



MINUTES
KEIZER CITY COUNCIL
Monday, August 1, 2005
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER Mayor Christopher called the regular meeting to order at 7:00 pm. Roll Call was taken as follows:

Present:

Lore Christopher, Mayor
Richard Walsh, Council President
Jacque Moir, Councilor
Troy Nichols, Councilor
Chuck Lee, Councilor
Jim Taylor, Councilor
David McKane, Councilor

Staff:

Shannon Johnson, City Attorney
Jeff Kuhns, Police Department
Nate Brown, Community Development
Chris Eppley, City Manager
Rob Kissler, Public Works
Susan Gahlsdorf, Finance
Tracy Davis, City Recorder

FLAG SALUTE

Councilor Jacque Moir led the pledge of allegiance.

PUBLIC TESTIMONY

Mary Brandt and Carolyn Fink, Keizer, representing the Keizer Cuties Chapter of the Red Hat Society invited females over 50 to join the organization and explained some of the past and upcoming activities adding that women under 50 are also welcome. The meetings are mid-afternoon on the first Thursday and the third Wednesday of each month. Contact Mary Brandt @ 393-1756 for more information.

Sherrie Studheit, Salem, representing Soroptomist International of Keizer explained that the organization is a women's service group helping women and children with approximately 100,000 members in 120 countries. She explained some local activities of the group which include the Junior Miss Pageant and the September 24 "Walk for a Cause" and introduced the Vice President of the Club.

Theresa Martin, Keizer, added that all proceeds from the walk will be donated to "Start Making a Reader Today" and invited the Council to join in the walk. For more information contact Theresa and Sherrie at 503-588-5830.

Mary Amman, Wilsonville, Development Manager for Central Valley SMART (Start Making A Reader Today) encompassing five counties explained the purpose and goal of the group. Volunteers should call

the Salem office at 503-385-4803 or visit the website:
www.getsmartoregon.org for more information.

Bill Quinn, Keizer, questioned Council regarding the Community Center adding that the City needs a new City Hall and Police Department but only wants a Community Center. He also questioned funding suggested by the Urban Renewal Board for these projects. He compared the Community Center to Volcano Stadium and asked that more information be provided to the public before the public hearing and that the issue be put to a vote of the people.

Councilor Walsh responded that more information would be forthcoming later in the meeting, adding that the Community Center is not intended to create any new taxes whereas the Civic Center would. City Manager, Chris Eppley added that operations and maintenance costs have not yet been determined and Council must have that information before moving ahead with any proposal. Councilor Taylor explained that the Keizer Station developer would be funding part of the Community Center, and that through Keizer Rotary there is a broad based support for this project. However, Council will receive additional public input through the public hearings. Mayor Christopher added that Chamber, Rotary, businesses, RRRAC, Parks Board, KPIC, KURB and Planning will be reviewing recommendations to the Urban Renewal District and there will be a public process as well.

Mary Lou Copeland, Keizer, residing on Maine Avenue, voiced concern about the Maine Avenue Taco Bell Driveway, and reviewed the history of Maine Street and the Taco Bell driveway and vehicular traffic patterns. She voiced her opinion that closure of the driveway does not adversely affect business at Taco Bell and offered the solution of extending the sidewalk to remove the driveway. She entreated Councilors for support in this matter.

Dee Montgomery Smith, Keizer, residing on Maine Avenue, offered background information on the Taco Bell situation and requested that an ordinance be adopted resolving this issue.

Betty Hanaska, David Bernick and Theresa Thompson, also residing on Maine Avenue, echoed the previous testimony and requested action from Council.

Mayor Christopher reminded the audience that Nicholayson voluntarily put the chain across the driveway; the original study supports having two access points, Keizer Fire District and the Police Department have reported that they see no need to replace the barricade, and considering documentation from earlier years, Council cannot require that the barricade be replaced. She added that Council would ask staff to develop some safety improvement recommendations.

Chris Eppley offered to bring suggestions for safety improvements to Council at the August 15 meeting. Councilor Taylor suggested that the neighborhood as a whole contact Taco Bell with their concerns. Mayor Christopher encouraged those concerned to return on the 15th to hear the suggestions or to watch the meeting on Channel 23.

COMMITTEE REPORTS

a. Proclamation – Meth Awareness Month

Councilor Lee explained that the No Meth Task Force in Keizer felt a proclamation would increase awareness of the meth problem.

Councilor Walsh moved that the paragraphs referencing budget on page 1 and 2 be deleted. Councilor Moir seconded. Motion passed unanimously as follows:

AYES: Christopher, Walsh, Lee, Nichols, Moir, McKane and Taylor (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Mayor Christopher read the proclamation as corrected and encouraged citizens to get to know their neighbors, recognize unusual activities in their neighborhoods and participate in the National Night Out in an effort to stop illegal drug use.

b. Audit Report – Transient Occupancy Tax and Volcano Stadium

Finance Director, Susan Gahlsdorf reported that the city collects a Transient Occupancy Tax from the Wittenberg and a percentage of revenue from the Volcano Baseball Club ticket sales and parking receipts and from time to time has a limited audit done on these records. She then introduced Chuck Swank of Grover, Mueller & Swank who explained that his firm looked at the reporting mechanism to the city and the calculation of the amount to be remitted. Extremely insignificant differences were found and therefore, his firm recommends no further action.

c. Keizer Urban Renewal Board Recommendation

Community Development Director, Nate Brown, explained that the recommendation has been given much thought and undergone considerable deliberation. He explained that if the urban renewal district is to be extended, it is necessary to raise the maximum indebtedness level of that district. He explained the Projected Urban Renewal Amendment Increase to Maximum Indebtedness page. Mr. Brown stressed that these submittals were strictly informational and require no action at the present time, however, he urged Council to set a time table and begin with the noticing procedures.

Discussion followed regarding line items on the list, sunsetting the district and educating the public regarding urban renewal funding.

Mr. Brown added that the recommendation is presented with the understanding that the district would sunset when the maximum

indebtedness dollar amount is met (approximately 5 years). Councilor Walsh pointed out that KURB also recommended the removal of Stats Lake, Country Glen and Hidden Creek from the district. Councilor Taylor voiced his support of sunsetting the district upon reaching the maximum indebtedness.

PUBLIC HEARINGS

a. RESOLUTION - Certification of Street Lighting District Accounts

Finance Director, Susan Gahlsdorf, reported that staff has computed the money necessary to place on the tax rolls for 2005-2006 to cover the cost of the Street Lighting Districts, noticed the assessments in the Keizer times and scheduled the public hearing. Staff recommends receiving testimony on the issue, following with adoption of the Resolution Certifying the Street Lighting District Accounts.

Mayor Christopher opened the public hearing.

Hearing no testimony, Mayor Christopher closed the public hearing.

Councilor Walsh moved to adopt Resolution R2005 Certification of Street Lighting District Accounts. Councilor Moir seconded. Motion passed unanimously as follows:

AYES: Christopher, Walsh, Lee, Nichols, Moir, McKane and Taylor (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

OTHER BUSINESS

Councilor Lee reported that

- ❖ The **No Meth Task Force** has made arrangements with the Police Department to distribute No Meth packets to participants in the National Night Out and encouraged Councilors to distribute them as well. Between August 2 and 31 the business section of No Meth will try to meet with 325 Keizer businesses to discuss identity theft and efforts business can make to reduce issues of meth in the community. Additionally a letter will go out to local churches listing ways for congregations to deal with the meth issue. August 9 a "No Meth" presentation will be made at the governmental affairs meeting; August 17 the committee will work with businesses to have reader board out promoting the Keizer No Meth Resource Fair on the 24th at the KPD starting at 11 am; and August 29 will be "No Meth Night" at Volcano Stadium. Additionally the Keizer public schools will have "Meth 101" to train teachers and staff on meth awareness. Cop Talk will promote the Parent Aid program information as well. Councilor Lee concluded this portion of his report noting that 80-90% of Keizer property crime and 3 Keizer murders have been meth related.
- ❖ **Keizer Emergency Planning Committee** reviewed the Emergency Operations Plan chapters on earthquake, nuclear events and volcanic eruptions. Next meeting will be with EVAK coordinators.

Councilor Walsh reported that

- ❖ The **RIVERR Task Force** had reviewed the various grants received, hopes to use them with maximum flexibility in the master plan process and recommends that Council accept all the grants.
- ❖ **Bikeways Committee**, working together with the Traffic Safety Commission, has done an inventory of bike paths throughout the city. Additionally they are supporting the application for the River Connection Grant for bike connections.

Lore Christopher reported that the **River Road Renaissance Advisory Committee** is planning features for the different districts including a water feature to tie it to River Road, and bubblers. A demonstration project on the northwest corner of the City property where the old fir trees are located is being considered. She also pointed out features being placed in the new Chemawa Road paving project. Rob Kissler explained that wherever it was possible to separate the sidewalk from the curb, it was done and explained landscaping plans for the area by Claggett Park. He noted that difficulties had been encountered in receiving the federal money which has delayed bridge construction, so Chemawa Road would probably be open in late summer/early fall with closure occurring whenever bridge construction begins. Mr. Kissler concluded that the lighting on Chemawa would be upgraded to mirror the lighting at Keizer Station.

Councilor Taylor reported that the next **Keizer Points of Interest Committee** meeting would be at 6:30 on Wednesday.

Councilor Moir reminded Council of the Parks Tour at the next Council Work Session.

Councilor McKane reported that the **Claggett Creek Watershed Council** and the **Gubser Neighborhood Association** are hosting a gathering at Wilark Park in the Gubser neighborhood August 9 at 6 p.m. which will be attended by Marion County and the City of Salem and focus on gardening with native plants.

Susan Gahlsdorf reported that the Finance Department has a half-time Clerical Specialist open until August 5.

Captain Kuhns reported that

- ❖ The Reserve recruitment closes on August 15.
- ❖ National Night Out is August 2 and there are 45 neighborhoods signed up thanks to the work of Lance Inman, Lorrie Phillips and Officer Dan Kelley.
- ❖ A conviction has been handed down on the murder which occurred

last September. Captain Kuhns commended the Department and Deputy District Attorney Darin Tweedt for their hard work.

- ❖ The Parent Aid program has been very successful and he will be doing a Cop Talk program on it in the near future.

Rob Kissler reviewed upgrades and improvements at the Keizer Station: Tepper Lane has been paved, Radiant Drive aligned on the north end, water system completed around Lowe's and Target area, the second phase of Radiant and the bridges will begin in the next three weeks, the railroad undercrossing contractor is gearing up, and final approval of a temporary signal at the interchange should be coming soon. There will be a lot of activity over the next 90 to 120 days. Mr. Kissler asked for patience from the driving public and encouraged consideration of alternate routes.

Nate Brown reported that Lowe's opening date is planned for January 1 and Target is March 1.

Shannon Johnson reported that the Nopp property transaction is now closed. If the Tiersma property goes as planned it will close before the end of the month and at that time the city will have all the right of way necessary through Area B.

ADMINISTRATIVE ACTION

a. RESOLUTION – Authorizing the City manager to Enter Into an Agreement for Street Sweeping Services

Public Works Director, Rob Kissler, reported that the current contract with Wheat, LLC ran out on June 30, 2005. Staff developed a request for proposals indicating the need to sweep all curbed streets and bike paths once a month throughout the city with Chemawa, Lockhaven, Cherry and River Roads being swept twice a month. Staff recommends City Council adopt the attached resolution authorizing the City Manager to enter into a three-year contract with Water Truck Services to perform street sweeping services.

Discussion followed regarding doing the street sweeping in-house; consideration of stormwater NPDS Phase II permitting process; the annual fall leaf haul which is under the franchise agreement with local haulers, not street sweeping; and the reasons for choosing this vendor.

Councilor Walsh moved to adopt Resolution R2005 Authorizing the City Manager to Enter Into Street Sweeping Contract. Councilor Nichols seconded. Motion passed unanimously as follows:

AYES: Christopher, Walsh, Lee, Nichols, Moir, McKane and Taylor (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

**b. RESOLUTION –
Authorizing
the City
Manager to
Purchase Real
Property –
Tiersma (Right
of Way)**

City Attorney, Shannon Johnson, explained the location of the property adding that when this transaction closes all the necessary in Area B of Keizer Station will have been acquired.

Councilor Walsh moved to adopt Resolution R2005 authorizing the City Manager to Enter into an Agreement to Purchase Real Property Located in Keizer, Marion County, Oregon (Flora J. Teirsma, Trustee under the Tiersma Living Trust dated January 4, 1999). Councilor Taylor seconded. Motion passed unanimously as follows:

AYES: Christopher, Walsh, Lee, Nichols, Moir, McKane and Taylor (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**CONSENT
CALENDAR**

- a. RESOLUTION – Delinquent Sewer Assessments
- b. RESOLUTION – Amendment to the Parks System Development Charge
- c. RESOLUTION – Amendment to the Transportation System Development Charge Methodology
- d. RESOLUTION – Determining Recyclable Materials for Solid Waste Management
- e. RESOLUTION – Authorizing the City Manager to Execute Declaration of Covenants and Restrictions for Claggett Creek Park Wetlands Project, Declaration of Covenants and Restrictions for Claggett Creek Wetlands Project
- f. RESOLUTION – Permanent Blocking of Fourth Place
- g. Approval of July 5, 2005 Regular Session Minutes

Councilor Taylor pulled Item f from the Consent Calendar.

Councilor Walsh moved to approve items a, b, c, d, e and g on the Consent Calendar. Councilor Moir seconded. The motion passed unanimously as follows:

AYES: Christopher, Walsh, Lee, Nichols, Moir, McKane and Taylor (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Councilor Taylor stated that this barricade was put in place at the request of neighbors to keep McNary High School students from using it. Currently McNary High School has Sandy Drive blocked. He concluded that he did not feel Council should take action until there had been a Public Hearing so that Fire Department, Police Department and residents could provide input.

Councilor Taylor moved to schedule a Public Hearing on this matter.
Councilor Lee seconded.

Rob Kissler explained the location of homes on the street. Councilor Moir voiced her opinion that a public hearing was not necessary. Councilor Walsh pointed out that the largest single parcel of land on River Road is north of this and it might not be good to do anything permanent until later.

Councilor Walsh moved to table this issue. Councilor McKane seconded. Motion failed as follows:

AYES: Walsh and McKane (2)
NAYS: Christopher, Lee, Nichols, Moir and Taylor (5)
ABSTENTIONS: None (0)
ABSENT: None (0)

Vote was held on original motion to direct staff to set a public hearing.

Motion passed unanimously as follows:

AYES: Christopher, Walsh, Lee, Nichols, Moir, McKane and Taylor (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

**WRITTEN
COMMUNICATIONS**

None

AGENDA INPUT

August 8, 2005

5:30 p.m. City Council Work Session

- City of Keizer Annual Parks Tour

August 15, 2005

5:30 p.m. Work Session – Results Group – Civic Center

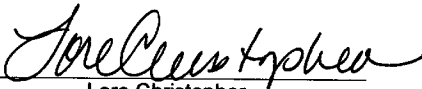
7:00 p.m. City Council Regular Session

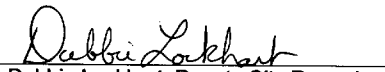
ADJOURNMENT

Mayor Christopher adjourned the meeting at 10:02 p.m.

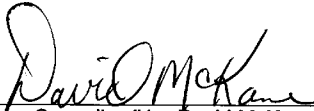
MAYOR:

APPROVED:


Lore Christopher

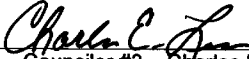

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS



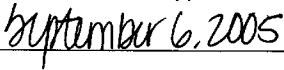
Councilor #1 – David McKane

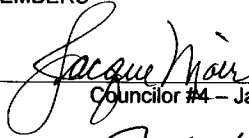
Councilor #2 – Troy Nichols



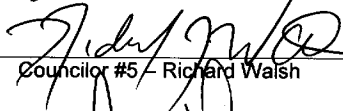
Councilor #3 – Charles E. Lee

Minutes approved:

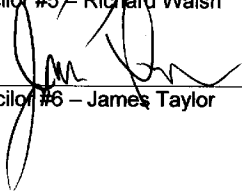




Councilor #4 – Jacques Moir



Councilor #5 – Richard Walsh



Councilor #6 – James Taylor