CITY OF KEIZER MISSION STATEMENT

KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING BASIC CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION.

A G E N D A

KEIZER CITY COUNCIL
SPECIAL MEETING

Monday, August 13, 1990
8:00 a.m.
Robert L. Simon Council Chambers

Note: Special time

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC HEARING

   a. Supplemental Budget (Street and Utility Funds)

4. DELIBERATION - Supplemental Budget

5. BID AWARD - Trail Avenue/Wheatland Road Realignment, Labish Sewer Trunk and McNary Estates/Manzanita Traffic Signal.

6. RESOLUTION - Amending Resolution R90-492 relating to compensation for Non-Bargaining Unit Employees including certain employees of the Water Department.

7. OTHER BUSINESS - This time is provided to allow Council members the opportunity to bring matters before the Council which are not on today's agenda.

8. WRITTEN COMMUNICATIONS - To inform the Council of significant written communications and petitions.

9. AGENDA INPUT

10. ADJOURN

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: August 13, 1990

AGENDA ITEM NO.: 3a & 4

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER

SUBJECT: 1990/91 SUPPLEMENTAL BUDGET

On July 26, 1990, the Keizer Budget Committee met and approved a supplemental budget involving the Street and Utility Funds. Attached is a copy of the staff report and the budget that was submitted to the Budget Committee.

RECOMMENDATION

Approval of the attached resolutions:

1. Approving the Supplemental Budget

2. Making Appropriations

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90- ____

RESOLUTION ADOPTING THE SUPPLEMENTAL BUDGET

BE IT RESOLVED by the City Council of the City of Keizer that the City Council hereby adopts the supplemental budget approved by the Budget Committee as permitted in accordance with ORS 294.480 for 1990-91 in the total sum of $576,000, now on file at City Hall.

PASSED this ____ day of _____, 1990.

SIGNED this ____ day of _____, 1990.

_____
Mayor

_____
City Recorder

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90- ____

RESOLUTION MAKING APPROPRIATIONS

BE IT RESOLVED by the City Council of the City of Keizer that the amounts for the fiscal year beginning July 1, 1990, and for the purposes shown below, are hereby appropriated as follows:

STREET FUND

Trail Avenue Realignment	$167,000
River Road/Manzanita Signal	$135,000
River Road Park Frontage Improvement	$ 24,000
TOTAL STREET FUND APPROPRIATIONS	$326,000

UTILITY FUND

North Keizer Trunk Sewer	$250,000
TOTAL UTILITY FUND APPROPRIATIONS	$250,000
TOTAL APPROPRIATIONS:	$576,000

PASSED this ____ day of _____, 1990.

SIGNED this ____ day of _____, 1990.

_____
Mayor

_____
City Recorder

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
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BUDGET COMMITTEE MEETING: July 26, 1990

AGENDA ITEM NUMBER: _____

TO: BUDGET COMMITTEE

FROM: DONALD H. OTTERMAN M.S.PA, BUDGET OFFICER DHO

SUBJECT: SUPPLEMENTAL 1990-91 BUDGET FOR STREET AND UTILITY FUNDS

DESCRIPTION

The Budget Committee is asked to approve a supplementary budget for the Street Fund and the Utility Fund. The purpose of the supplementary budget is to authorize the expenditures incurred in conjunction with the Trail Avenue Realignment Project.

The 1989-90 budget did include the cost for realignment of Trail Avenue, as well as the construction costs for the North Keizer Sewer Trunk Line. It had been anticipated that both projects would be underway before the end of the fiscal year and the project would not have to carried over to the next fiscal year. However, due to delays that were incurred as a result of the City of Salem requiring an update of the Sewer Master Plan, the City of Keizer was not able to complete the necessary plans and specifications and advertise the project and award a contract before July 1, 1990. Since the budget that was approved, by the Budget Committee in May, 1990, did not include this project, it is now necessary for the Budget Committee to consider a supplementary budget to add those projects and authorize expenditure of funds.

Staff did not want to add the project to the budget that was adopted by the Budget Committee in May because that would have then meant that the budget for the Street Fund and Utility Fund would have been out of balance if the project had been approved by Council and a contract approved, prior to July 1, 1990. The city staff did not want to hold up the project, if it was possible to approve the contract before July.

The proposal is to increase the Beginning Fund Balance of the Street Fund by $175,000. That is equal to the amount of funds that were budgeted for the Trail Avenue Realignment Project for fiscal year 1989-90. In addition, it is proposed to increase the resources for the Street Fund by $135,000, which is the necessary developer contribution for the traffic

signalization. It is also proposed to use $16,000 from the Beginning Fund Balance that was originally budgeted to offset the cost of the project.

The requirements section of the Street Fund budget would be revised to reflect an expenditure of $167,000 for the Trail Avenue Realignment Project; the expenditure of $135,000 for the River Road/Manzanita traffic signal; and $24,000 for the construction of frontage improvements along the River Road Park, that was just recently deeded to the city by the developer of The Meadows subdivision. The City Council approved the dedication of the park to the city in lieu of the park improvement fees that were required for The Meadows subdivision. As a part of that approval, the City Council agreed to pay for the River Road frontage improvements along the park, with the developer to pay $10,000 of that total cost. The frontage improvements along River Road are estimated to be $34,000.

The Utility Fund is proposed to be amended by increasing the Beginning Fund Balance by $250,000 to reflect the fact that the North Keizer Sewer Trunk Line had not been constructed during the 1989-90 fiscal year. It is also proposed to amend the requirements side of the Utility Fund budget by increasing expenditures by $250,000 to reflect the actual construction of that sewer line. At this time, these are the only proposed amendments to the budget and are proposed simply due to the fact that the Trail Avenue Realignment Project was not approved and the contract awarded before July 1, 1990. It had been anticipated that the Council would take such action, however, the project was delayed because of requirements placed upon the City of Keizer by the City of Salem and upgrading the city's Master Plan for sewers.

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Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE	CITY OF KEIZER	Proposed 1990-91	Adopted 1990-91
				RESOURCES		
				STREET FUND		
				RESOURCE DESCRIPTION		
				Beginning Fund Balance:		
722,066	939,057	1,011,820		Net Working Capital	575,712	575,712
0				Prior Year Taxes to be Received		
57,726	65,775	65,000		Interest	13,542	13,542
				Other Resources		
506,629	608,463	672,950		State Fuel Tax	848,585	848,585
0	0			Private Developer Contribution	0	0
0	0			ODOT/Bike Path Grant		
1,213	0			Miscellaneous		
507,842	608,463	672,950		Total Other Resources	848,585	848,585
				Kamet Court L.I.D.		
586	1,769	955		Assessments		
586	1,769	955		Total Kamet Court LID Resources	0	0
				Keizer Heights L.I.D		
	0	20,818		Cash on hand	21,428	21,428
15,576	10,030	15,643		Assessments	14,991	14,991
0	0	0		Bond Sale Proceeds		
0	7,487	500		Interest		
15,576	17,517	36,961		Total KH LID Resources	36,419	36,419
1,303,796	1,632,581	1,787,686		Total Resources Except Taxes	1,474,258	1,474,258
0	0	0		Taxes Necessary to Balance	0	0
0	0	0		Taxes Collected In Year Levied	0	0
1,303,796	1,632,581	1,787,686		TOTAL RESOURCES	1,474,258	1,474,258

CITY OF KEIZER

DETAILED EXPENDITURES

STREET FUND

EXPENDITURE DESCRIPTION

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE		Proposed 1990-91	Adopted 1990-91
				PERSONAL SERVICES		
7,436	5,895	7,987	0.15	City Manager	8,307	8,307
19,588	22,253	21,150	0.5	Public Works	21,996	21,996
2,679	2,695	2,619	0.1	City Recorder	2,723	2,723
1,809	2,835	3,375	0.19	Clerical part-time (2)	3,510	3,510
			0.25	Community Development Coord.	10,000	10,000
2,773	6,315	6,760		Seasonal part-time	7,030	7,030
0	65	0		Vacation Pay	0	0
6,147	5,502	6,449		Retirement	6,807	6,807
2,234	2,330	4,000		Health Insurance	4,673	4,673
47	48	52		Life Insurance	65	65
408	420	461		Disability Insurance	525	525
378	181	581		Workers Compensation	675	675
0	0	419		Unemployment	575	575
43,499	48,539	53,853	1.19	Total Personal Services	66,887	66,886
				MATERIALS & SERVICES		
		25,000		Sidewalk Maintenance/Repair	25,000	25,000
41,195	70,955	75,000		Street Maintenance/Repair	78,750	78,750
3,352	4,596	20,000		Street Sweeping	21,000	21,000
88,786	200,382	250,000		Street Resurfacing	262,500	262,500
17,897	18,572	21,000		Street Light Utilities	22,050	22,050
30,786	12,048	20,000		Engineering Services	21,000	21,000
5,541	6,199	7,500		Contractual Services	7,875	7,875
2,326	1,655	2,000		Legal Services	2,100	2,100
189,883	314,407	420,500		Total Materials & Services	440,275	440,275
				KEIZER HEIGHTS STREET CONSTRUCTION		
0				Advertising		
0				Printing		
0				Paying Agent		
0				Engineering		
0				Street Construction		
0				Bond Counsel		
0	0			Financial Advisory		
0				Miscellaneous		
0	0	0		Total Keizer Hts Street Construction	0	0
				BONDED DEBT PAYMENT		
				Bond Principal		
[illegible]000	10,000	10,000		Keizer Heights 8-1-87	15,000	15,000
[illegible]0,000	10,000	10,000		Total Bond Principal	15,000	15,000

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE	CITY OF KEIZER	Proposed 1990-91	Adopted 1990-91
				Bond Interest		
4,067	3,416	2,899		Keizer Heights 8-1-87	2,634	2,634
3,416	2,942	2,634		Keizer Heights 2-1-88	2,155	2,155
7,483	6,358	5,533		Total Bond Interest	4,789	4,789
				Bond Reserve		
	328	21,428		Keizer Heights	16,630	16,630
	328	21,428		Total Bond Reserve	16,630	16,630
17,483	16,686	36,961		TOTAL BONDED DEBT PAYMENT	36,419	36,419
				CAPITAL OUTLAY		
	0	0		Copy Machine Purchase	1,901	1,901
0	0	50,000		Bike Paths		
	0	20,000		Orchard St. L.I.D.		
68,370	175,956	0		Olson Road Improvement		
0	0	0		Manzanita St. Traffic Signal	0	0
	2,827	190,000		Trail Avenue Realignment	11,000	11,000
	26,306	400,000		Street Improvements	375,000	375,000
4		25,000		Storm Drains		
45,500				Street Sweeper		
				River Rd. Park Frontage Imp.	0	0
113,874	205,089	685,000		Total Capital Outlay	387,901	387,901
0	0	350,000		OLSON ROAD PHASE II		
0	0	15,000		Street Fund Contingency	15,000	15,000
				Transfer to Olson Road Improvement Reserve	350,000	350,000
364,739	584,721	1,561,314		Total Expenditures	1,296,482	1,296,481
939,057	1,047,860	226,372		Unappropriated Ending Fund Balance	177,776	177,777
1,303,796	1,632,581	1,787,686		TOTAL	1,474,258	1,474,258

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE	CITY OF KEIZER	Proposed 1990-91	Adopted 1990-91
				RESOURCES		
				UTILITY FUND		
				RESOURCE DESCRIPTION		
				Beginning Fund Balance:		
420,276	332,729	425,000		Net Working Capital	34,977	34,977
510	4,477	500		Prior Year Taxes to be Received	500	500
50,362	45,936	5,000		Interest	3,000	3,000
	0			Other Resources		
78,916	82,941	75,000		Sewer Administration Fee	78,744	78,744
0	0	0		Delinquent service charges		
1,356,206	1,361,177	1,400,000		Salem sewer billing	1,334,167	1,334,167
146,994	159,256	150,000		Lighting districts	165,000	165,000
2,274	9,354	2,000		Miscellaneous	2,000	2,000
1,584,390	1,612,728	1,627,000		Total Other Resources	1,618,388	1,618,388
				Oakwood Sewer District		
	0	19,804		Cash on hand	10,054	10,054
5,349	5,349	4,362		Sewer assessments	4,195	4,195
				Interest		
5,349	5,349	24,166		Total OSD Resources	14,249	14,249
				Lower Labish Sewer District		
	0	91,675		Cash on hand	70,741	70,741
24,320	23,592	25,031		Sewer assessments	23,909	23,909
0	0			Bond Sale Proceeds		
				Interest		
24,320	23,592	116,706		Total LLSD Resources	94,650	94,650
				Wheatland Sewer District		
306,547	5,552			CDB Grant		
82,304	34,893	35,868		Sewer Assessment	34,025	34,025
				Interest		
388,851	40,445	35,868		Total WSD Resources	34,025	34,025
2,474,058	2,065,256	2,234,240		Total Resources Except Taxes	1,799,789	1,799,789
0	0			Taxes Necessary to Balance		
0				Taxes Collected In Year Levied		
2,474,058	2,065,256	2,234,240		TOTAL RESOURCES	1,799,789	1,799,789

CITY OF KEIZER

DETAILED EXPENDITURES
UTILITY FUND
EXPENDITURE DESCRIPTION

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE		Proposed 1990-91	Adopted 1990-91
				PERSONAL SERVICES		
4,950	4,025	5,325	0.10	City Manager	5,544	5,544
9,794	10,433	10,576	0.25	Public Works Manager	10,998	10,998
2,490	2,609	2,619	0.10	City Recorder	2,723	2,723
3,206	1,891	2,250	0.25	Clerical-part time	2,340	2,340
	1,767	4,278	0.25	Customer Service Clerk	4,449	4,449
0	43	482		Vacation Pay	495	495
3,363	3,137	3,640		Retirement	3,777	3,777
1,561	1,700	2,376		Health Insurance	2,475	2,475
33	35	48		Life Insurance	50	50
262	560	338		Disability Insurance	355	355
243	105	168		Workers Compensation	184	184
0	0	251		Unemployment	275	275
25,902	26,305	32,351	0.75	Total Personal Services	33,665	33,665
				MATERIALS & SERVICES		
746	415	500		Utilities	550	550
37	0	100		Stationery-printed	100	100
580	846	1,000		Insurance	1,200	1,200
2,484	1,489	2,000		Advertising	2,000	2,000
99	60	100		Dues/subscrip./memberships	250	250
23	76	50		Postage	50	50
554	209	350		Office materials & supplies	350	350
4,126	7,607	4,000		Legal services	3,000	3,000
484	574	450		Telephone	450	450
454	142	250		Miscellaneous	250	250
18,154	11,955	15,000		Contractual services	15,000	15,000
999	2,160	2,000		Audit	2,050	2,050
2,068	1,845			Accounting	0	0
210	0			Travel & Transportation	0	0
93	257	500		Equipment Maintenance	750	750
146,629	147,809	150,000		Lighting Costs	157,500	157,500
0	0			Delinquent Sewer Payments	0	0
1,300,860	1,385,040	1,400,000		Salem Sewer Payments	1,334,167	1,334,167
1,478,600	1,560,484	1,576,300		Total Materials & Services	1,517,667	1,517,667
				WHEATLAND SEWER CONSTRUCTION		
1,073				Advertising		
0				Printing		
112				Paying Agent		
53,021	3,254			Engineering		
462,170	62,051			Sewer Construction		
0				Bond Counsel		
0				Financial Advisor		
6,835	562			Miscellaneous		
525,211				Total Sewer Construction		
		375,000		NORTH KEIZER TRUNK LINE	0	0

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE	CITY OF KEIZER	Proposed 1990-91	Adopted 1990-91
				BONDED DEBT PAYMENT		
				Bond Principal		
5,000	5,000	5,000		Oakwood Sewer 11-1-88	5,000	5,000
30,000	30,000	30,000		KSD 2-2-89	40,000	40,000
30,000	30,000	30,000		Lower Labish	30,000	30,000
65,000	65,000	65,000		Total Bond Principal	75,000	75,000
				Bond Interest		
5,275	4,963	4,687		Oakwood Sewer 11-1-88	4,425	4,425
4,963	4,687	4,425		Oakwood Sewer 5-1-89	4,194	4,194
7,840	7,210	6,580		KSD 8-1-88	5,950	5,950
7,840	7,104	6,580		KSD 8-1-89	5,950	5,950
10,975	9,550	9,000		Lower Labish 8-1-88	6,965	6,965
9,550	8,500	6,965		Lower Labish 2-1-89	6,885	6,885
46,443	42,014	38,237		Total Bond Interest	34,369	34,369
				Bond Reserve		
	246	10,054		Oakwood Sewer	630	630
	0	6,580		KSD	5,950	5,950
	216	70,741		Lower Labish Sewer	50,800	50,800
	462	87,375		Total Bond Reserve	57,380	57,380
111,443	107,476	190,612		TOTAL BONDED DEBT PAYMENT	166,749	166,749
0	0			TRANSFER TO GENERAL FUND		
0	0	25,000		OPERATING CONTINGENCY	50,000	50,000
[illegible],156	ERR	2,199,263		Total Expenditures	1,768,081	1,768,081
[illegible]902	305,124	34,977		Unappropriated Ending Balance	31,708	31,708
2,474,058	ERR	2,234,240		TOTAL	1,799,789	1,799,789

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE	CITY OF KEIZER	Proposed 1990-91	Adopted 1990-91
				RESOURCES		
				STREET FUND		
				RESOURCE DESCRIPTION		
				Beginning Fund Balance:		
722,066	939,057	1,011,820		Net Working Capital	750,712	750,712
0				Prior Year Taxes to be Received		
57,726	65,775	65,000		Interest	13,542	13,542
				Other Resources		
506,629	608,463	672,950		State Fuel Tax	848,585	848,585
0	0			Private Developer Contribution	135,000	135,000
0	0			ODOT/Bike Path Grant		
1,213	0			Miscellaneous		
507,842	608,463	672,950		Total Other Resources	983,585	983,585
				Kamet Court L.I.D.		
586	1,769	955		Assessments		
586	1,769	955		Total Kamet Court LID Resources	0	0
				Keizer Heights L.I.D		
	0	20,818		Cash on hand	21,428	21,428
15,576	10,030	15,643		Assessments	14,991	14,991
0	0	0		Bond Sale Proceeds		
0	7,487	500		Interest		
15,576	17,517	36,961		Total KH LID Resources	36,419	36,419
1,303,796	1,632,581	1,787,686		Total Resources Except Taxes	1,784,258	1,784,258
0	0	0		Taxes Necessary to Balance	0	0
0	0	0		Taxes Collected In Year Levied	0	0
1,303,796	1,632,581	1,787,686		TOTAL RESOURCES	1,784,258	1,784,258

CITY OF KEIZER

DETAILED EXPENDITURES

STREET FUND

EXPENDITURE DESCRIPTION

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE		Proposed 1990-91	Adopted 1990-91
				PERSONAL SERVICES		
7,436	5,895	7,987	0.15	City Manager	8,307	8,307
19,588	22,253	21,150	0.5	Public Works	21,996	21,996
2,679	2,695	2,619	0.1	City Recorder	2,723	2,723
1,809	2,835	3,375	0.19	Clerical part-time (2)	3,510	3,510
			0.25	Community Development Coord.	10,000	10,000
2,773	6,315	6,760		Seasonal part-time	7,030	7,030
0	65	0		Vacation Pay	0	0
6,147	5,502	6,449		Retirement	6,807	6,807
2,234	2,330	4,000		Health Insurance	4,673	4,673
47	48	52		Life Insurance	65	65
408	420	461		Disability Insurance	525	525
378	181	561		Workers Compensation	675	675
0	0	419		Unemployment	575	575
43,499	48,539	53,853	1.19	Total Personal Services	66,887	66,886
				MATERIALS & SERVICES		
		25,000		Sidewalk Maintenance/Repair	25,000	25,000
41,195	70,955	75,000		Street Maintenance/Repair	78,750	78,750
3,352	4,596	20,000		Street Sweeping	21,000	21,000
88,786	200,382	250,000		Street Resurfacing	262,500	262,500
17,897	18,572	21,000		Street Light Utilities	22,050	22,050
30,786	12,048	20,000		Engineering Services	21,000	21,000
5,541	6,199	7,500		Contractual Services	7,875	7,875
2,326	1,655	2,000		Legal Services	2,100	2,100
189,883	314,407	420,500		Total Materials & Services	440,275	440,275
				KEIZER HEIGHTS STREET CONSTRUCTION		
0				Advertising		
0				Printing		
0				Paying Agent		
0				Engineering		
0				Street Construction		
0				Bond Counsel		
0	0			Financial Advisory		
0				Miscellaneous		
0	0	0		Total Keizer Hts Street Construction	0	0
				BONDED DEBT PAYMENT		
				Bond Principal		
[illegible]000	10,000	10,000		Keizer Heights 8-1-87	15,000	15,000
[illegible]0,000	10,000	10,000		Total Bond Principal	15,000	15,000

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE	CITY OF KEIZER	Proposed 1990-91	Adopted 1990-91
				Bond Interest		
4,067	3,416	2,899		Keizer Heights 8-1-87	2,634	2,634
3,416	2,942	2,634		Keizer Heights 2-1-88	2,155	2,155
7,483	6,358	5,533		Total Bond Interest	4,789	4,789
				Bond Reserve		
	328	21,428		Keizer Heights	16,630	16,630
	328	21,428		Total Bond Reserve	16,630	16,630
17,483	16,686	36,961		TOTAL BONDED DEBT PAYMENT	36,419	36,419
				CAPITAL OUTLAY		
	0	0		Copy Machine Purchase	1,901	1,901
0	0	50,000		Bike Paths		
	0	20,000		Orchard St. L.I.D.		
68,370	175,956	0		Olson Road Improvement		
0	0	0		Manzanita St. Traffic Signal	135,000	135,000
	2,827	190,000		Trail Avenue Realignment	186,500	186,500
	26,306	400,000		Street Improvements	375,000	375,000
4		25,000		Storm Drains		
45,500				Street Sweeper		
				River Rd. Park Frontage Imp.	24,000	24,000
113,874	205,089	685,000		Total Capital Outlay	722,401	722,401
0	0	350,000		OLSON ROAD PHASE II		
0	0	15,000		Street Fund Contingency	15,000	15,000
				Transfer to Olson Road Improvement Reserve	350,000	350,000
364,739	584,721	1,561,314		Total Expenditures	1,630,982	1,630,981
939,057	1,047,860	226,372		Unappropriated Ending Fund Balance	153,276	153,277
1,303,796	1,632,581	1,787,686		TOTAL	1,784,258	1,784,258

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE	CITY OF KEIZER	Proposed 1990-91	Adopted 1990-91
				RESOURCES		
				UTILITY FUND		
				RESOURCE DESCRIPTION		
				Beginning Fund Balance:		
420,276	332,729	425,000		Net Working Capital	409,977	409,977
510	4,477	500		Prior Year Taxes to be Received	500	500
50,362	45,936	5,000		Interest	3,000	3,000
	0			Other Resources		
78,916	82,941	75,000		Sewer Administration Fee	78,744	78,744
0	0	0		Delinquent service charges		
1,356,206	1,361,177	1,400,000		Salem sewer billing	1,334,167	1,334,167
146,994	159,256	150,000		Lighting districts	165,000	165,000
2,274	9,354	2,000		Miscellaneous	2,000	2,000
1,584,390	1,612,728	1,627,000		Total Other Resources	1,993,388	1,993,388
				Oakwood Sewer District		
	0	19,804		Cash on hand	10,054	10,054
5,349	5,349	4,362		Sewer assessments	4,195	4,195
				Interest		
5,349	5,349	24,166		Total OSD Resources	14,249	14,249
				Lower Labish Sewer District		
	0	91,675		Cash on hand	70,741	70,741
24,320	23,592	25,031		Sewer assessments	23,909	23,909
0	0			Bond Sale Proceeds		
				Interest		
24,320	23,592	116,706		Total LLSD Resources	94,650	94,650
				Wheatland Sewer District		
306,547	5,552			CDB Grant		
82,304	34,893	35,868		Sewer Assessment	34,025	34,025
				Interest		
388,851	40,445	35,868		Total WSD Resources	34,025	34,025
2,474,058	2,065,256	2,234,240		Total Resources Except Taxes	2,549,789	2,549,789
0	0			Taxes Necessary to Balance		
0				Taxes Collected In Year Levied		
2,474,058	2,065,256	2,234,240		TOTAL RESOURCES	2,549,789	2,549,789

CITY OF KEIZER

DETAILED EXPENDITURES
UTILITY FUND
EXPENDITURE DESCRIPTION

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE		Proposed 1990-91	Adopted 1990-91
				PERSONAL SERVICES		
4,950	4,025	5,325	0.10	City Manager	5,544	5,544
9,794	10,433	10,576	0.25	Public Works Manager	10,998	10,998
2,490	2,609	2,619	0.10	City Recorder	2,723	2,723
3,206	1,891	2,250	0.25	Clerical-part time	2,340	2,340
	1,767	4,278	0.25	Customer Service Clerk	4,449	4,449
0	43	482		Vacation Pay	495	495
3,363	3,137	3,640		Retirement	3,777	3,777
1,561	1,700	2,376		Health Insurance	2,475	2,475
33	35	48		Life Insurance	50	50
262	560	338		Disability Insurance	355	355
243	105	168		Workers Compensation	184	184
0	0	251		Unemployment	275	275
25,902	26,305	32,351	0.75	Total Personal Services	33,665	33,665
				MATERIALS & SERVICES		
746	415	500		Utilities	550	550
37	0	100		Stationery-printed	100	100
580	846	1,000		Insurance	1,200	1,200
2,484	1,489	2,000		Advertising	2,000	2,000
99	60	100		Dues/subscrip./memberships	250	250
23	76	50		Postage	50	50
554	209	350		Office materials & supplies	350	350
4,126	7,607	4,000		Legal services	3,000	3,000
484	574	450		Telephone	450	450
454	142	250		Miscellaneous	250	250
18,154	11,955	15,000		Contractual services	15,000	15,000
999	2,160	2,000		Audit	2,050	2,050
2,068	1,845			Accounting	0	0
210	0			Travel & Transportation	0	0
93	257	500		Equipment Maintenance	750	750
146,629	147,809	150,000		Lighting Costs	157,500	157,500
0	0			Delinquent Sewer Payments	0	0
1,300,860	1,385,040	1,400,000		Salem Sewer Payments	1,334,167	1,334,167
1,478,600	1,560,484	1,576,300		Total Materials & Services	1,517,667	1,517,667
				WHEATLAND SEWER CONSTRUCTION		
1,073				Advertising		
0				Printing		
112				Paying Agent		
55,021	3,254			Engineering		
462,170	62,051			Sewer Construction		
0				Bond Counsel		
0				Financial Advisor		
6,835	562			Miscellaneous		
525,211				Total Sewer Construction		
		375,000		NORTH KEIZER TRUNK LINE	250,000	250,000

Actual 1987-88	Actual 1988-89	Adopted 1989-90	FTE	CITY OF KEIZER	Proposed 1990-91	Adopted 1990-91
				BONDED DEBT PAYMENT		
				Bond Principal		
5,000	5,000	5,000		Oakwood Sewer 11-1-88	5,000	5,000
30,000	30,000	30,000		KSD 2-2-89	40,000	40,000
30,000	30,000	30,000		Lower Labish	30,000	30,000
65,000	65,000	65,000		Total Bond Principal	75,000	75,000
				Bond Interest		
5,275	4,963	4,687		Oakwood Sewer 11-1-88	4,425	4,425
4,963	4,687	4,425		Oakwood Sewer 5-1-89	4,194	4,194
7,840	7,210	6,580		KSD 8-1-88	5,950	5,950
7,840	7,104	6,580		KSD 8-1-89	5,950	5,950
10,975	9,550	9,000		Lower Labish 8-1-88	6,965	6,965
9,550	8,500	6,965		Lower Labish 2-1-89	6,885	6,885
46,443	42,014	38,237		Total Bond Interest	34,369	34,369
				Bond Reserve		
	246	10,054		Oakwood Sewer	630	630
	0	6,580		KSD	5,950	5,950
	216	70,741		Lower Labish Sewer	50,800	50,800
	462	87,375		Total Bond Reserve	57,380	57,380
111,443	107,476	190,612		TOTAL BONDED DEBT PAYMENT	166,749	166,749
0	0			TRANSFER TO GENERAL FUND		
0	0	25,000		OPERATING CONTINGENCY	50,000	50,000
2,141,156	ERR	2,199,263		Total Expenditures	2,018,081	2,018,081
305,902	305,124	34,977		Unappropriated Ending Balance	531,708	531,708
2,474,058	ERR	2,234,240		TOTAL	2,549,789	2,549,789

City of Keizer - *Public Works Department*

Phone: 390-3700 • 393-1608
930 Chemawa Rd. N.E. • P.O. Box 21030 • Keizer, Oregon 97307-1030

COUNCIL MEETING AUGUST 13, 1990
AGENDA ITEM NO. 5

TO: Keizer City Council
City of Keizer, Oregon

FROM: William I. Peterson, P.E.

SUBJECT: Bid Awards for Trail Avenue/Wheatland Road Realignment, Labish Sewer Trunk and McNary Estates/Manzanita Traffic Signal

BACKGROUND

The City of Keizer has received bids for realigning Trail Avenue, realigning Wheatland Road, Installing a section of the Labish Sewer Trunk, and installing a traffic signal at the McNary Estates Drive/Manzanita/River Road intersection. The bids received are as follows:

Trail Ave./Wheatland Road/River Road
Realignment and installation of Labish
Sanitary Sewer Trunk Line

1.	Emery and Sons	$ 383.984.22
2.	Morse Brothers	449,048.80
3.	Salem Road and Driveway	459,348.64

(These bids all include construction of the Labish Trunk Sewer Extension past the proposed new realignment sections to eliminate future disruption of the intersection. Emery and Sons bid for the sewer trunk line was $227,695.22.)

McNary Estates Drive/Manzanita Drive/
River Road Traffic Signalization

1.	Benton Electric, Inc.	$ 111,670.62
2.	Linnco Electric Co.	128,091.05
3.	Cherry City Electric, Inc.	139,134.50

RECOMMENDATION

That the low bids of Emery and Sons and Benton Electric be accepted by the City and that the City Engineer be instructed to prepare the necessary contract documents for signing by the Mayor, City Attorney and City Recorder.

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: August 13, 1990

AGENDA ITEM NO.: 6

TO: MAYOR AND CITY COUNCIL

FROM: WALLY MULL, PUBLIC WORKS DIRECTOR

SUBJECT: RESOLUTION - Amending Resolution 90-492, relating to compensation for certain employees of the Water Department

At its meeting on August 6, the Council passed a resolution to amend the compensation of non-represented employees. At that time, I informed the Council that the Water Manager's position had been deleted, and those duties have been split up and assigned to the three Senior Waterworks Operators. However, it was not noticed until the next day that the pay range for those three Senior Waterworks Operators was omitted from the resolution. The pay range shown in the original resolution was for the regular Waterworks Operators. The additional funding for the Senior Waterworks Operators results from deletion of the Water Manager position and salary.

RECOMMENDATION

Staff is recommending that the attached resolution be adopted to provide the appropriate compensation levels for the three Senior Waterworks Operators.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90- ____

AMENDING RESOLUTION R90-492 RELATING TO COMPENSATION FOR NON-BARGAINING UNIT EMPLOYEES INCLUDING CERTAIN EMPLOYEES OF THE WATER DEPARTMENT

The City Council of the City of Keizer does hereby resolve as follows:

SECTION 1. That Section 7 of Resolution R90-492 is hereby amended to read:

Section 2.1 - HOURLY PAY AND CLASS TITLES. The following hourly rates have been established and will be reviewed as recommended by the City Manager and approved by the City Council and are hereby assigned to the classifications of the following employees effective July 1, 1990:

CLASS TITLE	BASE MONTHLY PAY RANGES 1	2	3	4	5
Accountant	$1,886	$1,980	$2,079	$2,183	$2,292
Utility Billing Clrk I	$1,294	$1,359	$1,437	$1,498	$1,573
Utility Billing Clerk II	$1,450	$1,523	$1,599	$1,679	$1,763
Clerical Specialist	$1,294	$1,359	$1,437	$1,498	$1,573
Waterworks Operator	$1,785	$1,874	$1,969	$2,066	$2,170
Senior Waterworks Operator	$2,380	$2,499	$2,624	$2,755	$2,893

PASSED this ____ day of _____, 1990.

SIGNED this ____ day of _____, 1990.

_____
Mayor

_____
City Recorder

JOB TITLES AND SALARY PROPOSALS

		PRESENT MONTHLY*	PROPOSED MONTHLY
Water Manager	Wally Mull	$2,793	Public Works Director $3,346
Waterworks Operator	Joe Edgell	$2,067	Water Quality/Customer Service $2,267 $2,380 $2,499 $2,624 $2,755
Waterworks Operator	Kevin Wickman	$2,067	Parks/Streets Superintendent $2,267 $2,380 $2,499 $2,624 $2,755
Waterworks Operator	Rob Kissler	$2,067	Water Superintendent $2,267 $2,380 $2,499 $2,624 $2,755
Waterworks Operator	Ken Perkins	$1,700	No Change
Waterworks Operator	Bill Lawyer	$1,700	No Change
Waterworks Operator	New		No Change

* Current monthly salary

CITY OF KETZER

MANAGEMENT*	FLAT	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
CITY MANAGER	$4,410					
CHIEF OF POLICE	3,518					
CITY RECORDER		$2,256	$2,370	$2,489	$2,613	$2,744
POLICE SERGEANT***		2,443	2,566	2,694	2,829	2,970
PUBLIC WORKS DIRECTOR**	3,513					
COMMUNITY DEV. COORDINATOR	?					
WATER DEPARTMENT						
ACCOUNTANT		1,886	1,980	2,079	2,183	2,292
UTILITY BILLING CLERK I		1,294	1,359	1,437	1,498	1,573
UTILITY BILLING CLERK II		1,450	1,523	1,599	1,679	1,763
WATERWORKS OPERATOR*		1,785	1,874	1,969	2,066	2,170
SENIOR WATERWORKS OPERATORS*		2,380	2,499	2,624	2,755	2,893
POLICE DEPARTMENT						
POLICE OFFICER***		1,961	2,059	2,159	2,267	2,380
POLICE SUPPORT SPECIALIST		1,453	1,527	1,602	1,682	1,766
POLICE CLERK		1,356	1,423	1,495	1,568	1,646
POLICE CLERK PART-TIME		6.93	7.29	7.64		
CLERICAL						
SECRETARY		1,335	1,402	1,471	1,545	1,622
MUNICIPAL COURT CLERK		7.70	8.08	8.49	8.91	9.36
CLERICAL SPECIALIST		1,294	1,359	1,437	1,498	1,573
PERSONNEL CLERK		6.00	6.30	6.61	6.94	7.28
PART-TIME OTHER						
SECRETARY		7.70	8.08	8.49	8.91	9.36
UTILITY COLLECTIONS		6.81	7.15	7.51	7.88	8.28
MAINTENANCE WORKER		6.81	7.15	7.51	7.88	8.28
SEASONAL						
STREET SWEEPER		6.81				

* 32% Management Benefit Cafeteria Package plus 1% Retirement
** Waterworks Certification Pay: Certification I $0.10/hr Certification II: $0.25/hr
*** Education Incentive Bonus: Intermediate: $50/mo Advanced: $100/mo

Effectiv[illegible]ly 1, 1990

TO: WALLY MULL, PUBLIC WORKS DIRECTOR

FROM: JUDIE MARTIN, PERSONNEL CLERK JEM

DATE: DECEMBER 3, 1990

SUBJECT: DECEMBER EMPLOYEE PERFORMANCE EVALUATIONS

According to my records, the following employee is due for a performance evaluation on the date indicated. Attached is an appropriate form, please complete this evaluation and return it to me.

Robert Cassity - 12/26/90

cc: Don Otterman

a:perfeval.wm

CITY OF KEIZER MISSION STATEMENT

KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING BASIC CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION.

A G E N D A

KEIZER CITY COUNCIL
Monday, August 20, 1990
7:30 p.m.
Keizer City Hall
Robert L. Simon Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY - This time is provided for citizens to address the Council on matters not on the agenda.

4. COMMITTEE REPORTS

5. ORDINANCE - Adopting the Uniform Code for the Abatement of Dangerous Buildings.

6. ORDINANCE - Amending Ordinance No. 90-165, an Ordinance Spreading Assessments to the Stonehedge Estates No. 6 Street Lighting Local Improvement District.

7. DISCUSSION - Update on "Keizer Tomorrow" Selection Committee.

8. CONSENT CALENDAR

   a. Resolution Recognizing the Outstanding Accomplishment of the Keizer Girl's Majors All-Star Team.

   b. Liquor License - Change of Location, Loyal Order of Moose, 3860 River Road North, Dispenser Class B.

   c. Police Vehicle Lease

   d. Mobile Data Terminal Lease/Purchase

   e. August 6, 1990 Regular Session Minutes

   f. August 13, 1990 Special Session Minutes

9. OTHER BUSINESS - This time is provided to allow Council members the opportunity to bring matters before the Council which are not on tonight's agenda.

10. WRITTEN COMMUNICATIONS

11. AGENDA INPUT - September 4, 1990

- Continued Public Hearing - Manufactured Housing Overlay Zone
- Municipal Judge Recruitment

12. ADJOURN

ELIZABETH MILES
4093 DONAHUE CT

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: AUGUST 20, 1990

AGENDA ITEM NO.: 5

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN M.S.PA, CITY MANAGER DHO

SUBJECT: ADOPTION OF UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

DISCUSSION

Attached to this memorandum is a revised copy of the Uniform Code for the Abatement of Dangerous Buildings. As the City Council is aware, the City of Keizer does not have the legal authority, at this time, to require the repair or demolition of substandard structures. A number of complaints, over the past few months, have been received regarding unsafe, dangerous buildings, but the city has been unable to take any action against the property owner to require removal or repair of that structure.

Two such structures existed on Keizer Road, across from Kennedy Elementary School, and there had been, over several months, numerous complaints regarding those structures. The city was finally able to convince the property owner to arrange with the Keizer Fire District to have those buildings burned as a training drill. However, the building remains are still on the property and the city has no authority to require the removal of those remains, or to take steps to remove the remains and charge the cost to the property owner.

The Uniform Code for the Abatement of Dangerous Buildings has been prepared by the International Conference of Building Officials and is a code that has been adopted nation wide. The code establishes strict conditions for the finding that a building is dangerous and establishes a notification process for the property owner. In addition, the code establishes an appeal procedure through a Board of Appeals and establishes a procedure for demolishing a structure and placing the cost of such demolition as a lien against the property.

There are four structures that staff is aware of, at this time, that are unsafe, dangerous structures that the city has received complaints regarding their condition. However, staff's hands, at this point, are tied. The first structure is the burned-out house on Chemawa Road, the second structure is an abandoned residence on Plymouth Drive, the third

structure is an abandoned residence on Candlewood Drive and the fourth structure is a burned commercial building on Cherry Avenue. There will be slides shown of these individual properties at the City Council meeting on August 20, 1990.

RECOMMENDATION

It is recommended that the City Council ADOPT the Uniform Code for Abatement of Dangerous Buildings and do so, hopefully, on a unanimous basis. City staff would like to immediately begin enforcement of the code, through Marion County Building & Safety, and have these substandard buildings removed.

It would not be the intent of the staff that the code be enforced on instances other than where complaints were received unless a structure came to the attention of the staff that it was an immediate hazard to the public health, safety and welfare. In addition, it is not the intent of the staff to enforce the Ordinance in an instance where a unit is occupied and is only somewhat substandard, compared to surrounding properties. It is the intent of the city staff to enforce this Ordinance on abandoned structures that are in a dangerous condition and are an attractive nuisance to children and depreciate surrounding property values.

DHO:clm

Attachment

f:\admin\code.adg

BILL NO. ____ A BILL ORDINANCE NO. 90-0_____

FOR

AN ORDINANCE

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

The City of Keizer ordains as follows:

CONTENTS

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 purposed 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 Uniform 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 Uniform 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 Uniform Building Code promulgated by the International Conference of ~~City Managers~~, as adopted by the City of Keizer. BUILDING OFF.

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, vacationor 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 an 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 Commisssion, 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 Commisssion 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._____ 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 Commisssion 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 Commisssion.

(c) Scheduling and Noticing Appeal for Hearing. As soon as practicable after receiving the written appeal, the Planning Commisssion shall fix a date, time and place for the hearing of the appeal by the Planning Commission. 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 Section 501 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 phonographic 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 Commisssion 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 Commisssion 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 a 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 repetitions 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. The effective date of the decision shall be as stated therein.

CHAPTER 7

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

COMPLIANCE

Sec. 701 (a) General. After any order of the City Manager or the Planning Commisssion 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 Commisssion 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._____ 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 this jurisdiction 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 this jurisdiction, 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 this jurisdiction 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 legislative body of this jurisdiction 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 this jurisdiction 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 this jurisdiction, 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 this jurisdiction 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 this jurisdiction 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.

(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 delcared 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

1982

City of Keizer - *Public Works Department*

Phone: 390-3700 • 393-1608
930 Chemawa Rd. N.E. • P.O. Box 21030 • Keizer, Oregon 97307-1030

COUNCIL MEETING: August 20, 1990

AGENDA ITEM NO.: 6

TO: MAYOR AND CITY COUNCIL

FROM: WALLY MULL, PUBLIC WORKS DIRECTOR

THRU: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER DHO

SUBJECT: ORDINANCE - Amending Ordinance No. 90-165 to spread assessments to the Stonehedge Estates No. 6 Street Lighting Local Improvement District

In February of 1990, the City Council adopted Ordinance No. 90-165 spreading assessments to the Stonehedge Estates No. 6 Street Lighting Local Improvement District. Improvements called for the installation of six (6) lights.

It was recently brought to staff's attention that the electric company installed the six lights, but also installed the preliminary hookup for one additional light. After viewing the area, the City Engineer and City staff agree with the need for the additional light because of the proximity of other lights in the area. Attached is a map of the district showing the existing lights and the proposed new light. The cost to each property owner for adding this light will be approximately $6.60 per year.

Under the City of Keizer's procedures for establishing lighting districts, the City Council may take this type of corrective action. Therefore, staff is recommending that the attached ordinance be passed which would amend Ordinance No. 90-165 to include the new light. Staff will mail corrected copies of the "Notice of Assessment" to the property owners within the district if the ordinance is approved by the Council.

RECOMMENDATION

Passage of the attached ordinance amending Ordinance No. 90-165 spreading assessments to the Stonehedge Estates No. 6 Street Lighting Local Improvement District.

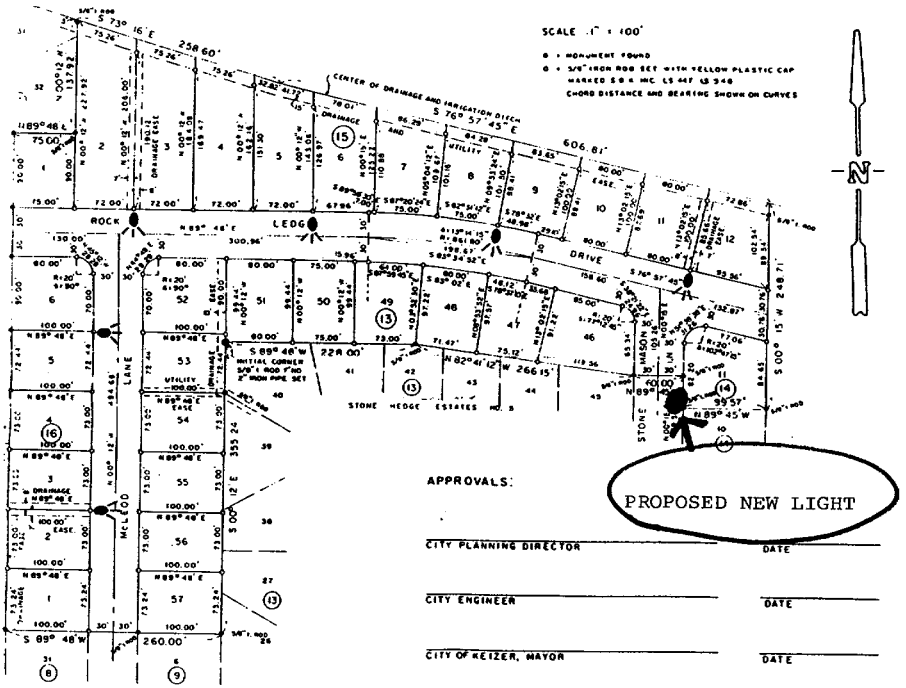
Attachment

STONE HEDGE ESTATES NO. 6

IN SECTION 25, T6S, R3W W.M.
CITY OF KEIZER
MARION COUNTY, OREGON

BY
SOLBERG & KIRSCHER LAND SURVEYORS, INC.
1155 13th. ST. S.E.
SALEM, OREGON 97302

STREET LIGHT LOCATION



APPROVALS:

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY OF KEIZER, MAYOR _____ DATE _____

COUNTY SURVEYOR _____ DATE _____

COUNTY ASSESSOR _____ DATE _____

COUNTY COMMISSIONER _____ DATE _____

COUNTY COMMISSIONER _____ DATE _____

COUNTY COMMISSIONER _____ DATE _____

ATTEST:

COUNTY CLERK _____ DATE _____

ARION COUNTY CLERK, CERTIFY THAT THE WITHIN
DULY RECORDED BY ME IN THE MARION COUNTY
TOWN PLATS IN

—, ON THE _____ DAY OF _____, 1989,

AT _____ O'CLOCK.

_____

TS LEVIED
IBED
IN FULL

_____

BILL NO. _____ A BILL FOR ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 90-165
SPREADING ASSESSMENTS TO STONEHEDGE ESTATES NO. 6
STREET LIGHTING LOCAL IMPROVEMENT DISTRICT

WHEREAS, the City Council did heretofore adopt an ordinance spreading assessments to the Stonehedge Estates No. 6 Street Lighting Local Improvement District; and

WHEREAS, the City Council has determined it necessary to add one additional light to the district;

NOW, THEREFORE, the City Council of the City of Keizer ordains as follows:

Section 1. The Engineer's Report is hereby amended to call for the installation of seven (7) 100 watt high pressure sodium luminaries on 8 foot long steel arms, mounted on 25 foot poles.

Section 2. The cost of said improvements shall be spread to those properties within the lighting district as identified in Ordinance No. 90-165.

PASSED this ____ day of _____, 1990.

SIGNED this ____ day of _____, 1990.

_____
MAYOR

_____
CITY RECORDER

EXHIBIT "A"
NOTICE OF AMENDED ASSESSMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Keizer, Oregon, on February 5, 1990, adopted Ordinance No. 90-165, entitled "AN ORDINANCE SPREADING ASSESSMENTS TO THE STONEHEDGE ESTATES NO. 6 STREET LIGHTING LOCAL IMPROVEMENT DISTRICT." On August 20, 1990, the City Council amended Ordinance No. 90-165 to add one light to the Stonehedge Estates No. 6 Street Lighting Local Improvement District.

In accordance with the August 20, 1990 ordinance, you are hereby given NOTICE of an AMENDED ASSESSMENT on your property.

The record owners, descriptions of the assessed properties and assessments are:

ASSESSMENT NO. 1

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 46, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 2

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 47, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 3

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 48, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 4

Carol May
2154 Rockledge Drive
Keizer, Oregon 97303

Lot 49, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 5

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 50, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 6

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 51, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 7

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 52, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 8

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 53, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 9

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 54, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 10

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 55, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 11

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 56, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 12

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 57, Block 13
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 13

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 11, Block 14
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 14

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 1, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 15

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 2, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 16

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 3, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 17

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 4, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 18

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 5, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 19

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 6, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 20

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 7, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 21

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 8, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 22

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 9, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 23

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 10, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 24

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 11, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 25

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 12, Block 15
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 26

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 1, Block 16
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 27

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 2, Block 16
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 28

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 3, Block 16
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 29

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 4, Block 16
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 30

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 5, Block 16
Stonehedge Estates No. 6
First Annual Assessment: $58.44

ASSESSMENT NO. 31

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

Lot 6, Block 16
Stonehedge Estates No. 6
First Annual Assessment: $58.44

In accordance with City of Keizer Ordinance No. 87-094, said assessment will be placed on the Assessment Rolls of the Marion County Assessor and collected pursuant to ORS 223.866 by the Marion County Tax Collector at the same time and in the same manner as your annual property taxes. Failure to pay said assessment when due may subject your property to foreclosure proceedings.

Second and subsequent annual assessment amounts against the above described properties will be determined annually, based upon electrical consumption and operating costs within the Stonehedge Estates No. 6 Street Lighting Local Improvement District.

If you have any questions regarding this Notice of Assessment, please contact the City of Keizer, 390-3700.

Senior citizens age 62 or older, under certain conditions, may file for a property tax deferral on payment of your assessment. If you have questions on the property tax deferral program, please call the Oregon Department of Revenue, 371-2244.

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: August 20, 1990

AGENDA ITEM NO.: 7

TO: CITY COUNCIL

FROM: ANDREW J. ORCUTT, MAYOR

SUBJECT: DISCUSSION - Update on "Keizer Tomorrow" Selection Committee

I will be providing an oral update to the Council on Monday night regarding the status of the "Keizer Tomorrow" Selection Committee.

COUNCIL MEETING: AUGUST 20, 1990
AGENDA ITEM NO.: 8a

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90-486

RECOGNIZING THE OUTSTANDING ACCOMPLISHMENT OF THE KEIZER GIRLS' MAJORS SOFTBALL TEAM

WHEREAS, this City is pleased and honored to have one of the top girls softball teams in the west; and

WHEREAS, to really excel in any one sport, a young person must demonstrate, in addition to a great deal of natural ability, an outstanding spirit of dedication, enthusiasm, hard work, and team play; and

WHEREAS, a striking example of this was recently displayed by the Keizer Major softball all-star team winning the Oregon and Northwest championships and qualifying for the Western Regionals at Pinole, California; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer that the following all-star players and team leaders be recognized for their outstanding accomplishment in representing this community.

BE IT FURTHER RESOLVED that a copy of this resolution be presented to each of those individuals named below, with this community's heart-felt appreciation for their hard work.

Tabatha Bower
Andrea Brown
Jessica Henry
Tara Leaton
Haley Smith
Brooke Sparks
Jolivia Turnidge
Manager: Jerry Southern

Brianne Beaty
Tanya Heyko
Michelle Lackoff
Crissy Sjolander
Deirdra Southern
Kim Spicer
Megan Weide
Coach: Larry Smith

DATED this 20th day of August, 1990.

Andrew J. Orcutt, Mayor

Councilors:

Yvonne Fischer

Mike Hart

Phil Bay

Bob Newton

Bob Pritchard

Joe Van Meter

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: AUGUST 20, 1990

AGENDA ITEM NO.: 8b

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN M.S.PA, CITY MANAGER DHO

SUBJECT: LIQUOR LICENSE RENEWAL - LOYAL ORDER OF MOOSE
3860 RIVER ROAD NORTH - DISPENSER CLASS "B" -
CHANGE OF LOCATION

Loyal Order of Moose is applying for renewal of their Dispenser Class "B" liquor license at 3860 River Road North, Change of Location.

A Dispenser Class "B" liquor license allows the sale of distilled liquor by the drink, wine and malt beverages to members and guests of members of private clubs, fraternal organizations, and veterans' organizations. Kitchen facilities for serving meals to members must be available. Hours of sale and consumption is 7:00 a.m. to 2:30 a.m.

The application has been reviewed by the Keizer Police Department and they have no objections to issuance of the license.

RECOMMENDATION

The City Manager recommends that the City Council pass a motion recommending the Dispenser Class "B" liquor license for Loyal Order of Moose granted by OLCC.

DHO:clm

APPLICATION

STATE OF OREGON
OREGON LIQUOR CONTROL COMMISSION

Return To:

GENERAL INFORMATION

A non-refundable processing fee is assessed when you submit this completed form to the Commission (except for Druggist and Health Care Facility Licenses). The filing of this application does not commit the Commission to the granting of the license for which you are applying nor does it permit you to operate the business named below.

(THIS SPACE IS FOR OLCC OFFICE USE)

Application is being made for:

- ☐ DISPENSER, CLASS A
- ☒ DISPENSER, CLASS B
- ☐ DISPENSER, CLASS C
- ☐ PACKAGE STORE
- ☐ RESTAURANT
- ☐ RETAIL MALT BEVERAGE
- ☐ SEASONAL DISPENSER
- ☐ WHOLESALE MALT BEVERAGE & WINE
- ☐ WINERY
- ☐ Add Partner
- ☐ Additional Privilege
- ☒ Change Location
- ☐ Change Ownership
- ☐ Change of Privilege
- ☐ Greater Privilege
- ☐ Lesser Privilege
- ☐ New Outlet
- ☐ Other

OTHER: #275 proc fee

Receipt #2558

APPLICATION RECEIVED
OREGON LIQUOR CONTROL COMMISSION
AUG 7 1990
SALEM
LICENSE DIVISION

(THIS SPACE IS FOR CITY OR COUNTY USE)

NOTICE TO CITIES AND COUNTIES: Do not consider this application unless it has been stamped and signed at the left by an OLCC representative.

THE CITY COUNCIL, COUNTY COMMISSION, OR COUNTY

COURT OF _____ (Name of City or County)

RECOMMENDS THAT THIS LICENSE BE: GRANTED _____ DENIED _____

DATE _____

BY _____ (Signature)

TITLE _____

CAUTION: If your operation of this business depends on your receiving a liquor license, OLCC cautions you not to purchase, remodel, or start construction until your license is granted.

1. Name of Corporation, Partnership, or Individual Applicants:

   1) LOYAL ORDER of MOOSE 2) SALEM LODGE No. 1397

   3) _____ 4) _____

   5) _____ 6) _____

   (EACH PERSON LISTED ABOVE MUST FILE AN INDIVIDUAL HISTORY AND A FINANCIAL STATEMENT)

2. Present Trade Name LOYAL ORDER of MOOSE SALEM LODGE No. 1397

3. New Trade Name Same as above Year filed _____ with Corporation Commissioner

4. Premises address ~~3750 Portland rd NE~~ 3860 River Road NE (Number, Street, Rural Route) ~~Salem~~ (City) Marion (County) Oregon (State) 97303 (Zip)

5. Business mailing address P.O. Box 7138 (P.O. Box, Number, Street, Rural Route) Salem (City) Oregon (State) 97303 (Zip)

6. Was premises previously licensed by OLCC? Yes X No ____ Year 1990

7. If yes, to whom: Salem Lodge No. 1397 Type of license: DBA

8. Will you have a manager: Yes X No ____ Name Virgil Bradley (Manager must fill out Individual History)

9. Will anyone else not signing this application share in the ownership or receive a percentage of profits or bonus from the business? Yes ____ No X

10. What is the local governing body where your premises is located? City of Salem (Name of City or County)

11. OLCC representative making investigation may contact: Roy Kirk, Governor Lodge No. 1397 (Name)

    285 Kenwood Ave NE Salem OR 97301 (Address) H 362-4261 B 3648604 (Tel. No. — home, business, message)

CAUTION: The Administrator of the Oregon Liquor Control Commission must be notified if you are contacted by anybody offering to influence the Commission on your behalf.

DATE 8-7-90

Applicant(s) Signature (in case of corporation, duly authorized officer thereof)

1) Roy Kirk 3-4-25

2) _____

3) _____

4) _____

5) _____

6) _____

Original — Local Government

Form 84545-480 (3-90)

Keizer Police Department

930 Chemawa Rd. N.E. • P.O. Box 21060
Keizer, Oregon 97307-1060 • 390-3713/390-2000

1982

Charles R. Stull
Chief of Police

AGENDA ITEM NO. 8c

COUNCIL MEETING 8-20-90

DATE: AUGUST 16, 1990

TO: MAYOR AND CITY COUNCIL

THRU: DON OTTERMAN, CITY MANAGER

FROM: CHARLES R. STULL, CHIEF OF POLICE CRS

SUBJECT: LEASING PROPOSAL FOR POLICE VEHICLES

ISSUE

Shall the Keizer City Council approve the leasing of police vehicles for Detective personnel?

BACKGROUND

The 1990/91 Budget Committee approved $12,000 for vehicle leasing for Detective personnel in the current City budget.

These unmarked vehicles are designated to be utilized by investigative personnel and will replace our current practice of using confiscated or private vehicles for general investigative work.

Bids for leased vehicles were requested from five (5) auto leasing agencies and, to date, we have received replies from two - Capital Chevrolet and Roberson Motors. The specifications on the bids were for mid-sized vehicles that were within our budgetary limitations and based on a 48-month lease plan.

FISCAL IMPACT

$12,000 has been budgeted for four (4) leased vehicles for fiscal year 1990/91 based on a maximum monthly lease cost of $250.00 per vehicle.

RECOMMENDATION

It is my recommendation that we accept the lease proposal from Roberson Motors for the Plymouth Acclaim at a monthly leasing rate of $210.00 per month based on a 48-month lease. The Plymouth Acclaim is classified as a mid-sized vehicle and meets our current requirements for criminal investigative work.

The proposal, as recommended, will cost $9,504.00 per year for four (4) vehicles.

CRS:cp

Keizer Police Department

930 Chemawa Rd. N.E. • P.O. Box 21060
Keizer, Oregon 97307-1060 • 390-3713/390-2000

Charles R. Stull
Chief of Police

AGENDA ITEM NO. 8d

COUNCIL MEETING 8-20-90

DATE: AUGUST 16, 1990

TO: MAYOR AND CITY COUNCIL

THRU: DON OTTERMAN, CITY MANAGER

FROM: CHARLES R. STULL, CHIEF OF POLICE CRS

SUBJECT: 800mz RADIO COMMUNICATIONS AND MOBILE DATA TERMINAL INFORMATIONAL SYSTEMS

ISSUE

Shall the Keizer City Council accept the contractual proposals for 800mz police radio communications and mobile data terminal (MDT) informational systems?

BACKGROUND

The City of Keizer has contractually agreed with the City of Salem to participate in the new consolidated 9-1-1 and dispatching services program beginning January 1, 1991.

Currently, the Keizer Police Department shares our radio frequency with four other law enforcement agencies. With the increase in personnel, the volume of air traffic has seriously restricted our ability to communicate effectively on our current police radio system.

The 1990/91 Keizer Budget Committee approved the lease purchase of a new 800mz radio system which will allow Keizer Police Department to have its own radio frequency for uninterrupted communications with the Salem Dispatch Center. The 1990/91 Budget Committee additionally approved the lease purchase of a mobile data terminal information system to be installed in our police vehicles which will greatly enhance the capabilities of our police officers to obtain necessary and required information in the field instead of relying on dispatch personnel at the communications center. This system is the exact prototype that has recently been installed at the Salem Police Department which you have been reading about in the local media.

Some of the basic functions that the mobile data terminal will allow us to do in the field are wants and warrants, checks on stolen property and stolen vehicles, and car-to-car non-verbal communication capabilities. Future enhancements include data processing and rapid retrieval of suspected wanted persons information.

FISCAL IMPACT

The final contractual agreements have not been received as of the date of this staff report. The fiscal impact will be approximately $220,000 lease purchase program based on a five (5) year contractual lease. This equates approximately to $44,000 per year for the leasing of both the 800mz radio system and the mobile data terminal informational system.

The current budget allocation for leasing of these items is $45,000 per year.

RECOMMENDATION

It is my recommendation that we accept the contractual proposals for the leasing of the 800mz and the mobile data terminal systems based on the final review and approval by the City Attorney for contractual compliance and sole source vending requirements.

The 800mz radio system and the mobile data terminal information system are tentatively scheduled to be up-and-operating by January 1, 1991. Approval by the City Council at this time is required so that the hardware and software systems can be developed and installed prior to the January 1, 1991 deadline.

CRS:cp

M I N U T E S

KEIZER CITY COUNCIL
Monday, August 6, 1990
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER Mayor Orcutt called the regular session to order at 7:32 p.m. Roll call was taken as follows:

Present: Andrew J. Orcutt, Mayor
Yvonne Fischer, Councilor
Mike Hart, Councilor
Bob Newton, Councilor
Bob Pritchard, Councilor
Joe Van Meter, Councilor

Absent: Phil Bay, Councilor

Staff: Wally Mull, Public Works Director
Bill Peterson, City Engineer
John Lien, City Attorney
Kevin Wickman, Waterworks Operator
Susan Darby, City Recorder

PUBLIC TESTIMONY There was no public testimony to come before the Council.

BID AWARD Mr. Mull addressed the proposal to award contracts to various contractors for the 1990/91 Street Resurfacing Program. He noted that the City budgeted $262,500. By separating out each overlay and using the low bids, the City will spend $260,723 for all of the projects. The Engineer's estimate was $275,066.

Councilor Newton moved to award contracts for street resurfacing to D & D Paving for Project No. 1 $13,585.79; Project No. 3 $42,863.69; Project No. 4 $89,642.62; and Project No. 5 $38,424.65; to Salem Road and Driveway for Project No. 2 $67,912.34; and to Morse Bros., Inc. for Project No. 6 $8,294.00. Councilor Pritchard seconded the motion. The motion passed as follows:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard, Van Meter (6)
NAYS: None (0)
ABSENT: Bay (1)

MCNARY ESTATES SECONDARY ACCESS

Traffic Engineer Bruce Schafer addressed the Council with respect to the traffic study performed to determine the best location for a secondary access to the McNary Estates development. Mr. Schafer stated that this issue evolved when, in 1983, a planned unit development was established at McNary Estates and concerns later grew over the need for an additional emergency access to the development. He noted that two alternative routes were studied: one from Windsor Island Road to the west end of the project and the other down McClure from the southeast boundary of the project. The traffic study concluded that the preferable access would be the McClure Street location. In addition, Mr. Schafer stated that the comprehensive plan shows a collector in the general alignment of McClure Street. However, commercial uses have been planned for a portion of the area on McClure and, therefore, Mr. Schafer recommended that this continuation be severed to prevent commercial traffic from accessing the development. This, he explained, could be done with the use of crashable gates for emergency vehicles.

Responding to a question from Councilor Hart, Mr. Schafer stated that with the two planned sidewalks in the area, Keizer Elementary School officials do not feel the need for a school bus to access the McNary Estates development to pick up students. In response to a question from Councilor Hart, Councilor Pritchard stated that, as an example, there are crashable gates at the northwest end of Salemtowne. Mr. Schafer added that the crashable gates were included as an option. At the present time, the study indicates that this street would be open.

Councilor Van Meter asked about traffic flow in the development and by Keizer Elementary School. Mr. Schafer estimated total vehicle trips of 5,100 per day through McNary Estates. Traffic flow near other elementary schools include Hayesville at 5,780 vehicles per day, Liberty at 15,300 vehicles per day, and Salem Heights at 9,385 vehicles per day.

Mayor Orcutt informed the Council that he met with a representative of the Staats Corporation last week. Staats Corporation will be proposing an alternate plan, and the School District has also asked for additional time to review the traffic study. Therefore, Mayor Orcutt indicated that he would continue this matter to the Council's August

20 meeting in order to allow those parties time to submit comments.

Councilor Newton moved to accept the traffic study without prejudice. Councilor Pritchard seconded the motion.

Councilor Newton explained that his motion is intended to receive the report without making a decision.

The motion was put to a vote and passed as follows:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard, Van Meter (6)
NAYS: None (0)
ABSENT: Bay (1)

DEVELOPMENT FEE PACKAGE - STREET CUT PERMITS

Mr. Mull discussed with the Council a proposal to institute a program of requiring permits for street openings. This, he explained, would assist staff in determining responsibility for faulty repairs when contractors cut the streets during construction projects. In addition, City staff will also be able to coordinate street projects with those contractors wishing to make cuts. A similar permit process is in use by the City of Salem. Salem charges a permit fee of $75.

Mayor Orcutt stressed the need for penalty provisions in the event the cut is not repaired to the City's satisfaction or in the event a contractor fails to obtain a permit.

Mr. Peterson stated that staff intends to make the process uncomplicated so that contractors would not avoid obtaining permits. The fee would help to recover some of the City's costs in administering the system.

Responding to a question from the Mayor, Mr. Mull indicated that the City would be exempt from paying the permit fee, as would any contractor working on behalf of the City.

Mr. Lien indicated he would work with staff on developing the ordinance and to include penalties as necessary, perhaps making such violations punishable as infractions.

Councilor Newton expressed concern with instituting a new procedure which, he believed, may need clerical support in the future. Mr. Mull

noted that it may be possible for Marion County to administer the permit system along with its normal permitting process.

There being no objections from the Council, Mayor Orcutt directed staff to develop the ordinance for the street opening permit process.

WHITEAKER HEIGHTS STREET LIGHTING LID (AMENDMENT)

It was noted that an omission occurred in the original ordinance which formed the Whiteaker Heights Street Lighting local improvement district. This omission involved three lots that were to be included in the district.

Councilor Pritchard moved for passage of a bill for an ordinance amending Ordinance No. 90-164 to spread assessments to the Whiteaker Heights Street Lighting Local Improvement District. Councilor Fischer seconded the motion. The motion passed on first reading by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard, Van Meter (6)
NAYS: None (0)
ABSENT: Bay (1)

CONSENT CALENDAR

Included on the Consent Calendar were the following items:

a. July 16, 1990 City Council minutes
b. Resolution - Wage Adjustments for Keizer Police Association members
c. Resolution - Wage Adjustments for non-represented employees
d. Resolution - Workers Compensation coverage for volunteer reserve police officers
e. Update on recruitment of volunteer municipal judge

At Councilor Pritchard's request, the July 16, 1990 City Council minutes were removed from the Consent Calendar. Councilor Pritchard explained that he was not present at the meeting and, therefore, would not vote on the minutes.

Councilor Van Meter asked that the resolution relating to wage adjustments for non-represented employees be removed from the Consent Calendar.

Councilor Hart moved for approval of the remainder of the Consent Calendar. Councilor Pritchard seconded the motion. The motion was passed by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard, Van Meter (6)
NAYS: None (0)
ABSENT: Bay (1)

Councilor Van Meter moved for approval of the July 16, 1990 City Council minutes as presented. Councilor Newton seconded the motion. The motion was passed by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Van Meter (6)
NAYS: None (0)
ABSTENTION: Pritchard (1)
ABSENT: Bay (1)

With respect to the wage adjustment for non-represented employees, Councilor Van Meter asked about the proposed salary range for the Community Development Coordinator. Mr. Mull explained that the Water Manager's position has been deleted and the duties of that job have been assigned to three Waterworks Operators. Therefore, the Water Manager salary should be deleted from the ordinance. Ms. Darby explained that the $3,000 to $3,646 range for the CD Coordinator was the advertised range and that a flat salary within that range will be established depending on the successful candidate's qualifications.

Councilor Van Meter moved for approval of a resolution setting forth a change in compensation for non-bargaining unit employees including certain employees of the Water Department and Police Department, certain permanent part-time employees and certain management employees. Councilor Newton seconded the motion. The motion passed by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard, Van Meter (6)
NAYS: None (0)
ABSENT: Bay (1)

OTHER BUSINESS

Keizer Tomorrow Committee

Mayor Orcutt distributed a proposed outline to establish a "Keizer Tomorrow" Screening Committee. This committee, to be comprised of two Council members, one business representative, and two citizens at large, would screen applications for the Keizer Tomorrow Committee. The screening committee will interview the applicants and make its recommendation to the Council in September. The Council concurred in forming the screening committee as proposed.

Also in relation to the Keizer Tomorrow Committee, Mayor Orcutt proposed that the candidates running for Council positions be included as non-voting members on the full committee. Once the individuals take office in January, they will replace the Council members whose office they assumed. The former Council members may then stay on the committee as non-voting members or they may drop off the committee. On contested races, Mayor Orcutt proposed that following the November election, the unsuccessful candidates will be dropped from the committee. The Council agreed to this suggestion.

Ordinance - Comprehensive Plan/Zone Change 90-2, Epping

Councilor Pritchard moved for passage of a bill for an ordinance in the matter of the application of Larry Epping Building Company (Applicant) to grant a comprehensive plan change from Commercial to Low Density Residential, a zone change from Urban Transition (UT) and Commercial Office (CO) to Residential Single Family (RS), and conceptual subdivision approval on property located on the east and west sides of Four Winds Drive North and on the south side of Chemawa Road North, Keizer, Oregon (Case No. KCP/ZC 90-1) in which the City granted the comprehensive plan, zone change and subdivision approval requested in accordance with the Keizer Hearings Officer decision dated March 21, 1990. Councilor Hart seconded the motion. The motion passed on first reading by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard, Van Meter (6)
NAYS: None (0)
ABSENT: Bay (1)

Water Level

Responding to a question from Councilor Hart, Mr. Wickman stated that he tested the water level of Keizer's wells last Friday. They were found to be within a foot of the level tested this same time last year. Mr. Mull added that this has been the status of Keizer's wells for the past 10 years, and they quickly recharge over the winter months.

WRITTEN COMMUNICATIONS

There were no written communications to come before the Council.

AGENDA INPUT

Mayor Orcutt reminded the Council of the August 13 Special Meeting at 8 a.m. to hold a public hearing on the proposed supplemental budget for the Trail Avenue project.

For the August 20 meeting, there is the continued public hearing on the manufactured housing overlay zone and an update on the Keizer Tomorrow Committee. Added tonight was the McNary Estates Secondary Access issue.

ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Susan Darby, City Recorder

APPROVED:

MAYOR

(COUNCILOR BAY ABSENT)

M I N U T E S

KEIZER CITY COUNCIL
Special Meeting
Monday, August 13, 1990
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Mayor Orcutt called the special session to order at 8:03 a.m. Roll call was taken as follows:

Present: Andrew J. Orcutt, Mayor
Yvonne Fischer, Councilor
Mike Hart, Councilor
Joe Van Meter, Councilor

Absent: Phil Bay, Councilor
Bob Newton, Councilor
Bob Pritchard (arrived later)

Staff: Donald H. Otterman, City Manager
Wally Mull, Public Works Director
Bill Peterson, City Engineer
Susan Darby, City Recorder

PUBLIC HEARING - 1990/91 SUPPLEMENTAL BUDGET

Mayor Orcutt opened the public hearing to receive testimony on the supplemental budget for 1990/91 involving the Street and Utility Funds.

Councilor Pritchard arrived at 8:03 a.m.

Mr. Otterman explained that the Budget Committee is recommending approval of the supplemental budget which would provide the funds for the Trail Avenue/ Wheatland Road Realignment project, and the Labish Sewer Trunk and McNary Estates/Manzanita Traffic Signal projects.

There being no testimony to come before the Council, Mayor Orcutt closed the public hearing.

DELIBERATION SUPPLEMENTAL BUDGET

Councilor Hart moved for passage of a resolution adopting the supplemental budget. Councilor Fischer seconded the motion. The motion was put to a vote and passed unanimously as follows:

AYES: Orcutt, Fischer, Hart, Pritchard, Van Meter (5)
NAYS: None (0)
ABSENT: Bay, Newton (2)

Councilor Hart moved for passage of a resolution making appropriations. Councilor Fischer seconded the motion. The motion was put to a vote and passed unanimously as follows:

AYES: Orcutt, Fischer, Hart, Pritchard, Van Meter (5)
NAYS: None (0)
ABSENT: Bay, Newton (2)

BID AWARD - TRAIL AVENUE/ WHEATLAND ROAD REALIGNMENT/ LABISH SEWER TRUNK/MCNARY ESTATES TRAFFIC SIGNAL

Mr. Peterson explained that the staff report before the Council is almost identical to the one the Councilors received earlier. He recommended that the Council award the bids and direct staff to prepare the necessary contract documents for signing by the Mayor, City Attorney and City Recorder.

Responding to a question from the Council, Mr. Peterson explained that Emery & Sons have agreed to a five day extension, and they are prepared to begin on the project. He estimated that most of the work will be done now with the exception of the traffic signal. Mr. Peterson anticipates that the traffic signal will be installed late this year or early next year.

Councilor Hart moved to award the low bids to Emery & Sons for $383,984.22 on the Trail Avenue/ Wheatland Road/River Road Realignment and installation of Labish Sanitary Sewer Trunk line; and to Benton Electric, Inc., for $111,670.62 for the McNary Estates Drive/Manzanita Drive/River Road Traffic Signalization, and the direct staff to prepare the necessary contract documents for signing by the Mayor, City Attorney and City Recorder. Councilor Van Meter seconded the motion. The motion was put to a vote and passed unanimously as follows:

AYES: Orcutt, Fischer, Hart, Pritchard, Van Meter (5)
NAYS: None (0)
ABSENT: Bay, Newton (2)

WAGE ADJUSTMENT FOR CERTAIN WATER EMPLOYEES

Mr. Mull explained that at the last Council meeting the City Council passed a resolution making wage adjustments for non-represented employees. He explained at that time that the Water Manager's position had been deleted and that the funds for that position were spread out to three Senior Waterworks Operators to compensate for those additional duties. However, staff failed to include those new wages in the resolution.

Councilor Pritchard moved for passage of a resolution relating to compensation for certain water employees. Councilor Fischer seconded the motion. The motion was put to a vote and passed unanimously as follows:

AYES: Orcutt, Fischer, Hart, Pritchard, Van Meter (5)
NAYS: None (0)
ABSENT: Bay, Newton (2)

OTHER BUSINESS — There was no other business to come before the Council.

WRITTEN COMMUNICATIONS — There were no written communications.

ADJOURNMENT — The meeting adjourned at 8:11 a.m.

Respectfully submitted,

Susan Darby, City Recorder

APPROVED:

MAYOR

(COUNCILOR NEWTON ABSENT)

(COUNCILOR BAY ABSENT)

COUNCIL MEETING: AUGUST 20, 1990
AGENDA ITEM NO.: 9

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90- ____

CERTIFICATION OF LIGHTING DISTRICT ACCOUNTS

BE IT RESOLVED by the City Council of the City of Keizer that Keizer has determined and computed the amount of money necessary to be raised by assessment to operate and maintain certain street lighting facilities within Keizer, including administrative costs and estimated delinquencies on assessments in the amount of $ 165,525.27 ; and

BE IT FURTHER RESOLVED that Keizer certifies that Exhibit "A", attached hereto, is a true and correct list of the properties within the various lighting assessment districts in Keizer giving the proper assessment and apportionment of costs and expenses to be assessed against the respective properties for installation, operation and maintenance of street lighting facilities for the ensuing year; and

BE IT FURTHER RESOLVED that Exhibit "A", attached hereto, is certified to the County Assessor to be added to the appropriate tax accounts for the respective properties indicated.

PASSED this ____ day of _____, 1990.

SIGNED this ____ day of _____, 1990.

_____
Mayor

_____
City Recorder

PGE:	ACCOUNT #	# OF LOTS	3 MO ANT JUL-SEPT	3 MO ANT OCT-DEC	3 MO ANT JAN-MAR	3 MO ANT APR-JUN	SUB TOTAL	PLUS S.E.	PLUS 10%	PER LOT
79 ANDREW PARK	3604-0	15	161.55	161.55	161.55	161.55	646.20	646.20	710.82	47.39
28 CHEHALIS SUB	3607-0	16	91.86	91.86	91.86	91.86	367.44	367.44	404.18	25.26
30 CRESTWOOD VILLAGE	3609-0	12	104.40	104.40	104.40	104.40	417.60	417.60	459.36	38.28
48 CARLHAVEN ADDN	3614-0	27	116.40	116.40	116.40	116.40	465.60	465.60	512.16	18.97
24 CEDAR PARK ST LTG	3615-0	19	226.59	226.59	226.59	226.59	906.36	906.36	997.00	52.47
87 CARLHAVEN ADDN #2	3616-0	29	136.77	136.77	136.77	136.77	547.08	547.08	601.79	20.75
97 CHENAWA PARK	3617-0	18	292.32	292.32	292.32	292.32	1,169.28	1,169.28	1,286.21	71.46
81 LAWNDALE SUB	3628-0	34	412.11	406.17	406.62	406.62	1,631.52	1,631.52	1,794.67	52.78
46 LANCER PARK	3634-0	36	362.49	362.49	362.49	362.49	1,449.96	1,449.96	1,594.96	44.30
14 MAI-LIN DIST	3635-0	293	1,912.14	1,912.14	1,912.14	1,912.14	7,648.56	7,882.56	8,670.82	29.59
44 MAI-LIN #2	3636-0	22	133.86	133.86	133.86	133.86	535.44	535.44	588.98	26.77
08 MARDELL	3640-0	209	1,339.71	1,336.96	1,336.80	1,336.80	5,350.27	5,785.27	6,363.80	30.45
98 MCLEOD PARK #2	3643-0	28	313.20	313.20	313.20	313.20	1,252.80	1,252.80	1,378.08	49.22
45 MCLEOD PARK	3644-0	36	313.20	313.20	313.20	313.20	1,252.80	1,252.80	1,378.08	38.28
23 MCNARY HTS	3645-0	88	972.78	972.78	972.78	972.78	3,891.12	3,891.12	4,280.23	48.64
26 MCLEOD ESTATES	3647-0	74	783.00	783.00	783.00	783.00	3,132.00	3,132.00	3,445.20	46.56
22 NORTHVIEW TER	3655-0	85	513.39	513.39	513.39	513.39	2,053.56	2,662.56	2,928.82	34.46
02 NORTHWOOD PARK #4	3658-0	98	1,445.13	1,445.13	1,439.56	1,433.43	5,763.25	5,763.25	6,339.58	64.69
28 NORTHWOOD PARK #1	3660-0	49	640.71	640.71	640.71	640.71	2,562.84	2,562.84	2,819.12	57.53
43 NORTHWOOD PARK #2	3661-0	43	501.12	501.12	501.12	501.12	2,004.48	2,004.48	2,204.93	51.28
34 WILARK PARK ANN #5	3674-0	18	208.80	208.80	208.80	208.80	835.20	835.20	918.72	51.04
12 WILARK PARK ST LTG	3675-0	190	2,646.33	2,646.33	2,638.73	2,643.42	10,574.81	10,574.81	11,632.29	61.22
41 WILARK PARK #6	3676-0	18	156.60	156.60	156.60	156.60	626.40	626.40	689.04	38.28
50 WHITAKER PARK	3677-0	78	813.24	813.24	813.24	813.24	3,252.96	3,252.96	3,578.26	45.88
2 WILARK PARK ANN #7	3678-0	16	156.60	156.60	156.60	156.60	626.40	626.40	689.04	43.07
22 SIX SUBDIV	3691-0	21	116.40	116.40	116.40	116.40	465.60	465.60	512.16	24.39
46 TERRACE GLEN	3693-0	16	167.04	167.04	167.04	167.04	668.16	668.16	734.98	45.94
95 WHEATLAND LN	3699-0	7	83.52	83.52	83.52	83.52	334.08	334.08	367.49	52.50
49 WINDSOR ESTATES	3700-0	23	250.56	250.56	250.56	250.56	1,002.24	1,002.24	1,102.46	47.93
03 NORTHRIDGE PARK	3702-0	32	184.98	184.98	184.98	184.98	739.92	739.92	813.91	25.43
.7 WEDGEWOOD ESTATES	3705-0	32	171.45	171.45	171.45	171.45	685.80	685.80	754.38	23.57
4 BUCHHOLZ ADDITION	3711-0	21	86.40	86.40	86.40	86.40	345.60	345.60	380.16	18.10
5 PARKLAWN ADDITION	3720-0	6	57.60	57.60	57.60	57.60	230.40	230.40	253.44	42.24
2 WARNER PARK	3721-0	10	34.29	34.29	34.29	34.29	137.16	137.16	150.88	15.09
1 WALENWOOD SUB	3722-0	9	34.29	34.29	34.29	34.29	137.16	137.16	150.88	16.76
63 SPRINGTIME PK SUB	3725-0	15	156.60	156.60	156.60	156.60	626.40	626.40	689.04	45.94
STONEHEDGE ESTATES	3731-0	100	1,200.60	1,200.60	1,200.60	1,200.60	4,802.40	4,802.40	5,282.64	52.83
2 VISTA VIEW EST #2	3735-0	80	411.48	411.48	411.48	411.48	1,645.92	1,645.92	1,810.51	30.18
1 TIMBERVIEW SUBDIV	3741-0	142	1,305.00	1,305.00	1,305.00	1,305.00	5,220.00	5,220.00	5,742.00	40.44
5 KEIZER HTS	3742-0	65	664.41	664.41	675.24	669.42	2,673.48	2,673.48	2,940.83	45.24
2 FRIENDSHIP ADD	3753-0	11	62.76	62.76	62.76	62.76	251.04	251.04	276.14	25.10
03 TEN AT MCNARY	3755-0	15	230.94	230.94	230.94	230.94	923.76	923.76	1,016.14	67.74
1 CLARK ST NE	3757-0	29	101.85	101.85	101.85	101.85	407.40	407.40	448.14	15.45
09 COUNTRY CLUB EST	3761-0	29	240.03	240.03	240.03	240.03	960.12	960.12	1,056.13	36.42
12 LAWNDALE I SUB-P 2	3774-0	39	376.56	376.56	376.56	376.56	1,506.24	1,506.24	1,656.86	42.48
13 STONEHEDGE EST II	3778-0	90	788.64	788.64	788.64	788.64	3,154.56	3,154.56	3,470.02	38.56
STONEHEDGE EST III	3786-0	32	295.74	295.74	295.74	295.74	1,182.96	1,182.96	1,301.26	40.66
THE MEADOWS	3792-0		0.00	0.00	440.85	788.64	1,229.49	1,229.49	1,352.44	TBD
WILLOW LAKE EST	3793-0		0.00	0.00	204.21	443.61	647.82	647.82	712.60	TBD
STONEHEDGE EST 4&5	3798-0	32	295.74	295.74	0.00	295.74	887.22	887.22	975.94	30.50
0 CHENAWA EST #1	5480-0	30	365.40	365.40	365.40	365.40	1,461.60	1,461.60	1,607.76	53.59
1 CHENAWA EST #2	5482-0	34	417.60	417.60	417.60	417.60	1,670.40	1,670.40	1,837.44	54.04
9 JOHNISEE ADDN	5700-0	13	68.58	68.58	68.58	68.58	274.32	274.32	301.75	23.21
8 JULIE ESTATES	5711-0	20	313.20	313.20	313.20	313.20	1,252.80	1,252.80	1,378.08	68.90
0 KEPHART ESTATES	5715-0	41	208.80	208.80	208.80	208.80	835.20	1,344.00	1,478.40	36.06
6 NORTHTREE ESTATES	5745-0	100	1,372.59	1,372.59	1,372.59	1,372.59	5,490.36	5,490.36	6,039.40	60.39
PGE SUB-TOTAL			24,817.35	24,808.66	25,155.93	26,031.60	100,813.54	102,600.34	112,860.37	

LIGHTING DISTRICTS 1990/1991

	SALEM ELECTRIC:	ACCOUNT #	# OF LOTS	3 MO AMT JUL-SEPT	3 MO AMT OCT-DEC	3 MO AMT JAN-MAR	3 MO AMT APR-JUN	TOTAL	PLUS 10%	PER LOT
129	DENNIS LANE N	006081-01	45	276.00	276.00	276.00	276.00	1,104.00	1,214.40	26.99
026	SHADY LANE	007175-01	X	416.67	416.67	416.67	416.67	1,666.68	1,833.35	ATT
086	HICKS JONES	007303-01	X	1,138.89	1,138.89	1,138.89	1,138.89	4,555.56	5,011.12	ATT
019	ARNOLD WAY	007445-01	40	108.75	108.75	108.75	108.75	435.00	478.50	11.96
015	APPLEBLOSSOM	007711-01	89	448.50	448.50	448.50	448.50	1,794.00	1,973.40	22.17
080	GLYNBROOK	007864-01	42	374.55	374.55	374.55	374.55	1,498.20	1,648.02	39.24
094	WILL. MANOR 4	008482-01	23	204.30	204.30	204.30	204.30	817.20	898.92	39.00
025	HENLO	008739-01	27	179.70	179.70	179.70	179.70	718.80	790.68	29.28
017	RIVERCREST	008643-01	325	1,852.59	1,852.59	1,852.59	1,852.59	7,410.36	8,151.40	25.08
165	RIVERVIEW N #2	008927-01	28	158.00	158.00	158.00	158.00	636.00	699.60	24.99
083	PALMA CIEA 5	008946-01	22	136.20	136.20	136.20	136.20	544.80	599.28	27.24
141	PALMA CIEA	008947-01	447	2,620.38	2,620.38	2,620.38	2,620.38	10,481.52	11,529.67	25.79
142	RIVERVIEW N	008981-01	28	158.00	158.00	158.00	158.00	636.00	699.60	24.12
047	HILLIGOS	009096-01	14	95.40	95.40	95.40	95.40	381.60	419.76	29.98
104	JUNIPER #2 SUB	009140-01	22	196.95	196.95	196.95	196.95	787.80	866.58	39.39
144	JUNIPER	009212-01	20	127.20	127.20	127.20	127.20	508.80	559.68	27.98
	MAI LIN	009257-01		58.50	58.50	58.50	58.50	234.00	SEE PAGE 1	
034	[illegible]WOOD	009925-01	X	221.79	221.79	221.79	221.79	887.16	975.88	ATT
016	[illegible]AY	010026-01	120	564.60	564.60	564.60	564.60	2,258.40	2,484.24	20.70
143	MEADOWBROOK	010027-01	9	31.80	31.80	31.80	31.80	127.20	139.92	15.55
132	CHARLOTTE	010250-01	45	238.35	238.35	238.35	238.35	953.40	1,048.74	23.31
	HARDELL	010315-01		108.75	108.75	108.75	108.75	435.00	SEE PAGE 1	
	NORTHVIEW	010337-01		152.25	152.25	152.25	152.25	609.00	SEE PAGE 1	
	KEPHART	010338-01		127.20	127.20	127.20	127.20	508.80	SEE PAGE 1	
207	FERNBROOK	011723-01	39	227.70	227.70	227.70	227.70	910.80	1,001.88	25.69
206	FOUR WINDS ADD N	011727-01	125	795.00	795.00	795.00	795.00	3,180.00	3,498.00	27.98
205	GLYNBROOK II N	011736-01	44	493.35	493.35	493.35	493.35	1,973.40	2,170.74	49.34
200	EDEN ESTATES	011747-01	43	455.40	455.40	455.40	455.40	1,821.60	2,003.76	46.60
215	GARY ST	012269-01	37	136.50	136.50	136.50	136.50	546.00	600.60	16.23
*	GREENWAY	012430-01	21	111.24	111.24	111.24	111.24	444.96	489.46	23.31
*	FOUR WINDS II	012446-01	20	83.43	83.43	83.43	83.43	333.72	367.09	18.35
*	ARNOLD ST #2	012518-01	19	0.00	0.00	65.25	65.25	130.50	143.55	7.56
*	NOON AV	012548-01	32	0.00	0.00	166.86	166.86	333.72	367.09	11.47
	SALEM ELECTRIC SUB-TOTAL			12,299.94	12,299.94	12,532.05	12,532.05	49,663.98	52,664.90	
	TOTAL LIGHTING DISTRICTS			37,117.29	37,108.60	37,687.98	38,563.65	150,477.52	165,525.27	

1990-91 LIGHTING DISTRICTS

M/C CODE	TAX ACCT	FRONT FOOT	ASSESSMENT
86	HICKS-JONES LIGHTING DISTRICT		
	53711000	100.00	$26.29
	53717000	110.00	$28.92
	53722000	73.67	$19.37
	53726000	162.57	$42.74
	53734000	105.00	$27.60
	53736000	20.00	$5.26
	53739000	385.00	$101.22
	53746000	33.01	$8.68
	53747000	33.91	$8.91
	53752000	225.00	$59.15
	53758000	115.00	$30.23
	53764000	105.00	$27.60
	70315000	84.11	$22.11
	70315030	80.00	$21.03
	71064001	94.33	$24.80
	71064041	103.14	$27.12
	71670010	93.22	$24.51
	71670040	83.86	$22.05
	71670050	85.00	$22.35
	71670060	85.00	$22.35
	71670070	85.00	$22.35
	71670080	85.00	$22.35
	71670090	85.00	$22.35
	71670100	85.00	$22.35
	71670120	85.00	$22.35
	71680000	80.00	$21.03
	71680010	80.00	$21.03
	71680020	115.00	$30.23
	71680030	115.00	$30.23
	71680040	80.00	$21.03
	71680050	80.00	$21.03
	71680060	79.86	$21.00
	71680061	107.18	$28.18
	71680070	65.00	$17.09
	71680080	80.00	$21.03
	71680090	80.00	$21.03
	71680100	103.04	$27.09
	71680110	115.00	$30.23
	71680120	80.00	$21.03
	71680130	80.00	$21.03
	71680140	80.00	$21.03
	71680150	80.00	$21.03
	71680160	115.00	$30.23
	71700000	66.70	$17.54
	71700010	70.00	$18.40
	71700020	83.96	$22.07
	71700030	48.68	$12.80
	71700040	40.85	$10.74
	71700050	40.00	$10.52
	71700060	42.12	$11.07
	71700070	87.00	$22.87
	71700080	72.78	$19.13

71990020	70.00	$18.40
71990030	77.00	$20.24
71990090	70.00	$18.40
75090000	116.90	$30.73
75090010	80.00	$21.03
75090020	80.00	$21.03
75090030	70.00	$18.40
75090040	41.62	$10.94
75090050	66.10	$17.38
75090060	85.00	$22.35
75090070	85.00	$22.35
75090080	98.32	$25.85
75090090	80.00	$21.03
75090100	85.00	$22.35
75090110	80.00	$21.03
75090120	90.00	$23.66
75090130	107.72	$28.32
80120000	59.98	$15.77
80120008	83.50	$21.95
80120010	99.98	$26.28
80120020	194.90	$51.24
80120030	104.00	$27.34
80120210	260.00	$68.35
80120220	150.00	$39.44
80130000	50.71	$13.33
80130720	70.00	$18.40
80130910	70.00	$18.40
80130920	70.00	$18.40
80130930	60.00	$15.77
81756001	100.00	$26.29
81756361	100.00	$26.29
81756371	62.50	$16.43
81756381	62.50	$16.43
81756391	62.50	$16.43
81756401	62.50	$16.43
81756411	107.00	$28.13
81756461	107.40	$28.24
82256000	68.00	$17.88
82256010	68.00	$17.88
82256020	68.00	$17.88
82256030	68.00	$17.88
82256048	138.13	$36.31
82256051	75.72	$19.91
82256060	75.72	$19.91
82256066	75.72	$19.91
82256075	75.72	$19.91
82256120	90.00	$23.66
82256130	103.60	$27.24
82256140	96.80	$25.45
82256150	96.80	$25.45
82257370	129.07	$33.93
82257380	61.07	$16.06
82257390	68.00	$17.88
82257400	129.07	$33.93
82257410	193.60	$50.90
82257420	63.86	$16.79

82257430	63.86	$16.79
82257440	196.18	$51.58
82257450	61.18	$16.08
82257460	35.84	$9.42
82257468	18.82	$4.95
82257470	144.99	$38.12
82257650	430.00	$113.05
82257730	108.81	$28.61
82257740	90.50	$23.79
82257750	101.55	$26.70
82257760	75.50	$19.85
82257770	85.00	$22.35
82257780	85.00	$22.35
82257790	100.00	$26.29
82257807	64.73	$17.02
82257810	70.00	$18.40
82257820	150.95	$39.68
82257830	194.74	$51.20
82257850	110.09	$28.94
82257860	84.61	$22.24
82257900	79.00	$20.77
82257920	79.65	$20.94
82257930	100.00	$26.29
82257941	70.00	$18.40
82257950	96.21	$25.29
82257960	101.00	$26.55
82257970	65.00	$17.09
82257990	78.00	$20.51
82258000	144.33	$37.94
82258010	35.00	$9.20
82258020	81.00	$21.29
82258030	105.00	$27.60
82258040	130.00	$34.18
82258050	75.00	$19.72
82258060	75.00	$19.72
82258090	80.00	$21.03
82258100	114.00	$29.97
82258110	97.00	$25.50
82258130	96.50	$25.37
82258150	193.60	$50.90
82258160	87.60	$23.03
82258170	6.00	$1.58
82258180	100.00	$26.29
82258190	95.00	$24.98
82258200	82.71	$21.74
82258210	30.00	$7.89
82258220	87.89	$23.11
82258230	87.89	$23.11
82258240	76.05	$19.99
82258250	76.00	$19.98
82258260	82.00	$21.56
82258270	76.00	$19.98
82258280	87.20	$22.92
82258300	70.00	$18.40
82258310	67.81	$17.83
82258320	67.81	$17.83

82258330	50.00	$13.15
82258340	50.00	$13.15
82258350	50.00	$13.15
82258360	50.00	$13.15
82258370	65.78	$17.29
82258380	70.00	$18.40
82258420	91.19	$23.97
82258430	109.00	$28.66
82258440	80.20	$21.08
82258450	60.00	$15.77
82258460	126.70	$33.31
82258470	75.00	$19.72
82258480	72.00	$18.93
82258490	73.50	$19.32
82258500	64.66	$17.00
82258510	70.16	$18.45
82258520	140.00	$36.81
82258540	20.00	$5.26
82258550	70.00	$18.40
82258560	80.00	$21.03
82258580	115.00	$30.23
82258590	83.79	$22.03
82258600	82.00	$21.56
82258610	100.00	$26.29
82258630	162.33	$42.68
82258650	21.00	$5.52
82258660	62.02	$16.31
82258662	17.72	$4.66
82258663	70.26	$18.47
82258673	70.00	$18.40
82258680	75.00	$19.72
82258690	14.00	$3.68
82258700	116.00	$30.50
82258705	51.00	$13.41
82258710	65.00	$17.09
82258720	67.62	$17.78
82258730	50.00	$13.15
82258740	78.00	$20.51
82258750	66.00	$17.35
82258758	66.00	$17.35
82258760	20.00	$5.26
82258770	62.00	$16.30
82258780	100.00	$26.29
82258790	62.00	$16.30
82258800	101.54	$26.69
82258810	75.57	$19.87
82258820	75.00	$19.72
82258830	106.55	$28.01
82258840	75.00	$19.72
82258850	81.41	$21.40
82258870	74.93	$19.70
82258890	73.75	$19.39
82258900	63.71	$16.75
	19,053.99	5,009.29

34 GREENWOOD DRIVE LIGHTING DISTRICT

53137000	100.61	$25.94
53138000	101.00	$26.04
53139000	101.00	$26.04
53142000	122.32	$31.53
53143000	122.00	$31.45
53146000	100.00	$25.78
53242000	100.00	$25.78
53243000	100.00	$25.78
53244000	100.00	$25.78
53245000	100.00	$25.78
53249000	100.00	$25.78
53251000	100.00	$25.78
53252000	100.00	$25.78
53253000	100.00	$25.78
53254000	100.00	$25.78
73290000	110.00	$28.36
73290010	100.00	$25.78
73290020	100.00	$25.78
73290030	100.00	$25.78
73290040	200.00	$51.56
73290050	100.00	$25.78
73290060	100.00	$25.78
73290070	100.00	$25.78
73290080	100.00	$25.78
73290090	120.00	$30.94
73290100	165.42	$42.65
73290110	104.00	$26.81
73290120	104.00	$26.81
73290130	104.00	$26.81
73290140	104.00	$26.81
73290160	104.00	$26.81
73290170	105.00	$27.07
73290180	104.00	$26.81
73290190	104.00	$26.81
73290200	110.00	$28.36
	3,785.35	975.86

26 SHADY LANE LIGHTING DISTRICT

53684000	$17.13
53831000	$17.13
53832000	$17.13
75080000	$17.13
75080020	$17.13
75080030	$17.13
75080040	$17.13
75080050	$17.13
75080060	$17.13
75080070	$17.13
75080080	$17.13
75080090	$17.13
75080100	$17.13
75080110	$17.13

75080120		$17.13
75080130		$17.13
75080140		$17.13
75080150		$17.13
75080160		$17.13
75080200		$17.13
75080210		$17.13
75080220		$17.13
75080230		$17.13
75080240		$17.13
75080251		$17.13
75080270		$17.13
75080280		$17.13
75080290		$17.13
75080300		$17.13
75080310		$17.13
75080320		$17.13
75080330		$17.13
75080340		$17.13
75080350		$17.13
75080370		$17.13
75080380		$17.13
75080390		$17.13
75080400		$17.13
75080410		$17.13
75080420		$17.13
75080430		$17.13
80120170	163.02	$33.78
80120180	76.98	$15.95
80120190	80.00	$16.58
80120200	80.00	$16.58
80120480	50.00	$10.36
80120500	100.00	$20.72
80120510	100.00	$20.72
80120520	100.00	$20.72
82256160	75.00	$15.54
82256170	30.00	$6.22
82256180	50.00	$10.36
82256190	50.00	$10.36
82256200	74.00	$15.33
82256210	60.00	$12.43
82256220	15.00	$3.11
82256230	75.00	$15.54
82256241	75.00	$15.54
82256250	75.00	$15.54
82256260	75.00	$15.54
82256270	75.00	$15.54
82256275	75.00	$15.54
82256280	75.00	$15.54
82257100	136.92	$28.37
82257110	73.09	$15.14
82257120	60.00	$12.43
82257130	67.00	$13.88
82257140	63.00	$13.05
82257150	68.14	$14.12
82257160	60.00	$12.43

82257170	64.53	$13.37
82257180	64.53	$13.37
82257190	64.53	$13.37
82257200	64.53	$13.37
82257210	64.53	$13.37
82257220	193.60	$40.11
82257230	20.00	$4.14
82257236	76.80	$15.91
82257240	20.00	$4.14
82257250	76.80	$15.91
82257260	96.80	$20.06
82257270	96.30	$19.95
82257280	60.00	$12.43
82257290	210.63	$43.64
82257300	54.75	$11.34
82257320	64.30	$13.32
82257330	120.00	$24.86
82257350	89.00	$18.44
82257360	100.00	$20.72
82257480	116.67	$24.17
82257490	100.00	$20.72
82257500	100.00	$20.72
82257510	118.00	$24.45
82257520	64.69	$13.40
82257530	64.46	$13.36
82257540	64.54	$13.37
82257550	193.60	$40.11
82257560	96.80	$20.06
82257570	96.80	$20.06
82257580	96.80	$20.06
82257590	96.80	$20.06
82257600	125.00	$25.90
82257630	100.87	$20.90
82257660	67.00	$13.88
82257670	67.00	$13.88
82257680	67.00	$13.88
82257690	67.00	$13.88
82257710	77.00	$15.95
	5,538.81	$1,849.97

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

Mon

July 25, 1990

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER DHO

SUBJECT: AUGUST 6, 1990 CITY COUNCIL MEETING

I will be out of the office on vacation from Monday, July 30 through Friday, August 10. Therefore, if you have any questions regarding agenda items, please contact the appropriate staff member prior to the meeting. This, hopefully, will allow a smoother Council meeting in my absence.

A U G U S T

1990

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1)Muni Ct (new) 6pm KPD (Aud) 8-5pm	2)Masonics (old) 7pm KPD (Aud) 8-5pm	3) KPD (Aud) 8-5pm Keizer Art Assoc (old) 1-4pm	4) KPD (Aud) all day - test AA (old) 8:45-11:45am
5)	6) City Council (new) 7:30pm KPD (Aud) 8-5pm	7) KPD (Aud) 8-5pm Library (old) 2-4pm	8) Muni Ct (new) 6pm KPD (Aud) 8-5pm	9) KPD (Aud) 8-5pm	10) Muni Ct (new) 5:30 KPD (Aud) 8-5pm	11)AA ditto
12)	13)Muni Ct (new) 6p KPD (Aud) 8-5pm City Council (new) 8am	14) KPD (Aud) 8-5pm Library (old) 2-4pm	15)KBRAD (old) 4-5pm Muni Ct (new) 6pm KPD (Aud) 8-5pm Plan Comm (old) 7:30p	16) Masonics (old) 7p KPD (Aud) 8-5pm	17) Obsolete Fleet Chevy (old) 7:30pm KPD (Aud) 8-5pm	18) AA ditto
19)	20) City Council (new) 7:30pm KPD (Aud) 8-5pm	21) Parks (old) 7:30 KPD (Aud) 8-5pm	22)Muni Ct (new) 6pm KPD (Aud) 8-5pm	23)KPD (Aud) 8-5pm	24) Muni Ct (new) 5:30 KPD (Aud) 8-5pm	25) AA ditto
26)	27)Muni Ct (new) 6p KPD (Aud) 8-5pm	28)KPD (Aud) 8-5p	29)Muni Ct (new) 6pm KPD (Aud) 8-5pm	30) KPD (Aud) 8-5pm	31) KPD (Aud) 8-5pm	

CITY OF KEIZER MISSION STATEMENT

KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING BASIC CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION.

A G E N D A

KEIZER CITY COUNCIL
Monday, August 6, 1990
7:30 p.m.
Keizer City Hall
Robert L. Simon Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY - This time is provided for citizens to address the Council on matters not on the agenda.

4. COMMITTEE REPORTS

5. BID AWARD

   a. 1990-91 Street Resurfacing Program

6. DISCUSSION - Presentation on Second Access to McNary Estates.

7. DISCUSSION - Development Fee Package.

8. ORDINANCE - Amending Ordinance 90-164 to spread Assessments to Whiteaker Heights Street Lighting Local Improvement District.

9. CONSENT CALENDAR

   a. July 16, 1990 Regular Session Minutes.

   b. Resolution - Wage Adjustments for Keizer Police Association members.

   c. Resolution - Wage Adjustments for Non-Represented Employees.

   d. Resolution - Workers Compensation Coverage for Volunteer Reserve Police Officers.

   e. Update on Recruitment of Volunteer Municipal Judge.

10. OTHER BUSINESS - This time is provided to allow Council members the opportunity to bring matters before the Council which are not on tonight's agenda.

11. WRITTEN COMMUNICATIONS - To inform the Council of significant written communications and petitions.

12. AGENDA INPUT

August 13, 1990 - Special Meeting, 8:00 a.m.

* Supplemental Budget
* Trail Avenue Project Bid Awards

August 20, 1990 - Regular Meeting, 7:30 p.m.

* Manufactured Housing Overlay Zone Public Hearing
* Update on "Keizer Tomorrow" Committee

13. ADJOURN

City of Keizer

Administration
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COUNCIL MEETING: August 6, 1990

AGENDA ITEM NUMBER: 5a

TO: Mayor and City Council

FROM: Donald H. Otterman M.S. PA, City Manager

THROUGH: Robert J. Hansen, Director of Marion County Public Works Department

ISSUE:

Shall the City Council award contracts for the 1990 Resurfacing of Various City Streets.

BACKGROUND:

On July 25, 1990, bids for the **1990 RESURFACING OF VARIOUS CITY STREETS IN KEIZER, OREGON** were received, publicly opened and read by the City Recorder, at City Hall.

Bids were received from D & D Paving Co., Salem Road and Driveway Co. and Morse Bros., Inc. A tabulation of the bid results is attached. Listed below is a summary of the amount bid for each project by each contractor:

D & D Paving Co.

Project No. 1 - $13,585.79	Project No. 2 - $73,073.22
Project No. 3 - $42,863.69	Project No. 4 - $89,642.62
Project No. 5 - $38,424.65	Project No. 6 - $ 8,377.20

Total Amount = $265,967.17

Salem Road and Driveway

Project No. 1 - $20,950.00	Project No. 2 - $67,912.34
Project No. 3 - $49,434.24	Project No. 4 - No Bid
Project No. 5 - No Bid	Project No. 6 - $14,300.00

Total Amount = $152,596.58

Morse Bros., Inc.

Project No. 1 - $17,65.00	Project No. 2 - $69,705.85
Project No. 3 - $47,439.19	Project No. 4 - $99,735.40
Project No. 5 - $40,859.50	Project No. 6 - $ 8,294.00

Total Amount = $283,398.94

The Engineer's Estimate for the total amount is $275,066.60.

FISCAL IMPACT:

By awarding the contracts on a project basis the City of Keizer would spend $260,723.09 which is $5,244.08 less than $265,967.17, the total amount of the low bidder of all the projects, and $14,343.51 less than the Engineer' Estimate.

RECOMMENDATION:

The Marion County Department of Public Works recommends that contracts be awarded to the following contractors for the projects listed:

D & D Paving Co.	Project No's. 1, 3,4 and 5
Salem Road and Driveway	Project No. 2
Morse Bros., Inc.	Project No. 6

DRC:mg

Attachment

0731keizeraward

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: AUGUST 6, 1990

AGENDA ITEM NO.: 6

TO: MAYOR AND CITY COUNCIL

THROUGH: DONALD H. OTTERMAN M.S.PA, CITY MANAGER DHO

FROM: WILLIAM I. PETERSON, CITY ENGINEER

SUBJECT: SECOND ACCESS TO McNARY ESTATES - TRAFFIC STUDY

ISSUE

Shall the City Council adopt the findings of the traffic report, prepared by Bruce F. Schafer, P.E., dated October, 1989?

BACKGROUND

The City Council required a Traffic Engineer's report to determine the most appropriate location for a second access to the McNary Estates PUD. The Traffic Engineer visited with the Salem/Keizer School District, the City Police Chief, the City Director of Public Works, representatives of the Staats property, representatives of the McNary project, and others, to obtain as much input as possible regarding the surrounding properties. His results are presented in the enclosed report entitled, "McNary Estates Second Access Evaluation".

The City Engineer and Public Works Director have reviewed the report and concur with its findings.

FISCAL IMPACT

Cost of the connection from McNary Estates Drive to the present northerly terminus of McClure Street will be assessed to the McNary Estates project to a maximum not to exceed $50,000.

RECOMMENDATION

Staff recommends that the Council ADOPT the findings of the report.

WIP:WM/clm

Attachment
f:\admin\McNary.adg

City of Keizer

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COUNCIL MEETING: AUGUST 6, 1990

AGENDA ITEM NO.: 7

TO: MAYOR AND CITY COUNCIL

THROUGH: DONALD H. OTTERMAN M.S.PA, CITY MANAGER

FROM: WALLY MULL, PUBLIC WORKS DIRECTOR AND
WILLIAM I. PETERSON, CITY ENGINEER

SUBJECT: DEVELOPMENT FEE PACKAGE/STREET OPENING PERMITS

ISSUE

Shall the City Council adopt an ordinance requiring permits for operations being conducted within public street right-of-ways?

BACKGROUND

The Public Works staff has seen a dramatic increase in contractors, utility companies, etc., working within city right-of-ways without any notification to the city. Without a permit system for street openings, it is difficult for the city to regulate, coordinate or keep track of these activities.

Some work, within the city right-of-ways, is not completed in a timely manner which creates problems with maintenance and potential liabilities.

The City of Salem has used the "Street Opening Permit" system for many years which requires a contractor to obtain a permit before doing any work within their rights-of-way. The fees range in price, and a copy of their permit is attached.

FISCAL IMPACT

The city is expending considerable time and expense in tracking down persons who have done work within the city right-of-ways and have not completed their work to the satisfaction of the Public Works Department. Adopting a permit system, for persons doing construction within the city right-of-ways, will assist in keeping track of street openings, as well as assisting the city with the accompanying costs.

RECOMMENDATION

City Council ADOPTION of an ordinance creating a street opening permit system with fees commensurate with the city costs associated with said activities.

WM:WIP/clm

Attachment

07/26/90 09:34:13 SPA733T 10404/16/90 SCREEN 33
CITY OF SALEM -- PERMIT APPLICATION CENTER -- STREET OPENING PERMIT PROCESSING
LOCATION: _____ FEET ___ FROM _____
TYPE OF SURFACE: _ AC _ PC _ GRAVEL
PURPOSE OF OPENING _____
SIZE AND DEPTH OF OPENING: LENGTH _____ WIDTH _____ DEPTH _____
START DATE: __/__/__ FINISH DATE: __/__/__ WORK HOURS: __:__ TO __:__
DRAWING REQUIRED _
STREET CLOSURE PERMIT _
BACKFILL / COMPACTION INSPECTION: DATE __/__/__ BY _____
COMMENT: _____
PAVEMENT PATCH INSPECTION: DATE __/__/__ BY _____
COMMENT: _____
PERMIT FEE $ _____
PROCESSING FEE $ _____
TOTAL FEE $
TOTAL PMT $
CHECK $ _____ CASH $ _____
CHECK $ _____ CREDIT $ _____ BILLED $ _____
COMMENT _____
REC'D __/__/__ BY _____ APPROVED __/__/__ BY _____ ISSUED __/__/__ BY _____
PF KEYS: 1=ISSUE 11=SAVE 13=RESTART

07/26/90 09:34:44 SPA727T 11005/17/90 SCREEN 27
CITY OF SALEM -- PERMIT APPLICATION CENTER -- RIGHT OF WAY PERMIT PROCESSING
DRIVEWAY: _ COMMERCIAL _ PRIVATE
_ NEW CONSTRUCTION _ REPAIR
WIDTH ____ STREET _____
_ NEW CONSTRUCTION _ REPAIR
WIDTH ____ STREET _____
PID# 13050.101 DRIVEWAY APPROACH PERMIT PERMIT FEE $ _____
SIDEWALK: _ REPAIR _ CONSTRUCT _ CURB LINE _ PROPERTY LINE
LINEAL FEET ____ WIDTH ____ STREET _____
_ REPAIR _ CONSTRUCT _ CURB LINE _ PROPERTY LINE
LINEAL FEET ____ WIDTH ____ STREET _____
PID# 13050.102 SIDEWALK PERMIT PERMIT FEE $ _____
DRIVEWAY INSPECTION DATE __/__/__ TOTAL PERMIT FEE $
SIDEWALK INSPECTION DATE __/__/__ PROCESSING FEE $ _____
TOTAL FEE $
TOTAL PMT $
CHECK $ _____ CASH $ _____
CHECK $ _____ CREDIT $ _____ BILLED $ _____
COMMENT _____
REC'D __/__/__ BY _____ APPROVED __/__/__ BY _____ ISSUED __/__/__ BY _____
PF KEYS: 1=ISSUE 11=SAVE 13=RESTART

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: August 6, 1990

AGENDA ITEM NO.: 8

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER DHO

SUBJECT: ORDINANCE - Amending Ordinance No. 90-164 to spread assessments to Whiteaker Heights Street Lighting Local Improvement District

In January of 1990, the City Council adopted Ordinance No. 90-164 spreading assessments to the Whiteaker Heights Street Lighting Local Improvement District. Attached to this ordinance was Exhibit "A" listing the assessment against each of the properties within the district.

It was recently brought to staff's attention that Exhibit "A" did not list three of the lots (Lots 32, 33 and 34) which were included in the district. Although these three lots were included in the public notices and engineer's report, as well as the description of the lighting district contained in the body of said ordinance, they were inadvertently omitted in the final listing of the "Notice of Assessment".

Under the City of Keizer's procedures for establishing lighting districts, the City Council may take corrective action for such an omission. Therefore, staff is recommending that the attached ordinance be passed which would amend Ordinance No. 90-164 to add the three omitted lots. The owners of these three lots did receive the notice of public hearing and had the opportunity to testify before the City Council. Staff will mail corrected copies of the "Notice of Assessment" to those property owners if approved by the Council.

RECOMMENDATION

Passage of the attached ordinance amending Ordinance No. 90-164 to spread assessments to the Whiteaker Heights Street Lighting Local Improvement District.

Attachment

BILL NO. _____ A BILL FOR ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 90-164
SPREADING ASSESSMENTS TO WHITEAKER HEIGHTS STREET LIGHTING
LOCAL IMPROVEMENT DISTRICT

WHEREAS, the City Council did heretofore adopt an ordinance spreading assessments to the Whiteaker Heights Street Lighting Local Improvement District; and

WHEREAS, certain information was omitted from Exhibit "A" attached to said ordinance;

NOW, THEREFORE, the City Council of the City of Keizer ordains as follows:

Section 1. Exhibit "A", Notice of Assessment, of Ordinance No. 90-164 is hereby amended to read as indicated in the attached "Amended Exhibit A".

PASSED this ____ day of _____, 1990.

SIGNED this ____ day of _____, 1990.

_____
MAYOR

_____
CITY RECORDER

AMENDED

EXHIBIT "A"

NOTICE OF ASSESSMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Keizer, Oregon, on January 15, 1990 adopted Ordinance No. 90-164, entitled "AN ORDINANCE SPREADING ASSESSMENTS TO THE WHITEAKER HEIGHTS STREET LIGHTING LOCAL IMPROVEMENT DISTRICT."

In accordance with that ordinance, you are hereby given NOTICE of an ASSESSMENT on your property.

The record owners, descriptions of the assessed properties and assessments are:

Duane Sears 6159 McLeod Lane NE Keizer, Oregon 97303	ASSESSMENT NO. 1 Lot 1, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
James Hickerson 1925 Zacharis Court Ne Keizer, Oregon 97303	ASSESSMENT NO. 2 Lot 2, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Jeff Evans 1895 Zacharis Court NE Keizer, Oregon 97303	ASSESSMENT NO. 3 Lot 3, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 4 Lot 4, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 5 Lot 5, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 6 Lot 6, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 7 Lot 7, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 8 Lot 8, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24

Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 9 Lot 9, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Charles R. Stull P. O. Box 21060 Keizer, Oregon 97307	ASSESSMENT NO. 10 Lot 10, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 11 Lot 11, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 12 Lot 12, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 13 Lot 13, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 14 Lot 14, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Jeff Fleming 1884 Zacharis Court NE Keizer, Oregon 97303	ASSESSMENT NO. 15 Lot 15, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Dave Litchy 1934 Zacharis Court NE Keizer, Oregon 97303	ASSESSMENT NO. 16 Lot 16, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Holly Collins 1883 Jentif Court NE Keizer, Oregon 97303	ASSESSMENT NO. 17 Lot 17, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 18 Lot 18, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	ASSESSMENT NO. 19 Lot 19, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24

	ASSESSMENT NO. 20
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 20, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 21
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 21, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 22
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 22, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 23
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 23, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 24
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 25, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 25
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 25, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 26
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 26, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 27
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 27, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 28
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 28, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 29
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 29, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24
	ASSESSMENT NO. 30
Lydon Construction Co. 3795 River Road North Keizer, Oregon 97303	Lot 30, Whiteaker Heights Volume 39, Page 12 First Annual Assessment: $44.24

Steven Savelich
1952 Jentif Court NE
Keizer, Oregon 97303

ASSESSMENT NO. 31
Lot 31, Whiteaker Heights
Volume 39, Page 12
First Annual Assessment: $44.24

Joyce Ringer
1972 Jentif Court
Keizer, Oregon 97303

ASSESSMENT NO. 32
Lot 32, Whiteaker Heights
Volume 39, Page 12
First Annual Assessment: $44.24

Lydon Construction Co.
3795 River Road North
Keizer, Oregon 97303

ASSESSMENT NO. 33
Lot 33, Whiteaker Heights
Volume 39, Page 12
First Annual Assessment: $44.24

Mike Hawley
1994 Zacharis Court NE
Keizer, Oregon 97303

ASSESSMENT NO. 34
Lot 34, Whiteaker Heights
Volume 39, Page 12
First Annual Assessment: $44.24

In accordance with City of Keizer Ordinance No. 87-094, said assessment will be placed on the Assessment Rolls of the Marion County Assessor and collected pursuant to ORS 223.866 by the Marion County Tax Collector at the same time and in the same manner as your annual property taxes. Failure to pay said assessment when due may subject your property to foreclosure proceedings.

Second and subsequent annual assessment amounts against the above described properties will be determined annually, based upon electrical consumption and operating costs within the Whiteaker Heights Street Lighting Local Improvement District.

If you have any questions regarding this Notice of Assessment, please contact the City of Keizer, 390-3700.

Senior citizens age 62 or older, under certain conditions, may file for a property tax deferral on payment of your assessment. If you have questions on the property tax deferral program, please call the Oregon Department of Revenue, 371-2244.

M I N U T E S

KEIZER CITY COUNCIL
Monday, July 16, 1990
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Mayor Orcutt called the regular session to order at 7:32 p.m. Roll call was taken as follows:

Present: Andrew J. Orcutt, Mayor
Phil Bay, Councilor
Yvonne Fischer, Councilor
Mike Hart, Councilor
Bob Newton, Councilor

Absent: Bob Pritchard, Councilor
Joe Van Meter, Councilor (arrived later)

Staff: Donald H. Otterman, City Manager
John Lien, City Attorney
Joe Hobson, City Attorney
Bill Peterson, City Engineer
Sue Darby, City Recorder

PUBLIC TESTIMONY

Ted Anagnos, President of the Keizer Chamber of Commerce, addressed the Council with respect to some misunderstandings between the Chamber and the City and, specifically, the police force. These misunderstandings occurred over the City's recent levy election.

Mr. Anagnos explained that the Chamber is very supportive of the City and its endeavors, especially those that pertain to the business community. He indicated that the Chamber Board of Directors was unable to take a position on the City's levy election because there was insufficient time to poll the Chamber members. The Board did not feel it should take a stance on the levy without first soliciting input from its membership. Mr. Anagnos suggested that the Chief take steps to ensure that the members of the police force do not have any hard feelings because the Board was unable to take a position on the election.

With respect to formation of the "Keizer Tomorrow" Committee, Mr. Anagnos noted that the Keizer Chamber of Commerce will be represented by an appointment by the President, and the KBRAD Committee will be represented by an

appointing to be made by the Chairman. He questioned the solicitation of another business representative that is "not on the Chamber Board of Directors." Mr. Otterman explained that this should have been "not a member of the Chamber of Commerce" rather than identifying the Board specifically. He indicated that not all business interests in Keizer are members of the Chamber and he wished to be sure that business is well represented - not only through the Chamber.

Mr. Anagnos suggested that if the City wishes to obtain the input of the Chamber on any business-related issues, the City should give Ted a call in plenty of time to allow him to solicit input from the membership.

Councilor Bay commented that at an earlier meeting, he appreciated Mr. Anagnos' comment that the Chamber should be more than social club.

COMMITTEE REPORTS

There were no committee reports to come before the Council.

GARBAGE/ RECYCLING RATE ADJUSTMENT

Jackie Thackery, representing Loren's Sanitation, 1141 Chemawa Road N., Keizer, stated that the City of Salem approved a rate adjustment to become effective October 1, 1990. This increase, she explained, is necessary to offset the costs of recycling. Ms. Thackery asked that the City Council recommend approval of the rate adjustment to the Marion County Board of Commissions.

Sam Bretano, President of the Mid-Valley Garbage & Recycling Association, explained that the recycling program developed in this area is very progressive and environmentally sound. The garbage haulers have been attempting to increase recycling awareness in the county. One method they are suggesting is the use of a red basket for recyclable materials which homeowners can place alongside their refuse cans. These baskets will be provided to residential customers. New customers will be provided baskets if they request them. He explained that the multi-family and commercial business have recycled to a lesser degree than single family residential. Mr. Bretano indicated that the haulers have spent about $80,000 more for the recycling program than they have collected. This, he explained, is due to a collapsing

recyclables market. For example, the haulers face additional liability costs in storing used oil in their shops, and then must pay to have it properly disposed. In addition, there are few markets for plastic containers, however, the customers have demanded this service.

Mary Kanz, Executive Director of the Mid-Valley Garbage & Recycling Association, presented slides on the educational efforts by the haulers on recycling. She indicated that the program in use by the local haulers far exceeds the requirements of Senate Bill 405. SB 405 requires, among other things, that haulers give customers the opportunity to recycle once each month. The haulers provide this service on a weekly basis to its customers. In addition, the a recycling curriculum has been developed for grades K through 12, and the interest at the school level for these classes have dramatically increased.

Responding to a question from Councilor Van Meter, Ms. Kanz stated that SB 405 requires that only cities with populations of 4,000 or greater offer recycling programs once a month. The local haulers far exceed this requirement as well as the promotional/educational requirements.

Mr. Bretano stated that the haulers will be going further in the hole financially because of the recycling, however, they hope to recover some of the costs through an increase in recycled materials.

Councilor Van Meter noted that some of the recommended rate increases are greater than 5%. Ms. Kanz responded that this is an attempt to correct the rate disparities between the rates charged in Salem and the rates charged in Keizer. Councilor Van Meter commented that although Keizer appreciates the community involvement by Jackie and Wayne Thackery of Loren's Sanitation, what Salem does is not necessarily what Keizer does.

Councilor Bay stated that the haulers should be entitled to a fair rate of return. Mr. Bretano indicated that the haulers are attempting to recover some of their costs. The haulers are currently losing about $80,000 and this loss is expected to increase in the future. This, he indicated, is part of the cost of doing

business.

Responding to a question from Councilor Newton, Mr. Bretano stated that a new processing plant is soon coming on line for newspaper recycling. However, the costs to recycle material is much higher than even two years ago. For example, in 1988 newspaper was sold for $100/ton. Now they get only $35/ton. Markets for glass and other recyclables are becoming picky about what they will accept.

Mr. Bretano indicated that he anticipates the possibility of state-wide legislation mandating recycling. He hopes the public will make a concerted effort to purchase and reuse recyclable products.

Councilor Newton questioned whether the charges to customers for recycling versus other disposals should be separated out on the bill. Mr. Bretano indicated that the customer considers all of this removable material and the average person does not care how it is eventually handled as long as it is removed.

Councilor Hart noted that the cost to dispose of a second can of garbage will cost proportionately more than 5%. Mayor Orcutt agreed that the 67% for this second can is a great disparity.

Jim Sears, Director of Solid Waste Management for Marion County, stated that the County Board of Commissions will hold a public hearing to set the rates. He will be asking the Board to schedule the hearing for August 8.

Councilor Newton suggested that a recommendation from the City Council to the Board be withheld until there has been an opportunity to discuss the proposed rate increase with the residents of Keizer. Mr. Sears explained that a survey has been conducted which, in general, supports recycling efforts.

Councilor Hart moved to recommend that the 5% rate increase, as proposed, by approved. Councilor Fischer seconded the motion.

Councilor Bay moved to amend the main motion to increase the cost of the second can to a maximum of 5% from the present rate. Councilor Fischer seconded the motion.

Mr. Bretano indicated that Salem adopted this higher rate for the second can. His view, however, is that this penalizes a larger family.

The amendment was put to a vote and passed as follows:

AYES: Orcutt, Bay, Fischer, Hart, Newton (5)
NAYS: Van Meter (1)
ABSENT: Pritchard (1)

Prior to voting on the main motion, Councilor Newton reiterated that he would prefer to discuss this proposal with his neighbors. He suggested the issue be brought up again at the August 6 Council meeting for a vote. His concern included the fact that there are other increases besides those for recycling included in this proposal. Ms. Kanz stated that those items which represent a change as marked by an asterisk. Some are in excess of 5%, but would be in line with Salem's rates.

Councilor Van Meter moved to table the item until the August 6, 1990 meeting. Councilor Newton seconded the motion. The motion was put to a vote and failed, as follows:

AYES: Newton, Van Meter (2)
NAYS: Orcutt, Bay, Fischer, Hart, (3)
ABSENT: Pritchard (1)

The main motion, as amended, was passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart (4)
NAYS: Newton, Van Meter (2)
ABSENT: Pritchard (1)

TRAIL AVENUE PROJECT

City Engineer Bill Peterson reported that bids were opened on the two Trail Avenue projects last Monday and this Monday. He anticipates an award of bid on August 6.

Mr. Peterson reported that McNary Estates will share in the cost of the improvements at a cost of about $105,000. The City's share will be about $107,000. According to the City's figures five years ago, the City share was estimated at $105,000. McNary posted security for their share of the improvements at that time. The engineer's estimate for the street construction

was $180,000. The low bid was $156,000 plus some engineering costs. The overlay is included in this cost.

ORDINANCE - ELKS LODGE/ WALKER ZONE CHANGE CASE 90-4

Mr. Otterman explained that the zone change application for the Elks Lodge property has been before the Hearings Officer, and a recommendation has been made to approve the request with conditions.

Councilor Van Meter moved for passage of an ordinance in the matter of the application of Frank Walker and Keizer Elks Lodge No. 2472 (Applicant) to grant a zone change from RM (Medium Density Residential) to CR (Commercial Retail) on property located near the southeast corner of Manbrin Drive and Cherry Avenue in Keizer, Oregon, (Case No. KZC 90-4) in which the City granted the zone change requested in accordance with the Keizer Hearings Officer decision dated June 20, 1990. Councilor Fischer seconded the motion. The motion was put to a vote and passed on first reading by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton, Van Meter (6)
NAYS: None (0)
ABSENT: Pritchard (1)

ORDINANCE - VACATING FIR CONE DRIVE

Councilor Hart moved for passage of an ordinance to vacate a portion of Fir Cone Drive in the City of Keizer, State of Oregon. Councilor Newton seconded the motion. The motion was put to a vote and passed on first reading by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton, Van Meter (6)
NAYS: None (0)
ABSENT: Pritchard (1)

MUNICIPAL JUDGE RECRUITMENT

Mr. Otterman explained that the City needs to appoint a new presiding municipal judge because of Bob Cannon's resignation. The Council discussed the various alternatives as well as the duties to be performed by the presiding judge. Mr. Erik Larson, one of the pro tem judges, has offered his services at a rate of $1,150 per month (25 hours per month at $46 per hour) to include both court time and administrative time. Two other attorneys, Ira Feitelson and Al Depenbrock have also expressed an interest in the position if it is

compensated.

Councilor Van Meter favored locating a volunteer to serve in this capacity, perhaps a student from the law school or a private attorney who would like to have this type of service on their resume.

The Council concurred to advertise the need for a presiding judge in the Marion County Bar Bulletin. Mr. Lien stated that the City may face increased liability exposure if the presiding judge does not have a solid legal background and be capable of determining the elements of the offense. He strongly recommended the judge be an attorney.

Councilor Newton noted that this matter should have been handled as soon as Bob Cannon submitted his resignation, rather than waiting this long. Mayor Orcutt explained that upon receiving Bob's resignation, he sent a letter asking Bob for suggestions on his replacement. Numerous unsuccessful attempts were made to contact each other by telephone.

Councilor Newton moved to retain the service of Erik Larson at $46/hour pending the search for a volunteer judge. Councilor Bay seconded the motion. The motion was put to a vote and passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton (5)
NAYS: Van Meter (1)
ABSENT: Pritchard (1)

REGIONAL POLICY ISSUES

Mr. Otterman explained that he met with City Attorney Joe Hobson and representatives of LCDC and other regional jurisdictions to discuss a proposal by LCDC to participate in a resolution dispute conference to resolve the remaining land use regional issues. The result of that meeting was that none of the jurisdictions could commit to such a resolution process without the approval of their respective governing bodies.

The remaining issues involve development around the Willow Lake Treatment Plant and residential densities within the Urban Growth Boundary. LCDC has offered to pay the cost of putting the framework for the proposal together, with the jurisdictions sharing the cost of the actual negotiations. Mr. Hobson stated that introducing a fifth disinterested party as a

negotiator may help to resolve some of the issues.

Mr. Otterman indicated that Keizer will be receiving some additional information from LCDC on the proposal for review and acceptance. Mr. Hobson noted that, if the jurisdictions do not accept this proposal, LCDC will probably put pressure on the jurisdictions to resolve the differences soon. Failure to do so may result in a withholding of State funds, i.e., gas and cigarette taxes, revenue sharing, etc. For this reason, Mr. Otterman felt the possibility is worth exploring further. When additional information is available, including anticipated costs, he will submit it to the Council.

Councilor Van Meter moved to proceed with the next step for LCDC to develop the framework at LCDC's expense and to have staff return to Council with the costs to determine whether to proceed further. Councilor Hart seconded the motion. The motion was put to a vote and passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton, Van Meter (6)
NAYS: None (0)
ABSENT: Pritchard (1)

CONSENT CALENDAR

The Consent Calendar consisted of the City Council minutes of July 2, 1990.

Councilor Van Meter moved for approval of the Consent Calendar. Councilor Hart seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Van Meter (5)
NAYS: None (0)
ABSTENTIONS: Bay (1)
ABSENT: Pritchard (1)

OTHER BUSINESS

Amended Resolution Levying Ad Valorem Taxes

Mr. Otterman stated that the City Council adopted a resolution in June to levy ad valorem taxes. Because the total amount to be levied was rounded up instead of down, the Department of Revenue has advised that a new resolution must be adopted with the revised lower figure.

Councilor Van Meter moved for approval of a resolution levying ad valorem taxes. Councilor Fischer seconded the motion. The motion passed

by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton, Van Meter (6)
NAYS: None (0)
ABSENT: Pritchard (1)

EXECUTIVE SESSION

The Council entered into Executive Session pursuant to the provisions of ORS 192.660 to discuss matters of litigation and labor negotiations.

Following the close of the Executive Session, Councilor Bay moved to authorize the City Manager to sign the Memorandum of Understanding between the City of Keizer and the Keizer Police Association authorizing a 5% salary increase and maintenance of benefits. Councilor Hart seconded the motion. The motion was passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton, Van Meter (6)
NAYS: None (0)
ABSENT: Pritchard (1)

ADJOURNMENT

The meeting adjourned at 10:46 p.m.

Respectfully submitted,

Susan Darby, City Recorder

APPROVED:

MAYOR

(COUNCILOR PRITCHARD ABSENT)

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: August 6, 1990

AGENDA ITEM NO.: 9b

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER DHO

SUBJECT: RESOLUTION - Authorizing an Amendment to the Collective Bargaining Agreement between the City of Keizer and the Keizer Police Association

On July 16, 1990, the City Council authorized a wage adjustment of 5% for members of the Keizer Police Association. Attached are the resolution and Memorandum of Understanding which will formalize that approval.

RECOMMENDATION

Approval of the attached resolution authorizing an amendment to the Collective Bargaining Agreement between the City of Keizer and the Keizer Police Association.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90- ____

AUTHORIZING AN AMENDMENT TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF KEIZER AND THE KEIZER POLICE ASSOCIATION

WHEREAS, the City and the Keizer Police Association entered into a Collective Bargaining Agreement for the period from July 1, 1989 through June 30, 1991; and

WHEREAS, Article 19, Section 19.2 of said agreement states that the parties will negotiate a wage adjustment for the second year of the contract; and

WHEREAS, the City and Association have agreed to a wage adjustment; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer that the City approves the attached Memorandum of Understanding with the Keizer Police Association and authorizes the City Manager to sign said Memorandum of Understanding on behalf of the City of Keizer.

PASSED this ____ day of _____, 1990.

SIGNED this ____ day of _____, 1990.

_____
MAYOR

_____
CITY RECORDER

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE CITY OF KEIZER

AND

THE KEIZER POLICE ASSOCIATION

COMES NOW Keizer Police Association and the City of Keizer and agree that they have settled the reopener for the 1989-1991 Collective Bargaining Agreement as follows:

All economic terms and conditions will remain the same for the second year of the Agreement with the exception of the wages, Exhibit "A", will be increased 5% effective July 1, 1990 as attached hereto.

City of Keizer

Donald Otterman,
City Manager

C. Akin Blitz
Attorney for City of Keizer

Jack Boedigheimer
President of Association

John Hoag
Attorney for Association

MONTHLY

SALARY SCHEDULE A

AS OF JULY 1, 1990

	1	2	3	4	5
Police Officer	1961	2059	2159	2267	2380
Police Support Specialist	1453	1527	1602	1682	1766
Police Clerk	1356	1423	1495	1568	1646
Regular Part-	$6.93	$7.29	$7.64		

1982

City of Keizer

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930 Chemawa Rd. N.E. • P.O. Box 21000
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COUNCIL MEETING: August 6, 1990

AGENDA ITEM NO.: 9c

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER DHO

SUBJECT: RESOLUTION - Setting forth a change in compensation for non-bargaining unit employees including certain employees of the Water Department and Police Department, certain permanent part-time employees and certain management employees

As a related agenda item tonight, the City Council is being asked to approve a resolution for a 5% wage adjustment for members of the Keizer Police Association. This amount was tentatively approved in negotiations between the City and the Association. Historically, the City Council has approved a similar wage adjustment for non-represented employees. Attached is a resolution which amends earlier resolutions relating to wages for non-represented employees.

RECOMMENDATION

Approval of the attached resolution setting forth a change in compensation for non-bargaining unit employees including certain employees of the Water Department and Police Department, certain permanent part-time employees and certain management employees.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90- ____

A RESOLUTION SETTING FORTH A CHANGE A CHANGE IN COMPENSATION FOR NON-BARGAINING UNIT EMPLOYEES INCLUDING CERTAIN EMPLOYEES OF THE WATER DEPARTMENT AND POLICE DEPARTMENT, CERTAIN PERMANENT PART-TIME EMPLOYEES AND CERTAIN MANAGEMENT EMPLOYEES

The City Council of the City of Keizer does hereby resolve as follows:

SECTION 1. That Section I of Resolution R89-435 is hereby amended to read:

Section I. That effective with the July 1, 1990 pay period, the hourly pay rate for part-time seasonal employees shall be:

Street Sweeper $6.81 per hour

SECTION 2. That Article 1, Section 1.4 of Resolution R89-436 is hereby amended to read:

Section 1.4 - PAY RANGES AND CLASS TITLES. The following salary grades have been adjusted based on cost of living as recommended by the City Manager and approved by the City Council, and are hereby assigned to the classifications of the following management employees effective July 1, 1990:

	BASE MONTHLY PAY RANGES				
CLASS TITLE	1	2	3	4	5
Chief of Police	$3,518				
City Manager	$4,410				
City Recorder	$2,256	$2,370	$2,489	$2,613	$2,744
Police Sergeant	$2,443	$2,566	$2,694	$2,829	$2,970
Public Works Director	$3,513				
Water Manager	$2,933				
Community Dev Coord	$3,000-3,646 (Flat rate to be determined				

within this range.)

SECTION 3. That Article 3, Section 3.2 of Resolution R89-440 is hereby amended to read:

Section 3.1 - HOURLY PAY AND CLASS TITLES. The following hourly rates have been established and will be reviewed as recommended by the City Manager and approved by the City Council, and are hereby assigned to the classifications of the following permanent part-time employees effective July 1, 1990:

	HOURLY PAY RANGES				
CLASS TITLE	1	2	3	4	5
Secretary	$7.70	$8.08	$8.49	$8.91	$9.36
Municipal Court Clerk	$7.70	$8.08	$8.49	$8.91	$9.36
Personnel Clerk	$6.00	$6.30	$6.61	$6.94	$7.28
Utility Collections	$6.81	$7.15	$7.51	$7.88	$8.28
Maintenance Worker	$6.81	$7.15	$7.51	$7.88	$8.28

SECTION 4. That Article 3, Section 3.2 of Resolution R89-440 is hereby repealed.

SECTION 5. That Article 1, Section 1.1 of Resolution R89-441 is hereby amended to read as follows:

Section 1.1 - PAY RANGES AND CLASS TITLES. The following salary grades have been established as recommended by the City Manager and approved by the City Council for non-management, non-represented employees of the Keizer Police Department and are hereby assigned to the classification of the following Police Department employees effective July 1, 1990:

	BASE MONTHLY PAY RANGES				
CLASS TITLE	1	2	3	4	5
Secretary	$1,335	$1,402	$1,471	$1,545	$1,622

SECTION 6. That Article 1, Section 1.2 of Resolution R89-441 is hereby repealed.

SECTION 7. That Article 2, Section 2.1 of Resolution R89-441 is hereby amended to read as follows:

	BASE MONTHLY PAY RANGES				
CLASS TITLE	1	2	3	4	5
Accountant	$1,886	$1,980	$2,079	$2,183	$2,292
Utility Billing Clrk I	$1,294	$1,359	$1,437	$1,498	$1,573
Utility Billing Clrk II	$1,450	$1,523	$1,599	$1,679	$1,763
Clerical Specialist	$1,294	$1,359	$1,437	$1,498	$1,573
Waterworks Operator	$1,785	$1,874	$1,969	$2,066	$2,170

PASSED this ____ day of _____, 1990.

SIGNED this ____ day of _____, 1990.

_____
MAYOR

_____
CITY RECORDER

CITY OF KEIZER

MANAGEMENT	FLAT	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
CITY MANAGER	$4,410					
CHIEF OF POLICE	3,518					
CITY RECORDER		$2,256	$2,370	$2,489	$2,613	$2,744
POLICE SERGEANT***		2,443	2,566	2,694	2,829	2,970
PUBLIC WORKS DIRECTOR**	3,513					
WATER MANAGER**	2,933					
COMMUNITY DEV. COORDINATOR	?					
WATER DEPARTMENT						
ACCOUNTANT		1,886	1,980	2,079	2,183	2,292
UTILITY BILLING CLERK I		1,294	1,359	1,437	1,498	1,573
UTILITY BILLING CLERK II		1,450	1,523	1,599	1,679	1,763
WATERWORKS OPERATOR*		1,785	1,874	1,969	2,066	2,170
POLICE DEPARTMENT						
POLICE OFFICER***		1,961	2,059	2,159	2,267	2,380
POLICE SUPPORT SPECIALIST		1,453	1,527	1,602	1,682	1,766
POLICE CLERK		1,356	1,423	1,495	1,568	1,646
POLICE CLERK PART-TIME		6.93	7.29	7.64		
CLERICAL						
SECRETARY		1,335	1,402	1,471	1,545	1,622
MUNICIPAL COURT CLERK		7.70	8.08	8.49	8.91	9.36
CLERICAL SPECIALIST		1,294	1,359	1,437	1,498	1,573
PERSONNEL CLERK						
PART-TIME OTHER						
SECRETARY		7.70	8.08	8.49	8.91	9.36
UTILITY COLLECTIONS		6.81	7.15	7.51	7.88	8.28
MAINTENANCE WORKER		6.81	7.15	7.51	7.88	8.28
SEASONAL						
STREET SWEEPER		6.81				

* 32% Management Benefit Cafeteria Package plus 1% Retirement
** Waterworks Certification Pay: Certification I $0.10/hr Certification II: $0.25/hr
*** Education Incentive Bonus: Intermediate: $50/mo Advanced: $100/mo

Effective July 1, 1990

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: August 6, 1990

AGENDA ITEM NO.: 9d

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER DHO

SUBJECT: RESOLUTION - Workers Compensation Coverage for Volunteer Reserve Police Officers

BACKGROUND

In 1986 an incident occurred in which a reserve police officer was slightly injured while in the course of his reserve officer duties. Following this incident, the question came up whether reserve officers should be afforded some type of workers compensation coverage in the event they are injured while on duty for the City of Keizer. Most of the reserve officers hold other, regular full-time jobs. If a disabling injury occurred and the City did not maintain coverage on the reserves, a reserve could conceivably be without an income from his or her regular job. Therefore, on February 24, 1986, the City Council, by minute motion, authorized staff to obtain workers compensation insurance for reserve police officers.

The Council approved an assumed monthly wage of $1,400 per month for purposes of workers compensation coverage. Under State statute, the City should have adopted a resolution at that time. For some unknown reason, the resolution was never adopted. Now that the City has changed workers compensation carriers, the new carrier is asking for a copy of the resolution.

FISCAL IMPACT

There is no increased fiscal impact on the City as a result of the adoption of this resolution. The City has been providing the coverage since 1986. The current rate to provide workers compensation insurance to this group is $1.16 per $100 of assumed wages.

RECOMMENDATION

Passage of the attached resolution to provide workers compensation coverage to volunteer reserve police officers.

Enclosures

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90- _____

WORKERS COMPENSATION COVERAGE FOR
VOLUNTEER RESERVE POLICE OFFICERS

WHEREAS, the City of Keizer desires to protect its volunteer reserve police officers from injuries arising out of or in the scope of their service to the City; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer that the City of Keizer elects, pursuant to ORS 656.031 to provide workers compensation insurance coverage to volunteer reserve police officers at an assumed wage of $1,400 per month.

PASSED this ____ day of _____, 1990.

SIGNED this ____ day of _____, 1990.

_____
MAYOR

_____
CITY RECORDER

unanimously (Councilor Patterson absent).

The main motion, as amended, was put to a vote and carried unanimously (Councilor Patterson absent).

LIQUOR LICENSE REVIEWS

Councilor Orcutt moved to recommend approval of the liquor license applications for Town and Country Lanes, Via Florencia Restaurant, Fortune Cookie Restaurant, Don's Breezewood, La Tricia's Restaurant, Pietro's Pizza, The Sportsman, Circle K Store #471, Los Chiles, Inc. and Skipper's Seafood. Councilor Nopp seconded the motion. The motion was put to a vote and carried unanimously (Councilor Patterson absent).

WORKERS' COMP COVERAGE FOR RESERVES

Mr. Payne presented the staff report regarding a question of whether the City should provide workers' compensation coverage to the unpaid reserve police officers.

Mr. Payne explained that a recent situation where a reserve was cut with a knife while attempting to subdue a suspect brought up the question of workers' compensation coverage. The medical expenses incurred for this injury should be less than $100, and approval to pay these costs is being requested.

Councilor Nopp moved to provide workers' compensation insurance coverage for the reserve police officers, and to pay the injured reserve officer's medical expenses up to $100. Councilor Orcutt seconded the motion.

Council discussion ensued on the benefits versus the cost to provide coverage at an assumed wage of $1,400 for each reserve. The cost to provide the insurance would be approximately $1,600 per year for all of the reserves, assuming a base monthly wage of $1,400 for each reserve officer. In the event of a disabling injury suffered by one of the reserves, this insurance would provide an income in addition to payment of medical expenses. Mr. Payne believed this would be necessary if a reserve is unable to work his or her regular job because of an injury received while serving Keizer.

The motion was put to a vote and carried unanimously (Councilor Patterson absent).

POLICE DEPARTMENT POLICIES/PROCEDURES

Mr. Payne stated that the Police Department has prepared five chapters of the Police Procedures manual. These chapters, because of their liability potential, are coming before the Council for review. The chapters involve Internal Affairs, Firearms Policy, Civilian Observers/Riders, Use of Physical Force, and Emergency Vehicle Operation/Pursuits.

Mayor Simon stated that he would like to see the Internal Affairs chapter include a provision for a City Council subcommittee review of citizen complaints on appeal in addition to the items suggested in the policy.

Because of the magnitude of information to be studied, Councilor Newton suggested that review of these policies by the Council be postponed until the members have had an opportunity to explore them in depth.

By consensus, the Council postponed discussion on the Police Policies and Procedures until the Council's March 17, 1986 meeting. Councilor Newton suggested that each Council member provide input into the policies to Mr. Payne or Chief Thomas in the interim.

GOAL SETTING SESSION REVIEW

Alan Hershey, representing the Mid-Willamette Valley Council of Governments, presented to the Council a listing of the short, mid-term and long-term goals as developed in the Council's January 27 goal setting session. He commented that some of the prior year's goals were included in the current list, but were not prioritized. In addition, a number of miscellaneous items were grouped under the heading of "Administrative Operations". Mr. Hershey indicated that the length of term on two items were inadvertently omitted. Those were Priority #2, Sewage, "c. Implement sewage treatment plant (mid-term)" and Priority #8, Administrative Operations, "d. Prepare and issue monthly calendar of meetings, events, etc. to promote communication and coordination (on-going effort)."

656.031 Coverage for municipal volunteer personnel. (1) All municipal personnel, other than those employed full time, part time, or substitutes therefor, shall, for the purpose of ORS 656.001 to 656.794, be known as volunteer personnel and shall not be considered as workers unless the municipality has filed the election provided by this section.

(2) The county, city or other municipality utilizing volunteer personnel as specified in subsection (1) of this section may elect to have such personnel considered as subject workers for purposes of ORS 656.001 to 656.794. Such election shall be made by filing a written application to the insurer, or in the case of a self-insured employer, the director, that includes a resolution of the governing body declaring its intent to cover volunteer personnel as provided in subsection (1) of this section and a description of the work to be performed by such personnel. The application shall also state the estimated total number of volunteer personnel on a roster for each separate category for which coverage is elected. The county, city or other municipality shall notify the insurer, or in the case of self-insurers, the director, of changes in the estimated total number of volunteers.

(3) Upon receiving the written application the insurer or self-insured employer may fix assumed wage rates for the volunteer personnel, which may be used only for purposes of computations under ORS 656.001 to 656.794, and shall require the regular payment of premiums or assessments based upon the estimated total numbers of such volunteers carried on the roster for each category being covered. The self-insured employer shall submit such assumed wage rates to the director. If the director finds that the rates are unreasonable, the director may fix appropriate rates to be used for purposes of this section.

(4) The county, city or municipality shall maintain separate official membership rosters for each category of volunteers. A certified copy of the official membership roster shall be furnished the insurer or director upon request. Persons covered under this section are entitled to the benefits of ORS 656.001 to 656.794 and they are entitled to such benefits if injured as provided in ORS 656.202 while performing any duties arising out of and in the course of their employment as volunteer personnel, if the duties being performed are among those:

(a) Described on the application of the county, city or municipality; and

(b) Required of similar full-time paid employes.

(5) The filing of claims for benefits under this section is the exclusive remedy of a volunteer or a beneficiary of the volunteer for injuries compensable under ORS 656.001 to 656.794 against the state, its political subdivisions, their officers, employes, or any employer, regardless of negligence. [Formerly 656.088; amended by 1969 c.527 §1; 1977 c.72 §1; 1979 c.815 §2; 1981 c.854 §5; 1981 c.874 §1]

656.041 City or county may elect to provide coverage for jail inmates. (1) As used in this section, unless the context requires otherwise:

(a) "Authorized employment" means the employment of an inmate on work authorized by the governing body of a city or county.

(b) "Inmate" means a person sentenced by any court or legal authority, whether in default of the payment of a fine or committed for a definite number of days, to serve sentence in a city or county jail or other place of incarceration except state and federal institutions. "Inmate" includes a person who performs community service pursuant to ORS 137.128, whether or not the person is incarcerated.

(2) A city or county may elect to have inmates performing authorized employment considered as subject workers of the city or county for purposes of ORS 656.001 to 656.794. Such election shall be made by a written application to the insurer, or in the case of a self-insured employer, the director, that includes a resolution of the governing body declaring its intent to cover inmates as provided in this section and a description of the work to be performed by such inmates. The application shall also state the estimated total number of inmates for which coverage is requested. The county or city shall notify the insurer or director of changes in the estimated total number of inmates performing authorized employment.

(3) Upon receiving the written application the insurer or self-insured employer may fix assumed wage rates for the inmates, which may be used only for purposes of computations under ORS 656.001 to 656.794, and shall require the regular payment of premiums or assessments based upon the estimated total number of such inmates for which coverage is requested. The self-insured employer shall submit such assumed wage rates to the director. If the director finds that the rates are unreasonable, the director may fix appropriate rates to be used for purposes of this section.

(4) The city or county shall maintain a separate list of inmates performing authorized employment. A certified copy of the list shall be furnished the insurer or director upon request. Inmates covered under this section are entitled to the benefits of ORS 656.001 to 656.794 and they are entitled to such benefits if injured as provided in ORS 656.202 while performing any duties arising out of and in the course of their participation in the authorized employment, provided the duties being performed are among those described on the application of the city or county.

(5) The filing of claims for benefits under this section is the exclusive remedy of an inmate or a beneficiary of the inmate for injuries compensable under ORS 656.001 to 656.794 against a city or county and its officers and employes, regardless of negligence. [1967 c.472 §§2, 3; 1977 c.807 §1; 1979 c.815 §4; 1981 c.854 §7; 1981 c.874 §3; 1983 c.706 §2]

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: August 6, 1990

AGENDA ITEM NO.: 9e

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER

SUBJECT: UPDATE ON RECRUITMENT OF VOLUNTEER MUNICIPAL JUDGE

At its meeting on July 16, 1990, the City Council asked staff to advertise for an attorney to serve as Keizer Municipal Judge on a volunteer basis.

An advertisement has been placed in the August issue of the Marion County Bar Bulletin. This newsletter will be distributed in mid-August, and interested attorneys have been asked to submit their names by September 4. In the meantime, Mr. Erik Larson has agreed to serve as Municipal Judge on an hourly basis.

Staff will report to the Council at the September 4 meeting.

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700

COUNCIL MEETING: August 6, 1990

AGENDA ITEM NO.: 10

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER

SUBJECT: ORDINANCE - COMPREHENSIVE PLAN CHANGE/ZONE CHANGE CASE NO. 90-2, LARRY EPPING BUILDING COMPANY (APPLICANT)

In February, the Hearings Officer held a public hearing to consider the application of Larry Epping Building Company for a comprehensive plan change and zone change for Fourwinds Subdivision Phase III. In March, the Hearings Officer issued her recommendation.

The normal procedure is for the Hearings Officer to forward her recommendation directly to City Hall. When it arrives, staff prepares an ordinance for City Council consideration. However, the attached recommendation was forwarded to Marion County Planning staff and did not make it through the final stage of Council adoption. Planning staff recently discovered this error, and promptly forwarded the recommendation to City Hall staff.

According to the Hearings Officer's Certificate of Mailing, the appropriate interested parties were mailed a copy of her recommendation. No appeals have been filed on that recommendation.

RECOMMENDATION

Passage of the attached ordinance in the matter of the application of Larry Epping Building Company (Applicant) to grant a comprehensive plan change from Commercial to Low Density Residential and a zone change from Urban Transition (UT) and Commercial Office (CO) to Residential Single Family (RS) on property located on the east and west sides of Four Winds Drive North and on the south side of Chemawa Road North, Keizer, Oregon (Case No. KCP/ZC 90-2) in which the City granted the comprehensive plan change and zone change requested in accordance with the Keizer Hearings Officer recommendation dated March 21, 1990.

Attachments

BILL NO. _____ A BILL ORDINANCE NO. 90- _____

FOR
AN ORDINANCE

IN THE MATTER OF THE APPLICATION OF LARRY EPPING BUILDING COMPANY (APPLICANT) TO GRANT A COMPREHENSIVE PLAN CHANGE FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL, A ZONE CHANGE FROM URBAN TRANSITION (UT) AND COMMERCIAL OFFICE (CO) TO RESIDENTIAL SINGLE FAMILY (RS), AND CONCEPTUAL SUBDIVISION APPROVAL ON PROPERTY LOCATED ON THE EAST AND WEST SIDES OF FOUR WINDS DRIVE NORTH AND ON THE SOUTH SIDE OF CHEMAWA ROAD NORTH, KEIZER, OREGON (CASE NO. KCP/ZC 90-2) IN WHICH THE CITY GRANTED THE COMPREHENSIVE PLAN, ZONE CHANGE AND SUBDIVISION APPROVAL REQUESTED IN ACCORDANCE WITH THE KEIZER HEARINGS OFFICER DECISION DATED MARCH 21, 1990

The City of Keizer ordains as follows:

Section 1. THE APPLICATION. This matter comes before the Keizer City Council on the application of Larry Epping Building Company (Applicant) for a comprehensive plan change from Commercial to Low Density Residential, a zone change from UT (Urban Transition) and CO (Commercial Office) to RS (Residential Single Family) and conceptual subdivision approval for a 3.90 acre parcel located on the east and west sides of Four Winds Drive North and on the south side of Chemawa Road North, Keizer, Marion County, Oregon.

Section 2. JURISDICTION. The land in question in this ordinance is within the city limits of the City of Keizer. The City Council is the governing body for the City of Keizer. As the governing body, the City Council has the authority to make final land use decisions concerning land within the city limits of the City of Keizer.

Section 3. PUBLIC HEARING. A public hearing was held on this matter before the Hearings Officer on February 27, 1990. The

following persons either appeared at the hearing or provided written testimony on the application:

1) Skip Wendolowski, Marion County Planning Department

2) Larry Epping, Applicant

3) Steve Ward, Westech Engineering

4) Elaine Riley Pacheco, Opponent

5) Colleen Blensley, Opponent

6) Les Layton, Opponent

7) Chuck Taylor, Opponent

8) Marvin Nisly, Opponent

9) Glenda O'Brien, Opponent

Section 4. EVIDENCE. Evidence before the City Council in this matter is summarized in Exhibit "A" attached.

Section 5. OBJECTIONS. No objections have been raised as to notice, jurisdiction, alleged conflicts of interest, evidence presented or testimony taken at the hearing.

Section 6. CRITERIA AND STANDARDS. The criteria and standards relevant to the decision in this matter are set forth in Exhibit "A" attached.

Section 7. FACTS. The facts before the City Council in this matter are set forth in Exhibit "A" attached.

Section 8. JUSTIFICATION. Justification for the City Council's decision in this matter is explained in Exhibit "A" attached.

Section 9. ACTION. The decision of the City Council is set forth in Exhibit "A" attached.

Section 10. FINAL DETERMINATION. This ordinance is the

final determination in this matter.

Section 11. EFFECTIVE DATE. 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.

Section 12. APPEAL. A party aggrieved by the final determination in a proceeding for a discretionary permit or a zone change may have it reviewed under ORS 197.830 to ORS 197.834.

PASSED this _____ day of _____, 1990.

SIGNED this _____ day of _____, 1990.

_____
Mayor

_____
City Recorder

EXHIBIT A

BEFORE THE HEARINGS OFFICER OF THE CITY OF KEIZER

In the Matter of the Application of	)	Case No. 90-2
	)	
LARRY EPPING BUILDING COMPANY, (Applicant)	)	COMPREHENSIVE PLAN CHANGE and ZONE CHANGE; SUBDIVISION APPROVAL (CONCEPTUAL)
	)	
	)	RECOMMENDATION

A. The Application:

This matter comes before the Hearings Officer on the application of LARRY EPPING BUILDING COMPANY, Applicant, for approval of a comprehensive plan change and zone change for property located on the east and west sides of Four Winds Drive North and on the south side of Chemawa Road North in Keizer. The application also includes conceptual approval of a 21-lot subdivision for single-family residential development on the 3.90 acre parcel subject to this application. The property is currently designated commercial on the Comprehensive Plan map. Land on the east side of Four Winds Drive is zoned Urban Transition (UT) and on the west side Commercial Office (CO). The proposal is to change the Comprehensive Plan Designation to Low Density Residential and the zone to Residential Single-Family (RS).

B. Public Hearing:

A public hearing was conducted in the Robert L. Simon Council Chambers on Tuesday, February 27, 1990 commencing at 7:30 p.m. by SANDRA SMITH GANGLE, Keizer Hearings Officer, pursuant to notice sent to affected property owners on February 13, 1990 and to LCDC on January 31, 1990. The notice of hearing contained the land use decision criteria which would be applicable to the comprehensive plan change, the zone change, and the subdivision approval. At the beginning of the hearing, the Hearings Officer read into the record the applicable land use criteria.

Mr. SKIP WENDOLOWSKI of the Keizer Planning Department was present at the hearing and presented the Staff Report. Mr. LARRY EPPING, 2485 Lancaster Dr. NE, Salem, Oregon 97305, appeared and testified on behalf of the application. Mr. STEVE WARD of Westech Engineering, Inc., 3421 25th Street SE, Salem, Oregon 97302, also appeared and testified in support of the application. The following witnesses appeared in opposition: ELAINE RILEY PACHECO, 5035 Windsor Island Road N.; COLLEEN BLENSLEY, 4909 Shoreline Drive N.; LES LAYTON, 981 Chemawa Road N.; CHUCK TAYLOR, 1274 Franklin Street NW; MARVIN NISLY, 7525 Windsor Island Road N., all of Keizer, Oregon; and GLENDA O'BRIEN, 3820 Market Street NE, Salem, Oregon. All witnesses who appeared at

the hearing testified under oath.

Sometime after the public hearing was closed, the Hearings Officer, in her capacity as attorney representing a client in a case before the Salem City Council, was opposed by Mr. STEVE WARD, who was then acting as agent for a different developer than Mr. EPPING. The Hearings Officer did not discuss this case with Mr. WARD and does not believe there is any conflict in serving as Hearings Officer in this matter.

C. **Findings of Fact:**

The Hearings Officer finds that the facts and comments contained in the City of Keizer Staff Report, a copy of which is attached hereto as Exhibit A and, by this reference, is incorporated herein, are true except as expressly modified or supplemented by the following:

1. A recent rezoning and redesignation to Commercial of a four-acre parcel known as Schoolhouse Square, at the intersection of Chemawa Road and River Road N., approximately 3/4 of a mile from the subject property, will compensate for the loss of commercially designated property from the subject parcel.

2. There is a need for single-family residential lots in the City of Keizer. Other developments currently under construction include medium to high priced homes. The developer intends to construct modest priced homes, in the $60,000 - $70,000 range, at the subject location. These homes, which will be in the 1200 - 1400 square foot range, are needed in the community.

3. The property directly across Chemawa Road from the subject property, known as the "Riley Property" has been used for a long period of time for a tank manufacturing business. The business requires a significant amount of pounding, grinding, noisy sand blasting, and transportation by heavy trucks. The owner of the Riley Property, ELAINE RILEY PACHECO, is concerned that future residents of a residential subdivision at the subject property will object to the ongoing operation of her business across the street. She believes that, at a minimum, if residential development is allowed at the subject property, it should have a significant buffer against the noise and other impacts from her pre-existing use of her land.

4. Developer LARRY EPPING stated that he is willing to impose deed restrictions on the transfer of all the lots in the proposed subdivision in an effort to notify subsequent purchasers of the lots of the potential conflicts from the nearby Commercial General (CG) zoned land and a copy of his proposed deed restrictions is attached hereto. See Exhibit B.

5. Witness LES LAYTON testified that the intersection of Chemawa Road and Windsor Island Road is a very busy intersection, particularly in the morning hours. He testified that a solid concrete fence at least six feet high, similar to one in place on Lockhaven Drive N., should be required in order to minimize the conflicts from noise and vehicle traffic. Mr. LAYTON is also concerned that Chemawa Road will become a major arterial, and that additional setback should be required for any residential lots along Chemawa Road.

6. Witness MARVIN NISLY testified that he has observed a number of traffic accidents near the Riley Property, most of which occur because cars exceed reasonable speeds on Chemawa Road and Windsor Island Road and fail to stop at stop signs. He testified that a solid concrete barrier would be needed to protect the residents of a residential subdivision at the subject location from danger due to vehicles leaving the road.

7. Witness GLENDA O'BRIEN, who is an agent with Farmers Insurance Company, testified that she is aware of four incidents over the last three years in which vehicles have gone through the fence on the Riley Property. She testified that there is a danger of explosion due to the dangerous chemicals in industrial type activities that are ongoing on the Riley Property. She believes a concrete wall would alleviate the risk of harm to residents from such accidents.

8. Mr. EPPING, on rebuttal, testified that he was unaware of any complaints about noise or traffic dangers in the neighborhood around Four Winds Drive subdivision. He stated that he did not believe Chemawa Road would become an arterial, as it is his understanding that Lockhaven Drive has been designated as the proposed beltline road. He testified further that a concrete fence, such as the opposing witnesses had requested, is not economically feasible for a subdivision with modest priced homes.

9. The Hearings Officer is persuaded by the evidence and therefore finds that the intersection of Windsor Island Road N. and Chemawa Road N. is a dangerous intersection, where a number of high speed accidents have occurred. There is a significant risk that future accidents will create safety hazards for residents along the Chemawa Road border of the proposed subdivision. Also, the Hearings Officer has determined that there is a substantial risk that noise and dust from the industrial-type uses of the commercial property on the north side of Chemawa Road and the traffic by heavy trucks on Chemawa Road will interfere with the residential uses of the proposed subdivision. The Hearings Officer finds that a secure buffer, in particular a concrete wall, is a reasonable means to protect future residents of the subdivision from the adverse impacts of the noise, dust and traffic hazards. Further, the developer should provide notice to future occupants of the subdivison by

appropriate deed restrictions identifying the likelihood of those adverse impacts.

D. **Applicable Legal Criteria:**

The applicable legal criteria of the City of Keizer Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance, are set out in the Staff Report, a copy of which is attached hereto. In addition, Keizer Zoning Ordinance Section 4.18 allows the imposition of appropriate conditions.

E. **Conclusions of law:**

Having carefully reviewed the evidence in the record, the Hearings Officer concludes that the Applicant has satisfied the requirements for approval of a comprehensive plan change, zone change, and subdivision, provided the conditions in the attached order are met.

RECOMMENDATION

Based upon the foregoing findings and conclusions, the Hearings Officer recommends that the Council grant the requested Comprehensive Plan change, zone change, and subdivision approval, subject to the following conditions:

a. No lot within the subdivision shall have direct access to Chemawa Road. Only the proposed Lot 9 shall have access to Shoreline Drive.

b. Prior to recording the final plat the developer shall:

1. Contribute $100 per lot to the City of Keizer as part of the City's Interim Park Policy.

2. Submit subdivision engineering plans for review and approval by the appropriate public agency.

c. Prior to obtaining a building permit the developer shall:

1. Complete all public improvements including curb, gutter, sidewalk, roadways and other items necessary to prepare the subdivision. The applicant shall be permitted to post a bond for an equivalent dollar amount of the required improvements and complete the improvements in phases. The bonding agreement shall be approved by the City Legal Counsel.

2. Pay a water system development charge at a rate of $300 per water meter based on the meter equivalency standard adopted in the Keizer Water System Master Plan.

3. Form a Local Improvement District (L.I.D.) to provide street lights in the subdivision. The L.I.D. shall comply with City regulations and requirements.

4. Record a form of agreement satisfactory to City Legal Counsel imposing deed restrictions as contained in Exhibit B attached hereto on all residential lots adjoining Chemawa Road N. within the proposed subdivision.

d. A six (6) foot high solid concrete fence or wall of uniform design and construction shall be provided on the exterior border of every lot that lies adjacent to Chemawa Road. The wall shall be placed on top of an earthen berm at least two feet higher than street level.

e. All sewer and water connection costs shall be paid by the developer.

f. Completion of the final plat shall comply with the requirements contained in the Keizer Subdivision and Partitioning Ordinance. Development of the individual lots shall comply with the applicable development requirements in the Keizer Zoning Ordinance.

g. Duplexes shall be prohibited from all corner lots.

DATED this 21 day of March, 1990.

Sandra Smith Gangle
Hearings Officer

Marion County
OREGON
COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR
Craig O. Luedeman

BUILDING INSPECTION
(503) 588-5147

PLANNING & ENFORCEMENT
(503) 588-5038

BOARD OF COMMISSIONERS
Randall Franke
Gary Heer
Garry Kanz

ADMINISTRATIVE OFFICER
Ken Roudybush

MEMORANDUM

TO: Keizer Hearings Officer/Gangle

FROM: Keizer Planning Staff/Wendolowski

SUBJECT: Keizer Zone Change/Comprehensive Plan Change/ Subdivision Case No. 90-2/Larry Epping Company

DATE: February 21, 1990

The Planning staff reviewed the above referenced case and offers the following comments.

FACTS:

1. The subject property is composed of tax lots on the east and west sides of Four Winds Drive and is designated Commercial in the Keizer Comprehensive Plan. Land on the east side is zoned UT (URBAN TRANSITION) while land on the west side is zoned CO (COMMERCIAL OFFICE).

2. The property is located on the south side of the junction of Chemawa Road N. and Four Winds Drive. The total area encompasses 3.90 acres and is undeveloped.

3. Land to the west, south and east is designated Low Density Residential and zoned RS (SINGLE FAMILY RESIDENTIAL). Property to the west and south is developed as the Four Winds Subdivision while property to the east is part of Sharon Gardens Subdivision. The dominant land use is single family dwellings. Property to the north is designated Commercial and zoned CR (COMMERCIAL RETAIL) and CG (COMMERCIAL GENERAL). Uses include a market and a metal fabrication business, respectively.

4. The applicant is requesting approval to change the plan designation to Low Density Residential and the zoning to RS (SINGLE FAMILY RESIDENTIAL) for the entire 3.90 acres. The applicant is seeking concurrent approval for a 21 lot subdivision on the rezoned property.

COMMENTS:

1. The request essentially expands the Four Winds Subdivision by creating an additional phase. This new phase involves property on the west and east sides of Four Winds Drive. A single family residential subdivision is not a classified use within the CO zone or any other zone within the Commercial Plan designation. While residential development can be accommodated within the UT zone, the action requires a residential Plan designation. To avoid confusion, the applicant is requesting both a Plan and zone change to establish an RS zone and permit the subdivision.

2. The City of Keizer and the Keizer Fire District reviewed the proposal and offered no comment. The Keizer Water Manager commented that water and sewer will have to be extended down Leeward Court, and, the developer will be responsible for all improvements and system development charges. Salem Electric requested a five (5) foot easement along the front and side lot lines. U.S. West noted a land development agreement is required. The County Assessor's Office provided tax assessment information.

3. The review criteria for a Comprehensive Plan change are found in Section 4.17 of the Keizer Zoning Ordinance. The criteria include: (a) demonstrated compliance with the applicable Statewide Land Use Goals; (b) consistency with the applicable goals and policies of the Comprehensive Plan; (c) evidence that there is inadequate land available to accommodate the proposed Plan designation and the change in the designation is consistent with projected needs; (d) evidence there is more than the projected need for land in the current designation; (e) evidence the proposed change will not allow uses that will destabilize the land use pattern; and, (g) adequate public facilities and services are available to serve the site.

4. The burden of proof is on the applicant to provide sufficient evidence in support of the proposal. Staff reviewed the applicant's statement against the criteria and offers the following comments:

   (a) The proposed change will occur on land committed to urban development and within an incorporated city; resource related Goals 3 and 4 do not apply. The property is not located within an identified natural hazard area (Goal

7) nor in an area containing the natural and historical resources identified in Goal 5. The property is not within the Willamette Greenway (Goal 15) and coastal Goals 16, 17, 18 and 19 are also inapplicable.

The change, in general, would not permit uses that affect air, water or land quality (Goal 6). The subject property, and adjacent property, does not contain identified recreational areas (Goal 8). Development of the property for residential purposes would be expected to provide additional economic opportunity (Goal 9). The proposal increases the amount of land designated for housing development (Goal 10).

Public facilities, including transportation, are available at the site with public facility expansion possible (Goals 11 and 12). The proposal is not expected to have any additional adverse energy impacts than would otherwise be expected under the current Plan designation. The proposal would permit an urban type use which is consistent with Goal 14.

(b) The Comprehensive Plan establishes several policies applicable to the request. The Plan generally promotes higher densities to encourage a compact urban form, the in-filling of existing undeveloped lots, availability of public services and stabilization of existing residential neighborhoods. The proposal involves the infill of undeveloped property adjacent to developed residential property. The development provides 5.4 dwellings per acre which exceeds the Plan's expected average density of 3.7 units/acre for single family dwellings. Public facilities are available or can be made available with minimal effort. The property is also located near Chemawa Road N. providing convenient access without placing through traffic in residential areas.

The Plan encourages the placement of higher residential densities near industrial or commercial areas. Commercial zones and uses will be located near the development but will be separated by Chemawa Road. The road separation provides some buffering and additional buffering or setbacks can be placed on the development to ensure compatibility.

(c) The applicant provided information indicating the existing commercial designation is no longer viable now that a new shopping center is being developed ap-

proximately 3/4 of a mile to the east of the subject property. Recent land use applications and approvals increased Commercially designated land within the City by approximately 4 acres. While residentially designated property is available for development, the inclusion of this property is found to be generally consistent with the Comprehensive Plan policies and does provide infill as noted in (b), above.

(d) The Plan provides sufficient Commercial-designated property, the majority of which is concentrated along River Road. As noted, new shopping center development to the east makes it less important to maintain a Commercial-designation on the property.

(e) The Low Density Residential designation will permit development of the property in a manner consistent with adjacent residential land uses and will not destabilize the existing land use pattern.

(f) As noted in (b) and (e) above, the proposal is consistent with the existing land use pattern and development. Additional buffering, screening or setbacks can be established to reduce potential impacts from commercial uses to the north, although the existing roadway separation should be adequate.

(g) Public facilities are available, or can be made available, at the site. Public transportation is available and the property is located near a major street.

5. The zone change review criteria are found in Section 4.16 of the Zoning ordinance. The criteria include: (a) the zone must be appropriate for the plan designation; (b) potential uses can be accommodated on the property; (c) allowed uses can comply with the development standards found in Chapters 17 to 20 of the Keizer Zoning Ordinance; (d) adequate public facilities are available; (e) the zone change complies with the applicable policies of the Comprehensive plan; and, (f) the proposal complies with the purpose statement for the proposed zone.

6. The staff reviewed the applicant's statement against the criteria and offers the following comments:

(a) The application is for a plan and zone change. The proposed RS (SINGLE FAMILY RESIDENTIAL) zone is consistent with the proposed change in the Plan designation.

(b) The applicant submitted a subdivision plan indicating how the property can be developed as proposed. Based on this plan there does not appear to be any physical limitation that would prohibit the proposed use of the property.

(c) Chapters 17 to 20 outline specific requirements for property development. These standards govern parking, landscaping, building setbacks and other development activities. The submitted site plan indicates the proposal does comply with the applicable development standards.

(d) As previously noted, adequate public facilities are either available, or can be made available, at the site.

(e) Compliance with the Comprehensive Plan policies was reviewed in #4(b), above. The staff finds the comments in that section apply to the zone change.

(f) The purpose of the RS zone is to allow development of attached or detached residences on individual lots provided with urban services and at low urban densities. Staff finds the proposed zone change and planned subdivision will establish single family residences on individual lots. Public services are available and the density is consistent with the density guidelines in the Comprehensive Plan and Zoning Ordinance.

7. Section III(1) of the Keizer Subdivision and Partitioning Ordinance requires the City to consider whether or not a proposed subdivision is in accordance with the Comprehensive Plan and its implementing Ordinances and other land development policies of the City. This Section also permits the City to prescribe conditions or to make changes to the proposed subdivision to bring it into conformance with the applicable policies and regulations. Compliance with regard to Comprehensive Plan policies was reviewed in #4(b), above.

8. The RS zone contains specific development standards. These include minimum lot sizes of 4000 square feet, 40 feet of property frontage and an average depth of at least 70 feet. The lot sizes range from 5,400 square feet to 9,000 square feet with an average lot size of 6,711 square feet. All 21 lots comply with the width and average depth requirements. The staff concludes the proposed design is capable of providing single family residential development.

9. Sections IV, V, and VI of the Keizer Subdivision and Partitioning Ordinance contain development requirements for subdivisions that include standards for street improvements, lot dimensions and utility requirements. Upon review of the plat, the staff determined the proposal complies with these standards with the exception of corner lot dimensions for Lots 1, 17, 18 and 21. Section V(5) requires all corner lots to have a street side dimension of at least 80 feet; each lot contains one street-side dimension less than this standard.

10. The Subdivision Ordinance permits a variance to the development standards if certain criteria can be met. In general, the criteria include: (a) special circumstances or conditions exist requiring a variance to permit proper development of the property; and, (b) the variance will not be detrimental to the public welfare. The subject property's trapezoidal shape does not permit an efficient subdivision design. Compliance with the lot dimension standards would require a reduction in the number of lots, contrary to the Comprehensive Plan's policy of encouraging efficient land use. The variance is not expected to adversely affect the public health or safety and the subject lots otherwise comply with the development standards. To avoid any potential adverse impacts the staff recommends duplexes be prohibited from the corner lots.

11. As noted there are commercial activities to the north which may affect the residential development. Phase 1 of the Four Winds Subdivision (Keizer Plat 886) required the placement of a six (6) foot sight-obscuring fence along those lots adjacent to Chemawa Road. The placement of the fence has apparently been beneficial as, to date, staff is unaware of any complaints or concerns from activities located on the north side of Chemawa Road. Staff recommends a similar condition be placed on the current proposal.

12. In general, the staff concludes the proposed Plan and zone changes comply, or can comply, with the criteria established in Sections 4.17 and 4.16 of the Zoning Ordinance. The staff also believes the subdivision, with the variance approval, is consistent with the provision in the Subdivision Ordinance and the Zoning Ordinance. Staff recommends approval of the Plan change, zone change and subdivision subject to the following conditions:

(a) No lot within the subdivision shall have direct access to Chemawa Road. Only the proposed Lot 9 shall have access to Shoreline Drive.

(b) Prior to recording the final plat the developer shall:

1. Contribute $100 per lot to the City of Keizer as part of the City's Interim Park Policy.

2. Submit subdivision engineering plans for review and approval by the appropriate public agency.

(c) Prior to obtaining a building permit the developer shall:

1. Complete all public improvements including curb, gutter, sidewalk, roadways and other items necessary to prepare the subdivision. The applicant shall be permitted to post a bond for an equivalent dollar amount of the required improvements and complete the improvements in phases. The bonding agreement shall be approved by the City Legal Council.

2. Pay a water system development charge at a rate of $300 per water meter based on the meter equivalency standard adopted in the Keizer Water System Master Plan.

3. Form a Local Improvement District (L.I.D.) to provide street lights in the subdivision. The L.I.D. shall comply with City regulations and requirements.

(d) A six (6) foot sight-obscuring fence of uniform design and construction shall be provided for every lot that lies adjacent to Chemawa Road. The fence shall be in place prior to receiving a certificate of occupancy for the dwelling on each lot.

(e) All sewer and water connection costs shall be paid by the developer.

(f) Completion of the final plat shall comply with the requirements contained in the Keizer Subdivision and Partitioning Ordinance. Development of the individual lots shall comply with the applicable development requirements in the Keizer Zoning Ordinance.

(g) Duplexes shall be prohibited from all corner lots.

The property herein described is situated near a pre-existing approved Commercial General (CG) use in Keizer, Oregon, which has a policy of minimizing conflicts between CG and residential uses. Thus, provided the CG use is conducted in accordance with federal, state, and local laws, this parcel may be subjected to common, customary and accepted business practices allowed under the CG zone which ordinarily and necessarily produce noise, dust and other impacts. All persons and entities who have or may have in the future an interest in any portion of this property are accepting these risks. This declaration shall run with the land and is intended to and hereby shall bind all heirs, assigns, lessees and successors of said persons or entities.

EXHIBIT B

Applicant's Ex No 1

APPEAL RIGHTS

The decision of the Hearings Officer is final unless a written appeal is filed with the Keizer City Council, Keizer City Hall, 930 Chemawa Road NE, Keizer, Oregon, within the ten (10) days from the date of the mailing of this decision by any person aggrieved by this decision. The appeal must be in writing, must be filed in duplicate and must state wherein this decision is in error. A copy of the appeal notice form is attached hereto.

Questions about this decision or about appeal rights may be addressed to the City of Keizer Planning Department, Marion County Planning Office at 220 High Street NE, Salem, Oregon, telephone 588-5038. An appeal fee of $75.00 plus costs will be collected at the time of filing an appeal.

CERTIFICATE OF MAILING

I hereby certify that I served a true copy of the foregoing order on the following persons:

KEIZER CITY COUNCIL
Keizer City Hall
930 Chemawa Road NE
Keizer, OR 97303

MARION COUNTY PUBLIC WORKS DEPARTMENT
220 High Street NE
Salem, OR 97301

SHANNON JOHNSON
Attorney at Law
4855 River Road N.
Keizer, OR 97303

STEVEN A. WARD
3421 25th St. SE
Salem, OR 97302

COLLEEN BLENSLY
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Keizer, OR 97303

CHUCK TAYLOR
1274 Franklin St. NW
Salem, OR 97304

DICK HATTEN
183 W. Kathy
Stayton, OR 97383

MARION COUNTY PLANNING DEPARTMENT
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Salem, OR 97301

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Keizer, OR 97303

LARRY EPPING BLDG. CO.
2485 Lancaster Dr. NE
Salem, OR 97305

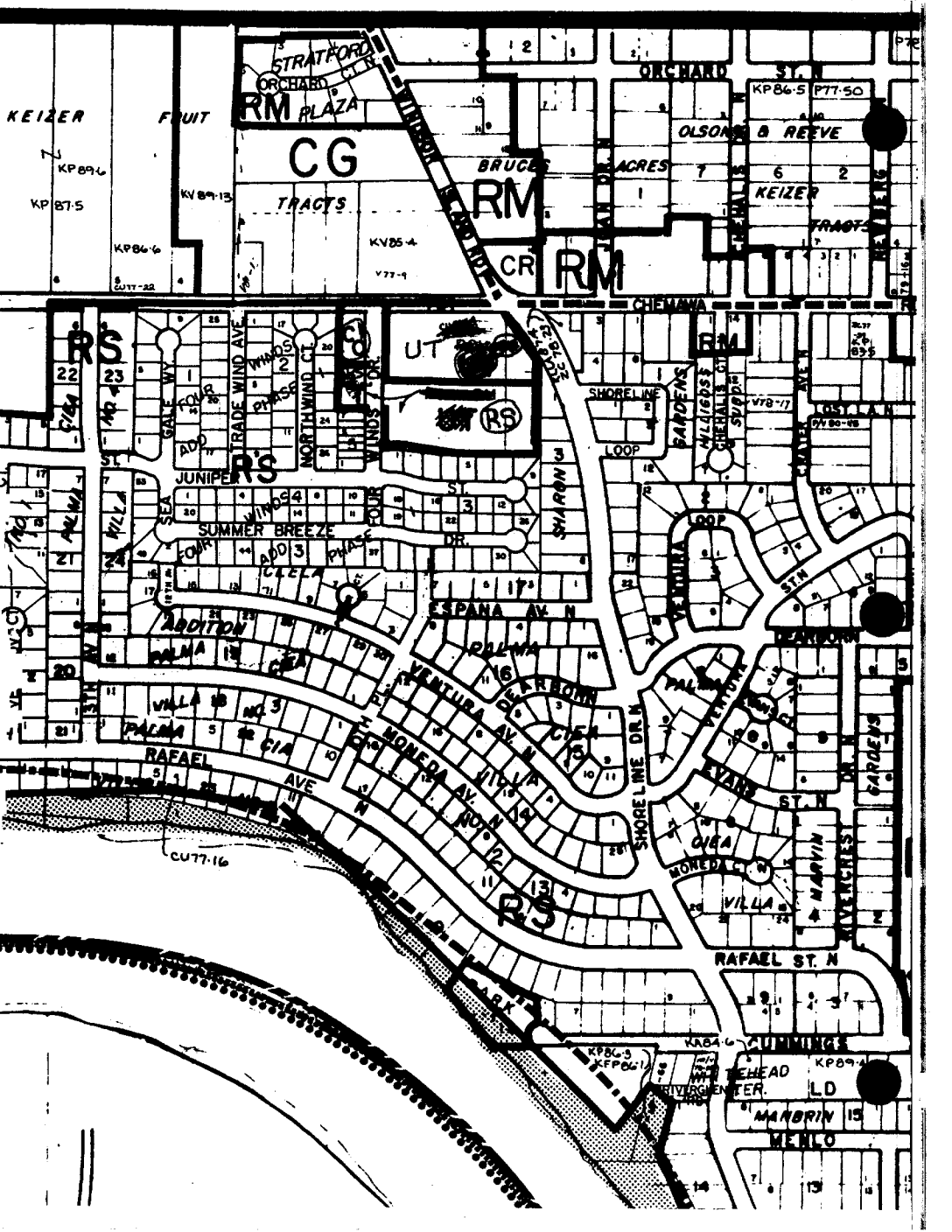
ELAINE RILEY PACHECO
5035 Windsor Is. Rd. N.
Keizer, OR 97303

LESLIE LAYTON
981 Chemawa Rd. N.
Keizer, OR 97303

MARVIN A. NISLY
7525 Windsor Is. Rd. N.
Keizer, OR 97303

which included those witnesses who appeared at the hearing and requested, in writing, copies of this decision, by mail duly posted to them at the above addresses through the United States Post Office at Salem, Oregon, on the 21 day of March, 1990.

Sandra Smith Gangle
Hearings Officer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SHORELINE DR. N
VENTURA
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KA84-6
KP86-3
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