MINUTES
KEIZER CITY COUNCIL
Monday, July 10, 2006
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Christopher called the regular meeting to order at 7:08 pm. Roll Call was taken as follows:

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

Staff:
Shannon Johnson, City Attorney
Chris Eppley, City Manager
Nate Brown, Community Development
Marc Adams, Police Chief
Rob Kissler, Public Works
Tracy Davis, City Recorder

FLAG SALUTE

The Keizer winner of the Oregon Mayors Association Essay Contest, Evan Christopher, led the pledge of allegiance.

PUBLIC TESTIMONY

David Rios, Keizer, Chair of the Traffic Safety Commission, reported that the Sandy Drive concerns have been addressed by the Commission and referred to Public Works and the School District who are working on developing possible solutions. Mr. Kissler detailed possible solutions adding that work is continuing towards providing the best safety possible.

Bill Quinn, Keizer, stated that, although he was in favor of building a new City Hall and Police facility, he felt a bond should not be initiated without first using all funds available to the city in urban renewal and properties owned.

PUBLIC HEARINGS

a. Keizer Development Code Revisions –

Community Development Director, Nate Brown, reported that the Planning Commission unanimously supports the proposed text amendments and detailed said amendments fielding questions from Councilors regarding movie theaters, golf courses and marketing.

Mayor Christopher opened the Public Hearing.

Sections 2.113 & 2.119

Alan Roodhouse, Project Manager for Northwest National LLC, reported that negotiations are ongoing with movie theaters and expressed optimism for securing a movie theater at Keizer Station. He explained the impact of the amendments being considered and summarized that these changes would not change the master plan but would only facilitate what the master plan allows. He added that Target and Lowes are open and Cost Plus, Sleep County, Bed, Bath & Beyond will open in about three months, followed by PetCo, Michael's Crafts, Ross Dress for Less, Lane Bryant, Cacique and Famous Footwear Shoes. They will be followed by Staples and Party City, with negotiations underway with Wicke's and Circuit City. Restaurants include: TGI Friday's, On the Border, Dave's Famous Ribs, Starbucks, Subway, Burgerville, Panda Express and Popeye's Chicken. Banks include Key Bank and First Technology Credit Union. Red Robin is on hold.

With no further testimony, Mayor Christopher closed the Public Hearing.

Councilor Walsh moved Council to direct staff to prepare an Ordinance with findings to adopt the proposed revisions to zone code regulations. Councilor Nichols seconded. Motion passed unanimously as follows:

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

ADMINISTRATIVE ACTION

a. ORDINANCE – Amending Keizer Development Code Sections 2.303, 2.309, 2.312 and 3.111

City Attorney, Shannon Johnson, explained that because this Ordinance did not pass unanimously at the first reading, it was before Council for a second reading.

Councilor Walsh moved Council to adopt a Bill for an Ordinance Amending Keizer Development Code Regarding Section 2.303 (Off-Street Parking and Loading), Section 2.309 (Site and Landscaping Design), Section 2.312 (Yard and Lot Standards), and Section 3.111 (Text Amendments); amending Ordinance 98-389. Councilor Moir seconded. Motion passed as follows:

AYES: Christopher, Lee, McKane, Moir, Nichols and Taylor (6)
NAYS: Walsh (1)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. ORDINANCE – In the Matter of the White Annexation (Case No. 2005-35)

City Attorney, Shannon Johnson, explained that this matter had come before Council for public hearing in April when Council directed staff to prepare necessary ordinances/orders for approval. The legal description has now been received and confirmed and the matter is before Council for approval. Councilor Moir interjected that although she was absent when this issue was addressed, she had listened to the tapes and would be voting on the issue.

Councilor Walsh moved Council to adopt a Bill for an Ordinance in the Matter of the Application of Scott and Shannon White to Annex a Portion of Property Located at 7029 Fir Grove Lane North, Keizer, Oregon to the City Limits of the City of Keizer (Case No. 2005-35). Councilor Lee seconded.

Some discussion took place regarding other parcels that could be affected by this annexation and development of a policy or changing the UGB.

Motion passed unanimously as follows:

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

ORDER – White Partition

Councilor Walsh moved Council to Issue the Order in the Matter of the Application of Scott and Shannon White for Partition of a 3.48 Acre Parcel Located at 7029 Fir Grove Lane North, Keizer, Oregon to the City Limits of the City of Keizer (Case No. 2005-35). Councilor Taylor seconded. Motion passed unanimously as follows:

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

c. **RESOLUTION – Authorizing Award of Contract to CBI for Water Storage Tank**

Public Works Director, Rob Kissler, reported that the City's Master plan identifies a need for elevated water storage to assist in maintaining pressure throughout the City in case of power failure and to provide fire protection. The location of the tank is in Area D of the Keizer Station. He distributed schematics and characteristics of the tank and summarized the required work. He concluded recommending that Council adopt a Resolution authorizing award of the contract to CBI in the amount of $1,797,600. Discussion followed regarding what would be painted on the tank, the timeline (one year completion) and tribal ownership of the land with a fee-free perpetual lease.

Councilor Walsh moved Council adopt Resolution R2006 Authorizing the City Manager to Award Contract to CBI Services Inc., for Construction of Chemawa Station Water Storage Tank. Councilor Moir seconded. Motion passed unanimously as follows:

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

CONSENT CALENDAR

A. **RESOLUTION – Authorizing the City Manager to Enter Agreement with Blackline, Inc. for Slurry Seals on Various Streets within the City of Keizer**
B. **RESOLUTION – Initiating Benson Estates Street Lighting District**
C. **RESOLUTION – Initiating Naomi Start Subdivision Street Lighting District.**
D. **RESOLUTION – Approving Engineer's Report for Brian Meadows street Lighting District**
E. **Approval of June 5, 2006 Regular Session Minutes**
F. **Approval of June 19, 2006 Regular Session Minutes**

Councilor Walsh moved to approve the Consent Calendar. Councilor Nichols seconded. Motion passed unanimously as follows:

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

COMMITTEE REPORTS

a. Oregon Mayors Association Poster and Essay Contest Winners

(Taken out of order) **Evan Christopher**, explained that he found politics very interesting and read his winning essay, "If I were Mayor".

Winners of the "What My City Would Look Like In 20 Years" poster contest were:

1st: Will Opgenorth, Whitaker Middle School
2nd: Katie Lee, Claggett Creek Middle School
3rd: Kayla Carranza, Claggett Creek Middle School

Each winner explained their poster.

Councilor Lee distributed information regarding the Pay Day Loans establishments and suggested that Council consider adopting an ordinance prohibiting their operation. He explained that these organizations prey upon the poor with triple digit interest rates and outrageous fees and concluded that Troutdale, Silverton, Bend, Oregon City and Gresham have adopted similar ordinances. Following discussion it was agreed that this issue be placed on the August 7 agenda for further discussion and recommendation from staff.

Councilor Taylor reported that Keizer Points of Interest Committee will meet on July 11 at 6:30 at Keizer Heritage.

Councilor Moir reported that Parks Board meets on the 11th. The Fort Wallace Task Force will be meeting twice a month and hopes to develop a recommendation in 6 to 8 meetings. A site visit will take place the July 18 to familiarize committee members with the park.

OTHER BUSINESS

a. New Business

Councilor McKane noted that ODOT is putting together their transportation plan for the next 25 years. This is a plan that will guide

b. Old Business

the state's transportation through 2030. He distributed executive summaries noting that written testimony is being accepted up to August 14 and encouraged the City of Keizer to share concerns (population growth, congestion, etc.) in writing to the Oregon Transportation Commission. The Commission will be taking public testimony on July 19, in Room 122 of the Transportation Building at 1:20 p.m.

City Manager Chris Eppley explained that this is a very broad document with no specific projects. Comments should be of a similar nature.

Chief Adams reported that August 1st is National Night Out. Participants should contact Sgt. Lance Inman for their needs. Officer Garlington has resigned and accepted a position near his home town in Minnesota. A new officer will be sworn in at the next Council meeting but there is still one vacancy.

Public Works Director, Rob Kissler, reminded everyone of the Lockhaven paving from the railroad tracks all the way through which will include the Chemawa Road realignment. A possible design change in some of the wing walls is being investigated at Bridge C – Chemawa Road underpass to complete construction prior to September 15.

Community Development Director, Nate Brown, reported that he had met with the consultant working on the master plan for Area B. Work is being done to solve engineering aspects of that application and will be coming to Council in the near future.

WRITTEN COMMUNICATIONS

Mayor Christopher reported that

- Keizer Big Band, the Keizer City band will be holding concerts from 7:30 to 8:30 every Wednesday at the Keizer Gazebo at Chalmers-Jones Park.
- Marion County Fire District is preparing to go out for a levy. This is the first one since 1983

Mayor Christopher also read a letter commending the Keizer Police for service above and beyond the call of duty including helping a family move. Councilor Nichols suggested giving the letter to the Volunteer Coordinating Committee for possible recognition.

AGENDA INPUT

July 17, 2006
7:00 p.m. City Council Regular Session
August 7, 2006
7:00 p.m. City Council Regular Session
August 14,, 2006
5:30 p.m. City Council Work Session

ADJOURNMENT Mayor Christopher adjourned the meeting at 8:30 p.m.

APPROVED:

MAYOR:

Lore Christopher

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

Councilor #1 – David McKane

Councilor #4 – Jacque Moir

Councilor #2 – Troy Nichols

Councilor #5 – Richard Walsh

Councilor #3 – Charles E. Lee

Councilor #6 – James Taylor

Minutes approved:

August 7, 2006