# MINUTES
## KEIZER CITY COUNCIL
**Tuesday, September 5, 1995**
**Robert L. Simon Council Chambers**
**Keizer City Hall**
**Keizer, Oregon**

## CALL TO ORDER

Mayor Koho called the regular meeting to order at 7:02 p.m. Roll call was taken as follows:

**Present:**
Dennis Koho, Mayor
Carl Beach, Councilor
Jim Keller, Councilor
Jerry McGee, Councilor
Bob Newton, Councilor
Jerry Watson, Councilor (arrived at 7:04 p.m.)

**Absent**
Al Miller, Councilor

**Staff:**
Dotty Tryk, City Manager
Wally Mull, Public Works Director
Kim Krause, Finance Director
John Morgan, Community Development Director
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

## PUBLIC TESTIMONY

**There was no public testimony to come before the Council.**

## COMMITTEE REPORTS

### PLANNING COMMISSION APPOINTMENTS

Dotty Tryk, City Manager reported presently there are three vacancies on the Keizer Planning Commission. The Volunteer Coordinating Committee has recommended the appointment of Richard Inman, Bill Wolf and June Abbott to fill these vacancies on the Commission.

Councilor Keller moved to appoint Richard Inman, Bill Wolf and June Abbott to serve three-year terms on the Keizer Planning Commission. Councilor McGee seconded the Motion.

In response to a question from Councilor McGee, City Manager Tryk confirmed the recent resignation of Planning Commission Chair Sam Goesch.

Mayor Koho invited members of the Council to the next Volunteer Coordinating Committee meeting when a review of applications to fill the vacancy will be discussed.

FMAGIC

Councilor Newton recommended a letter of appreciation be sent to those individuals who have resigned their position on the Commission.

Councilor McGee suggested the City Manager conduct a formal exit interview with the volunteers who resign from the committees or commissions.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Newton and Watson (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

**BUDGET COMMITTEE APPOINTMENTS**

Dotty Tryk, City Manager noted the Budget Committee terms of JoAnne Beilke and Shirley Pitt expired on August 30, 1995. The Volunteer Coordinating Committee has recommended the reappointment of these individuals to serve another three-year term on the Budget Committee.

Councilor Keller moved to reappoint JoAnne Beilke and Shirley Pitt to additional three-year terms on the Keizer Budget Committee. Councilor Watson seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Newton and Watson (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

## PUBLIC HEARINGS

**Mayor Koho opened the public hearing.**

**HIDDEN CREEK PHASE III STREET LIGHTING LOCAL IMPROVEMENT DISTRICT**

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

**There was no public testimony to come before the Council.**

**Mayor Koho closed the public hearing.**

Councilor Keller moved a Resolution forming the Hidden Creek Phase III Street Lighting Local Improvement District. Councilor McGee seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Newton and Watson (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

Councilor Keller moved an Ordinance Spreading Assessments to the Hidden Creek Phase III Street Lighting Local Improvement District. Mayor Koho seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Newton and Watson (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

**ORDINANCE - DECLARING LIEN FOR NUISANCE ABATEMENT AT 3856 CHERRY AVENUE NE (DINEHART)**

Mayor Koho noted this was the time and place for a Public Hearing on this Ordinance.

**Mayor Koho opened the public hearing.**

Shannon Johnson, City Attorney reported this action initiated from an abandoned house on Cherry Avenue which had been the scene of an attempted murder/suicide. Mr. Johnson noted the owner refused to cooperate and several appearances in the Municipal Court were necessary to proceed to this point. Under the guidelines of the nuisance abatement ordinance it allows the City to abate the nuisance and charge the costs against the property in the form of a lien.

Councilor Keller questioned the need to revise the provisions in the ordinance to handle a situation of this magnitude to expedite the process.

Mr. Johnson stated at this time there is no need to change the ordinance, only a possible fine tuning of the process.

Councilor Watson commended the staff on the detailed report and handling of this situation.

In response to a question from Councilor Beach, Mr. Johnson noted the costs assessed were based upon the actual costs of the demolition, capping of sewer, clean-up fees and the legal costs. The ten-percent administrative fee would not accurately reflect the time of the City Manager, Chief of Police or staff in handling this matter.

Councilor McGee stated the administrative fee should be the same whether handling a simple or difficult case.

**There was no public testimony to come before the Council.**

**Mayor Koho closed the public hearing.**

In response to a question from Councilor Keller, City Manager Tryk stated it is very difficult to determine the actual administrative costs since a time card is not kept for each matter.

Councilor Watson felt the ten-percent administrative fee was a reasonable amount to charge.

Mayor Koho noted basing the administrative costs on ten-percent of the other costs will reflect the difficulty of the case.

Mayor Koho moved a bill for an Ordinance Declaring a Lien against Property located at 3856 Cherry Avenue Northeast and Directing the City Recorder to Enter Such Lien in the Minor Lien Docket Pursuant to Ordinance 94-282 (Nuisance Abatement); Declaring an Emergency. Councilor Beach seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Newton and Watson (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

## CONSENT CALENDAR

**The consent calendar consisted of the following:**

a) RESOLUTION - Approve Engineer Report for Tepper East Street Lighting LID

b) RESOLUTION - Initiate Koufax Lane Street Lighting LID

c) Approval of August 21, 1995 Regular Session Minutes

Councilor McGee removed item “c” from the consent calendar.

Councilor Keller moved for approval of the remaining items on the Consent Calendar. Mayor Koho seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Newton and Watson (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

**"item c" - August 21, 1995 Minutes**

Councilor McGee stated the vote recorded on page 3 of the minutes should read 4-2-1 rather than 5-1-1 as noted. He requested the minutes reflect this.

Mayor Koho moved for approval of the minutes of August 21, 1995 as corrected. Councilor Beach seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Newton and Watson (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Miller (1)

## OTHER BUSINESS

Councilor Keller inquired of the volunteer recognition program. Mayor Koho noted a volunteer of the quarter will be recognized at the next Council meeting.

Councilor Keller requested the City Manager prepare a report on the enforcement of temporary business permits.

Councilor Keller asked the City Manager to prepare a report or a plan on the recruiting and hiring process used to fill the recent voter approved positions in the Police Department. He requested this report be given to the Council by the City Manager at the next regular meeting. Councilor Keller voiced his concern that a drug enforcement officer will not be hired until May and also the policy of not hiring already qualified officers to fill these vacancies.

Councilor Beach stressed the importance of hiring a drug enforcement officer for Keizer. He recalled previous testimony of a Keizer Police detective stating drug enforcement has not occurred during the last year. Councilor Beach suggested the drug enforcement be as high of a priority as traffic enforcement.

Councilor McGee requested the report include any other current vacancies in the Keizer Police Department. He also voiced his concern with the hiring time for these vacancies. In addition, Councilor McGee asked the report to contain the plan to control drugs in Keizer.

City Manager Tryk requested the plan be presented to the Council at the October 2, 1995 meeting due to her absence from the September 18, 1995 meeting.

Councilor Watson concurred a plan needs to be developed for drug enforcement.

Councilor Newton stating during his briefing of the hiring process, he understood the new officers would be placed in the traffic portion and the other experienced officers would move over to other more serious aspects of police work. He acknowledged it is difficult to get the officers fully trained in order to meet the needs of the department. Councilor Newton requested the report contain information why Keizer is unable to hire officers who are not already certified or trained through the Board of Police Standards.

Councilor Keller stated the high turn-over rate of personnel within the department is also a concern for him. He approved the City Manager presenting the report at the October 2, 1995 meeting.

Mayor Koho reminded the Council of their budget decision to delay hiring of some of the officers until later in the fiscal year. He noted his disappointment if the officers were not hired until the end of the year and the funds were used for other purposes. Mayor Koho called attention to the fact the voters were told the officers would not all be hired at one time.

Councilor Beach reiterated his concern for drug enforcement. He advocated the hiring of an experienced officer for this position.

Councilor McGee expressed his disappointment the plan would not be presented by the City Manager in two weeks. In addition, he asked the report also include the plan to deal with the problems of drugs, traffic and the safety of the officers on the streets. Councilor McGee suggested hiring outside officers to curb the drug problem or consider other options to solve these problems.

Councilor Keller suggested the City Manager provide an advanced copy of the plan in two weeks.

Mayor Koho confirmed a report will be prepared by the City Manager to be distributed in the next couple of weeks and will be discussed as an agenda item on October 2, 1995.

Councilor McGee called the Council's attention to the fact the voters were promised new positions to address the traffic and drug enforcement problems in the community. If these positions are not filled by the end of the fiscal year, the details will need to be adequately explained so the faith of the voters will not be broken.

Councilor Beach stressed the Council's obligation to put get these officers on the street shortly after the first of the year.

Councilor McGee questioned the minimum coverage allowable on the streets and what plan is used to provide additional coverage by the sergeants, lieutenant and chief. In addition he requested reasons for the purpose of 12-hour shifts compared to other options.

Councilor Keller shared recent statistics from a Community Policing meeting. He noted the Police Department has towed 291 cars, 222 of those for no insurance, under the recently adopted impound ordinance. In addition the number of reckless driving arrest were down by 50%, traffic accidents down 2% and the driving while suspended arrests were up 158%.

Councilor Beach noted a recent memo listing liaison positions did not include his position on the Mid-Willamette Valley Economic Development district. Mayor Koho noted the liaison positions will be discussed at the September 18 meeting when Councilor Miller is present.

Mayor Koho announced he has sent a letter to property owners along Claggett Creek proposing a greenway. In the letter he asked for input or participation on a committee to discuss this issue in further detail.

Councilor Watson noted his disappointment in distributing this letter to citizens prior to the announcement to the Council.

Councilor McGee also voiced his disapproval of a letter being distributed prior to determining what the consensus of the Council would be on this issue. This situation puts additional pressure on the Council to follow the lead of the Mayor.

Mayor Koho said the letter stated it was only a concept that needs to be discussed before implementation.

Councilor Beach felt as a councilor, an obligation to voice the consensus of the Council when speaking in public. This will avoid loosing the credibility of the Council as a governing body.

Mayor Koho relayed some of the success and failures he has shared with the Council during his terms of office. In addition, he noted an upcoming article in the Keizertimes will include this item as well as a possible updated taxbase and the possibility of a public plaza.

Councilor Newton suggested using the written communications portion of the meeting to inform the Council on written issues.

Mayor Koho read to the Council the contents of a letter he has drafted to the City of Salem in regards to the Willow Lake Treatment Plant SKPAC process.

Councilor McGee noted he concurred with the comments in the letter which were taken from the discussions that occurred during past Council meetings on this issue.

Wally Mull Public Works Director reported on the traffic problems at Whiteaker Middle School which occurred today due to the revision to the parking lot. Additional signs were erected and the situation improved at the dismissal of school. Mr. Mull stated the staff will continue to monitor this situation.

John Morgan, Community Development Director gave a brief report on the status of the Safeway store remodeling project. He commended Safeway for working with the City on the design and landscaping when it was not a requirement of any permit process. Mr. Morgan stated the building permit should be issued at any time with construction to begin the first of the month.

Dotty Tryk, City Manager noted she will be out of town September 13 through 20. John Morgan will be acting City Manager during this time.

## WRITTEN COMMUNICATION

John Morgan, Community Development Director stated reports on the Chemawa/River Road Design Plan, the School Facility draft plan and the Chemawa Activity Center were distributed to each of the Councilor's mailbox.

**There was no further written communication to come before the Council.**

**AGENDA INPUT** Mayor Koho noted the agenda input items.

**ADJOURNMENT** The meeting was adjourned at 8:20 p.m.

Tracy L. Davis
Tracy L. Davis
City Recorder

APPROVED:
MAYOR:
Dennis Koho
Dennis Koho

COUNCIL MEMBERS:

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|---|---|
| Jerry Watson<br>Councilor #1 - Jerry Watson | Carl E. Beach<br>Councilor #4 - Carl Beach |
| Bob Newton<br>Councilor #2 - Bob Newton | (absent)<br>Councilor #5 - Al Miller |
| Jim Keller<br>Councilor # 3 - Jim Keller | Councilor # 6 - Jerry McGee |

Minutes approved:

10-2-95