



MINUTES
KEIZER CITY COUNCIL
Monday, July 20, 2015
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Clark called the meeting to order at 7:00 pm. Roll Call was taken as follows:

Present:

Cathy Clark, Mayor
Marlene Parsons, Councilor
Roland Herrera, Councilor
Amy Ripp, Councilor
Brandon Smith, Councilor
Kim Freeman, Councilor

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development
Bill Lawyer, Public Works Director
John Teague, Police Chief
Tracy Davis, City Recorder

Absent:

Dennis Koho, Council President

FLAG SALUTE

Mayor Clark led the pledge of allegiance.

**SPECIAL ORDERS
OF BUSINESS**

Mayor Clark introduced Colleen Bush who would be sworn in as one of two representatives from Keizer on the Salem-Keizer Transit District Board. She noted that Kathy Lincoln will be the other representative.

Mayor Clark also announced the upcoming swearing in for the new Fire District Board members, Betty Hart, Mike Bauer and Chet Patterson.

**COMMITTEE
REPORTS**

Jonathan Thompson, reported that the Planning Commission had spent the last three meetings reviewing text amendments related to infill development. He provided details on the changes made to balance the protection of the existing neighborhoods and aid those trying to provide for the City's housing needs.

Community Development Director Nate Brown explained that these changes do not apply retroactively to current applications and the changes do not effect density or lot sizes but they create design standards and thresholds. Additional discussion took place regarding parking requirements.

**a. RESOLUTION –
Amending the
Community**

City Attorney Shannon Johnson explained that the Community Build Task Force is recommending a reduction in membership (to 7 members) since the task remaining is fundraising and securing maintenance volunteers.

**Build Project
Task Force;
Amending
Resolution No.
R2013-2342;
Repealing
Resolution No.
2015-2526**

Councilor Parsons moved that the Keizer City Council adopt a Resolution Amending the Community Build Project Task Force; Amending Resolution No. R2013-2342; Repealing Resolution No. 2015-2526. Councilor Smith seconded. Motion passed as follows:

AYES: Clark, Parsons, Freeman, Smith, Ripp and Herrera (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Koho (1)

Councilor Parsons moved that Keizer City Council appoint Janet Carlson, Richard Walsh, David Loudon, Marleen Parsons, Brandon Smith, Ron Freeman and Lore Christopher to the Community Build Task Force. Councilor Smith seconded. Motion passed as follows:

AYES: Clark, Parsons, Freeman, Smith, Ripp and Herrera (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Koho (1)

**PUBLIC
TESTIMONY**

None

**PUBLIC
HEARINGS**

**a. RESOLUTION
– Authorizing
the City
Manager to
Enter Into a
Transaction for
the Sale of City
Owned
Property in
Keizer Station –
Area C to
Mountain West
Senior Housing
LLC dba
Bonaventure
Senior Housing**

Mr. Johnson explained that a public hearing must be held when publically owned property is being sold. He provided a detailed history on the subject property and details on the agreed upon price noting that the property is where the McLeod extension will be. He noted that this property was originally purchased with street funds so proceeds from this sale must go back into that fund and that the City Manager is authorized to move forward with a lot line adjustment to facilitate the sale.

Mayor Clark opened the Public Hearing.

Mark Grenz, Multi Tech Engineering, announced that he was the project engineer for Bonaventure and Mountain West.

Tony Kritzberg, General Counsel for Bonaventure, provided information and clarification regarding the price per square foot of the land.

Hearing no further testimony, Mayor Clark closed the Public Hearing.

Councilor Parsons moved that the Keizer City Council adopt a Resolution Authorizing the City Manager to Enter Into a Transaction for the Sale of City Owned Property in Keizer Station – Area C to Mountain West Senior Housing LLC dba Bonaventure Senior Housing. Councilor Smith seconded. Motion passed as follows:

AYES: Clark, Parsons, Freeman, Smith, Ripp and Herrera (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Koho (1)

ADMINISTRATIVE ACTION

a. ORDINANCE – Amending Solid Waste Management Ordinance; Amending Ordinance No. 2010-612

Mr. Johnson explained that the franchises had requested some housekeeping changes to the Solid Waste Management Ordinance which clarify ownership of the receptacles and what is prohibited. The changes are reflected in this ordinance. Mr. Johnson explained that the resolution is unnecessary because the Council role was eliminated by the 2010 Ordinance.

Councilor Quinn moved that the Keizer City Council adopt an Ordinance Amending Solid Waste Management Ordinance; Amending Ordinance No. 2010-612. Councilor Smith seconded. Motion passed as follows:

AYES: Clark, Parsons, Freeman, Smith, Ripp and Herrera (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Koho (1)

Councilor Quinn moved that the Keizer City Council adopt a Resolution Repealing Resolution R2005-1617 (Resolution Determining the Recyclable Material for Solid Waste Management). Councilor Smith seconded. Motion passed as follows:

AYES: Clark, Parsons, Freeman, Smith, Ripp and Herrera (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Koho (1)

b. RESOLUTION – Amending Ordinance Adopting the Keizer Medical Marijuana Facility Permit Process; Amendment of Ordinance No. 2014-702

Mr. Johnson explained that this action would clarify that the City's definition of school is the same as the State definition.

Councilor Quinn moved that the Keizer City Council adopt a Resolution Amending Ordinance Adopting the Keizer Medical Marijuana Facility Permit Process; Declaring an Emergency; Amendment of Ordinance No. 2014-702. Councilor Smith seconded. Motion passed as follows:

AYES: Clark, Parsons, Freeman, Smith, Ripp and Herrera (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Koho (1)

CONSENT CALENDAR

- a. RESOLUTION – Authorizing the City Manager to Purchase 2016 Ford Fusion S Hybrid FWD Vehicles for Police Department
- b. RESOLUTION – Authorizing the City Manager to Enter Into Agreement with DeSantis Landscapes, Inc. for Vegetated Stormwater Facility (VSF)
- c. Approval of July 6, 2015 Regular Session Minutes

Councilor Parsons moved to approve the Consent Calendar. Councilor Smith seconded. Motion passed as follows:

AYES: Clark, Parsons, Freeman, Smith, Ripp and Herrera (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Koho (1)

COUNCIL LIAISON REPORTS

Councilor Herrera shared statistics for one of the Volcano baseball team players, thanked Clint Holland for the free concerts, and announced the upcoming Keizer Points of Interest Committee meeting and the Fire District Swearing In ceremony.

Councilor Parsons announced that the Community Build Task Force is working on the signage which will be installed before the Open House on August 29.

Councilor Ripp reported that Bob Zielinski is the new president of the Keizer Chamber Board, reviewed events related to the KNOW ladies group (Keizer's Network of Women), announced the upcoming Art Commission meeting and reported that she had attended the Commissioners' Breakfast, Marion County Fair and a legislative dinner.

Councilor Smith reported on actions of the Parks Advisory Board including award of a grant for work at the Keizer Rapids Park Rotary Amphitheater, budget discussion to address loss of funds related to the terminated lease of the hazelnut orchard, and recognition of Bill Lawyer's lengthy dedication to Keizer parks and the Parks Board. Mr. Smith also announced the August 4 National Night Out event.

Councilor Freeman announced that the Volunteer Coordinating Committee had filled a vacancy on the Arts Commission, commended Clint Holland for the concerts in the park, thanked Bill Lawyer for fixing a hole at Chemawa and Verda and announced volunteer openings on various committees.

Mayor Clark praised the Big Toy playground, invited everyone to the Keizer Homegrown Theater Shakespeare in the Park event, thanked Councilors Ripp and Koho for attending events in her place, congratulated incoming chamber President Bob Zielinski and thanked outgoing president Audrey Butler for her service. She announced upcoming meetings including the Oregon Municipal Planning Organizations Consortium, Salem-Keizer Area Transportation Study, and the Oregon Mayors' Association.

OTHER BUSINESS

Police Chief John Teague announced that the City website has registration information for National Night Out. The KPD believes the spirit of this event is so the citizens can meet the police and they will be focusing on that effort. He added that a woman arrested last year around Christmas for burglarizing cars was sentenced to over 10 years.

Public Works Director Bill Lawyer provided an update on the roundabout project at Chemawa and Verda noting that ODOT now has possession of

4 of the 5 properties needed for the project; the 5th one is under the 30-day waiting period so the project is 'good to go'. He provided information regarding progress of Parks Board grant projects including the sand volleyball court and concrete work at the amphitheater. He noted that because the latter project overlapped into this fiscal year, he would be requesting a budget adjustment from last year to this year for Council approval.

**WRITTEN
COMMUNICATIONS**

Mayor Clark urged citizens to check the city website for National Night Out information.

AGENDA INPUT

August 3, 2015

7:00 p.m. – City Council Regular Session

August 10, 2015

5:45 p.m. – City Council Work Session

- o Tour of Salem Keizer School District Career and Technical Education Campus

August 17, 2015

7:00 p.m. – City Council Regular Session

ADJOURNMENT

Mayor Clark adjourned the meeting at 8:05 p.m.

MAYOR:


Cathy Clark

APPROVED:


Debbie Lockhart, Deputy City Recorder

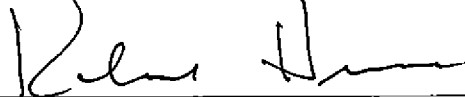
COUNCIL MEMBERS

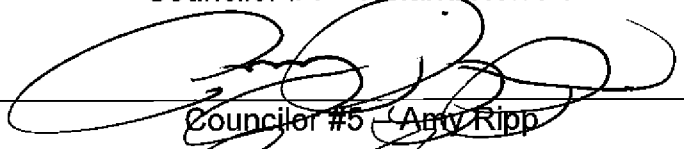
~ Absent ~

Councilor #1 – Dennis Koho


Councilor #2 – Kim Freeman

Councilor #3 – Marlene Parsons


Councilor #4 – Roland Herrera


Councilor #5 – Amy Ripp


Councilor #6 – Brandon Smith

Minutes approved: August 17, 2015