

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.

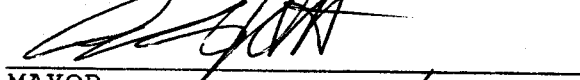
ADJOURNMENT

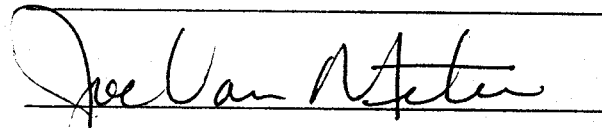
There being no further business to come before the Council, the meeting adjourned at 8:10 p.m.

Respectfully submitted,


Susan Darby, City Recorder

APPROVED:


MAYOR
Bob Newton


(COUNCILOR BAY ABSENT)