



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

CALL TO ORDER

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

Present:

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

Absent:

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

Staff:

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

FLAG SALUTE

Mayor Clark led the pledge of allegiance.

SPECIAL ORDERS OF BUSINESS None

**COMMITTEE
REPORTS**

**a. Volunteer of
the Quarter
Awards**

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

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

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

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

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

PUBLIC TESTIMONY

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

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

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

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

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

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

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

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

PUBLIC HEARINGS

a. Minor Amendment to Keizer Station Area A Master Plan

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

Mayor Clark opened the Public Hearing.

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

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

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

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

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

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Anderson, Parsons and Freeman (3)

ADMINISTRATIVE ACTION

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

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

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

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

Landscaping Design); Amending Ordinance No. 98-389

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

Motion passed as follows:

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Anderson, Parsons and Freeman (3)

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

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

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

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Anderson, Parsons and Freeman (3)

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

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

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

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Anderson, Parsons and Freeman (3)

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

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

**Communications
and Authorizing
Disposition of
Surplus Property**

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

**CONSENT
CALENDAR**

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

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

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

**COUNCIL
LIAISON
REPORTS**

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

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

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

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

College Career Center.

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

OTHER BUSINESS

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

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

WRITTEN COMMUNICATIONS None

AGENDA INPUT

October 2, 2017

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

October 9 2017

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

October 16, 2017

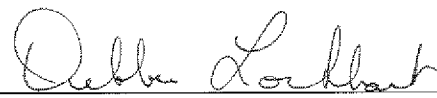
7:00 p.m. - City Council Regular Session

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

MAYOR:

APPROVED:


Cathy Clark


Debbie Lockhart, Deputy City Recorder

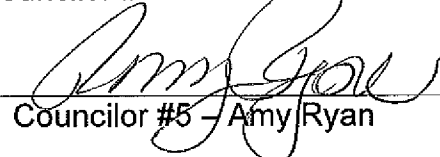
COUNCIL MEMBERS


Councilor #1 – Laura Reid


Councilor #4 – Roland Herrera

~ Absent ~

Councilor #2 – Kim Freeman


Councilor #5 – Amy Ryan

~ Absent ~

Councilor #3 – Marlene Parsons

~ Absent ~

Councilor #6 – Bruce Anderson

Minutes approved: October 16, 2017