



**MINUTES
KEIZER CITY COUNCIL
WORK SESSION
Monday, September 8, 2008
Keizer City Hall, Council Chambers
Keizer, Oregon**

CALL TO ORDER Mayor Christopher called the work session to order at 6:00 pm. The following were present:

Councilors:

Lore Christopher, Mayor
Richard Walsh, Council President
Cathy Clark, Councilor
Jim Taylor, Councilor
Brandon Smith, Councilor
David McKane, Councilor
Jacque Moir, Councilor

Parks Advisory Board:

Vickie Hilgemann, Chair
Garry Whalen, Vice Chair
Marlene Quinn
Jeanne Bond-Esser
David Philbrick

Staff

Chris Eppley, City Manager
Rob Kissler, Public Works
Bill Lawyer, Public Works
Shannon Johnson, City Attorney
Tracy Davis, City Recorder

DISCUSSION

**a. Parks & Recreation
System
Development
Charges
Methodology
Update Report**

Public Works Director, Rob Kissler, reviewed the update process noting that this report was the third draft. He reviewed various pages and figures, suggested changes, and fielded questions. Discussion took place regarding expansion of the Urban Growth Boundary, joint use agreements, SDC costs, acquisition funds, adjustment of the CIP, removal of proposed city parks, the Parks Master Plan, funding from sources other than SDCs, including trails as part of Parks as they relate to SDCs, basing methodology on a project list and flexibility in structure and implementation. Mike Erdman with the Home Builders Association pointed out that the time for land acquisition is now while prices are low. Discussion then continued regarding percentages and the SDC methodology, the rate structure and proportionality. Jeff Hawkins, with Emerald Pointe, contributed to the proportionality discussion as well.

Councilors requested the following information and action:

- Total expected SDCs over the plan period and adding additional dollars.
- Add additional acquisition dollars for one park.
- Clarification of acquisition per-acre cost for 4-acre parcels
- If the SDC was at \$2500, how much money would be raised over the course of 20 years?
- Elimination of outside trails from the parks SDC plan
- SDCs determined proportionally by percentage for buildings with multiple units, taking into consideration residents such as single seniors (senior housing) and considering single, studio, one- two- and three bedroom apartments.

- Realistic expectations of park development over the next 20 years.

In conclusion, Rob Kissler urged Councilors to thoroughly review the report and pointed out that the percentages are very different than the current SDC methodology.

David Philbrick then informed Council of the opportunity to acquire parts of the sternwheeler "The Jean" if they could be transported from Portland to Keizer. He fielded questions from Councilors regarding the cost of the transportation and added that Jerry Nuttbrock had volunteered to store it.

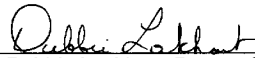
Council was unwilling to give a consensus on this due to lack of information on costs but encouraged Mr. Philbrick to get more information and they could call an emergency meeting.

ADJOURNMENT Meeting adjourned at 7:50 p.m.

APPROVED:

MAYOR:


Lore Christopher

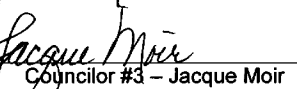


Debbie Lockhart, Deputy City Recorder

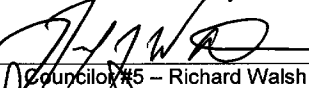
COUNCIL MEMBERS


Councilor #1 – David McKane


Councilor #2 – Brandon Smith


Councilor #3 – Jacque Moir


Councilor #4 – Cathy Clark


Councilor #5 – Richard Walsh


Councilor #6 – James Taylor

Minutes approved:

October 20, 2008