MINUTES
KEIZER CITY COUNCIL
Monday, October 4, 2004
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER Mayor Christopher called the regular meeting to order at 7:08 pm. Roll Call was taken as follows:

Present:
Lore Christopher, Mayor
Jacque Moir, Council President
Richard Walsh, Councilor
Jim Taylor, Councilor
Judy K. Smith, Councilor
Chuck Lee, Councilor
Michel Gaynor, Councilor
Delilah Calhoun, Youth Councilor

Staff:
Chris Eppley, City Manager
Shannon Johnson, City Attorney
Rob Kissler, Public Works
Chief Marc Adams, Police Department
Tracy Davis, City Recorder

FLAG SALUTE Councilor Lee introduced Cindy Astley, the Program Director of the Community Action Drug Prevention Network and chair of Keizer Education Committee through the Chamber, who is also involved in the Meth Not in Our Neighborhood Program to lead the Flag Salute.

PUBLIC TESTIMONY *Hantang Dai, 513 Lakefair Place, Keizer*, reported on traffic difficulties encountered on the west side of the intersection of River Road and Lockhaven, noting that there was a lot of traffic wishing to turn right and it was difficult to do so. Mayor Christopher responded that perhaps the center lane should be used to relieve the pressure between 7 and 8 am. Public Works Director, Rob Kissler, agreed that the traffic at this intersection was bad and it might be possible to move the curb and sidewalk closer to the sound wall for a long stretch to open it up, but that this might involve some lane narrowing.

Chuck Sides, 2555 Hollywood Drive, Keizer, thanked Councilors for making the groundbreaking ceremony successful adding that over 280 people came to the event. The appropriate trees and shrubs are being removed, final tenants are moving, and houses will be moved or will be used for Keizer Fire Department testing this month.

PUBLIC HEARING City Manager Chris Eppley reported that an application was submitted

a. Liquor License – J-Rod's Burgers and Wings

for a Limited On-Premises Sales Liquor License for J-Rod's Burgers and Wings located at 3852 River Road NE, Keizer, Oregon. A public hearing was scheduled, notice published, necessary notification given, a background check was done, and Keizer Planning Department finds the location of the establishment to be properly zoned and has no comment on the application. Staff recommends that following a public hearing Council approve the application.

Mayor Christopher opened the Public Hearing.

Councilor Lee inquired of Mr. Rodriguez if he was planning on attending the "Responsible Vendor Program". Mr. Rodriguez replied that both he and Ms. Rodriguez were planning on attending.

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

Councilor Moir moved to approve the Application for a Limited On-Premises Liquor License for J-Rod's Burgers and Wings under the Guidelines as Established by O.A.R.S. 471.178 and the Ordinances of the City of Keizer and that this recommendation be forwarded to the Oregon Liquor Control Commission. Councilor Gaynor seconded.

Councilor Taylor thanked the applicants for attending the Council meeting.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

COMMITTEE REPORTS

a. AWWA Safety Award – Keizer Public Works Department

Public Works Director, Rob Kissler explained that the America Water Works Association had identified the City of Keizer as a safely-run operation because on-the-job injuries are very low. He then introduced Public Works Superintendent, Bill Lawyer and Municipal Utility Workers, Juan Aleman, Tim Hatfield, Pat Taylor, Roland Herrera, Al Finn and Mike Griffin. Mayor Christopher then presented the 2003 Award of Merit presented to the Management and Employees of the City of Keizer in recognition of safety achievements.

Mr. Kissler then noted that the City Public Works Department was implementing a 10-, 20- and 30-year Recognition of Service Awards. In addition to noting various qualifications and information about each individual, he pointed out that Roland Herrera had been with the City since July 1992; Tim Hatfield since August 1994; Pat Taylor since

August 1994; and Bill Lawyer since September 1989. Mayor Christopher and Council members applauded the recipients. Mr. Kissler commended Jennifer Werner who helped design the award. City Manager Chris Eppley commended the Keizer crew and noted that they are able to do the tasks that require a greater number of staff members in other communities and commended the Keizer crew.

b. Proclamation – Lights on After School Day

Mayor Christopher read and presented a Proclamation observing "Lights on After School Day" and encouraging the community to engage in innovative after school programs and activities that ensure that the lights stay on and doors stay open after school.

Ms. Astley introduced Colleen Johnson, the POWER coordinator at Claggett Creek Middle School. She added that the Whiteaker coordinator and principal were unable to attend. Ms. Johnson distributed flyers for the upcoming session and explained some of the programs that are being offered after school. Volunteers should contact Coleen Johnson at Claggett Creek Middle School.

In conclusion, Ms. Astley invited Councilors and all Keizer residents to a Keizer United "Community Conversation" at the Keizer Fire Hall on October 19 to discuss issues regarding the livability of Keizer.

c. Appointment to Keizer Traffic Safety Commission

City Manager, Chris Eppley, reported that Debbie Schneekloth who was serving a three-year term with the Traffic Safety Commission had submitted her resignation. Notice of the vacancy had been published and Chris Arnett had been unanimously recommended to fill the vacancy by the Volunteer Coordinating Committee. Mr. Arnett was invited to attend the City Council meeting to receive a proclamation for his appointment.

Councilor Moir moved to accept the recommendation of the Volunteer Coordinating Committee and appoint Chris Arnett to fill the vacant term on the Traffic Safety Commission. Councilor Smith seconded.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Mayor Christopher then read and presented the Proclamation to Chris Arnett.

d. Appointments to Keizer Planning Commission

City Manager, Chris Eppley, reported that there were three vacancies on the Planning Commission. Notice of the vacancies had been published and Holly Braun and Thomas Wood had been unanimously recommended to fill two of the vacancies by the Volunteer Coordinating Committee. Ms. Braun and Mr. Wood were invited to attend the City Council meeting to receive proclamations for their appointments.

Councilor Moir moved to accept the recommendation of the Volunteer Coordinating Committee and appoint Thomas Wood to a three-year term on the Planning Commission. Councilor Smith seconded.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Councilor Moir moved to accept the recommendation of the Volunteer Coordinating Committee and re-appoint Holly Braun to a three-year term on the Planning Commission. Councilor Smith seconded.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

e. Appointments to Keizer Budget Committee

City Manager, Chris Eppley, reported that there were two vacancies in the Budget Committee. Notice of the vacancies had been published and Hanteng Dai and Nick Marshall had been unanimously recommended to fill the vacancies by the Volunteer Coordinating Committee. Mr. Dai and Mr. Marshall were invited to attend the City Council meeting to receive proclamations for their appointments.

Councilor Moir moved to accept the recommendation of the Volunteer Coordinating Committee and appoint Hanteng Dai to fill one of the vacancies on the Budget Committee. Councilor Walsh seconded.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Councilor Moir moved to accept the recommendation of the Volunteer Coordinating Committee and appoint Nick Marshall to fill one of the vacancies on the Budget Committee. Councilor Taylor seconded.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

OTHER BUSINESS
- **New Business**
- **Old Business – Update on Civic Center Recommendation**

- **Update on Civic Center Recommendation:** City Manager, Chris Eppley, reviewed earlier directions from the City Council. He noted that staff had identified five parcels that could be considered as sites for a new civic center. A comparable price was attained for one of these properties and the others were considered to be at or above that price for evaluation purposes. Mr. Eppley explained that for an 8-acre parcel (the size identified by Council for consideration) it would cost approximately $1,568,160 for the bare ground not including site preparation, excavation, engineering, etc. Additionally, the appraisal for the current site of city hall and police department is $455,000 for the land and $937,000 for the buildings for a total price of $1,392,000. The number for the buildings is based on the assumption that the buildings could be leased out at $.50 per foot or sold for use as a public building, school or church. The appraisal noted that the highest best use for the ground would be for single family residential, in which case the buildings would have no value. So the best case scenario is that it would cost roughly $200,000 to look at any other site. The worst case scenario would be nearly $1,000,000.

  Councilor Walsh thanked Mr. Eppley and noted that this information verified what had been assumed, but the investigation was important information for tax payers. He concluded that with this information he felt comfortable in recommending that this issue be placed on the election ballot.

Councilor Gaynor moved that if a Civic Center is going to be built, it be built on the existing property. Councilor Smith seconded.

Mayor Christopher offered a friendly amendment that any improvements that are going to be made, would be made to this site.

Councilors Gaynor and Smith accepted the friendly amendment.

To clarify, Mayor Christopher reiterated that it was moved and seconded that the location of the present City Hall and Police Department be designated as the property where the public offices for the City of Keizer be housed and any improvements that are made will be made on-site to this property.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Councilor Gaynor added that now it was the task to get the word out to the citizens via all avenues that are available. He noted that communication with the voters was critical on this issue and asked for input from Mr. Eppley.

Mr. Eppley stated that because this is the most expensive bond issue that the city has ever presented to the public he recommended that Council direct him to explore some private firms to help educate and develop public interest for the 2006 ballot.

It was agreed by consensus to direct Mr. Eppley to come back with a recommendation on the best way to communicate this issue to the public and to begin at this time to address the safety issues with the Police Department.

Councilor Moir moved to accept the recommendation regarding the potential future development of a Civic Center for the city of Keizer and specifically the recommendations of the committee, Items No. 1, 2, 3, 4 and 5. Councilor Smith seconded.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Councilor Taylor pointed out that this project was not being taken on for any other reason than to make the Keizer city government more efficient and serve the community better, and it would benefit the public to be aware of that. Mayor Christopher added that another goal is to address unsafe conditions in the Police Department.

Other Business:
Councilor Lee reported that:

- **Marion County Youth Consortium** kick-off was held on September 21. This organization is trying to develop a community where everyone is committed to the well-being of children, families are nurtured, community members are healthy, diversity is honored, people live and work together by encouraging and supporting one another. He added that he will be attending future meetings and will keep the council informed.
- **Youth Compact** was formed in 1996 with Cities of Salem and Keizer, Marion and Polk Counties, and Salem-Keizer School District. These agencies are working together toward the well-being of families, sharing goals and maximizing community resources. The group is asking for renewed commitment from all the agencies. Councilor Lee concluded that he would have a resolution at the next meeting focusing on this commitment. Attached to the resolution will be the 40 Development Assets.
- **"No Meth, Not in Our Neighborhood" Task Force** is working in a variety of areas to eradicate meth in our communities through education, awareness, forming public policy, empowerment, treatment, etc. At the last meeting it was decided to approach the jurisdictions of Polk and Marion Counties, and the cities of Salem and Keizer for funds to help build some infrastructure on this effort. He requested that a Council work session be held on October 25 at noon to consider donating $6,000 from the city's contingency fund towards this effort. He added that any questions Council members had should be submitted to him ahead of time so that the task force will be prepared with responses. Councilor Lee added that he has agreed to chair the Keizer "No Meth, Not in our Neighborhood" Task Force and Councilors Smith and Taylor, Jeff Kuhns from KPD and Greg Frank from Keizer Fire District have agreed to serve on the committee. He requested that a member of the business community volunteer to serve on the task force as well as anyone else who would be interested. Mr. Eppley suggested Mr. Lee contact Christine Dieker with the Chamber.

Councilor Moir reported that **EVAK (Emergency Volunteers Assisting Keizer)** would be holding training/educational sessions on Saturday, October 23 – Orientation for new EVAK members, Damage Assessment Training, Part 2; November 4, 5 pm – EVAK quarterly meeting that will include the sandbagging video and the 2005 activities calendar.

Councilor Taylor reminded everyone that **the KIPC (Keizer Points of Interest Committee)** would meet on Wednesday at 6:30 at the Chamber office.

Councilor Gaynor pointed out that on Saturday mornings at Whiteaker there is a lot of activity. He thanked the School District, Bob Zielinski, Junior Baseball, Keizer Soccer Club, and the people who trapped the gophers and moles for their help in the renovation of the fields which has made all the activity possible. Mayor Christopher added that Whiteaker had presented a Certificate of Appreciation to the City of Keizer in recognition of the valuable contribution to the renovation of the Whiteaker Middle School sports field and suggested that it be displayed in the Chamber.

Councilor Walsh reported:

- **SKATS (Salem-Keizer Area Transportation Study Group)** meeting presented the transit proposed budget for public comment. The group is planning a Transit Center for Keizer and has put it in the budget for $750,000. The following year over $1,000,000 is planned for the High Priority Transit Corridor. The long-term plan is to get some smaller buses. He asked that any comments be given to him.
- **MWACT (Mid-Willamette Area Commission on Transportation)** will be meeting on October 7 for an overview of MWACT and a legislative update. This meeting would be a good meeting for everyone to attend. The three Councilor candidates have been invited to attend as well.
- **RIVERR Task Force (Regional Intergovernmental Visions Enhancing River Resources)** received the National Parks Service Grant which is a person assigned from Seattle to help with the project on the master planning and public outreach. He pointed out that the Statesman Journal had a full page spread about the Keizer Rapids Park and encouraged everyone to read it. Additional grant applications are being considered for submittal to OWEB (Oregon Water Enhancement Board), a Land and Water Conservation Grant, a Title 3 Grant and possibly a Transportation Grant.

Councilor Smith reported

- October 19 is the **Community Forum**. Staff and citizens are also invited. This forum will not only showcase accomplishments but will work on what the community wants Keizer to do for next year.
- **Habitat for Humanity** will be in Keizer at the Iris Festival next year working on two houses. Volunteers will be needed (20-25 people per team) for several days on the two houses. More information will be forthcoming.
- **Thanked Keizer Times** for the excellent article regarding "pocket bikes" and the fact that they are illegal on the roads and that it is illegal for children under 16 to use them. She encouraged anyone with questions regarding the pocket bikes to contact Keizer Police Department or get a copy of the Keizer Times article.

City Manager Chris Eppley reported that he had received a lot of citizen surveys back adding that he appreciated the time citizens have taken to respond. The city will probably stop taking them at the end of October so that they can be analyzed and the information can be compiled for Council goal setting in January.

Chief Adams reported that the Police Department had been busy again and complimented officers and staff on their good work. With population growth there are more opportunities for crime, but the level of work has been impressive. He added that he has been elected as the First Vice President of the Oregon Chapter of the FBI National Academy Associates and that Ben Humphrey is in his training program and doing well.

Rob Kissler reported:

- The speed reduction on River Road from Lockhaven to the north city limits will be enacted on October 6 and be completed on October 7.
- The annual river wall inspection on the Willamette River has been completed and went well. There was one deficiency found in a city park which will be remedied.
- At the last Parks Board meeting in September, they approved allowing OSU's Dr. Brauner to do three hand excavations in River's Edge Park about a meter square and one foot deep to see if the Wallace House existed on the site. He will be using his archeological students from OSU and will contact staff when it is scheduled. It should take 2-3 days.
- Advertisement for bid has gone out for the Chemawa Road Storm Sewer Project. It is hoped that a successful bidder will determined by mid to late October.

Regarding River's Edge Park, Councilor Moir added that the Park Board had invited concerned neighbors to the meeting in which the decision was made and those in attendance supported the motion. They were also made aware that before further action could be taken, a master plan would have to be developed and hearings would take place at City Council.

City Attorney Shannon Johnson reported that he had done some research regarding mini-bikes. He stated that it was possible that any action the Council may want to take may be pre-empted by state traffic laws, because mini-bikes, scooters and pocket rockets are already illegal under state law.

ADMINISTRATIVE ACTION

a. RESOLUTION – Initiating Local Improvement District for Keizer Station Project

City Attorney, Shannon Johnson, reported that the Resolution being presented for adoption is the first resolution in the LID process which basically shows the preliminary intent of the city to form an LID and to direct staff to begin working on the Engineer's report. It does not bind the city to complete the process.

Councilor Moir moved to adopt Resolution R-2004 declaring the City's Intent to Form a Local Improvement District for Multiple Public Improvements in Area A Village Center of the Keizer Station Plan area. Councilor Smith seconded.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

CONSENT CALENDAR

A. RESOLUTION –Authorizing Disposition of Surplus Property
B. El Mexicanos-Tienda Mexicana Liquor License – Change of Privilege

Councilor Moir moved to approve Consent Calendar. Councilor Lee seconded.

Motion passed unanimously as follows:

AYES: Christopher, Moir, Walsh, Taylor, Smith, Gaynor and Lee (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

WRITTEN COMMUNICATIONS

Mayor Christopher reminded everyone that this month is the Chemawa Indian School Art Show at the Keizer Art Association Enid Joy Mount Gallery. It will run through October from 11 to 4 Tuesday-Friday, and 1 to 4 on Saturday. She encouraged everyone to support this event.

AGENDA INPUT

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

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

October 25, 2004
12:00 p.m. City Council Work Session

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

ADJOURNMENT Mayor Christopher adjourned the meeting at 9:33 p.m.

APPROVED:

MAYOR:

Lore Christopher

Debbie Lockhart, Recording Secretary

COUNCIL MEMBERS

Councilor #1 – Judy K. Smith

Councilor #2 – Michel Gaynor

Councilor #3 – Charles E. Lee

Councilor #4 – Jacque Moir

Councilor #5 – Richard Walsh

Councilor #6 – James Taylor

Minutes approved:

November 15, 2004