MINUTES

KEIZER CITY COUNCIL
Monday, October 2, 1995
Robert L. Simon Council Chambers
Keizer City Hall
Keizer, Oregon

CALL TO ORDER

Mayor Koho called the regular meeting to order at 7:00 p.m. Roll call was taken as follows:

Present:
Dennis Koho, Mayor
Carl Beach, Councilor
Jim Keller, Councilor
Bob Newton, Councilor
Jerry Watson, Councilor

Absent:
Jerry McGee, Councilor
Al Miller, Councilor

Staff:
Dotty Tryk, City Manager
John Morgan, Community Development Director
Wally Mull, Public Works Director
Charles R. Stull, Chief of Police
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

There was no public testimony to come before the Council.

COMMITTEE REPORTS

KEIZER POLICE OFFICER SWEARING IN CEREMONY

Charles Stull, Chief of Police introduced the nine new officers which have been hired since July 1, 1995. The following officers were issued the oath of office by City Attorney, Shannon Johnson: Sean C. Hughes, Mindy S. Tucker, Scherise M. Hobbs, Jay D. Prall, Michael T. Bartoldo, Kevin L. Hill, Carrie J. Anderson, Robby A. Nashif and Craig E. Coleman. A certificate was presented to these individuals by Mayor Koho.

The Mayor and Council welcomed these new officers to the City of Keizer.

FMAGIC

PUBLIC HEARINGS

TEPPER EAST STREET LIGHTING LOCAL IMPROVEMENT DISTRICT

Mayor Koho opened the public hearing.

Dotty Tryk, City Manager reported a local improvement district was initiated at the request of the developer of the Tepper East subdivision. An engineering report was completed and notice of the public hearing was mailed as required by Ordinance. Ms. Tryk noted she has not received any written remonstrance to this project.

There was no public testimony to come before the Council.

Mayor Koho closed the public hearing.

Councilor Keller moved a Resolution forming the Tepper East Street Lighting Local Improvement District. Councilor Beach seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, Newton and Watson (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: McGee and Miller (2)

Councilor Keller moved an Ordinance Spreading Assessments to Tepper East Street Lighting Local Improvement District. Councilor Beach seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, Newton and Watson (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: McGee and Miller (2)

ADMINISTRATIVE ACTION

IMPLEMENTATION PLAN FOR NEW POLICING PROGRAM INITIATIVES

Dotty Tryk, City Manager reported the Council requested an implementation plan for new policing program initiatives created by the passage of the levy last March.

Charles Stull, Chief of Police noted with the addition of the nine new officers sworn in at this evenings meeting, there is only one remaining vacancy in the department. He anticipated this vacancy will be filled in the very near future. Chief Stull reviewed the plan outline for training and getting all of the officers out in the community.

Chief Stull also indicated the vacant Community Service Officer positions will be filled shortly and training accomplished prior to the 1st of January, 1996.

In addition, Chief Stull noted the juvenile justice and the narcotics program will be fully staffed and implemented beginning next week. He added he is very pleased with the strategy and feels the plan is very obtainable.

Councilor Keller commended the staff for their work in preparing the report. In response to a question from Councilor Keller, Chief Stull stated the department has discussed different contingencies in the event of any obstacle to the plan. City Manager Tryk added the Council would be informed of any diversion from the plan.

Councilor Watson also commended the staff on the implementation plan. He noted this is an excellent instrument to use for measuring future performances.

Councilor Beach and Mayor Koho also expressed their appreciation for the report.

Councilor Keller moved to accept the implementation plan for new policing program initiatives. Councilor Beach seconded the Motion.

AYES: Beach, Keller, Koho, Newton and Watson (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: McGee and Miller (2)

CHEMAWA ACTIVITY CENTER BRIEFING

John Morgan, Community Development Director reported the creation of the plan for the Chemawa Activity Center has been an ongoing process for a number of years, however it is nearing the point of final conclusion. Upon completion, it will allow the moratorium on properties in the area to be lifted which will allow property owners the freedom to market their properties and also finalize the Council's expectations for this area.

Mr. Morgan noted a Public Hearing before the Planning Commission will be held on Wednesday, October 11, 1995 at 7:00 p.m. He requested the Council provide input to assist the Planning Commission in their deliberations on this matter. He added this matter should be back before the Council for public hearing on November 6, 1995.

In reviewing the draft plan for the area which was prepared by Kampe and Associates with grant assistance from the Oregon Department of Transportation and Land Conservation and

Development Department, Mr. Morgan noted it explores transportation and finance issues. However, Mr. Morgan stated the report only provides input, it is not recommended for adoption.

Mr. Morgan identified and reviewed the following issues for the Chemawa Activity Center:

- Adopt a land use pattern for the area providing for appropriate commercial, industrial, and residential development which enhances the community.
- Adopt a transportation plan which supports and encourages alternative modes of transportation.
- Adopt a transportation plan which supports the desired land use pattern.
- Adopt a utility plan which provides for adequate sewer and water service levels.
- Adopt design and development standards which help assure the quality of future development and cause it to fit well into the Community.
- Adopt appropriate levels of city review before development can occur, which may be different in different parts of the Activity Center.
- Adopt a financing plan to provide for the installation of the necessary infrastructure.

Mr. Morgan noted since the funding for this project also included Salem's portion of the interchange, the report addresses both areas in the land use recommendations. Part of the recommendation in the plan anticipates the creation of a campus business park zone for the northern part of the area. Mr. Morgan reviewed the other land use recommendations which include a change in the zoning for the interchange area to commercial to focus on hotel/conference/restaurant, zoning the area north of Lockhaven and west of the railroad tracks and the area south of Lockhaven and west of the railroad tracks as mixed-use and the property south of Lockhaven and east of the railroad tracks as commercial and public. Mr. Morgan stated some of these recommendations would include a change in the comprehensive plan designations.

In response to a question from Councilor Beach, Mr. Morgan stated the property north of Tepper Lane is presently designated general industrial. He suggested this area be included in any future infrastructure improvements.

Mr. Morgan examined the transportation recommendations listed in the report. These include:

- construct 4-legged intersection at Radiant and Lockhaven with a new signal;
- construct 4-legged intersection at Chemawa and Lockhaven with a new signal;
- close Ridge Drive's intersection with Lockhaven;
- construct a new street between Ridge Drive north of the Little League filed to the intersection of McLeod Lane and Chemawa Road;
- construct a park-n-ride lot a the southern end of the property south of Lockhaven and east of the railroad tracks; construct a high occupancy vehicle on-ramp from the park-n-ride lot to Salem Parkway;
- construct an at-grade pedestrian crossing connecting the park-n-ride lot with the Little League complex.

In response to a question from Councilor Watson, Mr. Morgan stated the distance between the intersections at Radiant Drive and Lockhaven Drive is just about 400 feet. He added during the designing of the intersection at Radiant, moving it easterly should be considered.

Mr. Morgan presented the financing options which were addressed in the report. These include the development of a local improvement district, general obligation bonds, system development charges and transportation impact fees have the highest applicability. In addition a urban renewal and tax increment financing and the possibility of funding from the Oregon Economic Development Program.

Mayor Koho voiced his support for bringing this plan to completion and final conclusion on the direction to proceed. However, he has some concerns with the transportation issues which need to be addressed.

Councilor Watson stated he was pleased with the report which has provided an outside opinion on what could happen with this area. In addition, he recommended the Council move forward with their decisions. Councilor Watson noted he still has concerns with the transportation issues and the taxing implications of the land owned by the BIA.

Mr. Morgan stated Chemawa Indian School adopted a master plan for their property during this process and the land use plan in the report reflects their plan. The triangle parcel has been targeted for commercial development, however their mission states any development of property will be to benefit the educational purpose of the students.

Councilor Newton added he also liked the plan in the short term vision, however the long term vision is lacking. He feels it is important to address the transportation issues such as high speed/commuter rail. As population and development increase in this area it is essential to look at the transportation related issues we will face. In addition, Councilor Newton requested consideration of an exit onto and into the Parkway from the southern end and options for commuter access to downtown Salem.

Councilor Keller stressed the public input process to this plan is essential. Mr. Morgan stated there have been two meetings held at Chemawa Indian School in which all property owners were invited and also the plan and notice of the public hearings was distributed to property owners and interested citizens.

Mayor Koho explained Keizer is third on the list for a potential stop for the high speed rail. He will continue to monitor this situation through the Salem Keizer Area Transportation committee. He suggested scheduling a session with the Planning Commission to discuss all options.

Councilor Beach agreed these are important decisions that should be fully discussed and considered thoroughly.

Presenting testimony to the Council were:

Guy Amico, noted as one of the property owners in this area he is discouraged by the lack of movement in developing this plan. He believes this is a window of opportunity for Keizer to enhance the community. Mr. Amico encouraged the Council to move forward with their decisions.

Josephine Ditchen, stated this proposed development will help increase the tax base for the City.

Mayor Koho concluded the report has some great points and should be used in helping the City proceed with this plan.

RESOLUTION - FAIR HOUSING

John Morgan, Community Development Director reported the Council adopted a Resolution in August, 1995 in which the language pertaining to low income was removed. However, the State Economic Development Department noted this does not meet the federal standards. Therefore, Mr. Morgan recommends the adoption of a Resolution which includes the original wording which references replacement of low income housing.

Mr. Morgan noted 14 loans have been approved under the Community Development Block Grant program. He added the consultant stated the commitment for the full amount of the funds should be reached by the first of the year. However Mr. Morgan said the City will be in a position to get an extension of the grant and possibly approval of another grant for these purposes.

Councilor Watson voiced his concern for the monitoring of these grants. He requested staff prepare a report to assure the Council these funds are being expended properly and how the City monitors the consultants work on these grants. Councilor Watson requested this report be given at the next regular Council meeting.

Mayor Koho moved a Resolution for Residential Anti-Displacement and Relocation Assistance Plan Under Section 1049(D) of the Housing and Community Development Act of 1974, as amended (Repealing 95-858). Councilor Beach seconded the Motion.

AYES: Beach, Keller, Koho, Newton and Watson (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: McGee and Miller (2)

ORDINANCE - PRESERVATION/ REPLACEMENT OF TREES

Dotty Tryk, City Manager reported this Ordinance has been revised to include the changes discussed at the last meeting. She recommended adoption of this Ordinance.

Councilor Keller moved a bill for an Ordinance Requiring Preservation of Trees and Landscaping in New Development; Amending Keizer Zoning Ordinance (Ordinance 87-078). Mayor Koho seconded the Motion.

AYES: Beach, Keller, Koho, Newton and Watson (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: McGee and Miller (2)

ORDINANCE - DISPOSITION OF UNCLAIMED PROPERTY, FIREARMS, AND CONTRABAND

Dotty Tryk, City Manager requested this Ordinance be removed from the agenda and brought back to the next meeting for consideration.

CONSENT CALENDAR

The consent calendar consisted of the following:

a) RESOLUTION - Certification of Street Lighting Districts

b) RESOLUTION - Approval of Koufax Lane Street Lighting LID Engineer Report

c) Initiate Street Vacation Wheatland Road/River Road Intersection

d) Approval of September 5, 1995 Regular Session Minutes

e) Approval of September 18, 1995 Regular Session Minutes

Councilor Keller moved for approval of the Consent Calendar. Councilor Newton seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, Newton and Watson (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: McGee and Miller (2)

OTHER BUSINESS

Mayor Koho requested input from the Council on the creation of a task force to investigate the possibility of a Claggett Creek Greenway area.

Councilor Newton requested each Councilor be given an opportunity to appoint an individual to this task force.

Councilor Keller requested a report on the enforcement of the temporary business permit.

City Manager Tryk reported the City does enforce the temporary business permit.

Councilor Keller stated the intent of the permit is to assure temporary businesses are complying with the same regulations as an established business in Keizer.

City Manager Tryk noted she will review the Ordinance to make sure the application includes all provisions.

Councilor Keller requested the Ordinance also be reviewed by the Council.

Councilor Beach commended Kim Krause, Finance Officer for her work in resolving the recent issue with the Internal Revenue Service.

City Manager Tryk announced a joint meeting with the Salem City Council, Marion County Commissioners, Polk County Commissions and the City has been scheduled for Thursday, October 12, 1995 at 5:30 p.m. This meeting is the next step in the SKPAC process to discuss the Willow Lake Wastewater Treatment Plant.

City Manager Tryk also reported the Financial Planning Task Force has been meeting since August and is nearing conclusion on their mission. Mayor Koho stated this is a good group of citizens who have put a lot of time and thought into the future financial vision for Keizer. He invited all members of the Council to attend the last few meetings.

John Morgan, Community Development Director presented a draft of a letter to the Salem-Keizer School Board which resulted from the discussions of the facility draft plan at the last meeting.

Councilor Watson suggested the third and sixth bullet point dealing with the middle school are somewhat contradictory. He requested the third bullet be revised to not fully endorse the proposed location of the middle school. In addition, he requested adding language upon review of the plan, the results be shared with the City of Keizer and the City of Salem. Mr. Morgan suggested the plan be review in conjunction with Keizer and Salem.

The Council agreed by consensus to these changes.

In addition, Mr. Morgan distributed a copy of the request for services for a hearings officer for the City of Keizer. He requested the Mayor appoint a member of the Council to participate in the interview process. Councilor Watson volunteered to sit on the interview panel.

Charles Stull, Chief of Police announced the monthly Chamber of Commerce after hours will be held at the Police Department on Wednesday, October 11, 1995 from 5:00 p.m. to 7:00 p.m.

Wally Mull, Public Works Director updated the Council on the status of the sewer problems on Garden Court. He advised the Council a lawsuit had been initiated against the City of Salem by two of the property owners. The City has met with the attorney representing these property owners and has provided information on this issue. Testing continues to be done by the City on these sewer lines.

Councilor Newton questioned the testing being done by Keizer. He suggested actually doing the testing on the property rather than in the right of way. Mr. Mull noted testing has previously been done on the property. Councilor Newton confirmed there is no immediate danger to the residents.

Councilor Beach inquired of the possibility of being listed as a party in the pending litigation. Mr. Mull stated the sewer lines are owned by the City of Salem and they are responsible for the maintenance. The testing being performed will provide information to Keizer on the water levels and the reasoning behind the sinkage of the street.

Councilor Keller inquired of recent correspondence sent to property owners along Lockhaven. City Manager Tryk stated she will check with the City Engineer to determine what was sent out.

There was no further other business to come before the Council.

WRITTEN COMMUNICATION

Mayor Koho announced he had received a letter from a Japanese City interested in forming a type of cooperative association with the City of Keizer. He will provide copies of this letter to the Council.

There was no other written communication to come before the Council.

AGENDA INPUT

Mayor Koho noted the agenda input items.

ADJOURNMENT

The meeting was adjourned at 8:27 p.m.

Tracy L. Davis
City Recorder

APPROVED:
MAYOR:

Dennis Koho

COUNCIL MEMBERS:

Councilor #1 - Jerry Watson

Councilor #4 - Carl Beach

Councilor #2 - Bob Newton

(absent)
Councilor #5 - Al Miller

Councilor # 3 - Jim Keller

(absent)
Councilor # 6 - Jerry McGee

Minutes approved:

October 16, 1995