CITY COUNCIL AGENDA PACKET

MONDAY SEPTEMBER 20, 2004

- 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!!

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, September 20, 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. **Hello Keizer Liquor License Application**

6. **COMMITTEE REPORTS**

   a. **Volunteer of Quarter Award – Markey Humberstad**

   b. **RESOLUTION – Expressing City Council Appreciation and Dissolving Community Oriented Policing Committee**

7. **OTHER BUSINESS**
   This time is provided to allow the Mayor, 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**
     - **Update on Civic Center Issue**

8. **ADMINISTRATIVE ACTION**

   a. **ORDINANCE** - Amending the Dangerous Building Ordinance

9. **CONSENT CALENDAR**

   a. Discretionary Merit Increase – Associate Planner

   b. **RESOLUTION** – Initiating Lent Estates Street Lighting District

   c. **RESOLUTION** – Initiating Barnick Road Infill Project Street Lighting District

   d. Approving August 30, 2004 Work Session Minutes

10. **WRITTEN COMMUNICATIONS**

    To inform the Council of significant written communications.

11. **AGENDA INPUT**

    October 4, 2004
    7:00 p.m. City Council Regular Session
    - J-Rod's Burgers and Wings Liquor License Application
    - Renewal of Keizer Little League Lease Agreement

    October 11, 2004
    12:00 p.m. City Council Work Session

    October 18, 2004
    7:00 p.m. City Council Regular Session
    - Keizer Station Master Plan - Area A Amendment
    - Keizer Station Master Plan - Area D

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 1-800-735-2900 at least two working days (48 hours) in advance.

AGENDA ITEM 5a

Hello Keizer Liquor License Application

September 20, 2004

CITY COUNCIL MEETING: September 20, 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: **HELLO KEIZER LIQUOR LICENSE APPLICATION**
OFF-PREMISES SALES

BACKGROUND:

On August 13, 2004 Abdulla Hussein submitted an application for an Off-Premises Sales liquor license for Hello Keizer located at 4495 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 August 23 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 an Off-Premises liquor license for Hello Keizer 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: Hello Keizer Gas and Mini Mart

Issue: Shall the City Council approve the liquor license application of Hello Keizer, 4495 River Rd. N., Keizer, Oregon 97303.

Background

There were 7 calls for service at the address of 4495 River Rd N.,. between August 1, 2003 and July 31, 2004. 3 were in conflict with the ordinance, 2 of which occurred under prior ownership. The applicant, Abdulla M Hussein has no Oregon Criminal History on Record.

Thus, the background review did not reveal any significant history or 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 Hello Keizer, 4495 River Rd. N., Keizer, Oregon.

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: Pending

Date: 8/13/04

90-day authority: ☐ Yes ☐ No

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

① Abdulla M. Hussein ③ _____

② _____ ④ _____

2. Trade Name (dba): Hello Keizer

3. Business Location: 4495 River Road N, ~~Salem~~ Keizer, Marion, OR 97303
(number, street, rural route) (city) (county) (state) (ZIP code)

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

5. Business Numbers: 503-856-9122 _____
(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:_____

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? City of Keizer, Marion Co.
(name of city or county)

11. Contact person for this application: Abdulla Hussein 503-856-9122
(name) (phone number(s))

4495 River Rd N, Keizer, OR 97303 _____
(address) (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 Abdulla M. Hussein Date 8/12/04 ③ _____ Date_____

② _____ Date_____ ④ _____ Date_____

1-800-452-OLCC (6522)

www.olcc.state.or.us

OREGON LIQUOR CONTROL COMMISSION

BUSINESS INFORMATION

Please Print or Type

Applicant Name: Abdulla M. Hussein Phone: 503-856-9122

Trade Name (dba): Hello Keizer

Business Location Address: 4495 River Road,

City: Keizer OR ZIP Code: 97303

DAYS AND HOURS OF OPERATION

Business Hours:		Outdoor Area Hours:	
Sunday	6:00 am to ~~Midnight~~ 11:00	Sunday	Same
Monday	6:00 am to ~~Midnight~~ 11:00	Monday	to
Tuesday	6:00 am to ~~Midnight~~ 11:00	Tuesday	to
Wednesday	6:00 am to ~~Midnight~~ 11:00	Wednesday	to
Thursday	6:00 am to ~~Midnight~~ 11:00	Thursday	to
Friday	6:00 am to ~~Midnight~~ 11:00	Friday	to
Saturday	6:00 am to ~~Midnight~~ 11:00	Saturday	to

The outdoor area is used for:

- ☐ 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

N/A

Restaurant: _____ Outdoor: _____

Lounge: _____ Other (explain): _____

Banquet: _____ Total Seating: _____

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: abdulla m. Hussein **Date:** 8/7/02

1-800-452-OLCC (6522)

www.olcc.state.or.us

(rev. 04/03)

AGENDA ITEM 6a

Volunteer of Quarter Award

September 20, 2004

CITY COUNCIL MEETING: September 20, 2004

AGENDA ITEM NUMBER: _____

TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS

THROUGH: CHRIS EPPLEY
CITY MANAGER

FROM: TRACY L. DAVIS, CMC
CITY RECORDER

SUBJECT: VOLUNTEER OF THE QUARTER AWARD

ISSUE:

Recently, Captain Jeff Kuhns submitted a nomination memorandum to the Volunteer Coordinating Committee to recognize Markey Humberstad as the Volunteer of the Quarter. At the September 13th City Council work session, staff was directed to proceed with the presentation to Ms. Humberstad at the September 20th meeting.

Keizer Police Department

Phone: (503) 390-3713 • Fax: (503) 393-8295
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, OR 97307-1000

MEMORANDUM

To: Volunteer Coordinating Committee
From: Captain Jeffrey K. Kuhns
Date: September 15, 2004

Subject: **Volunteer of the Quarter Nomination**

Markey Humberstad
1059 Juniper Street North
Keizer, Oregon
503-390-5005
Humberstad@msn.com

I would like to take this opportunity to nominate Markey Humberstad for special recognition as the Volunteer of the Quarter for the City of Keizer. I have personally known Markey for the past several years. If my memory serves me correct I believe we met when she began volunteering her time on the Main Community Policing Committee, and the District 2 Community Policing Committee in about 1998.

Markey is now in the fight of her life as she battles cancer. Because of her health, on Friday September 3rd, she was forced to abruptly resign from her position as a "Member-At-Large" on the Main Community Policing Committee.

In her resignation letter Markey wrote, "It is with great regret that I submit my resignation to the Community Oriented Policing Committee. My health is the issue. I hope I have contributed over the years. I did very much enjoy my time and giving back to my community."

I am specifically asking that you consider Markey Humberstad as the individual you recognize as the Volunteer of the Quarter because she has constantly and consistently given her time to the City for several years with little or no recognition. Markey was one individual the Keizer Police Department could always count on to be at the COP meetings, and to provide meaningful input. Her smile, eagerness to solve problems, and willingness to contribute to that end will be greatly missed by everyone.

Additionally, Markey has been more involved with the City of Keizer than just the COP committees. She has played an active role with the Keizer Chamber of Commerce and could always be counted on to work the information booth at the Iris Festival. She would routinely attend Chamber Greeter events and has simply been an individual I've greatly enjoyed working with. If you have questions about my nomination, please don't hesitate to contact me. Thank you.

AGENDA ITEM 6b

RESOLUTION - Expressing City Council Appreciation and Dissolving of Community Oriented Policing Committee

September 20, 2004

COUNCIL MEETING: September 20, 2004

AGENDA ITEM NUMBER: _____

TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS

THROUGH: CHRIS EPPLEY
CITY MANAGER

FROM: TRACY L. DAVIS, CMC
CITY RECORDER

SUBJECT: COMMUNITY ORIENTED POLICING COMMITTEE

ISSUE:

On September 13, 2004 the City Council met in a joint work session with the Community Oriented Policing Committee. Upon conclusion of the session, a consensus was reached that the Community Oriented Policing Committee had successfully completed their mission and goals.

RECOMMENDATION:

It is recommended the City Council adopt the attached Resolution Expressing City Council Appreciation and Dissolving of the Community Oriented Policing Committee.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2004- _____

EXPRESSING CITY COUNCIL APPRECIATION AND DISSOLVING OF COMMUNITY ORIENTED POLICING COMMITTEE

WHEREAS, in 1991 the City Council authorized the formation of a Police Advisory Committee to assist in opening the lines of communications between the citizens of Keizer and the City;

WHEREAS, in 1993 the Committee was expanded to 30 members, chosen to represent geographical areas, minority groups, police representatives, the Fire District and School District, to implement the community policing concept in the City of Keizer;

WHEREAS, in 1997 after a great deal of success in implementation of the Community Policing philosophy, the Committee was restructured to focus on communication, problem solving, empowerment, responsibility, and a partnership with the community. The mission of the Keizer Policing Committee was to provide quality police services through community oriented policing;

WHEREAS, the Community Policing Committee has fulfilled their mission and the Keizer Police Department has formally adopted the community policing philosophy in all aspects of their operations; NOW, THEREFORE

BE IT RESOLVED by the City Council of the City of Keizer that the Community Oriented Policing Committee has successfully fulfilled their mission and the Committee is hereby dissolved.

BE IT FURTHER RESOLVED that it is with sincere gratitude and thanks to each and every member for their contributions and dedication to the success of community policing philosophy in the City of Keizer.

PASSED this _____ day of _____, 2004.

SIGNED this _____ day of _____, 2004.

_____
Mayor

_____
City Recorder

AGENDA ITEM 7a

Civic Center Update

September 20, 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.

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.

1765 Union Street NE, Suite 160, Salem, Oregon 97301
Voice: 503.371.2403 / Fax: 503.371.2613
spowell@ppinc.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

ORDINANCE – Amendment of Dangerous Building Ordinance

September 20, 2004

CITY COUNCIL MEETING: September 20, 2004

AGENDA ITEM NUMBER:_____

TO: **MAYOR CHRISTOPHER AND COUNCIL MEMBERS**

THROUGH: **CHRISTOPHER C. EPPLEY, CITY MANAGER**

FROM: **E. SHANNON JOHNSON, CITY ATTORNEY**

SUBJECT: ***AMENDMENT OF DANGEROUS BUILDING ORDINANCE***

City staff has noticed a section of the dangerous building code (Section 403) which is somewhat unclear. The Section implies that an owner may have the option of simply securing (boarding up) a building without future demolition or repair. I do not believe that this was the intent of the dangerous building code.

Section 403 has been rewritten to indicate that the building must be vacated and secured if it is dangerous and must be repaired or demolished. I have enclosed a copy of the existing ordinance.

RECOMMENDATION:

Adopt the attached Ordinance.

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

ESJ/tmh
attachment

BILL NO. ____ A BILL ORDINANCE NO. 2004-_____

FOR

AN ORDINANCE

AMENDING THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS; **AMENDING ORDINANCE NO. 90-184**

The City of Keizer ordains as follows:

Section 1. AMENDMENT OF ORDINANCE NO. 90-184. Ordinance No. 90-184 (An Ordinance Adopting a Uniform Code for Abatement of Dangerous Buildings and Declaring an Emergency) is hereby amended by deleting the current Section 403 and replacing it as follows:

Sec. 403. The following standards shall be followed by the City Manager (and by the Planning Commission and/or City Council if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure;

1. If the building or structure is in such condition as to make it dangerous to the life, limb, property or safety of any persons, it shall be ordered vacated and secured; **AND**

2. The building or structure shall be repaired or demolished as follows:

(i) If it is economically and practicably feasible to repair the building or structure in compliance with all applicable codes, including, but not limited to this Code, then such building or structure shall be repaired. However, the owner may at his or her option demolish such building.

Lien & Johnson
Attorneys at Law
4855 River Road N
Keizer, Oregon 97303
(503) 390-1635

(ii) If it is not economically or practicably feasible to repair the building or structure in compliance with all applicable codes, including, but not limited to this Code, then such building or structure shall be demolished.

Section 2. EFFECTIVE DATE. This Ordinance shall be effective thirty (30) days after its passage.

PASSED this _____ day of _____, 2004.

SIGNED this _____ day of _____, 2004.

_____
Mayor

_____
City Recorder

Lien & Johnson
Attorneys at Law
4855 River Road N
Keizer, Oregon 97303
(503) 390-1635

BILL NO. 166 A BILL ORDINANCE NO. 90-184

FOR

AN ORDINANCE

ADOPTING A UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS AND DECLARING AN EMERGENCY

(**NOTE**: Portions of this code are reproduced from the 1988 edition of the Uniform Code for the Abatement of Dangerous Buildings, copyright © 1988, with the written permission of the publishers, the International Conference of Building Officials.)

The City of Keizer ordains as follows:

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CHAPTER 1
TITLE AND SCOPE

TITLE

Sec. 101. These regulations shall be known as the "Uniform Code for the Abatement of Dangerous Buildings," and may be cited as such, and will be referred to herein as "this code."

PURPOSE AND SCOPE

Sec.102. (a) Purpose. It is the purpose of this code to provide a just, equitable and practicable method, to be cumulative with and in addition to, any other remedy provided by the Building Code, or otherwise available at law, whereby buildings or structures which from any cause endanger the life, limb, health, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of person who will or should be especially protected or benefited by the terms of this code.

(b) Scope. The provisions of this code shall apply to all dangerous buildings, as herein defined, which are now in existence or which may hereafter become dangerous in the City of Keizer.

ALTERATIONS, ADDITIONS AND REPAIRS

Sec. 103. All buildings or structures which are required to be repaired under the provisions of this code shall also be subject to the provisions of the Building Code.

CHAPTER 2
ENFORCEMENT

GENERAL

Sec. 201 (a) Administration. The City Manager is hereby authorized to enforce the provisions of this code.

The City Manager shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as he may deem necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

(b) Inspections. The health officer, the fire chief and the City Manager are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.

(c) Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the City Manager or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the City Manager or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the City Manager by this code, provided that if such building or premises be occupied, he shall first present proper credentials and request entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If such entry is refused, the City Manager or his authorized representative shall have recourse to every remedy provided by law to secure entry.

"Authorized representative" shall include the officers named in Section 201 (b) and their authorized inspection personnel.

ABATEMENT OF DANGEROUS BUILDINGS

Sec. 202. All buildings or portions thereof which are determined after inspection by the City Manager to be dangerous as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or

removal in accordance with the procedure specified in Section 401 of this code.

VIOLATIONS

Sec. 203. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

INSPECTION OF WORK

Sec. 204. All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the City Manager in accordance with and in the manner provided by this code and the Building Code.

CHAPTER 3
DEFINITIONS

GENERAL

Sec. 301. For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the Building Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

BUILDING CODE is the State of Oregon 1990 edition of the Structural Specialty Code, as adopted by the City of Keizer.

CITY MANAGER shall mean the City of Keizer City Manager or his designee.

DANGEROUS BUILDING is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.

DANGEROUS BUILDING

Sec. 302. For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered:

1. Whenever any door, aisle, passageway, stairway or other

means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

4, Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has wrecked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in case of similar new construction.

8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

10. Whenever the exterior walls or other vertical structural

members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

12. Whenever the building or structure has been so damaged by fire, wind earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants or criminals; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful acts.

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, as specified in the Building Code, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.

14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws, and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause is determined by the fire chief to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

18. Whenever any portion of a building or structure remains

on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

CHAPTER 4
NOTICES AND ORDERS OF CITY MANAGER

GENERAL

Sec. 401. (a) Commencement of Proceedings. Whenever the City Manager has inspected or caused to be inspected any building and has found and determined that such building is a dangerous building, he shall commence proceedings to cause the repair, vacation or demolition of the building.

(b) Notice and Order. The City Manager shall issue a notice and order directed to the record owner of the building. The notice and order shall contain:

1. The street address and a legal description sufficient for identification of the premises upon which the building is located.

2. A statement that the City Manager has found the building to be dangerous with a brief and concise description of the conditions found to render the building dangerous under the provisions of Section 302 of this code.

3. A statement of the action required to be taken as determined by the City Manager:

(i) If the City Manager has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefor and the work physically commenced within such time (not to exceed 60 days from the date of the order) and completed within such time as the City Manager shall determine is reasonable under all of the circumstances.

(ii) If the City Manager has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a time certain from the date of the order as determined by the City Manager to be reasonable.

(iii) If the City Manager has determined that the building or structure must be demolished, the order shall require that the building be vacated within such time as the City Manager shall determine is reasonable (not to exceed 60 days from the date of the order); that all required permits be secured therefor within 60 days from

the date of the order, and that the demolition be completed within such time as the City Manager shall determine is reasonable.

4. Statements advising that if any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the City Manager (i) will order the building vacated and posted to prevent further occupancy until the work is completed, and (ii) may proceed to cause the work to be done and charge the cost thereof against the property or its owner.

5. Statements advising (i) that any person having any record title or legal interest in the building may appeal from the notice and order or any action of the City Manager to the Planning Commission, provided the appeal is made in writing as provided in this code and filed with the City Manager within 30 days from the date of service of such notice and order; and (ii) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

(c) Service of Notice and Order. The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner and posted on the property; and one copy thereof shall be served on each of the following if known to the City Manager or disclosed from official public records: The holder of any mortgage or deed of trust or other lien or encumbrance of record; the owner or holder of any lease of record; and the holder of any other estate or legal interest of record in or to the building or the land on which it is located. The failure of the City Manager to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed on him by the provisions of this section.

(d) Method of Service. Service of the notice and order shall be made upon all persons entitled thereto either (i) personally or (ii) by mailing a copy of such notice and order both first class and by certified mail, postage prepaid, return receipt requested, to each such person at his address as it appears on the last equalized assessment roll of the county or as known to the City Manager. If no address of any such person so appears or is known to the City Manager, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this section. Service by first class and certified mail in the manner herein provided shall be effective on the date of mailing.

(e) Proof of Service. Proof of service of the notice and order shall be certified to at the time of service by a written

declaration under penalty of perjury executed by the persons effecting service, declaring the time, date, and manner in which service was made. The declaration, together with any receipt card returned in acknowledgment of receipt by certified mail shall be affixed to the copy of the notice and order retained by the City Manager.

RECORDATION OF NOTICE AND ORDER

Sec. 402. If compliance is not had with the order within the time specified therein, and no appeal has been properly and timely filed, the City Manager shall file in the office of the county recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed or the building demolished so that it no longer exists as a dangerous building on the property described in the certificate, the City Manager shall file a new certificate with the county recorder certifying that the building has been demolished or all required corrections have been made so that the building is no longer dangerous, whichever is appropriate.

REPAIR, VACATION AND DEMOLITION

Sec. 403. The following standards shall be followed by the City Manager (and by the Planning Commission and/or City Council if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure;

1. Any building declared a dangerous building under this code shall be made to comply with one of the following:

(i) The building shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair; or

(ii) The building shall be demolished at the option of the building owner; or

(iii) If the building does not constitute an immediate danger to the life, limb, property or safety of the public it may be vacated, secured and maintained against entry.

2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety or the public or its occupants, it shall be ordered to be vacated.

NOTICE TO VACATE

Sec. 404 (a) Posting. Every notice to vacate shall, in addition to being served as provided in Section 401 (c), be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER
UNSAFE TO OCCUPY
It is a violation of City of Keizer
Ordinance No. 90-184 to occupy this building,
or to remove or deface this notice.

(b) Compliance. Whenever such notice is posted, the City Manager shall include a notification thereof in the notice and order issued by him under Subsection (b) of Section 401, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been posted until the required repairs, demolition or removal have been completed and a Certificate of Occupancy issued pursuant to the provisions of the Building Code.

CHAPTER 5
APPEAL

GENERAL

Sec. 501 (a) Form of Appeal. Any person entitled to service under Section 401 (c) may appeal from any notice and order or any action of the City Manager under this code by filing at the office of the City Manager a written appeal containing:

1. A heading in the words: "Before the Planning Commission of the City of Keizer".

2. A caption reading: "Appeal of _____," giving the names of all appellants participating in the appeal.

3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.

4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.

5. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside.

6. The signatures of all parties named as appellants and their official mailing addresses.

7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within 30 days from the date of the service of such order or action of the City Manager; provided, however, that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public, or adjacent property and is ordered vacated and is posted in accordance with Section 404, such appeal shall be filed within 10 days from the date of the service of the notice and order of the City Manager.

(b) Processing of Appeal. Upon receipt of any appeal filed pursuant to this section, the City Manager shall present it at the next regular or special meeting of the Planning Commission.

(c) Scheduling and Noticing Appeal for Hearing. As soon as practicable after receiving the written appeal, the Planning Commission shall fix a date, time and place for the hearing of the appeal. Such date shall be not less than 10 days nor more than 60 days from the date the appeal was filed with the City Manager. Written notice of the time and place of the hearing to each appellant by the secretary of the Planning Commission either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his address shown on the appeal.

EFFECT OF FAILURE TO APPEAL

Sec. 502. Failure of any person to file an appeal in accordance with the provisions of this code shall constitute a waiver of his right to an administrative hearing and adjudication of the notice and order or any portion thereof.

SCOPE OF HEARING ON APPEAL

Sec. 503. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

STAYING OF ORDER UNDER APPEAL

Sec. 504. Except for vacation orders made pursuant to Section 403 (2), enforcement of any notice and order of the City Manager issued under this code shall be stayed during the pendency of an appeal therefrom which is properly and timely filed.

CHAPTER 6
PROCEDURE FOR CONDUCT OF HEARING APPEALS

GENERAL

Sec. 601. (a) Hearing Examiners. The Planning Commission may appoint one or more hearing examiners or designate one or more of its members to serve as hearing examiners to conduct the hearings. The examiner hearing the case shall exercise all powers relating to the conduct of hearings until it is submitted by him to the Planning Commission for decision.

(b) Record. A record of the entire proceedings shall be made by tape recording or by any other means of permanent recording determined to be appropriate by the Planning Commission.

(c) Reporting. The proceedings at the hearing shall also be reported by a stenographic reporter if requested by any party thereto. A transcript of the proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established by the Planning Commission, but shall in no event be greater than the cost involved.

(d) Continuances. The Planning Commission may grant continuances for good cause shown; however, when a hearing examiner has been assigned to such hearing, no continuances may be granted except by him for good cause shown so long as the matter remains before him.

(e) Oaths-Certification. In any proceedings under this chapter, the Planning Commission, any Planning Commission member, or the hearing examiner has the power to administer oaths and affirmations and to certify to official acts.

(f) Reasonable Dispatch. The Planning Commission and its representatives shall proceed with reasonable dispatch to conclude any matter before it. Due regard shall be shown for the convenience and necessity of any parties or their representatives.

FORM OF NOTICE OF HEARING

Sec. 602. The notice to appellant shall be substantially in the following form, but may include other information:

"You are hereby notified that a hearing will be held before (the Planning Commission or name of hearing examiner) at _____ on the _____ day of _____19__, at the hour _____ upon the notice and order served upon you. You may be present at the hearing. You may be, but need not be, represented by counsel. You may present any relevant evidence and will be

given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit therefor with (Planning Commission or name of hearing examiner)."

SUBPOENAS

Sec. 603 (a) Filing of Affidavit. The Planning Commission or examiner may obtain the issuance and service of a subpoena for the attendance of witnesses or the production or other evidence at a hearing upon the request of a member of the Planning Commission or upon the written demand of any party. The issuance and service of such subpoena shall be obtained upon the filing of an affidavit therefor which states the name and address of the proposed witness; specifies the exact thing sought to be produced and the materiality thereof in detail to the issues involved; and states that the witness has the desired things in his possession or under his control. A subpoena need not be issued when the affidavit is defective in any particular.

(b) Cases Referred to Examiner. In cases where a hearing is referred to an examiner, all subpoenas shall be obtained through the examiner.

(c) Penalties. Any person who refuses without lawful excuse to attend any hearing or to produce material evidence in his possession or under his control as required by any subpoena served upon such person as provided for herein shall be guilty of an infraction.

CONDUCT OF HEARING

Sec. 604 (a) Rules. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

(b) Oral Evidence. Oral evidence shall be taken only on oath or affirmation.

(c) Hearsay Evidence. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissable over objection in civil actions in courts or competent jurisdiction in this state.

(d) Admissibility of Evidence. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state.

(e) Exclusion of Evidence. Irrelevant and unduly repetitious evidence shall be excluded.

(f) Rights of Parties. Each party shall have these rights, among others:

1. To call and examine witnesses on any matter relevant to the issues of the hearing;

2. To introduce documentary and physical evidence;

3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;

4. To impeach any witness regardless of which party first called him to testify;

5. To rebut the evidence against him;

6. To represent himself or to be represented by anyone of his choice who is lawfully permitted to do so.

(g) Official Notice. 1. What may be noticed. In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact which may be judicially noticed by the courts of this state or of official records of the Planning Commission or departments and ordinances of the city or rules and regulations of the Planning Commission.

2. Parties to be notified. Parties present at the hearing shall be informed of the matters to be noticed, and these matters shall be noted in the record, referred to therein, or appended thereto.

3. Opportunity to refute. Parties present at the hearing shall be given a reasonable opportunity, on request, to refute the officially noticed matters by evidence or by written or oral presentation or authority, the manner of such refutation to be determined by the Planning Commission or hearing examiner.

4. Inspection of the premises. The Planning Commission or the hearing examiner may inspect any building or premises involved in the appeal during the course of the hearing, provided that (i) notice of such inspection shall be given to the parties before the inspection is made, (ii) the parties are given an opportunity to be present during the inspection, and (iii) the Planning Commission or the hearing examiner shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn therefrom. Each party then shall have a right to rebut or explain the matters so stated by the Planning Commission or hearing examiner.

METHOD AND FORM OF DECISION

Sec. 605 (a) Hearing Before Planning Commission Itself. Where a contested case is heard before the Planning Commission itself, no member thereof who did not hear the evidence or has not read the entire record of the proceeding shall vote on or take part in the decision.

(b) Hearing Before Examiner. If a contested case is heard by a hearing examiner alone, he shall within a reasonable time (not to exceed 30 days from the date the hearing is closed) submit a written report to the Planning Commission. Such report shall contain a brief summary of the evidence considered and state the examiner's findings, conclusions and recommendations. The report also shall contain a proposed decision in such form that it may be adopted by the Planning Commission as its decision in the case. All examiner's reports filed with the Planning Commission shall be matters of public record. A copy of each such report and proposed decision shall be mailed to each party on the date they are filed with the Planning Commission.

(c) Consideration of Report by Planning Commission - Notice. The Planning Commission shall fix the time, date and place to consider the examiner's report and proposed decision. Notice thereof shall be mailed to each interested party not less than five days prior to the date fixed, unless it is otherwise stipulated by all of the parties.

(d) Exception to Report. Not later than two days before the date set to consider the report, any party may file written exceptions to any part or all of the examiner's report and may attach thereto a proposed decision together with written argument in support of such decision. By leave of the Planning Commission, any party may present oral argument to the Planning Commission.

(e) Disposition by the Planning Commission. The Planning Commission may adopt or reject the proposed decision in its entirety, or may modify the proposed decision.

(f) Proposed Decision Not Adopted. If the proposed decision is not adopted as provided in Subsection (e), the Planning Commission may decide the case upon the entire record before it, with or without taking additional evidence, or may refer the case to the same or another hearing examiner to take additional evidence. If the case is reassigned to a hearing examiner, he shall prepare a report and proposed decision as provided in Subsection (b) hereof after any additional evidence is submitted. Consideration of such proposed decision by the Planning Commission shall comply with the provisions of this section.

(g) Form of Decision. The decision shall be in writing and shall contain findings of fact, a determination of the issues

presented, and the requirements to be complied with. A copy of the decision shall be delivered to the appellant personally or sent to him by certified mail, postage prepaid, return receipt requested.

(h) Effective Date of Decision. If not appealed to the City Council, the decision shall be final and effective ten days after the date of mailing the decision.

(i) City Council Appeal. The City Council shall, upon written notice of any party received by the City Manager within 10 days of date of mailing the decision, or upon the City Council's own motion, hear an appeal from the Planning Commission decision.

(1) Upon receipt of such written notice, the City Manager immediately shall set the time and place of the hearing before the City Council and notify the parties in the manner set forth in Section 501(c). Such hearing shall be set for a date which is no later than 30 days following receipt of the written notice.

(2) The appeal to the City Council shall be conducted as a de novo hearing and, within the limits of Section 503, any party may introduce any new or additional evidence.

(3) All provisions of this code, including, but not limited to Chapters 5 and 6, shall apply to the City Council hearing and decision.

(4) The City Council shall decide the appeal by Order within 30 days of the close of the hearing. The effective date shall be as stated in the City Council motion. The City Council's Order shall be the final decision on the matter.

CHAPTER 7

ENFORCEMENT OF THE ORDER OF THE CITY MANAGER OR THE PLANNING COMMISSION

COMPLIANCE

Sec. 701 (a) General. After any order of the City Manager or the Planning Commission or City Council made pursuant to this code shall have become final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any such person who fails to comply with any such order is guilty of an infraction.

(b) Failure to Obey Order. If, after any order of the City Manager or Planning Commission made pursuant to this code has

become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the City Manager may (i) cause such person to be prosecuted under Subsection (a) of this section or (ii) institute any appropriate action to abate such building as a public nuisance.

(c) Failure to Commence Work. Whenever the required repair or demolition is not commenced within 30 days after any final notice and order issued under this code becomes effective:

1. The City Manager shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:

DANGEROUS BUILDING
DO NOT OCCUPY
It is a violation of City of Keizer
Ordinance No. 90-184 to occupy this building
or to remove or deface this notice

2. No person shall occupy any building which has been posted as specified in this subsection. No person shall remove or deface any such notice so posted until the repairs, demolition or removal ordered by the City Manager have been completed and a Certificate of Occupancy issued pursuant to the provisions of the Building Code.

3. The City Manager may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building dangerous as set forth in the notice and order, or, if the notice and order required demolition, to cause the building to be sold and demolished and the materials, rubble and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto as their interest may appear of record.

EXTENSION OF TIME TO PERFORM WORK

Sec. 702. Upon receipt of an application from the person required to conform to the order and an agreement by such person that he will comply with the order if allowed additional time, the City Manager may, in his discretion, grant an extension of time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition, if the City Manager determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property.

The City Manager's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal his notice and order.

INTERFERENCE WITH REPAIR OR DEMOLITION WORK PROHIBITED

Sec. 703. No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of the City of Keizer or with any person who owns or holds any estate or interest in any building which has been ordered repaired, vacated or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of the City of Keizer, person having an interest or estate in such building or structure, or purchaser is engaged in the work of repairing, vacating and repairing, or demolishing any such building, pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

CHAPTER 8
PERFORMANCE OF WORK OF REPAIR OR DEMOLITION

GENERAL

Sec. 801. (a) Procedure. When any work of repair or demolition is to be done pursuant to Section 701 (c) 3 of this code, the City Manager shall issue his order therefor to the Director of Public Works and the work shall be accomplished by personnel of the City of Keizer or by private contract under the direction of said director. Plans and specifications therefor may be prepared by said director, or he may employ such architectural and engineering assistance on a contract basis as he may deem reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed.

(b) Costs. The cost of such work shall be paid from the general fund, and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the City Council of the City of Keizer shall determine appropriate.

CHAPTER 9
RECOVERY COST OF
REPAIR OR DEMOLITION

ACCOUNT OF EXPENSE, FILING OF REPORT: CONTENTS

Sec. 901. The Director of Public Works shall keep an itemized account of the expense incurred by the City of Keizer in the repair or demolition of any building done pursuant to the provisions of Section 701 (c) 3 of this code. Upon the completion of the work of repair or demolition, said Director shall prepare and file with the City Recorder a report specifying the work done, the itemized total cost of the work, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Subsection (c) of Section 401.

REPORT TRANSMITTED TO COUNCIL - SET FOR HEARING

Sec. 902. Upon receipt of said report, the City Recorder shall present it to the City Council for consideration. The City Council shall fix a time, date and place for hearing said report and any protests or objections thereto. The City Recorder shall cause notice of said hearing to be posted upon the property involved, published once in a newspaper of general circulation in the City of Keizer, and served by both first class and certified mail, postage prepaid, addressed to the owner of the property as his name and address appear on the last equalized assessment roll of the county, if such so appear, or as known to the city recorder. Such notice shall be given at least 10 days prior to the date set for hearing and shall specify the day, hour and place when the City Council will hear and pass upon the director's report, together with any objections or protests which may be filed as hereinafter provided by any person interested in or affected by the proposed charge.

PROTESTS AND OBJECTIONS-HOW MADE

Sec. 903. Any person interested in or affected by the proposed charge may file written protests or objections with the City Recorder at any time prior to the time set for the hearing on the report of the Director. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Recorder shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council of the City of Keizer at the time set for the hearing, and no other protests or objections shall be considered.

HEARING OF PROTESTS

Sec. 904. Upon the day and hour fixed for the hearing the City Council shall hear and pass upon the report of the Director together with any such objections or protests. The City Council may make such revision, correction or modification in the report or the charge as it may deem just; and when the City Council is satisfied with the correctness of the charge, the report (as submitted or as revised, corrected or modified) together with the charge, shall be confirmed or rejected. The decision of the City Council on the report and the charge, and on all protests or objections, shall be final and conclusive.

PERSONAL OBLIGATION OR SPECIAL ASSESSMENT

Sec. 905 (a) General. The City Council may thereupon order that said charge shall be made a personal obligation of the property owner or assess said charge against the property involved.

(b) Personal Obligation. If the City Council orders that the charge shall be a personal obligation of the property owner, it shall direct the City Attorney to collect the same on behalf of the City of Keizer by use of all appropriate legal remedies.

(c) Special Assessment. If the City Council orders that the charge shall be assessed against the property it shall confirm the assessment, cause the same to be recorded on the city lien docket and thereafter said assessment shall constitute a special assessment against and a lien upon the property.

CONTEST

Sec. 906. The validity of any assessment made under the provisions of this chapter shall not be contested in any action or proceeding unless the same is commenced within 30 days after the assessment is placed upon the assessment roll as provided herein.

AUTHORITY FOR INSTALLMENT PAYMENT OF ASSESSMENTS WITH INTEREST

Sec. 907. The City Council in its discretion, may determine that assessments in amounts of $500.00 or more shall be payable in not to exceed five equal annual installments. The City Council's determination to allow payment of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof shall be by a resolution adopted prior to the confirmation of the assessment.

LIEN OF ASSESSMENT

Sec. 908 (a) Priority. Immediately upon its being placed on the city lien docket the assessment shall be deemed to be

complete, the several amounts assessed shall be payable, and the assessments shall be liens against the lots or parcels of land assessed, respectively. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state, county and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid. The lien may be foreclosed in the manner provided by law for the foreclosure of liens for street improvements.

(b) Interest. All such assessments remaining unpaid after 30 days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of 7 percent per annum from and after said date.

EFFECTIVE DATE

Sec. 909. This ordinance being necessary for the immediate preservation of the public health, safety, and welfare, an emergency is declared to exist and this ordinance shall take effect immediately upon its passage.

PASSED this _____ day of _____, 1990.

SIGNED this _____ day of _____, 1990.

_____
Mayor

_____
City Recorder

2988COK.001

AGENDA ITEM 9a

Discretionary Merit Increase – Associate Planner

September 20, 2004

COUNCIL MEETING: September 20, 2004

AGENDA ITEM NUMBER:_____

TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS

THROUGH: CHRIS EPPLEY
CITY MANAGER

FROM: NATE BROWN
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DISCRETIONARY MERIT INCREASE, ASSOCIATE PLANNER

BACKGROUND:

As part of the transition from the previous Planning Director, Cheryl Vafakos was placed as the Interim Planning Director. In order to fill this position, it required that she discontinue her pursuit of her Bachelors of Science in Planning. As a result of that interruption this then required that she complete her degree in a compressed time frame, necessitating her to take a full time course load. This was done as well as maintaining all of her job responsibilities as a full time employee. As a result, in order to maintain the required processing times on land use decisions, she would frequently arrive at work at 6:00 AM to complete the necessary staff reports and correspondences, and then travel to meet the demands of class schedules.

During this time, she has proven her uncommon dedication and exceptional value to the department, has provided the support to the department that has allowed the completion of significant projects in the department due to the fact that she did not require assistance to complete her duties which would have, under normal circumstances, diverted staff resources away from these projects.

ISSUE:

The Personnel Policies provide for awarding "Discretionary Merit Increases" as part of the overall management of staff resources, requiring the approval of the City Manager and the City Council. It is consistent with the policies to recognize employees in unusual and compelling circumstances with such increases. The City Manager is in support of a merit increase in this unique circumstance.

The justification for this increase, without setting precedent, is the fact that in service to the City while voluntarily acting as the Interim Planning Director, Cheryl assumed a significant burden upon herself by compressing the time available for her to complete the degree program that she had previously committed herself to. Additionally, she performed her duties while pursuing a full time student schedule without adversely

impacting the workload of the other Community Development team members. Upon obtaining this degree, Cheryl becomes even more qualified to fill planning positions elsewhere and staff retention of well qualified staff is a high priority of the City and department.

FISCAL IMPACT:

The Community Development Department is budgeted with the latitude to hire a Senior Planner as an alternate to the Associate Planner position. The three percent increase that this merit increase would provide is well within the budgeted amount for staffing resources in the department. No additional budget authority is required for this merit increase, either now or in the future.

RECOMMENDATION:

Approve a Discretionary Merit Increase for Cheryl Vafakos, consistent with Personnel policy, in recognition of exceptional service, commitment and dedication

AGENDA ITEM 9b

RESOLUTION – Initiating Lent Estates Street Lighting District

September 20, 2004

COUNCIL MEETING: September 20, 2004

AGENDA ITEM NUMBER:_____

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

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

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

SUBJECT: **INITIATING LENT ESTATES STREET LIGHTING LOCAL IMPROVEMENT DISTRICT**

ISSUE:

Shall the City Council initiate Lent Estates Street Lighting Local Improvement District?

DISCUSSION:

A petition was filed on July 15, 2004 by the developer of Lent Estates subdivision to form a local improvement district for street lights in this area of Keizer. The petition contained the required signatures of the property owner as outlined by City of Keizer Ordinance 94-278.

RECOMMENDATION:

It is recommended that the City Council approve the Resolution Initiating Lent Estates Street Lighting Local Improvement District and direct the City Engineer to prepare a survey of the area.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2004-_____

DECLARING THE CITY'S INTENT TO INITIATE A STREET LIGHTING LOCAL IMPROVEMENT DISTRICT (LENT ESTATES) AND DIRECTING THE CITY ENGINEER TO MAKE A SURVEY AND FILE A WRITTEN REPORT WITH THE CITY RECORDER

WHEREAS, the City Council of the City of Keizer has received a petition from the developer to initiate a street lighting district in the Lent Estates property development in the City of Keizer, Oregon; and

WHEREAS, pursuant to City of Keizer Ordinance 94-278, the necessary signatures of land owner comprising two-thirds of the property to be included within Lent Estates Street Lighting District have requested the formation of the district; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer that:

1. The City Council declares its intent to initiate Lent Estates Street Lighting Local Improvement District;
2. The map attached hereto, marked Exhibit "A", and by this reference incorporated herein sets forth the proposed boundaries of the district;
3. The City Engineer is hereby directed to make a survey of the District;
4. The City Engineer shall file a written report with the City Recorder to be considered by the City Council on October 18, 2004.

PASSED this ____ day of _____, 2004.

SIGNED this ____ day of _____, 2004.

_____
Mayor

_____
City Recorder

PETITION TO FORM LOCAL IMPROVEMENT DISTRICT FOR STREET LIGHTING

To the City Council for the City of Keizer:

The undersigned being the owner or contract purchaser of the described property hereinafter set opposite my or its name, hereby petition the Keizer City Council to form a STREET LIGHTING LOCAL IMPROVEMENT DISTRICT for:

Lent Estates

within the City of Keizer.

The legal description of the proposed district is:

See attached description

PLEASE ATTACH A MAP OF THE AREA

This petition to form this district is in conformity with the charter, ordinances and regulations of the City of Keizer.

PETITION SUBMITTED BY:

NAME: Loretta Lent

ADDRESS: 1900 June Reid Pl NE Keizer, OR 97303

PHONE NUMBER: 503-390-4299

DATE	DEED HOLDER/CONTRACT BUYER	SIGNATURE	ADDRESS OF PROPERTY (IF VACANT - LOT NUMBER/SECTION)
7/15/04	Rod + Loretta Lent	Loretta Lent	1090 Clear Lake Rd NE

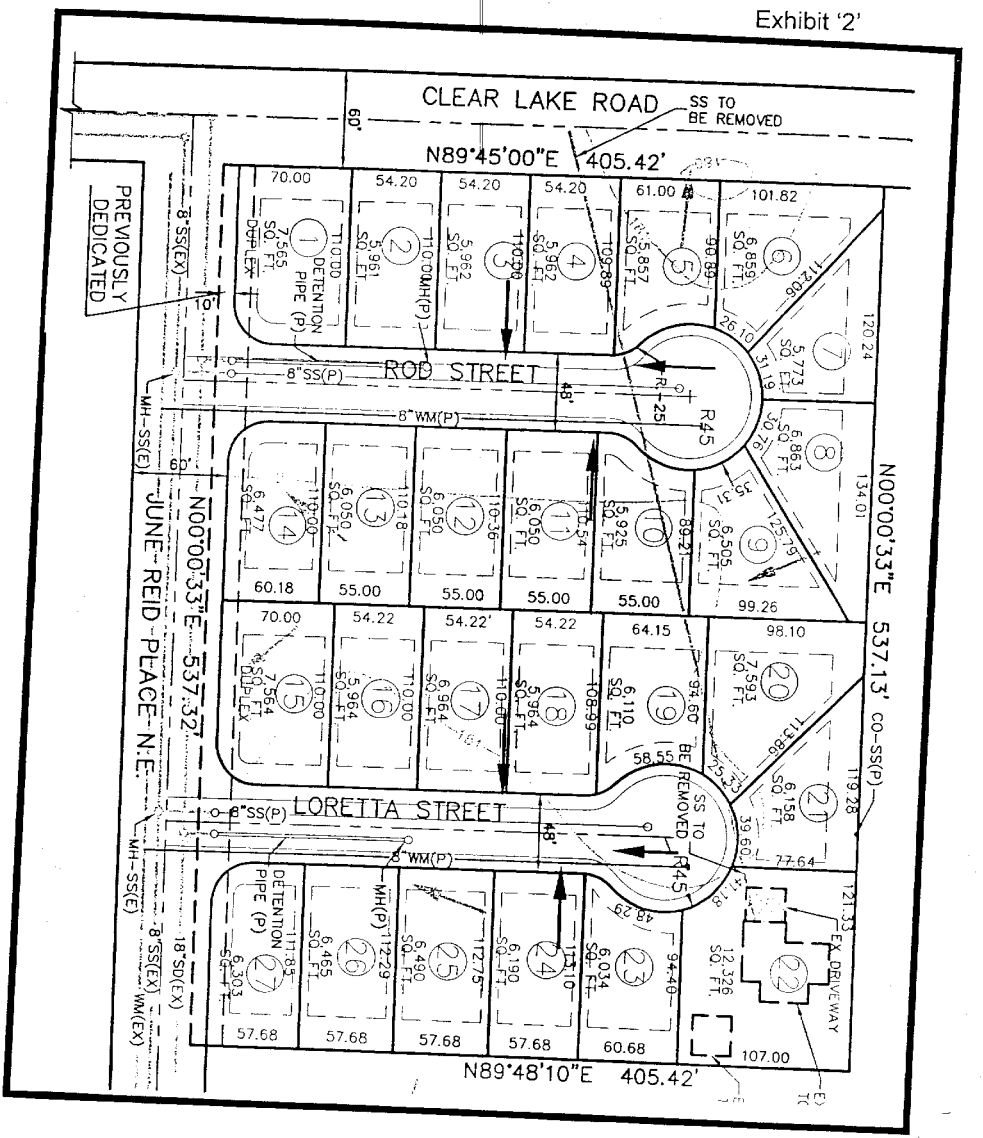
Requested By: Reid 03/08/2004

Exhibit "B"

June Reid ~~Drive~~ PLACE NE
Right-Of-Way East of School Property

Beginning at the northeast corner of Parcel 3 of Partition Plat Number 93-62 as recorded in the Marion County Record of Partition Plats;
Thence S89°45'00"E, along the south right-of-way line of Clearlake Road N., a distance of 30.08 feet to a point;
Thence Southwesterly, along the arc of a 20.00 feet radius curve left (the chord of which bears S45°07'46"W 28.34 feet), an arc distance of 31.50 feet to a point;
Thence S00°00'32"W a distance of 517.31 feet to a point;
Thence N89°38'56"W a distance of 10.00 feet to a point on the east line of said Parcel 3;
Thence N00°00'32"E a distance of 537.38 feet to the point of beginning. The above-described parcel contains 5,458 square feet of land located in Section 23, Township 6 South, range 3 West, Willamette Meridian, City of Keizer, Marion County, Oregon.

Exhibit '2'



PROPOSED PLAN MAP

Subdivision Case No. 2004-15

7900 June Reid Pl NE

AGENDA ITEM 9c

RESOLUTION – Initiating Barnick Road Infill Project Street Lighting District

September 20, 2004

COUNCIL MEETING: September 20, 2004

AGENDA ITEM NUMBER:_____

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

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

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

SUBJECT: **INITIATING BARNICK ROAD INFILL PROJECT STREET LIGHTING LOCAL IMPROVEMENT DISTRICT**

ISSUE:

Shall the City Council initiate Barnick Road Infill Project Street Lighting Local Improvement District?

DISCUSSION:

A petition was filed on July 15, 2004 by the developer of Barnick Road Infill Project to form a local improvement district for street lights in this area of Keizer. The petition contained the required signatures of the property owner as outlined by City of Keizer Ordinance 94-278.

RECOMMENDATION:

It is recommended that the City Council approve the Resolution Initiating Barnick Road Infill Project Street Lighting Local Improvement District and direct the City Engineer to prepare a survey of the area.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2004-_____

DECLARING THE CITY'S INTENT TO INITIATE A STREET LIGHTING LOCAL IMPROVEMENT DISTRICT (BARNICK ROAD INFILL PROJECT) AND DIRECTING THE CITY ENGINEER TO MAKE A SURVEY AND FILE A WRITTEN REPORT WITH THE CITY RECORDER

WHEREAS, the City Council of the City of Keizer has received a petition from the developer to initiate a street lighting district in the Barnick Road Infill Project property development in the City of Keizer, Oregon; and

WHEREAS, pursuant to City of Keizer Ordinance 94-278, the necessary signatures of land owner comprising two-thirds of the property to be included within Barnick Road Infill Project Street Lighting District have requested the formation of the district; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer that:

1. The City Council declares its intent to initiate Barnick Road Infill Project Street Lighting Local Improvement District;
2. The map attached hereto, marked Exhibit "A", and by this reference incorporated herein sets forth the proposed boundaries of the district;
3. The City Engineer is hereby directed to make a survey of the District;
4. The City Engineer shall file a written report with the City Recorder to be considered by the City Council on October 18, 2004.

PASSED this ____ day of _____, 2004.

SIGNED this ____ day of _____, 2004.

_____
Mayor

_____
City Recorder

PETITION TO FORM LOCAL IMPROVEMENT DISTRICT FOR STREET LIGHTING

To the City Council for the City of Keizer:

The undersigned being the owner or contract purchaser of the described property hereinafter set opposite my or its name, hereby petition the Keizer City Council to form a STREET LIGHTING LOCAL IMPROVEMENT DISTRICT for:

Barnick Road Infill Project

within the City of Keizer.

The legal description of the proposed district is:

PLEASE ATTACH A MAP OF THE AREA

This petition to form this district is in conformity with the charter, ordinances and regulations of the City of Keizer.

PETITION SUBMITTED BY:

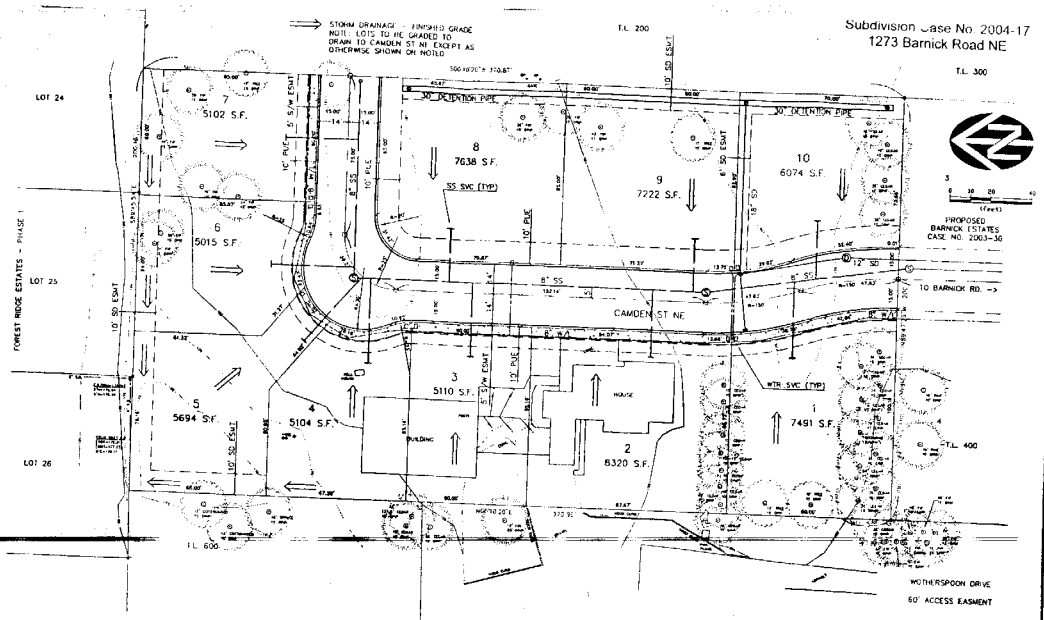
NAME: Gordon King

ADDRESS: 2685 Commercial St. NE Salem 97303

PHONE NUMBER: 503-551-1718

DATE	DEED HOLDER/CONTRACT BUYER	SIGNATURE	ADDRESS OF PROPERTY (IF VACANT - LOT NUMBER/SECTION)
8-5-09	Gordon King	GK	1273 Barnick Road NE

Subdivision Case No. 2004-17
1273 Barnick Road NE



RECEIVED
CITY OF KEIZER
APR 14 2004
COMMUNITY DEVELOPMENT

NOTES

1. Access for Lot 2 to be from Camden St NE. Access for existing residence to Wotherspoon Dr to be made available to Lot 600.
2. Parking Plan: All lots to have min 20'x20' PCC parking area adjacent to Camden St except Lot 5. Lot 5 to have a 20'x20' PCC area at the NW end of the flag area.
3. The rear ±20 feet of Lots 4-7 to continue to drain to the existing storm drain pipe in Lot 26 to the North.

OWNER/SUBDIVIDER
Gordon King
Associated Properties
2085 Commercial St NE
Salem, OR 97301
Phone (503) 363-3723
Fax (503) 375-2872

ENGINEER
Westech Engineering
3841 Fairview Industrial Dr SE
Suite 100
Salem, OR 97302

POWER
Dir Hammer
4245 Kale St NE
Salem, OR 97303
(503) 463-4383

TELEPHONE
Qwest
Elaine Sell
240 State Street, Rm 307
Salem, OR 97301
(503) 399-4822

GAS
NW Natural
Jim Hampton
3123 Broadway NE
Salem, OR 97303
(503) 585-6611 x6413

CABLE TV
Comcast
Dave Hammill
1710 Salem Industrial Dr NE
Salem, OR 97303
(503) 991-6520

SANITARY SEWER
City of Salem

WATER
City of Keizer

STORM DRAIN
City of Keizer

SUBJECT PROPERTY
Tax Map 6 3W 23 DC
Lot 500

TOTAL SITE AREA
1.70 Acres

LOTS
10

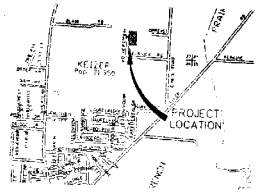
AVG LOT SIZE
6,282 sf

MAX LOT SIZE
8,320 sf

MIN LOT SIZE
5,015 sf

REGISTERED PROFESSIONAL ENGINEER
1ST TYPE
OREGON
JULY 15, 1997
RAYMOND C. KNIGHT

CERT. EXP. DECEMBER 31, 2005



KEIZER VICINITY MAP

WORK SCALE

EMA	REF		
PRN	REF		
CKD	REF		
DATE			

WESTECH ENGINEERING, INC.
Plans Review Lot 2 of 3 Lots 100 Salem, OR 97303
Phone (503) 585-2474 Fax (503) 585-3986
E-mail: westech@westech-eng.com

WE

GORDON KING SALEM, OREGON
BARNICK ROAD INFILL SUBDIVISION

PRELIMINARY PLAT

SHEET
1 OF 2
JOB NUMBER
2389.0000.0

EXHIBIT "ONE"

Beginning at a point which is 920.77 feet East and 217.80 feet North from the 1/4 corner of the South line of Section 23, Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 370.6 feet to a point on the North line of tract of land conveyed to Glen Rolofson by deed recorded in Volume 517, Page 569, Deed Records; thence East 400.00 feet to the Northeast corner of said tract; thence South along the East line of said tract,
370.60 feet to the point which is 217.80 feet North from the South line of said Section; thence West 400.00 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described property conveyed to John E. Bohlander, et ux, by deed recorded December 20, 1978 in Reel 66, Page 713, Marion County, Records.

TOGETHER WITH right of access along a 60 foot strip from the County Road, described as follows: Beginning at a point on the South line of Section 23, Township 6 South, Range 3 West, 860.77 feet East from the South one-quarter section corner; thence North 389.40 feet; thence East 60 feet; thence South 389.40 feet to the South line of said Section 23; thence West to the point of beginning.

AGENDA ITEM 9d

Approving August 30, 2004 Work Session Minutes

September 20, 2004

MINUTES
KEIZER CITY COUNCIL/PARKS ADVISORY BOARD
JOINT WORK SESSION
Monday, August 30, 2004
Chalmers-Jones Gazebo
Keizer City Hall, Keizer, Oregon

CALL TO ORDER Mayor Christopher called the work session to order at 6:00 pm. Those present are listed below:

Present:
Lore Christopher, Mayor
Jacque Moir, Council President
Judy Smith, Councilor
Richard Walsh, Councilor
Charles Lee, Councilor
Marlene Kelly, Parks Board
Rich Ford, Parks Board
Clark Williams, Parks Board
Garry Whalen, Parks Board
Vickie Hilgemann, Parks Board
Shayne Hollandsworth, Parks Board

Staff Present:
Rob Kissler, Public Works Director
Bill Lawyer, Public Works
Terry Witham, Parks Department
Debbie Lockhart, Recording Secretary
Jeff Miller, Parks Department (Chalmers-Jones Park Only)
Bob Kruse, Parks Department (Chalmers-Jones Park Only)

Absent:
Charles Lee, Councilor
James Taylor, Councilor
Marsha Clark, Parks Board

PARK VISITS:

CHALMERS-JONES PARK
The meeting commenced at the Chalmers-Jones Park gazebo. Members walked over to the skate park where Terry Witham pointed out the newly repaired transitions. It was reported that the Pepsi machines had been destroyed and subsequently removed. Coke is considering putting in machines with cages around them. The skate event was discussed.

COUNTRY GLEN PARK
Members viewed the play structure and the Rotary shelter and discussed putting in trees. It was noted that the tree planting is being delayed in order to wait for wetland determination and proposed work around the creek.

BAIR PARK
Rob Kissler explained where the water tower would go and discussed the road access/easement noting that there is not clear title to the road. He also pointed out that the park has never seen the plow because he has

found native trilliums. He explained that four half-acre parcels were purchased: 2 for the water department and 2 for the park department and that the vision is to clear the underbrush in the area but leave the park virtually natural. This vision, however, is contingent upon neighborhood input.

BEN MILLER FAMILY PARK
Members viewed where the play structure will be placed and discussed how the addition of the play structure and resulting family usage at the park will curb use by gangs which has been a problem in the past.

RIVER'S EDGE PARK
Shayne Hollandsworth pointed out the expected location of the remains of the Wallace House. Terry Witham pointed out that Dr. Brauner is planning on attending the September Parks Board meeting and invited council members to attend. He also explained the procedure which Dr. Brauner is planning on using for discovery of artifacts at the site.

Adjournment Members returned to City Hall and dispersed at 8:00 pm.

APPROVED:

MAYOR:

Debbie Lockhart, Recording Secretary

Lore Christopher

COUNCIL MEMBERS

Councilor #1 – Judy K. Smith

Councilor #4 – Jacque Moir

~ Absent ~
Councilor #2 – Michel Gaynor

Councilor #5 – Richard Walsh

Councilor #3 – Charles E. Lee

~ Absent ~
Councilor #6 – James Taylor

Minutes approved:

PUBLIC HEARING SIGN UP SHEET

PUBLIC HEARING RE: HELLO KEIZER LIQUOR LICENSE

DATE: September 20, 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
~~Chuck Sisler~~	~~2505 Hollywood Drive Salem~~	~~KEP~~		~~I think so!~~
~~[illegible] Henrietta~~	~~[illegible] Salem~~			

The Senate-Aires Chorus

under the direction of Steve Morin

presents:

50 Years of Harmony

a celebration of their 50th annaversary

featuring, from Atlanta, Georgia, the International Champion comedy quartet

Saturday, October 16th, 7:00 PM
Willamette University Auditorium
Salem, Oregon

also appearing

Sold Out
Evergreen District Champion

Tickets: *$35, $20, $10*
www.senateaires.org
888-339-5568 *(toll free)*
503-485-6169 *(Salem)*

Keizer Station

Breaking Ground Ceremony

September 28, 2004 • 5 p.m.

Join us in our celebration
and be the first to preview plans
for this exciting shopping district!

Welcome
Lore Christopher, Mayor of Keizer

Introduction of Special Guests

Overview of Keizer Station Shopping District

Breaking Ground Ceremony

Refreshments, Music

For information call Suzanne Sides 503-588-7099
or email info@keizerstation.com

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: Chuck Sides

Address: 2555 Hollywood Dr
Salem

Subject or Agenda Item Number:
KSP groundbreaking

Your Comments:

Proponent _____ Opponent _____ General _____

Date 9/20/04

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: Byron Hammicks

Address: 1220 20TH ST SE

Salem Or 97302

Subject or Agenda Item Number: United Way

Your Comments:

Proponent _____ Opponent _____ General _____

Date _____

Dear Lore Christopher and City Council,

As the council is making plans for the Kaiser Station, would you also consider a Aquatic Center at the station. This would really help kids of our area and perhaps travelers along I 5 would stay a little longer in our city.

Thanks

Parents of Swimmers

For Immediate Release
Contact: Chuck Sides
(503) 588-7099

September 20, 2004

KEIZER STATION PROJECT SET TO BREAK GROUND

The long-awaited and much-anticipated Keizer Station project takes a giant step forward next week when groundbreaking ceremonies mark the official start of construction on the first phase of the 225-acre mixed use development located north of Chemewa Road next to Interstate 5.

Keizer Mayor Lore Christopher and the members of the Keizer City Council will join business and civic leaders from throughout the Salem-Keizer area on Tuesday, September 28th for the historic ceremony. The 5 p.m. event will be held across from the entrance to the Volcanoes Stadium parking lot in an open field on the west side of I-5.. The public is invited to attend the groundbreaking, which will also include comments by the mayor, project developers and an overview of the $300 million project. Entertainment will be provided by the McNary High School Band.

Symbolic of this ambitions retail, commercial and sports-entertainment complex, the groundbreaking itself will be big and challenging. Mayor Christopher and the City Councilors will operate their own backhoe and simultaneously turn the first dirt to launch the Keizer Station construction.

"We couldn't think of a better way to recognize the dedication and teamwork of the Mayor and the entire council," said Chuck Sides, a partner in Northwest National LLC, the developers for the project. "It's been a four-and-a-half year struggle to get to this point, and without the leadership of these elected officials we wouldn't be on our way."

Sides said initial work on the project should begin soon and will focus on public works improvements, including road realignment and widening. Later this fall, construction is expected to get underway on the Keizer Station Village Center, the first of four phases that will make up the overall Keizer Station complex. The Keizer Station Village Center will feature a variety of tenants ranging from major retailers such as Lowes Home Improvement to smaller speciality stores and restaurants.

Planning for the development of this unique property began in 1987 when the Keizer Comprehensive Plan established the Chemewa Activity Center and McNary Activity Center. The first Chemewa Activity Center Plan was adopted in 1993. Following several years of community discussion and evaluation, the Keizer Station Plan was adopted in February, 2003. Keizer City Council adopted the project master plan in July of this year.

Keizer Station will provide an initial economic boost to the Salem-Keizer area through the multi-million dollar construction project itself. Once completed, officials expect the retail, commercial and sports-entertainment complex to provide at least 2,800 jobs and pay more than a half million dollars per year in local taxes.

CITY OF KEIZER

PROCLAMATION

SALEM SENATE-AIRES 50th ANNIVERSARY

WHEREAS, in 1954 the Salem Chapter of the Society for The Preservation and Encouragement of Barbershop Quartet Singing In American was chartered;

WHEREAS, this group of approximately 25 men began providing four-part harmony, not only in the Salem area but throughout the Willamette Valley and the Great Northwest; and

WHEREAS, the Salem Senate-Aires, as they later become known as, is comprised of men ranging between the ages of eleven and eighty who love to sing four-part harmony and provide entertainment to the citizens of the Salem-Keizer area and beyond; and

WHEREAS, the Salem Senate-Aires have had great success in competitions at both the state and international level. In 2004, they will defend their district title for the eighth consecutive year and tenth overall; and

WHEREAS, the Salem Senate-Aires are committed to the preservation, promotion, and further development of the barbershop style of A Capella Singing. Their mission is accomplished by striving for excellence in performances and is extended into the community by contributing to the cultural and education development of the community and its youth through responsible public service; and

WHEREAS, the Salem Senate Aires will celebrate their 50th anniversary with a show on October 16, 2004 at the Smith Auditorium on Willamette University;

NOW, THEREFORE, I LORE CHRISTOPHER, MAYOR OF THE CITY OF KEIZER, OREGON HEREBY PROCLAIM OBSERVANCE OF

SALEM SENATE AIRE 50th ANNIVERSARY

OCTOBER 16, 2004

and urge the citizens of our community to join in this observance

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Keizer, Oregon to affix this 20th day of September 2004.

_____

MAYOR LORE CHRISTOPHER

Davis, Tracy

From: Hopkins, Bill
Sent: Friday, September 17, 2004 2:39 PM
To: Davis, Tracy
Cc: Eppley, Christopher
Subject: FW: Salem Senate-Aires

This is for you Tracy From the Mayor. I'm forwarding it to you because of problems with the Hotmail.com she is using.

Bill Hopkins
IT
City of Keizer
503-390-3700 x160

From: Christopher, Lore
Sent: Friday, September 17, 2004 1:19 PM
To: Davis, Tracy; Eppley, Christopher
Subject: FW: Salem Senate-Aires

Tracy, Could you use the attached information to prepare a proclamation for me to read on Monday? If so, could you please let Bill know so that he could attand and receive the proclamation? Thank you so much,

~Lore

>From: "Bill Pickett" <bill-lenn@comcast.net>
>To: "Lore Christopher" <Chrisfam1@msn.com>
>Subject: Salem Senate-Aires
>Date: Wed, 15 Sep 2004 17:42:19 -0700
>
>Attached is the copy of the letter I sent in July. Also I am sending along some of the history information I sent with the letter. Some of it is repetitive. Sorry about that.
>
>Thanks you so much for your assistance in getting this done.
>
>Do let me know about the tickets and how you wish them to come to you or your designee.
>
>Bill Pickett
>Salem Senate-Aires
>503-390-2920
>7252 Fieldview St. N.E.
>Keizer, OR 97303

The Salem Senate-Aires

Men's Barbershop Chorus

P. O. Box 717
Salem, OR 97308

July 16, 2004

Mayor Lore Christopher
P. O. Box 21000
Keizer, OR 97307-1000

Re: The Salem Senate-Aires
50th Anniversary to be
held October 16, 2004

The Salem Senate-Aires Men's Barbershop Chorus is celebrating it's 50th anniversary this year. Founded in 1954, our chorus has been providing four-part harmony, not only in the Salem/Keizer area, but throughout the Willamette Valley and the Great Northwest.

We want to invite you and your guest to our 50th Anniversary Show on October 16, 2004, at Smith Auditorium on the campus of Willamette University. Our show will feature the International Champion Quartet 'FRED,' as well as other highly ranked quartets in our District and International. The show will begin at 7:00 p.m. Our shows generally are attended by 800 to 1,000 patrons who love the barbershop style of harmony.

Our chorus is a group of men, ranging in age at this time between eleven and eighty, who love to sing four-part harmony and provide entertainment by having shows two to three times per year to the citizens of the Valley. We also are available to provide musical entertainment for groups and conventions that come here. We are not currently sponsored by any organization. All our expenses are born by the membership and the revenue we derive from our shows and other activities we may do.

Because this is our 50th anniversary, which is truly a special event in any organizations lifetime, we will certainly appreciate it if you will prepare a letter of recognition and congratulations, from you as the Mayor of Keizer. We will frame this for display and also place it in the program for the show. I would prefer this not be folded, but placed in a large manila envelope. When it is ready, I can be contacted at the phone number below and I will be most pleased to come and pick it up.

In the event your schedule does not allow you to be present, we certainly would appreciate having you appoint someone, to include their guest, to represent the City of Keizer on your behalf. I have tickets to present to you when I pick up the letter of recognition, or I can mail them to you, which every you prefer.

Should there be any questions that need to be answered, I am available most anytime, and should I not know the answer I will get it promptly. Any written correspondence that you feel may be necessary can be directed to my home address, which is indicated below.

In the greatest of Harmony I am,

Bill Pickett
50th Anniversary Chairman
Salem Senate-Aires
503-390-2920
7252 Fieldview St. N.E.
Keizer, OR 97303

Encl: One attachment

HISTORY (continued) courtesy Andy Staat

The first sing-out for this new barbershop chorus was M.C.'d by Dave Hoss, a local radio personality and a charter member as well. Naturally the occasion was "Charter Night," held in Morningside School's auditorium.

In addition to chorus members by Salem and Eugene-Springfield chapters, Maurice Adams and Mel Bedsaul played clarinet and banjo, respectively. Both men, plus Don Foster and Larry Miller (tenor) sang as A "Chord Cats" quartet and were as enthusiastically applauded as Bud Leabo's "Scrap Iron Four," and a Portland chapter's more experienced and polished foursome.

The "Chord Cats" were the first to organize and sing in public. Other quartets formed soon afterward, yours truly being a lead singer in one known as "The Four Idle Bum Bums." Our chapter has continued to encourage and spawn quartets for forty years now—many singing with distinction in area, District and International competitions.

From this small, dedicated group of charterers, leadership has never been lacking, and our chapter has had steady growth and much success—a public favorite it it's many singing appearances here in Salem and elsewhere.

NOTE: What you have read this past few weeks is a history as compiled by our beloved Andy Staat in August of 1994.

Bill

HISTORY OF 'THE SENATE-AIRES' FROM SALEM, OREGON

revised
07/16/04

Chartered in September of 1954 as the Salem, Oregon Chapter of the Society For The Preservation And Encouragement Of Barbershop Quartet Singing In America, Inc.

In competition at the Division level (Oregon), the Chorus has distinguished itself by winning the championship numerous times and has been in the top three in the State without exception.

In competition at the District level (Oregon, Washington, Idaho, Montana, Alaska, British Columbia, and Alberta), the Chorus has again had the distinction of winning this championship nine times (1964, 1967, 1997, 1998, 1999, 2000, 2001, 2002, 2003). No other chorus in the District has had the good fortune to win seven consecutive championships. In October 2004, the Chorus will compete in District competition to defend it's title and try to earn it's eighth consecutive championship and tenth overall. In District competition throughout the years we have, with only a very few exceptions, been in the top five. We are extremely proud of this accomplishment.

At the International level, we have competed eight times, placing 10th, 15th, 14th, 12th, 13th, 13th and 14th. In July, 2004, we completed our seventh consecutive International Contest. We placed 16th out of 22 competing choruses. The level of competition at International is extremely high and we are just one of some 800 Choruses throughout the Society who work diligently year in and year out to improve our level of performance. In July 2005, the Chorus hopefully will travel to Salt Lake City, Utah to compete in the 2005 International Championships.

One of the by-products of barbershop chorus singing is the development of quartets and some exceptionally fine quartets have been born in 'The Senate-Aires.' In the 1960's and 1970's there was the Capitol Chordsmen who became a District Champion. They were in demand up and down the West Coast. In the '70's and '80's we had The Representatives, who although not attaining a District championship, were always in the top three and an excellent Show quartet. In our past roster, we had "The Peanut Butter Conspiracy,"singing many '50's arrangements and who include a lot of comedy in their routine. In fact in August of 2002, Peanut Butter Conspiracy won the Comedy Quartet contest at the Buckeye Invitational in Columbus, Ohio. The 2000 Evergreen District champion is from our Chorus. "SOLD OUT" is their name, and this year 2004, at the International Quartet Championships, they placed nineteenth. And recently joining our chorus, is "FLIPSIDE," who finished in 8th place in the 2002 and 2003 International Quartet finals. In this years (2004) competition, they placed sixth.

As for performances, we are willing to sing most anywhere, mostly for a fee but we also have done many benefits. As examples, in 1998, we sang at the dedication of Riverfront Park. In May 1999, we sang at a Memorial service, given by the American Legion at the State Capitol. On June 2, 2001, we were privileged to be one of the groups to provide entertainment at the dedication of the Carousel at Riverfront Park. We also participated in the dedication of the Salem Downtown Bus Transit Mall.

Throughout the years we've performed at many conventions in Salem; the Lion's; RV conventions, plus many more. We've also performed out of town upon request over the years. We do our annual shows, sometimes two, and sometimes a Cabaret. Our last show was June 19 at North Salem High School. We have presented the National Anthem on four different occasions at the Blazer's basketball games and in March 2001 were also asked to perform the half-time show. We have performed it seven times at Salem-Keizer Volcanoe's baseball games in the past two years. We have also been parade marshals at the annual Christmas parade done by the Downtown Merchant's Association. WE DO TRY TO BE ACTIVE IN THE COMMUNITY.

Four years ago it was proposed that we obtain new risers for the chorus as the ones we were using were over 20 years old. Through a generous contribution by a supporter, coupled with a matching effort by the chorus members to sell CDs, we were able to acquire a complete set of new risers, with back safety railing.

In 2002, it was decided we needed to make a uniform change. Again, through a generous contribution by a supporter, we were able to obtain the funds necessary to make, not a complete, but a significant addition to our uniforms. It was again decided that we needed to do some matching effort by the chorus members as our way of saying thanks and giving some significant contribution to the community. To do this, we as individuals, contributed our time of about 4 to 5 hours each on a Habitat for Humanity project. That amounted to about 400 man-hours of time.

That about sums up the history from my knowledge and memory of nearly 23 years. There are probably others in the chorus that can add significantly more.

Bill Pickett
503-390-2920

VISION STATEMENT

The Salem, Oregon Chapter of the Society for the Preservation and Encouragement of Barbershop Quartet Singing in America, Inc., AKA "Salem Senate-Aires," is an organization committed to Excellence by its members to Promote and Encourage the Barbershop style of a cappella singing in our extended community.

MISSION STATEMENT

The Salem Senate-Aires are committed to the Preservation, Promotion, and further development of the Barbershop style of A Cappella Singing. This will be accomplished through by members striving for excellence, by frequent Public Performances to the broadest possible spectrum of audiences in the extended community, and by contributing to the cultural and educational development of the community and its youth through responsible public service.

Salem Senate-Aires Beginnings
as compiled by
Andy Staat

Group singing of barbershop songs was first heard in Salem in the long since defunct Isaak Walton Clubhouse, which overlooked both Pringle Creek and its Park at 500 South Cottage Street. A couple dozen men, mostly Rotarians, promoted the idea of forming a barbershop chorus chapter in June of 1953. A World War I veteran, Ted Nelson, was their "knowledgeable sparkplug."

Infrequent sing-along meetings were held by interested parties in this clubhouse the rest of that year and for the first eight months of 1954. A request for chartering an S.P.E.B.S.Q.S.A. chapter was answered by the then barbershopper's International Secretary, Bob Hafer: "Line up at least 25 enthusiastic men who want to go for it!"

The next item is a news clipping from one of the local newspapers in 1954. (We had The Oregon Statesman and The Capitol Journal.) There is no date on the clipping but it has to be in June of 1954.

A preliminary organizational meeting, I don't have the date of this but it was in June or early July 1954, was held and temporary officers were selected that included William Ross as President; John Merritt as Vice President; James Davis as Secretary and Chandler Brown as Treasurer. A July 14, 1954 was set as the final organizational meeting. A feature of the July 14 meeting was to be a discussion of the Barber Shop singing program by representatives from the Eugene-Springfield Organization.

The following is from another news clipping dated November 11, 1954 from The Capitol Journal.

"SPEBSQSA introduced itself to Salem Wednesday night in the packed auditorium of the Morningside Elementary School. SPEBSQSA was initiating its newest member, the 'Senate-Aires' of Salem. This group was presented with a charter of membership by Marvin Knutson president of the Cascade Chapter. As president of the local group, Dr. Don Foster accepted. Other officers included Dr. Walter Snyder as vice-president; Cliff Ingham as Secretary-Treasurer and George Dow as librarian. A high school music teacher, Maurice Adams was the chorus director. This new Salem group has 28 men."

"Attired in white 'waiter' jackets and blue bow ties, the Salem Chorus opened the concert, which included quartets and choruses from Portland and Eugene. Among the guests was a foursome from Eugene who had been singing together since 1929. A member, Frank Graham, who was the first first vice-president of the Association, spoke briefly."

"The program included these quartets; the Chord Wringers out of Portland; Chord Cats, Salem; Jasper Jills, Eugene; instrumental interlude, Maurice Adams and Mel Bedsaul, Salem chapter; Portland chorus; Millertones, Eugene; Oregon Misters, Portland; Sweet Adelines, Portland; Fouregonians, Portland; Harmonettes, Portland; Eugene chorus; and the Scrap Iron Four-1929ers from Eugene. Master of Ceremonies was Dave Hoss from the Salem chapter."

Respectfully Submitted by

Andy Staat
Salem Senate-Aires