.

Advocacy & Support

Survivors of violence can receive crisis advocacy over the phone 24 hours a day or at our office during business hours. If a survivor needs long-term counseling, we can make referrals to professionals in the community who are experts in survivors' issues. We also offer support groups (in both English and Spanish) for women who have been abused and survivors of sexual assault. Groups are offered in Salem and Woodburn.

Education & Outreach

The Center for Hope & Safety leads the work to educate the community about domestic violence, sexual assault, stalking and human trafficking. It is our belief that everyone has the right to live free of violence and free of the threat of violence. Each year we talk to thousands of community members about emotional, physical, sexual, and other forms of abuse. We also publish a newsletter and other materials that deal in depth with various aspects of those issues.

Our website, www.hopeandsafety.org, receives thousands of contacts each month and provides educational information on domestic violence and sexual assault in many languages and formats.

Professional Leadership

Center for Hope & Safety staff members have decades of combined years of experience in victim services and train other professionals, especially in human services and the justice system, who work with victims of violence. Our agency experts also educate policymakers and frequently participate in interagency task forces.

24-hour Crisis Line 503-399-7722

**Toll Free
1-866-399-7722**

Make A Difference

Call 503-378-1572 during business hours (Monday-Friday, 9am-5pm) to learn how you can help by volunteering or donating money or goods.

Community Support

The Center for Hope & Safety began in 1973 as an all-volunteer rape crisis hotline and has continued to grow because of the support of caring community members. Generous, dedicated volunteers contribute thousands of hours annually to help abused individuals and families. Hundreds of others in the community, both as individuals and within organizations, give money and goods to our programs.

Other financial support comes from a variety of sources, including the City of Salem, DHS, foundations and United Way.



United Way of the
Mid-Willamette Valley

Your support is vital to our efforts.

We cannot do this work alone!



SALEM • KEIZER
PUBLIC SCHOOLS

JULY 2017



SCHOOL BOARD APPROVES BOND FOR MAY 2018 BALLOT

\$619.2 million base bond package highlights



Add capacity to support enrollment and educational programs – \$433,500,000

- Classroom additions, Career-Technical/Vocational program expansions, science classrooms
- Library, gym and cafeteria expansions/renovations
- Transportation facility on district property purchased for expansion
- Build new elementary school and renovate old school for an early childhood education facility (saving leased costs)
- High schools expanded to serve additional students
- Technology data center integrated into a high school expansion



Increase seismic safety of schools – \$66,000,000

- Strengthen areas that are potentially very high-risk of collapse in an earthquake, so students and staff could exit the building
- Increase the design standard of new additions to immediate re-occupancy standard



Increase safety and security – \$33,000,000

- Upgrade electronic badge access and intercom systems
- Enhance security by relocating or renovating front offices at 34 schools



Non-routine maintenance – \$73,500,000

- Maintain roofs, floors, HVAC, electrical and plumbing systems, parking lots, sidewalks, exterior paint, etc.



Technology and ADA upgrades – \$13,200,000

- Expand the wireless network, and upgrade classroom infrastructure
- Cooling and power upgrades for network closets
- Address outdated restrooms and improve general access to buildings



Why a bond measure?

The district's Long Range Facilities Plan lists the district's facility needs to meet educational and operational goals, based on projected student enrollment. The cost of the needs far exceeds the district's ability to pay from the operational budget. The School Board decided a general obligation bond is needed, and voted to place a bond on the May 2018 ballot for the community to consider. While there is more work to do, the base bond amount is nearly \$620 million.



What are the needs?

SPACE to accommodate more students

- Five of six traditional high schools are at capacity or over-capacity.
- Enrollment projections predict 1,000 new students in Salem-Keizer in only five years.
- Adding portable units in the past has helped provide classroom space at some schools, but has created over-crowded cafeterias, gyms and libraries at the same time.

More CAREER-TECHNICAL/VOCATIONAL CLASSROOMS, SCIENCE CLASSROOMS and TECHNOLOGY UPGRADES

- Students who take CTE courses graduate at a much higher rate than average: CTE participants = 87%, CTE concentrators = 93%, all student average = 72%.
- Many spaces used for science labs are inadequate and don't meet modern standards.
- Technology is an important factor in creating equity of access to support student achievement.
- The district's data center is located in a flood plain, putting student and staff data at risk.

SEISMIC strengthening

- Many schools have structures identified as very high-risk of collapse during a significant earthquake.

SAFETY and SECURITY UPGRADES

- Safety of our students and staff is more important than ever.
- Electronic badge access and intercom systems need upgrades to keep working.

PROTECT THE COMMUNITY'S INVESTMENT

- Over time, mechanical and plumbing systems, roofs, exterior paint, etc. will need to be addressed at existing schools and support buildings.

How much will it cost?

Raising nearly \$620 million through a general obligation bond is estimated to increase the property tax levy rate between \$1.28 and \$1.39 per thousand of assessed value. This is significantly less than the community indicated they could support when polled during the bond feasibility study.

Follow the development of the bond package at
www.salemkeizer.org/category/sitewide/school-board

www.salemkeizer.org

Salem-Keizer Public Schools
2450 Lancaster Drive NE • Salem, OR 97305



Matt Lawry - 10-16-17

September—December 2017

KEIZER PARKS PRIORITIZATION

Let's begin to Maintain, Match and Move Forward!

Our Objective

- *To seek community response for increased maintenance and operations needs and prioritize the replacements/repairs of current assets.
- *To effectively direct our dollars going into the dedicated parks fund for the first 18-36 Months.

The Plan

- *A multi phased public process dedicated to ensuring community input.

Phase I. September to November

- * Parks Prioritization Committee (PPC): Works as an independent group of parks board members and interested citizens to provide recommendation to the Keizer Parks Advisory Board (KPAB) on priorities
- * Holds work group meetings to gain input and work the parks priorities listing and consider the following:
 - The condition of the asset 5 being the worst and 1 being the best.
 - The type of park, Community, Neighborhood or Undeveloped
 - Safety, Accessibility, Resource Distribution, Scope of the Project
- * Hold at least three meetings between September 12 and the end of October.
- * Possible final recommendation of the committee and work session at the KPAB meeting in November.

Phase II November to January

- * KPAB affirms or adjusts the recommendation of the PPC.
- * KPAB turns list over to staff for cost analysis and tentative timelines.
- * Staff provides KPAB cost analysis and timelines
- * KPAB holds public work session for discussion.
- * KPAB and Staff make final adjustments
- * KPAB and Staff present final recommendation to Council.

*** Some replacements of items will require additional public input specific to the asset. ***

The 18 – 36 Month Work Plan

Immediate Needs:

The following items and actions were identified by staff as items or actions that will go into effect almost immediately 0-6 months upon receipt of dedicated parks fee monies.

1. Two Full Time Employees. Hired as soon as possible to train prior to the start of spring next year.
2. Replacement of aging equipment and vehicle inventory
3. Tree Maintenance/System Wide Invasive Removal/System Wide Tree and Trail Assessment

Increased Services: The following items and actions will include an increase in mowing and lawn care, as well as those items listed in #3 above.

Approx 6-36 months upon receipt of dedicate parks fee monies.

Specific Park	Type of work	Score
Meadows Park	1. Replace current playground	3.85
	2. Resurface walk paths and improve accessibility	3.73
Claggett Creek Park	1. Replace sports court	3.85
	2. Resurface North Parking Lot	3.73
	3. Repair current playground	3.73
	4. Repair irrigation, increased mowing and fertilization	3.68
Northview	1. Replace sports court	3.85
	2. Repair irrigation, increased mowing and fertilization	3.68
Bob Newton	1. Repair sports court	3.85
	2. Repair current playground	3.73
	3. Repair irrigation, increased mowing and fertilization	3.68
Chalmers Jones Gazebo	1. Repair gazebo	3.73
Willamette	1. Resurface walk paths and improve accessibility	3.73
	2. Repair irrigation, increased mowing and fertilization	3.68
Country Glen	1. Resurface walk paths and improve accessibility	3.73
Ben Miller	1. Repair irrigation, increased mowing and fertilization	3.68

Other Projects: The following items and actions may be considered if funds become available or city partners bring projects forward with match.

Capital Improvement Project	Discuss options for an SDC project I.E. - Lawn and walking Loop at KRP, benches and or walking paths in Bair, Palma Ciega and / or other parks, playground fence at Ben Miller
Carlson Skate Park	Phase I allows the city some time to properly plan and gain input on Phase II. Begin discussion of the phase II repairs. 1. Redesign of the east side bowls and addition of transition 2. Surface sanding and coping repair to the remainder of the park
New Parks Shop	As more equipment is acquired for the increase in maintenance, additional space for storage will be required safely store and prevent rapid deterioration of the equipment due to exposure.

*** Some replacements of items will require additional public input specific to the asset. ***