CITY COUNCIL AGENDA PACKET

MONDAY, OCTOBER 4, 2004

- 6:30 P.M. EXECUTIVE SESSION
- 7:00 P.M. CITY COUNCIL REGULAR SESSION

Please contact Chris Eppley, City Manager if you have any questions or need additional information regarding any of the staff reports or issues contained on the agenda. Thanks!!

FAXED 10/1/04

PUBLIC MEETING NOTICE
KEIZER CITY COUNCIL

NOTICE OF EXECUTIVE SESSION

NOTICE is hereby given that the City Council of the City of Keizer will meet in executive session on **Monday, October 4, 2004 beginning at 6:30 p.m.**

The Executive Session is being held pursuant to ORS 192.660(2)(f) – To consider information or records that are exempt by law from public inspection.

The Executive Session will be held at Keizer City Hall, 930 Chemawa Road NE, Keizer, Oregon. This location is accessible to the disabled. Please contact City Hall if special arrangements are necessary.

Questions regarding this session may be directed to Chris Eppley, City Manager at 390-3700, extension 102.

Dated this 1st day of October, 2004.

Tracy L. Davis, CMC
City Recorder

Notice for Information Purposes Only.

The Oregon Public Meeting Law authorizes governing bodies to meet in executive session in certain limited situations. An executive session is defined as any meeting or part of a meeting of a governing body which is closed to certain persons for deliberations on certain matters as defined by ORS 192.660. These sessions are closed to the public. The media may attend the session, unless the Oregon State Statutes specifically prohibits media attendance. The governing body is not allowed to take any final action or make any final decisions during the executive sessions. Any final action or decision must be made after returning or at the next regularly scheduled meeting.

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
EXECUTIVE SESSION

Monday, October 4, 2004
6:30 p.m.
Keizer City Hall
Keizer, Oregon 97303

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **DISCUSSION**

   a. **Pursuant to ORS ORS 192.660(2)(f) – To consider information or records that are exempt by law from public inspection.**

4. **ADJOURN**

Upon request, auxiliary aids and/or special services for those with disabilities will be provided. To request services, please contact us at (503) 390-3700 or through Oregon Relay 1-800-735-2900 at least two working days(48 hours) in advance.

The Oregon Public Meeting Law authorizes governing bodies to meet in executive session in certain limited situations. An executive session is defined as any meeting or part of a meeting of a governing body which is closed to certain persons for deliberations on certain matters as defined by ORS 192.660. These sessions are closed to the public. The media may attend the session, unless the Oregon State Statutes specifically prohibits media attendance. The governing body is not allowed to take any final action or make any final decisions during the executive sessions. Any final action or decision must be made after returning or at the next regularly scheduled meeting.

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 4, 2004
7:00 p.m.
Robert L. Simon Council Chambers
Keizer, Oregon 97303

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **FLAG SALUTE**

4. **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

5. **PUBLIC HEARINGS**

   a) J-Rod's Burgers and Wings Liquor License Application

6. **COMMITTEE REPORTS**

   a) AWAA Safety Award – Keizer Public Works Department

   b) Proclamation – Lights On After School Day

   c) Appointment to Keizer Traffic Safety Commission

   d) Appointments to Keizer Planning Commission

   e) Appointments to Keizer Budget Committee

7. **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.

   - New Business
   - Old Business
     a) Update on Civic Center Recommendation

8. ADMINISTRATIVE ACTION

a) **RESOLUTION – Initiating Local Improvement District for Keizer Station Project**

9. CONSENT CALENDAR

a) **RESOLUTION – Authorizing Disposition of Surplus Property**

b) **El Mexicanos-Tienda Mexicana Liquor License – Change of Privilege**

10. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications.

11. AGENDA INPUT

October 11, 2004
12:00 p.m. City Council Work Session
- **Tour of United Way Agencies**

October 18, 2004
7:00 p.m. City Council Regular Session
- **Keizer Station Master Plan – Area A Amendment**
- **Keizer Station Master Plan – Area D**
- **Keizer Little League Lease Agreement**

November 1, 2004
7:00 p.m. City Council Regular Session

12. ADJOURN

Upon request, auxiliary aids and/or special services will be provided. To request services, please contact us at (503)390-3700 or through Oregon Relay at 1-800-735-2900 at least two working days (48 hours) in advance.

AGENDA ITEM 5a

J-Rod's Burgers and Wings Liquor License Application

October 4, 2004

CITY COUNCIL MEETING: October 4, 2004

AGENDA ITEM NUMBER: _____

TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS

THROUGH: CHRIS C. EPPLEY
CITY MANAGER

FROM: TRACY L. DAVIS, CMC
CITY RECORDER

SUBJECT: J-RODS BURGERS AND WINGS LIQUOR LICENSE APPLICATION
LIMITED ON-PREMISES SALES

BACKGROUND:

On September 10, 2004 John and Molly Rodriguez submitted an application for a Limited On-Premises Sales liquor license for J-Rod's Burgers and Wings located at 3852 River Road NE, Keizer, Oregon.

As required by Keizer Ordinance 95-318, a public hearing was scheduled; notice was published in the Keizertimes and mailed to all property owners within 200 feet of the proposed establishment. No responses have been received as of the writing of this report.

On September 14 a request was sent to the Keizer Police Department to conduct a background check on the applicants and calls for service at this location. The response is attached to this report. In addition, the Keizer Planning Department finds the location of the establishment to be properly zoned and has no additional comment on the application.

ORS 471.166 requires the City to make a recommendation within thirty (30) days of receipt of the application.

RECOMMENDATION:

It is recommended the public hearing be opened to allow testimony from the applicant or other interested individuals and upon completion, the hearing be closed. It is further recommended the Council approve the application for a Limited On-Premises liquor license for J-Rod's Burgers and Wings under the guidelines as established by ORS 471.178 and the Ordinances of the City of Keizer. This recommendation shall then be forwarded to the Oregon Liquor Control Commission.

KEIZER POLICE

1982

City Council Meeting of_____

Agenda Item No._____

To: Mayor and City Council

Thru: Chris Eppley, City Manager

From: Marc Adams, Chief of Police
Rita Powers, Police Support Supervisor

Subject: J-Rod's Burgers and Wings

Issue: Shall the City Council approve the liquor license application of J-Rod's Burgers and Wings, 3852 River Rd. N., Keizer, Oregon 97303.

Background

There were 0 calls for service at the address of 3852 River Rd N., between September 1, 2003 and August 31, 2004. The applicants John A. Rodriguez and Molly J. Rodriguez have no Oregon Criminal conviction history on record at this time.

Thus, the background investigation did not reveal any criminal history or location events that would be in conflict with the City of Keizer City Ordinance 95-318.

Recommendation

The Keizer Police Department recommends approval of the liquor license for J-Rod's Burgers and Wings at 3852 River Rd. N.

P.O. BOX 21000 ★ 930 CHEMAWA RD. N.E. ★ KEIZER, OREGON 97307-1000
PHONE: 503-390-3713 ★ FAX: 503-390-8295

OREGON LIQUOR CONTROL COMMISSION

LIQUOR LICENSE APPLICATION

PLEASE PRINT OR TYPE

Application is being made for:

LICENSE TYPES

- ❑ Full On-Premises Sales ($402.60/yr)
  - ❑ Commercial Establishment
  - ❑ Caterer
  - ❑ Passenger Carrier
  - ❑ Other Public Location
  - ❑ Private Club
- ☒ Limited On-Premises Sales ($202.60/yr)
- ❑ Off-Premises Sales ($100/yr)
  - ❑ with Fuel Pumps
- ❑ Brewery Public House ($252.60)
- ❑ Winery ($250/yr)
- ❑ Other: _____

ACTIONS

- ❑ Change Ownership
- ☒ New Outlet
- ❑ Greater Privilege
- ❑ Additional Privilege
- ❑ Other _____

Applying as:

☒ Individuals ❑ Limited Partnership ❑ Corporation ❑ Limited Liability Company

FOR CITY AND COUNTY USE ONLY

The city council or county commission:

_____ (name of city or county)

recommends that this license be:

Granted ❑ Denied ❑

By: _____ (signature) (date)

Name: _____

Title: _____

OLCC USE ONLY

Application Rec'd by: _____

Date: _____ OLCC pending 09/10/04

90-day authority: ❑ Yes ❑ No

1. Applicant(s): [See SECTION 1 of the Guide]
   ① John Rodriguez ③ _____
   ② Molly Rodriguez ④ _____
2. Trade Name (dba): J-Rods Burgers & Wings
3. Business Location: 3852 River Rd. (number, street, rural route) Keizer (city) (county) OR (state) 97303 (ZIP code)
4. Business Mailing Address: Same (PO box, number, street, rural route) (city) (state) (ZIP code)
5. Business Numbers: Not connected yet (phone) (fax)
6. Is the business at this location currently licensed by OLCC? ❑Yes ☒No
7. If yes to whom: _____ Type of License: _____
8. Former Business Name: NA
9. Will you have a manager? ❑Yes ☒No Name: _____ (manager must fill out an individual history form)
10. What is the local governing body where your business is located? Keizer (name of city or county)
11. Contact person for this application: Molly Rodriguez (name) (503) 364-2244 (503) 884-0934 (phone number(s))
    1165 42nd Ave. NW (address) (fax number) mollyjrod@aol.com (e-mail address)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Applicant(s) Signature(s) and Date:

① Molly Rodriguez Date 9/9/04 ③ _____ Date _____

② _____ Date 9/9/04 ④ _____ Date _____

1-800-452-OLCC (6522)

www.olcc.state.or.us

(rev. 09/02)

S:\DebbieL\Parks Board\PARKSROSTER.doc

OREGON LIQUOR CONTROL COMMISSION

BUSINESS INFORMATION

Please Print or Type

Applicant Name: John & Holly Rodriguez Phone: (503) 364-2244

Trade Name (dba): J-Rod's Burgers & Wings

Business Location Address: 3852 River Rd.

City: Keizer ZIP Code: 97303

DAYS AND HOURS OF OPERATION

Business Hours:

Sunday	11:00	to	8
Monday	10:30	to	9
Tuesday	10:30	to	9
Wednesday	10:30	to	9
Thursday	10:30	to	9
Friday	10:30	to	9
Saturday	10:30	to	9

Outdoor Area Hours: NA

Sunday		to	
Monday		to	
Tuesday		to	
Wednesday		to	
Thursday		to	
Friday		to	
Saturday		to	

The outdoor area is used for: N/A

☐ Food service Hours: _____ to _____

☐ Alcohol service Hours: _____ to _____

☐ Enclosed, how _____

The exterior area is adequately viewed and/or supervised by Service Permittees.

_____ (Investigator's Initials)

Seasonal Variations: ☐ Yes ☒ No If yes, explain: _____

ENTERTAINMENT

Check all that apply: N/A

- ☐ Live Music
- ☐ Recorded Music
- ☐ DJ Music
- ☐ Dancing
- ☐ Nude Entertainers
- ☐ Karaoke
- ☐ Coin-operated Games
- ☐ Video Lottery Machines
- ☐ Social Gaming
- ☐ Pool Tables
- ☐ Other: _____

DAYS & HOURS OF LIVE OR DJ MUSIC

N/A

Sunday		to	
Monday		to	
Tuesday		to	
Wednesday		to	
Thursday		to	
Friday		to	
Saturday		to	

SEATING COUNT

Restaurant: 42 Outdoor: 0

Lounge: 0 Other (explain): _____

Banquet: 0 Total Seating: 42

OLCC USE ONLY

Investigator Verified Seating: ___(Y) ___(N)

Investigator Initials: _____

Date: _____

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: Holly Rodriguez Date: 9/10/04

1-800-452-OLCC (6522)

www.olcc.state.or.us

(rev. 04/03)

AGENDA ITEM 6a

AWAA Safety Award – Keizer Public Works Department

October 4, 2004

COUNCIL MEETING: October 4, 2004

AGENDA ITEM NUMBER: _____

TO: MAYOR CHRISTOPHER AND CITY COUNCILOR MEMBERS

THROUGH: CHRIS C. EPPLEY
CITY MANAGER

FROM: ROB KISSLER
DIRECTOR OF PUBLIC WORKS

SUBJECT: AMERICAN WATERWORKS ASSOCIATION AWARD

ISSUE:

The Keizer Public Works Department recently received a safety award from the American Waterworks Association. Members of the Public Works Staff will be attending the meeting to be recognized for this award.

AGENDA ITEM 6b

Proclamation – Lights on After School Day

October 4, 2004

KEIZER SINCE 1982

Proclamation

WHEREAS, *the Mayor and City Council for the City of Keizer are supportive of all children's school programs because they:*

Provide a safe, friendly learning environment for our children that boosts their academic achievement;

Support working families by ensuring that their children are safe and productive after the regular school day ends;

Build stronger communities by involving our students, parents, business leaders and adult volunteers in the lives of our young people; and

Encourage families to become more effective partners in their children's education; and

WHEREAS, *a wide array of civic-minded groups and individuals in Keizer have provided significant leadership in the area of community involvement in the education and well-being of our youth, grounded in the principle that quality after school programs are key to helping our children programs are one key element to helping our children become successful adults; and*

WHEREAS, *"Lights On After School", is a national celebration of after school programs on October 9, that promotes the importance of quality after school programs,*

WHEREAS, *many after school programs across the country are facing funding shortfalls so severe that they are being forced to close their doors and turn off their lights;*

NOW THEREFORE, BE IT PROCLAIMED *by Mayor Lore Christopher of Keizer, Oregon, with the concurrence of the City Council assembled in regular session that October 9, 2004 is*

Lights On After School Day

and encourage the community to engage in innovative after school programs and activities that ensure that the lights stay on and doors stay open after school.

IN WITNESS WHEREOF, *I have hereunto set my hand and caused the Seal of the City of Keizer, Oregon to be affixed to this document this 1st day of September, 2004.*

AGENDA ITEM 6c

Appointment to the Traffic Safety Commission

October 4, 2004

CITY COUNCIL MEETING: October 4, 2004

AGENDA ITEM NUMBER:_____

TO: **MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS**

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

FROM: **TRACY L. DAVIS, CMC**
CITY RECORDER

SUBJECT: **TRAFFIC SAFETY COMMISSION APPOINTMENT**

ISSUE:

In June, 2004 Debbie Schneekloth submitted her resignation as a member of the Traffic Safety Commission. Ms. Schneekloth was serving a three-year term scheduled to expire in December 2006. Notice of this vacancy was published in the Statesman Journal, Keizertimes, and on the City's website. One application was received.

At the September 29, 2004 Volunteer Coordinating Committee meeting, it was unanimously recommended that Chris Arnett be appointed to fill this vacant term on the Traffic Safety Commission.

Mr. Arnett has been invited to attend the City Council meeting to receive a proclamation for his appointment.

RECOMMENDATION:

It is recommended the Council accept the recommendation of the Volunteer Coordinating Committee and appoint Chris Arnett to fill the vacant term on the Traffic Safety Commission.

AGENDA ITEM 6d

Appointments to Keizer Planning Commission

October 4, 2004

CITY COUNCIL MEETING: October 4, 2004

AGENDA ITEM NUMBER:_____

TO: **MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS**

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

FROM: **TRACY L. DAVIS, CMC**
CITY RECORDER

SUBJECT: **KEIZER PLANNING COMMISSION APPOINTMENTS**

ISSUE:

On September 30th, 2004 the Planning Commission terms of Mike Hart, Holly Braun, and Ross Day expired. Notice of these vacancies was published in the Statesman Journal, Keizertimes, and on the City website. Four applications were received.

At the September 29th meeting of the Volunteer Coordinating Committee, it was unanimously recommended that Holly Braun and Thomas Wood be appointed to fill two of the vacancies on the Planning Commission. It was also recommended staff renotice for the third vacancy on the Board. The Volunteer Coordinating Committee will consider applications at their meeting on October 27th to fill the remaining vacancy.

Ms. Braun and Mr. Wood have been invited to attend the City Council meeting to receive a proclamation for their appointment.

RECOMMENDATION:

It is recommended the City Council accept the recommendations of the Volunteer Coordinating Committee and appoint Holly Braun and Thomas Wood each to a three-year term on the Keizer Planning Commission.

AGENDA ITEM 6e

Appointments to Keizer Budget Committee

October 4, 2004

CITY COUNCIL MEETING: October 4, 2004

AGENDA ITEM NUMBER: _____

TO: **MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS**

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

FROM: **TRACY L. DAVIS, CMC**
CITY RECORDER

SUBJECT: **BUDGET COMMITTEE APPOINTMENTS**

BACKGROUND:

Under the guidelines of ORS 294.336, all municipal corporations shall establish a budget committee to assist the Council in examining and analyzing proposed budgets for the City. The Committee consists of the governing body and an equal number of electors of the municipal corporation. Each appointed member shall serve a three-year term.

ISSUE:

On August 30th, 2004 the Budget Committee terms of Mark Atwood and Carl Beach expired. Announcement of these vacancies were published in the Statesman and Keizertimes. Three applications were received.

At the September 29, 2004 Volunteer Coordinating Committee meeting, it was unanimously recommended that Hanteng Dai and Nick Marshall be appointed to fill these vacancies on the Keizer Budget Committee.

Mr. Dai and Mr. Marshall have been invited to attend this meeting to receive a City of Keizer Proclamation for their volunteer service.

RECOMMENDATION:

It is recommended the City Council accept the recommendation of the Volunteer Coordinating Committee and appoint Hanteng Dai and Nick Marshall to fill the vacancies on the Keizer Budget Committee.

AGENDA ITEM 7

Old Business – Update on Civic Center Recommendation

October 4, 2004

CITY COUNCIL MEETING: _____

AGENDA ITEM NUMBER: _____

TO: MAYOR AND CITY COUNCIL

FROM: CHRISTOPHER C. EPPLEY
CITY MANAGER

SUBJECT: CIVIC CENTER TASK FORCE RECOMMENDATION

BACKGROUND

At the Council Work Session on June 21, 2004, the City Council requested that staff contact the property owners listed below to identify whether they are interested in selling their parcels for a potential future civic center and for what price. In addition, the City Manager was to attain an appraisal of the existing City property at 930 Chemawa Road, NE including the land and, separately, the value of the buildings.

The following property owners/parcels were listed as sites of a suitable nature upon which to potentially locate a future civic center:

Earle	5750 Trail Ave, NE
Roso	W side of River Rd, S of McNary Estates Dr
Roso	E side of River Rd, S of McNary Estates Dr
Epping	E side of River Rd, S of Country Glen Rd
St. Edwards	5303 River Rd

I was able to make contact with all of the property owners listed above except for Don Earle, although some information attained from Mrs. Roso could be inferred upon his parcel by association. Presented below is the information I was able to attain through my contacts with the owners of each of these properties:

- Mr. Epping is in the process of selling half of his 22-acre site on North River Road just South of Country Glen Neighborhood. The other half is still available at a purchase price of $4.50/sf.

- Mrs. Roso informed me that her emotional attachment to the two parcels she owns on River Road just South of McNary Estates Drive has grown less strong in the last few years. She would be willing to sell her property for the right use but wants full market price for it. She did not have a specific price in mind and a recent appraisal is not available for review. Being, however, that her property is in the same general location as Mr. Epping's ground and is similarly zoned, it is reasonable to assume that the price of the ground would be valued similarly. Therefore, I suggest that $4.50/sf would be a likely target price since the sale of Mr. Epping's ground will set a strong comparable to evaluate against.

- I did not contact Mr. Earle, however, Councilor Moir did have an opportunity to speak with him and I was informed that Mr. Earle has definite plans for his property on Trail Avenue. Additionally, Mr. Earle's property would likely value very closely to Mrs. Roso's property given their close proximity and other similar characteristics.

- Councilor Lee offered to make contact with the Archdiocese regarding the ground at St. Edwards Catholic Church on River Road. As I understand it, St. Edwards parish is unlikely to be in a place for some time where they are ready to contemplate the best use of that ground.

In addition to making these contacts, I was also to obtain an appraisal of the existing City Hall property and buildings. That appraisal has been completed and the results are attached for your review.

In comparison, using $4.50/sq. ft. as the base price for any of the privately owned parcels listed above, an 8-acre site would cost $1,568,160. In addition to the bare ground cost would be site work to bring utilities in place and to prep the land for building.

The appraisal price of the existing City Hall site came in at $2.40/sq. ft. for the bare ground and the buildings valued out at $60/sq. ft. equating to a market price of $1,392,000 for land and improvements. The appraiser qualified this price with the "extraordinary" assumption that the improvements would be able to be used for a public purpose such as a government office, school or church. Other potential end users requiring rezoning and/or remodeling of the improvements would likely not be willing to purchase the buildings for $60/sq. ft. In addition, the most likely highest and best use of the land is for single family residential development, in which case, the buildings would have little or no value to a potential purchaser and may actually detract from the attractiveness of the site because they would represent an additional cost for demolition and removal.

RECOMMENDATION

Staff recommends that Council receives this information and then moves forward with implementation of the Civic Center Task Force's recommendation as presented. I have attached a copy of the Task Force's recommendation for your information.

PV INC

POWELL VALUATION INC

August 31, 2004

E. Shannon Johnson
City of Keizer
4855 River Road N
Keizer, Oregon 97303

RE: KEIZER CITY HALL
930 Chemawa Road NE
Keizer, Oregon 97303

Dear Mr. Johnson:

As requested, the captioned property has been valued using generally accepted appraisal principles and practices. This report is intended to comply with the report requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Appraisal Institute. A copy of the engagement letter is included in the Addenda.

The appraisal is *Complete* in scope and reported in a *Restricted Use* format. The opinions and conclusions set forth in the report cannot be understood properly without additional information in the appraiser's work file. The reader is cautioned that this report format is restricted solely for your use. If third party use is anticipated, a different format may be requested.

Based on our investigation and analysis of available information, the estimated market values in fee simple interest under the requested scenarios were:

MARKET VALUE SCENARIO	DATE	VALUE
"As Is" Market Value - Buildings and Land	August 26, 2004	$1,392,000
"As Is" Market Value - Buildings Only	August 26, 2004	$937,000
"As Is" Market Value - Land Only	August 26, 2004	$455,000
Estimated Exposure Time		One year or less

This valuation is based on the extraordinary assumptions that the improvements would lease for approximately $0.50 per square foot per month on a triple net basis and the property would sell for roughly $60.00 per square foot with land value only at about $2.40 per square foot.

1165 Union Street NE, Suite 160, Salem, Oregon 97301
Voice: 503.371.2403 / Fax: 503.371.2613
spowell@pgpinc.com

APPRAISAL SUMMARY

Effective Date: August 26, 2004

Property Rights Appraised: Fee Simple Estate

PROPERTY SUMMARY

Property Name: Keizer City Hall & Police Station

Property Type: Public

Location: The subject is located on the south side of Chemawa Road NE, east of River Road N.

Market Area Character: The subject is located on Chemawa Road NE, approximately two blocks east of River Road N. The immediate area is primarily comprised of single and multi-family residential uses with commercial development on River Road N.

Improvement Description: The subject site is improved with the Keizer City Hall, which is a one-story building totaling 10,477 square feet; the Keizer Police Station, which is a one-story 7,700 square foot building with a 3,660 square foot attached auditorium. The improvements total **21,837 square feet**, were built in 1972 and are in average overall condition for their age.

Site Description

Size: 4.35 acres or **189,644 square feet** (073W02AB01200, 1300, 1400, 1500, and a portion of 1600). The site size was delineated by Chris Eppley (503-390-3700 ext.102), City Manager of Keizer.

Shape: Irregular

Utilities: All public utilities are available to the site.

Existing Use: City of Keizer City Hall, Police Station and supporting land.

Zoning: The property is currently zoned Public (P) by the City of Keizer. The Public zone is applied to individual parcels shown to be an appropriate location for certain public or semi-public use. If the use existing at the time the P zone is applied is discontinued or if a proposed use is not established, it is the intent that the land be rezoned to conform to surrounding zoning or be devoted to permitted uses.

The subject is primarily surrounded by single-family residences; therefore, zoning other than Public would likely be single-family residential (RS).

Highest and Best Use—

As Vacant: Single or multi-family residential development.

As Improved: Continued use "as is" (public building such as a church, or school).

VALUATION ANALYSIS

This appraisal is based upon analysis of the Income Capitalization and Sales Comparison Approaches and is presented in a Restricted Use Format, which essentially abbreviates the presentation to the point of reporting conclusions, i.e., a detailed discussion of the valuation is not presented.

The subject is owner occupied and therefore, actual leases are not in place. To conduct this analysis, we have analyzed market based leases and operating expenses from improvements sharing a similar highest and best use (public buildings such as a church or school). This data was used to determine an appropriate lease rate and expense projections utilized in the Income Capitalization Approach. Sales of similar public properties were used in the Sales Comparison Approach. It should be noted that most weight was placed on the Sales Comparison Approach due to the fact that similar property types typically sell to other owner/users and are not leased.

Further, it was determined that approximately 34,220 square feet of the northwest corner of the site is excess land. The excess land was valued using the Sales Comparison Approach. The concluded value of the excess land was added to the value of the improvements and supporting land.

As of the date of inspection, August 26, 2004, the indicated market value, in fee simple estate, of the subject property was ($1,310,000 + $82,000 excess land):

$1,392,000

Per the client's request, the value of the improvements only is also presented. As of the date of inspection, August 26, 2004, the indicated market value, in fee simple estate, of the subject improvements without the supporting land was ($1,310,000 - $373,000 supporting land):

$937,000

Per the client's request, the value of the land only is also presented. As of the date of inspection, August 26, 2004, the indicated market value, in fee simple estate, of the land only was ($2.40/SF x 189,644 SF) $398,252, rounded to:

$455,000

This valuation is subject to the conditions and comments presented in this report. It is based on the extraordinary assumptions that the improvements would lease for approximately $0.50 per square foot per month on a triple net basis and the property would sell for roughly $60.00 per square foot with land value only at about $2.40 per square foot.

If questions arise concerning this report, please contact the undersigned. Katherine Banz, Appraiser Assistant AA01726, provided significant professional assistance in the inspection of the subject and comparables, research and confirmation of the comparables, valuation, and writing of the report.

Sincerely,

POWELL VALUATION INC

C. Spencer Powell, MAI
Oregon State Appraiser Certification
No. C000154

CSP/kjb
Restricted Use
P040354

MEMORANDUM

TO: **Mayor and City Councilors**

FROM: **Chair Gaynor and members of the Civic Center Task Force**

DATE: **March 19, 2004**

RE: **Recommendation regarding the potential future development of a Civic Center for the City of Keizer**

HISTORY

In May of 2002, the Civic Center Ad Hoc Task Force forwarded the following recommendation to the City Council:

> *As a result of our work, we find that the conditions at the Civic Center are in need of substantial renovations and/or remodeling at a minimum. We would be negligent to not do anything. Therefore, we recommend that approximately $25K to $30K be budgeted in FY 02-03 for a comparable study similar to that done by the Keizer Fire Department in 1994. That study included the following components:*
>
> *a) Evaluate renovation and remodel of existing building;*
> b) *Remodel and addition to existing building; and*
> c) *Construction of new building*

During the FY 2003-4 Budget process, the budget committee forwarded a recommendation to fund a study by a consultant to perform an analysis of existing and future Civic Center needs and provide costs associated with addressing those needs in a number of manners on the existing City Hall/Police Department site.

A new Council appointed Civic Center Task Force was created and given the following charge:

> *Work with City Staff and a consultant on developing a final recommendation to the City Council based on a comparable study similar to that done by the Keizer Fire Department in 1994. That study included the following components:*
>
> *d) Evaluate renovation and remodel of existing building;*
> e) *Remodel and addition to existing building; and*
> f) *Construction of new building*

A copy of the staff report to the City Council on the creation of a Civic Center Task Force and the Council minutes creating the Task Force are included for your review.

A request for proposals (RFP) was developed and consultants were solicited to complete this task late in 2003. A copy of the RFP has been attached for your reference.

Arbuckle and Costic Architects were hired to work with a Council appointed task force to complete the following general analysis:

1. Evaluate the City's existing City Hall, Police, Auditorium, and Public Works facilities for the following factors:
   - Building integrity
   - Building compliance with current building and seismic codes
   - Work space efficiency
   - Energy efficiency
2. Identify the City's existing and future facility needs.
3. Develop viable options to address any identified deficiencies. Options should provide an analysis of advantages versus disadvantages (including but not limited to cost, efficiency, value to the public and other community groups, etc.) and at a minimum include:
   - Status quo.
   - Remodel one or more facilities.
   - Build one or more new facilities on existing or new site.
   - Combination of one or more of the above options.
4. Identify potential funding scenarios for each identified option.

Having completed this analysis with the help of Arbuckle and Costic Architects and City Staff, the Civic Center Task Force makes the following recommendation to the City Council based upon the data generated through the process.

RECOMMENDATION

The Civic Center Task Force presents the following information and recommendation to you as per our mission set out at the formation of this group. We would be happy to meet with you and discuss this information should you find that beneficial.

Summary of Findings

- ✓ Recommendation is based on a 20-year projection of needs
- ✓ The existing square footage of the City Hall/Public Works Facilities/Auditorium is 18,987
- ✓ Current square footage need of the City Hall/Public Works Facilities/Auditorium is 25,390.
- ✓ The 20-year square footage need of the City Hall/Public Works Facilities/Auditorium is 30,184

- ✓ The existing square footage of the Police Department is 8,100
- ✓ Current square footage need in the Police Department is 14,952.
- ✓ The 20-year square footage need of the Police Department is 16,392
- ✓ The cost of remodeling existing buildings and adding on new structure to attain the current square footage need is projected to be $7,485,055.
- ✓ The cost of remodeling existing buildings and adding on new structure to attain the 20-year square footage need is projected to be $8,105,255.
- ✓ The cost of new construction to meet the 20-year square footage need if built in one phase, is projected to be $9,454,148.
- ✓ The cost of new construction to meet the 20-year square footage need, built over multiple phases, is projected to be approximately $11,700,000.
- ✓ Cost projections have been inflation adjusted to 2005 dollars. Costs are assumed to increase at an average rate of 4.5% annually.

Assumptions

- ✓ The facility needs for the Police Department have been identified as more critical and time sensitive than are those for the City Hall.
- ✓ A new Civic Center would utilize the existing City property adjacent to the Chalmers Jones Park site on Chemawa Road. Off site properties were not analyzed during this study.
- ✓ Any funding package will consist of many revenue sources, likely including, but not limited to general obligation bonds, Urban Renewal funds, proceeds from the sale of land the City currently holds, grants from the federal government, state entities, private foundations and local tribal entities.

Recommendation

1. Develop and implement an interim plan (up to 60 months) to address safety and security issues present in the police department.
   - **A.** Shared bathrooms (city employees and police "customers")
   - **B.** Securing police "customers."
2. Formally designate the existing City property at 930 Chemawa Road, NE as the future site for any Civic Center improvements.

3. City Council accepts report and initiates one or more public hearings to consider the following points:

   A. Replace the existing police department facility with new construction to meet the projected 20-year need at earliest opportunity.

   B. Consider construction of a new city hall facility or remodeling the existing facility and adding on to it in order to meet the projected 20-year need as the next priority.

   C. Consider the advisability of phasing the project versus the cost efficiency of constructing a new police department and constructing a new, or remodeling and adding on to the existing city hall, to meet the projected 20-year need in one phase.

4. Develop a funding package and target the 2006 general election for a citizen vote on any general obligation bonding required for completion of the project.

5. Develop a public information campaign to educate the citizens and local businesses on the need for and benefits of any changes to the existing civic facilities. Begin to implement this informational campaign no later than January 1, 2005.

AGENDA ITEM 8a

RESOLUTION – Initiating Local Improvement District for Keizer Station Project

October 4, 2004

8a. – Resolution – Initiating the Local Improvement District for the Keizer Station Project

The report for this agenda item will be distributed on Monday at the meeting.

AGENDA ITEM 9a

RESOLUTION – Authorizing Disposition of Surplus Property

October 4, 2004

COUNCIL MEETING: October 4, 2004
AGENDA ITEM NUMBER:_____

TO: MAYOR CHRISTOPHER AND COUNCIL MEMBERS

THROUGH : CHRIS EPPLEY
CITY MANAGER

FROM: H. MARC ADAMS
CHIEF OF POLICE

SUBJECT Surplus Property Disposal

ISSUE:

Over the last few years the City of Keizer Auditorium has become the burial grounds for numerous pieces of old, worn out or broken city equipment (furniture, file cabinets, junk). The accumulation of junk is unsightly and is shrinking the usable space in the auditorium. Attached is a list of items that the City Manager has declared as surplus.

FISCAL IMPACT:

There is no fiscal impact. Some of the items can be sent to State Surplus for sale, some items will go to Goodwill or the dump.

RECOMMENDATION:

Approval of disposal of surplus equipment

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R04-_____

AUTHORIZING THE DISPOSITION OF SURPLUS PROPERTY

WHEREAS, Ordinance 2000-427 allows for identified surplus property to be disposed of; and

WHEREAS, the Human Resources Department has identified the surplus equipment and computer inventory listed on Exhibit "A" having nominal value and of no further use for public purposes;

WHEREAS, the Human Resources Department proposes to dispose of the surplus property in a way deemed appropriate;

WHEREAS, the Human Resources Director and City Manager approve of disposing of this surplus property;

NOW, THEREFORE,

BE IT RESOLVED that the City Council of the City of Keizer declares the property listed in Exhibit "A" as surplus property.

BE IT FURTHER RESOLVED that the City Council hereby authorize the equipment to be recycled or disposed of as deemed appropriate;

BE IT FURTHER RESOLVED that City Manager and the Human Resources Director are authorized to take any and all necessary acts to effectuate the disposition of the listed surplus property.

PASSED this _____ day of _____, 2004.

SIGNED this _____ day of _____, 2004.

_____
Mayor

_____
City Recorder

Surplus Equipment

1. One (1) homemade wooden cabinet
2. One (1) electric typewriter (broken)
3. Two (2) rolls of carpet remnants
4. One (1) particle board printer stand
5. Two (2) particle board wardrobes
6. One (1) wooden exterior door
7. Six (6) room divider panels (poor condition)
8. Six (6) file cabinets (poor condition)
9. One (1) book case)
10. Numerous stuffed animals (Goodwill)
11. One (1) T.V. Stand (poor condition)
12. Two (2) lock displays
13. Four (4) boxes of wool blankets (Goodwill)

Computer Equipment
(Inventory list is attached)

14. Seventeen (17) Monitors
15. Five (5) HP Deskjet Printers
16. One (1) Faxmodem
17. Sixteen (16) Keyboards
18. Two (2) Sets of speakers
19. Nine (9) Computers

Monitors

Keizer S/N	Item	Size (")	Model #	Year
01361	CTL	17	7sln	1999
01369	CTL	17	7sln	1999
01403	CTL	17	7sln	1999
01452	CTL	17	7sln	2002
01470	CTL	17	7sln	2000
01797	Korea Data Systems	17	K700	2000
01945	ViewSonic	17	E771	1999
01983	ViewSonic	17	E771	1998
02961	ViewSonic	17	E771	1998
03037	CTL	17	7sln	1999
03420	CTL	17	7sln	1999
03422	Korea Data Systems	17	K700	2000
03485	CTL	17	7sln	2000
03646	Korea Data Systems	17	K700	2000
	CTL	17	7sln	1999
	CTL	17	7sln	1999
	CTL	17	7sln	2000

Printers

Keizer S/N	Item	Year	Model #	power cable
01141	HP Fax 920	2000	C4647B	no
01723	HP Deskjet 682C	1996	C4567A	yes
02798	HP Deskjet 3820	2002	C8952A	yes
03099	HP Deskjet 882C	1999	C6409B	no
	33.6 Sportster internal Faxmodem			no
	HP Deskjet 820Cxi pro series	1997	C4531A	no

Keyboards

Keizer S/N	Item
01453	Microsoft
01474	Micro innovations
01789	Key Tronic
01946	Key Tronic
01982	Key Tronic
02009	Key Tronic
03083	Key Tronic
03098	Key Tronic
03421	Key Tronic
03423	Key Tronic
	Key Tronic
	Key Tronic
	Key Tronic
	Key Tronic
	Key Tronic
	Mitsumi

Speakers

Keizer S/N	Item	Serial #	Style
	ProJUSTer Inc. - AC-691N	YZLA952501320	2 speaker, wired
	ProJUSTer Inc. - AC-691N	YZLA012801732	2 speaker, wired

Computers

Keizer S/N	Item	Processor	Speed
01268	CTL computer	Intel Pentium 3	450 mHz
01274	CTL computer	Intel Pentium 3	450 mHz
01272	CTL computer	Intel Pentium 3	450 mHz
01254	CTL computer	Intel Pentium 3	450 mHz
03484	APC computer	Intel Pentium 2	250 mHz
01331	Northwest Micro computer	Intel Pentium 2	250 mHz
01285	CTL computer	Intel Pentium 3	450 mHz
03036	CTL computer	Intel Pentium 3	450 mHz
	CTL computer	Intel Pentium 3	450 mHz

2 boxes of Miscelaneous Cables

AGENDA ITEM 9b

El Mexicanos-Tienda Mexicana Liquor License – Change of Privilege

October 4, 2004

CITY COUNCIL MEETING: October 4, 2004

AGENDA ITEM NUMBER: _____

TO: **MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS**

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

FROM: **TRACY L. DAVIS, CMC**
CITY RECORDER

SUBJECT: **EL MEXICANOS-TIENDA MEXICANA**
LIQUOR LICENSE - CHANGE OF PRIVILEGE

ISSUE:

On September 15, 2004, an application for a change of privilege liquor license type was received from El Mexicanos-Tienda Mexicana located at 3391 River Road N, Keizer. The change being requested is from an Off-Premises Sales to a Limited-On-Premises Sales license.

As outlined by City of Keizer Ordinance 95-318, a review of the license application was completed by the Keizer Police Department. The Police Department reports there have not been any calls for service which are in conflict of the Ordinance.

RECOMMENDATION:

It is recommended the City Council approve and forward a favorable recommendation to the Oregon Liquor Control Commission for the change of license type for El Mexicanos-Tienda Mexicana.

Receipt # 19925

OREGON LIQUOR CONTROL COMMISSION

LIQUOR LICENSE APPLICATION

PLEASE PRINT OR TYPE

Application is being made for:

LICENSE TYPES

- [x] Full On-Premises Sales ($402.60/yr)
  - [ ] Commercial Establishment
  - [ ] Caterer
  - [ ] Passenger Carrier
  - [ ] Other Public Location
  - [ ] Private Club
- [x] Limited On-Premises Sales ($202.60/yr)
- [ ] Off-Premises Sales ($100/yr)
  - [ ] with Fuel Pumps
- [ ] Brewery Public House ($252.60)
- [ ] Winery ($250/yr)
- [ ] Other: _____

ACTIONS

- [ ] Change Ownership
- [ ] New Outlet
- [x] Greater Privilege
- [x] Additional Privilege
- [ ] Other _____

Applying as:

- [x] Individuals
- [x] Limited Partnership
- [ ] Corporation
- [ ] Limited Liability Company

FOR CITY AND COUNTY USE ONLY

The city council or county commission:

_____ (name of city or county)

recommends that this license be:

Granted ☐ Denied ☐

By: _____ (signature) (date)

Name: _____

Title: _____

OLCC USE ONLY

Application Rec'd by: _____

Date: 8-4-04

90-day authority: ☐ Yes ☐ No

1. Applicant(s): [See SECTION 1 of the Guide]

① Ana Santos Parra ③ _____

② Keiver DIEZ LOPEZ ④ _____

2. Trade Name (dba): El mexicano - tienda mexicana.

3. Business Location: 3391 River Rd N (number, street, rural route) Keizer (city) (county) OR (state) 97303 (ZIP code)

4. Business Mailing Address: Same. (PO box, number, street, rural route) (city) (state) (ZIP code)

5. Business Numbers: 503-393 0728 (phone) (fax)

6. Is the business at this location currently licensed by OLCC? [x] Yes ☐ No

7. If yes to whom: OLCC Type of License: OFF- premises Sales.

8. Former Business Name: El mexicano)

9. Will you have a manager? ☐ Yes [x] No Name: _____ (manager must fill out an individual history form)

10. What is the local governing body where your business is located? Keizer (name of city or county)

11. Contact person for this application: Ana Santos (name) 503-393 0728 (phone number(s))

1597 Park Ave. #107 (address) 503-393 0943 (fax number) _____ (e-mail address)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Applicant(s) Signature(s) and Date:

① _____ Date 08-04-04 ③ _____ Date _____

② _____ Date 08-04-04 ④ _____ Date _____

1-800-452-OLCC (6522)

www.olcc.state.or.us

OREGON LIQUOR CONTROL COMMISSION

BUSINESS INFORMATION

Please Print or Type

Applicant Name: Kenier DIEZ LÓPEZ ANA SANTOS PARRA Phone: 503-3930728

Trade Name (dba): El mexicanos tienda mexicana

Business Location Address: 3391 River Rd N

City: Keizer, OR ZIP Code: 97303

DAYS AND HOURS OF OPERATION

Business Hours:		Outdoor Area Hours:	
Sunday	10am to 10 p.m	Sunday	to
Monday	10 am to 10 p.m	Monday	to
Tuesday	10 am to 10 p.m	Tuesday	to
Wednesday	10 am to 10 p.m	Wednesday	to
Thursday	10 am to 10 p.m	Thursday	to
Friday	10 am to 10 p.m	Friday	to
Saturday	10 am to 10 p.m.	Saturday	to

The outdoor area is used for:

- ☐ Food service Hours: ____ to ____
- ☑ Alcohol service Hours: 14:00 to 2:30 A.m.
- ☑ Enclosed, how For events patty room

The exterior area is adequately viewed and/or supervised by Service Permittees.

_____ (Investigator's Initials)

Seasonal Variations: ☑ Yes ☐ No If yes, explain: Depend when the people rent the space For patties.

ENTERTAINMENT

Check all that apply:

- ☑ Live Music
- ☑ Recorded Music
- ☑ DJ Music
- ☑ Dancing
- ☐ Nude Entertainers
- ☐ Karaoke
- ☐ Coin-operated Games
- ☐ Video Lottery Machines
- ☐ Social Gaming
- ☐ Pool Tables
- ☐ Other: Retail, Grocery.

DAYS & HOURS OF LIVE OR DJ MUSIC

Sunday	to	
Monday	to	
Tuesday	to	
Wednesday	to	
Thursday	to	
Friday	to	
Saturday	to	

ALL APLIED IS For Rent Patty room

SEATING COUNT

Restaurant: ____ Outdoor: ____

Lounge: ____ Other (explain): Patty For family people

Banquet: ____ Total Seating: 80 - to 100 people.

OLCC USE ONLY

Investigator Verified Seating: ____(Y) ____(N)

Investigator Initials: ____

Date: ____

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: [signature] **Date:** 06-07-04

1-800-452-OLCC (6522)

www.olcc.state.or.us

(rev. 04/03)

PUBLIC HEARING SIGN UP SHEET

PUBLIC HEARING RE: J-ROD'S BURGERS AND WINGS LIQUOR LICENSE

DATE: October 4, 2004 **TIME:** 7:00 p.m. **AGENDA ITEM #** 5a

BEFORE THE: KEIZER CITY COUNCIL **PLACE:** ROBERT L. SIMON COUNCIL CHAMBERS

(PLEASE PRINT)

NAME	ADDRESS	GENERAL	PROPONENT	OPPONENT

WITNESS ONLY

Keizer United

3824 River Road, N., Ste 222
Keizer, OR 97303-4800

Phone: 503.602-6012
Email: keizeru@open.org

Building Communities, Strengthening Families

Please join us October 19th for our annual Community Conversation

This will be a time to hear about your concerns and input about how Keizer United can best serve our community's children, youth and families.
We need to hear from you as we set our priorities for the coming year.

6:00 Networking and Dinner
7:00 Community Conversation

Dinner will be served, so please R.S.V.P by October 11, 2004 to Lenore Calkins *503.602.6012*

In a common cause.

Date: Tuesday, October 19, 2004

Time: 6:00 pm to 8:30 pm

Keizer Fire District, Community Room
661 Chemawa Road N.E.
Keizer

Office use only

CLAGGETT CREEK P.O.W.E.R. PROGRAM

Session 1 **October 11 – November 19, 2004** **2:45 – 4:00**

LEARNING FOR A LIFETIME
SALEM•KEIZER PUBLIC SCHOOLS

CLAGGETT CREEK MIDDLE SCHOOL — FEEL the P.O.W.E.R.
Promoting Outstanding Work, Education and Recreation

MONDAY ACTIVITIES

— Swimming at the YMCA (limit 14 students)
Ride the van provided for an hour of swimming each week. Don't forget your towel and suit! (This class ends at approximately 4:30)

— Math Help Session: 2:40 - 4:00 (there is no fee for this class)
If you need some help with your math, this is the place for you. Mrs. Perez (room 316)

— ESL (Spanish) Tutoring (there is no fee for this class)
Get help with your homework, or any class that you are having difficulty with. Mr. Rojas (library)

TUESDAY ACTIVITIES

— Painting a Memory (limit 16)
If you missed this class last year, you'll want to be sure to get in on the fun and creativity. Learn a unique way to decorate fabric with encaustic painting! Create a wall hanging and a plaster mask of your own face! Mrs. Franco (room 210)

— Homework Haven (there is no fee for this class)
A quiet place to get that homework done before you head home from school! Mr. Sanchez (library)

— Math Help Session: 2:40 - 3:30 (there is no fee for this class) Mrs. McKeen (room 311), Mrs Wendring (room 317) Mrs. Miller (room 314), Mrs. Perez (room 316), Mr. Wiebe (room 313), Mr. Lind (room 318)

— Yearbook
The yearbook staff is looking for responsible students who like taking pictures and are interested in designing the pages of this year's annual. Attendance is mandatory.
Ms. Leaton (room 300)

— Pizza and Pages
Feed your tummy and your mind! Join us after school to read and eat! Don't forget your favorite book.
Mrs. DeWitt (room 202)

— 3-D Puzzles
You've put together puzzles before, but never anything like this! Join us for the rebuilding of the Taj Mahal in 3-D! You'll never go back to regular puzzles again!
Mr. Sanchez (library)

— Japanese Fun! (limit 20 students)
Learn how to write your name in Japanese and speak some phrases. We'll write using calligraphy, watch movies, sample some Japanese food, and much, much more. Mrs. McBeth (room 308)

WEDNESDAY ACTIVITIES

— Movie Club
Enjoy a different movie each week! **G and PG rated** movies may be shown in two parts.
Mr. Timmons (room 302)

— Math Help Session: 2:40 - 3:30 (there is no fee for this class) Mr. Lind (room 318), Mrs. Perez (room 316), Mrs Wendring (room 317)

— Scrapbooking (limit 10)
Spend each week learning new and unique ways to display your photos and mementos. We'll supply the pages and supplies. Students with perfect attendance will receive a scrapbook to put their pages in!
Mrs. DeWitt (room 202)

— Homework Haven (there is no fee for this class)
A quiet place to get that homework done before you head home from school! Mr. Kraft (room 102)

— Cool Teens Who Care!
Turn other's unfinished projects into quilts and animals for children who need them. Make stuffed hearts for heart patients at Salem Hospital. This is the class to make a difference! Mrs. DeLapp (room 111)

— ESL (Spanish) Tutoring (there is no fee for this class) Get help with your homework, or any class that you are having difficulty with. Mr. Rojas (library)

— The Great Card Giveaway
Give back to the people who give to us! Come create cards to brighten someone's day. We'll send them to our troops in the Middle East, to nursing homes, and to others who could use a note from someone who cares. Be an Oregonian helping Oregonians! Mrs. Jones (room 300)

POWER — Promoting Outstanding Work, Education, Recreation in Youth

Please support our P.O.W.E.R. sponsors:

Salem-Keizer Public Schools, Salem-Keizer Together, City of Keizer, Salem Leadership Foundation, Select Impressions, Marion County CFC, Keizer Rotary, Keizer United, Salem New Auto Dealers Association, Dayspring Fellowship, Advantage Precast

THURSDAY FIELD TRIPS

Thursday, October 14 2:45 – 5:00
— **Pumpkin Patch and Corn Maze**
EZ Orchards - Salem

Thursday, October 28 2:45 – 5:00
— **Bowling**
Northgate Bowl - Salem

Thursday, November 4 2:45 – 5:00
— Skating
Skate Palace - Salem

THURSDAY ACTIVITIES

— **Math Help Session: 2:40 - 3:30 (there is no fee for this class)** Mrs. McKeen (room 311), Mrs Wendring (room 317) Mrs. Miller (room 314), Mrs. Perez (room 316), Mr. Wiebe (room 313)

FRIDAY ACTIVITIES

— **Outdoor Soccer**
We'll have a new game every week. You must be signed up to play. Mr. Rojas, Mr. Najera (small field)

P.O.W.E.R. PROGRAM PERMISSION SLIP

Dear Claggett Creek Parents,

1. Please review the P.O.W.E.R. Program classes and field trip options with your student.
2. INITIAL on the line beside each class or trip(s) that your student has permission to attend.
3. Include a $5.00 fee which covers all classes and field trips for the 6-week session. **(limit 1 class per day)**
4. Be sure to fill in the information below and return the entire form with payment to the office.
5. Students will be transported by bus to and from the school on all field trips and some classes. Students must arrange for their own transportation home from Claggett Creek at the end of each day.
6. Some classes and field trips have a limited number of spaces available, so **registration will be on a first come, first served basis.** Sign up early! Please see Mrs. Johnson if you have any questions.
7. **Inappropriate behavior will result in dismissal from the after school program.**

Student's Name _____
PLEASE PRINT GRADE

Parent's Name _____ **HOME PHONE** _____
WORK PHONE _____

My student has my permission to participate in the initialed activities and field trips as indicated.

WAIVER RELEASE:
I/We assume all risks and hazards incidental to such participation and so hereby waive, release, absolve, indemnify and hold harmless the Salem-Keizer School District from any claim arising out of injury to myself and or my/our child.

Parent/Guardian signature _____ **Date** _____

I am willing to chaperone on the following field trips:

— **Pumpkin Patch and Corn Maze Thursday, October 14 2:45 – 5:00**
EZ Orchards - Salem

— **Bowling Thursday, October 28 2:45 – 5:00**
Northgate Bowl - Salem

— **Skating Thursday, November 4 2:45 – 5:00**
Skate Palace – Salem

— I already have a background check on file with the district.
— I will need to fill out a background check

CLAGGETT CREEK MIDDLE SCHOOL
FEEL the P.O.W.E.R.
Promoting Outstanding Work, Education and Recreation

Name _____ Phone number _____

KEIZER ART ASSOCIATION
ENID JOY MOUNT GALLERY

980 CHEMAWA RD. NE
KEIZER, OR 97303
(503) 390-3010
www.open.org/~keizart
keizart@open.org

NON-PROFIT
US POSTAGE
PAID
SALEM, OR
PERMIT 400

Keizer Art Association
presents

Chemawa Indian School Art Show

October 2004 in the Enid Joy Mount Gallery

Artists Reception
Saturday October 2nd 2004
2 pm to 4 pm
Open to the public.
The show continues through October 30th during regular gallery hours Tues. - Fri. 11 am to 4 pm and Sat. 1 pm to 4 pm.

Mayor Lore Christopher
6598 Stone Mason Ln NE
Keizer, OR 97303

PUBLIC TESTIMONY

IF YOU ARE INTERESTED IN ADDRESSING THE COUNCIL ON AN ISSUE NOT LISTED ON THE AGENDA OR AN ITEM ON THE AGENDA NOT SCHEDULED FOR A PUBLIC HEARING, PLEASE FILL OUT THE INFORMATION BELOW AND GIVE TO THE CITY RECORDER OR STAFF GREETER PRIOR TO THE START OF THE MEETING. THE MAYOR WILL RECOGNIZE YOU AND ASK FOR YOUR TESTIMONY AT EITHER THE PUBLIC TESTIMONY SECTION OF THE MEETING OR THE APPROPRIATE AGENDA ITEM.

EACH PERSON'S COMMENTS WILL BE LIMITED TO FIVE MINUTES.

Name: Hanteng Dai

Address: 513 Lakefair pl, N
Jelizer OR 97303

Subject or Agenda Item Number: 4

I'll be very brief (1 minute)

Your Comments:

Proponent _____ Opponent _____ General ✓

Date 10/6/04