



MINUTES
KEIZER CITY COUNCIL WORK SESSION
Monday, August 9, 2010
Keizer Civic Center
Keizer, Oregon

**CALL TO
ORDER**

Council President Jim Taylor called the work session to order at 5:50 p.m.
The following were present:

Councilors:

Lore Christopher, Mayor (6:15)
Jim Taylor, Council President
Cathy Clark, Councilor
David McKane, Councilor (5:51)
Mark Caillier, Councilor
Brandon Smith, Councilor
Richard Walsh, Councilor

Staff

Chris Eppley, City Manager
Nate Brown, Community Development
Kevin Watson, Assistant to the C.M.
Tracy Davis, City Recorder

DISCUSSION

**a. Sidewalk
Local
Improvement
District
Proposal**

Mr. Eppley explained that Kevin Watson, at the request of Councilor Clark, had been exploring ideas for financing repair of city sidewalks. Mr. Watson then distributed a sample letter and ordinance from the City of Pendleton for a local improvement district for sidewalks. He explained that the City would need to develop thresholds of their own for economy of scale and provided details on how the City of Pendleton operates their program. He added that the City already does 10-12 upgrades to ADA ramps annually and that the average cost to repair a sidewalk including the driveway apron would be approximately \$1750 but that with greater participation, the cost would drop. He also noted that there is \$400,000 in the street fund and if the City was going to do a "match", the match would come from the street fund.

Discussion then took place regarding details of the program, opting out, threshold limits, frequency of offering the program, neighborhood vs. city-wide programs, administration and construction costs, new sidewalks vs. repair of existing sidewalks, adopted standards, the importance of 100% participation, and property liens with payments spread out over 10 years or paid in full when the property changes hands. Shannon Johnson provided clarification regarding initiation of local improvement districts noting that citizen initiated LIDs need to be supported by 2/3 of the residents but Council can initiate it, unless 2/3 of the residents object. He suggested perhaps two programs: one repair-oriented program and the other for more intense work such as repair or replacement of substandard sidewalks.

**PUBLIC
TESTIMONY**

Brian Osher, Keizer, questioned what work the estimated cost would cover with Mr. Watson explaining that this would be a financial mechanism to repair sidewalks over a number of years and the cost would be based on the cost of concrete.

Pat O'Reilly, Keizer, representing her mother living on Hornet Court, questioned if the LID would be an option for a group living on a cul-de-sac and if all neighbors did not want to participate, would low interest loans still be available for those wishing to participate. Discussion took place regarding opting out and setting up payment plans or liens.

Lillie English, Keizer, noted that she also lived on Hornet Court but that Hollyhock sidewalks were in need of repair as well. She questioned if that area could be included in the improvement district formed for the Hornet Court sidewalks. Mr. Eppley explained the formation process with Mr. Johnson providing details. Further discussion took place regarding compliance with City code, invitations to form an improvement district, ADA corners and sidewalk widths.

Bill Kline, Keizer, noted that the new ADA ramps make the rest of the sidewalks look bad and explained that he had worked with the City to repair damage to his driveway and approach. He reminded Council that in addition to sidewalk improvements, street improvements to promote proper drainage should be considered as well as costs for relocation of franchise facilities. Discussion then took place regarding relocation of sprinklers due to wider sidewalks, working around trees, 4' vs. 5' sidewalks, ADA ramps and development of a Question and Answer sheet for homeowners interested in forming an Improvement District.

Each Councilor then voiced their opinion/concerns regarding establishing this program with City Manager Chris Eppley summarizing that there is enough interest for staff to do further investigation and to get more information. Councilors discussed the possibility of doing a neighborhood as a "test" case. Mr. Eppley told the Hornet Court residents at the meeting that if they were able to get all the property owners interested, then the City would have a tool available for them.

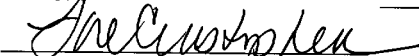
Council agreed by consensus that they were interested in some type of program but they needed more information on the options and they wanted to do Hornet Court as a test case using the traditional Local Improvement District program.

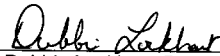
ADJOURN

Meeting adjourned at 7:05 p.m.

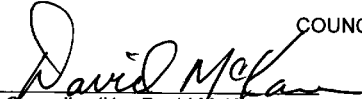
MAYOR:

APPROVED:


Lore Christopher

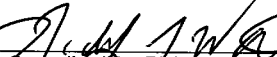

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

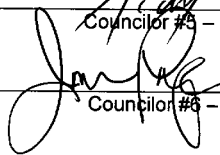

Councilor #1 – David McKane


Councilor #4 – Cathy Clark

Councilor #2 – Brandon Smith


Councilor #5 – Richard Walsh

Councilor #3 – Mark Caillier


Councilor #6 – James Taylor

Minutes approved:

September 7, 2010