CITY OF KEIZER MISSION STATEMENT

KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING BASIC CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION

AGENDA

KEIZER CITY COUNCIL

Tuesday, July 6, 1993
7:30 p.m.
Robert L. Simon Council Chambers
Keizer City Hall
Keizer, Oregon 97303

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

   This time is provided for citizens to address the Council on matters not on the agenda.

4. COMMITTEE REPORTS

   a. Volunteer of the Month Award - Kelly C. VanBlokland

   b. Swearing-In Ceremony (1 Police Officer - 4 Reserve Officers)

5. PUBLIC HEARINGS

   a. Cherrylawn Court Street Lighting District

   b. Appletree Estates Street Lighting District

   c. Rivercrest Street Lighting District

   d. Chemawa Activity Center Plan

6. DELIBERATION

   a. ORDINANCE - Cherrylawn Court Street Lighting District

   b. ORDINANCE - Appletree Estates Street Lighting District

   c. ORDINANCE - Rivercrest Street Lighting District

   d. Chemawa Activity Center Plan

7. DISCUSSION

   a. McNary High School Access Study

8. CONSENT CALENDAR

   a. RESOLUTION - Authorizing Renewal of Hearings Officer Contract

   b. RESOLUTION - Authorize Urban Renewal Bond Sale

   c. RESOLUTION - Approving Job Specification for Police Lieutenant

   d. RESOLUTION - Cost of Living Allowance

   e. RESOLUTION - 1993-94 Street Resurfacing Bids

   f. Council Goals Report

   g. RESOLUTION - Receive State Revenue Sharing

   h. RESOLUTION - Certifying City Provides Four or More Services

   i. RESOLUTION - Worker's Compensation Coverage for Volunteers

   j. RESOLUTION - Ratifying Agreements for Insurance Coverage

   k. Approval of June 14, 1993 Special Session Minutes

   l. Approval of June 21, 1993 Regular Session Minutes

9. OTHER BUSINESS

   This time is provided to allow Council members the opportunity to bring matters before the Council which are not on tonight's agenda.

10. WRITTEN COMMUNICATIONS

    To inform the Council of significant written communications and petitions.

11. AGENDA INPUT

July 19, 1993

7:00 p.m. Urban Renewal Agency Meeting

Appointment of Representative from the Park Board
Award of Storm Drain Contract

7:30 p.m. City Council Meeting

Unimproved Streets
Marion County Street Maintenance Agreement
Marion County Building/Planning Agreement

August 2, 1993

7:30 p.m. City Council Meeting

ADA Self Evaluation Public Hearing
OCA Initiative Petition
Conditional Use Appeal/91-9 Chandler (cont. from 9-21-92)

12. ADJOURN

1982

City of Keizer

930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 4a

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK
CITY MANAGER

FROM: TRACY L. DAVIS
CITY RECORDER

SUBJECT: VOLUNTEER OF THE MONTH AWARD

Chief of Police, Charles Stull will present the July Volunteer of the Month award to Kelly VanBlokland in recognition for his contributions to the Keizer Police Department.

Recycled Paper

1982

City of Keizer

930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

COUNCIL MEETING: July 6, 1993

AGENDA ITEM NO.: 5a & 6a

TO: MAYOR KOHO AND CITY COUNCIL

FROM: DOTTY TRYK
CITY MANAGER

THROUGH: TRACY L. DAVIS
CITY RECORDER

SUBJECT: PUBLIC HEARING - To consider remonstrances to an Ordinance spreading assessments to Cherrylawn Court Street Lighting Local Improvement District

ISSUE

Scheduled is a public hearing to receive remonstrances to Cherrylawn Court Street Lighting Local Improvement District and subsequent consideration of an Ordinance spreading assessments to the district.

BACKGROUND

In August of 1987, the Keizer City Council adopted Ordinance 87-094 relating to formation of street lighting districts within the City of Keizer.

In April of 1993, the residents of Cherrylawn Court filed a petition for a local improvement district to form a street lighting district. In response to this petition, the City Council adopted Resolution R93-634 on April 19, 1993 to initiate a street lighting district and directing the City Engineer to make a survey and file a written report with the City Recorder. On June 7, 1993 the City Council approved the City Engineer's report and set a public hearing to consider remonstrances to the project. On June 15, 1993 notice of the public hearing and intention to assess for the lighting improvements, as required under Ordinance 87-094, were provided by mail to the property owners and to the Keizertimes newspaper for publication.

Recycled Paper

ANALYSIS

Included within the agenda packet is the Ordinance to spread assessments to the properties benefitted by the lighting district. The Ordinance provides for first annual estimated assessments and the method for determining second and future annual assessments. Following the City Council's adoption of the Ordinance spreading assessments, the City Manager authorizes the appropriate utility company to install the poles and lights. Depending on the type of poles requested by the City, it takes the utility company from two to six months to have the lights on site and operational.

FISCAL IMPACT

There will be no direct fiscal impact on the City of Keizer. The operating cost of the lights will be billed to the property owners on an annual basis, recovering the City's costs in paying the bills throughout the year. In addition, the bills include the cost of the Engineer's report in the first year, and a 10% administrative charge in the first and subsequent years to recover the City's cost for administering the lighting districts. All funds are budgeted through the Utility Fund.

RECOMMENDATION

1. Open the public hearing to consider oral and written remonstrances to formation of Cherrylawn Court Street Lighting Local Improvement District.

2. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are presented to the Council at the public hearing, close the hearing and suspend formation of the district for six months.

3. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are not presented to the Council at the public hearing, close the hearing and consider adoption of the ordinance spreading assessments to the district.

BILL NO._____ ORDINANCE NO. 93-_____

A BILL FOR

AN ORDINANCE SPREADING ASSESSMENTS TO CHERRYLAWN COURT STREET LIGHTING LOCAL IMPROVEMENT DISTRICT

SECTION 1.

WHEREAS, the City Council did heretofore declare its intention to install street lights to serve an area known as Cherrylawn Court Street Lighting District which is described as follows:

Cherrylawn Court (Lots 1 through 8), in Section 11, Township 7 South, Range 3 West, W.M., in the city of Keizer, Marion County, Oregon

which includes the installation of two (2) 100-watt high pressure sodium luminaries on four foot long mast arms, and attached to 25 foot aluminum or 30 foot fiberglas poles located within the subject local improvement district, all in accordance with the City Engineer's report for Cherrylawn Court Street Lighting Local Improvement District and estimates heretofore duly and regularly adopted by the City Council, which are hereby referred to and made a part hereof, and did fix the time and place for hearing protests against the installation of said improvements, and the assessment and the cost thereof, as aforesaid and

WHEREAS, notice was duly mailed and published as required by Ordinance; and

WHEREAS, a meeting of the City Council was held at the time and place fixed by public notice for the purpose of considering any such protest and at that time heard and considered all protests submitted relating to the proposed improvements and assessment thereof, and said Council has considered the matter and deeming that construction of said improvements was and is of material benefit to the City, and all the property to be assessed therefore will be benefited

by the improvements to the extent of a per parcel first annual assessment estimated at $52.18 at the time of the City Engineer's report, did order the construction of said improvements; and

WHEREAS, the estimated first annual cost of said improvements has been preliminarily determined to be the sum of $417.45.

NOW, THEREFORE, the City Council of the City of Keizer ordains as follows:

SECTION 2.

(a) First Annual Assessment. It is hereby determined that the first annual estimated proportionate share of the cost of said improvements, on each parcel and property benefited thereby, is the amount set opposite the description of each piece or parcel of land as described in Cherrylawn Court Lighting District Assessment Roll as set forth in Exhibit "A" attached, and that each piece or parcel of land benefited by the improvements, to the full extent of the amount so set opposite such piece or parcel and that the respective amounts represent the proportionate benefits of said improvements to said respective parcels of property, and the Council does hereby declare that each of the parcels of property described in Cherrylawn Court Street Lighting District Roll as set forth in Exhibit "A" attached is hereby assessed the first annual estimated amount set opposite each respective description.

(1) Summary of first annual costs assessed for formation of the lighting district to serve the area known as "Cherrylawn Court Street Lighting Local Improvement District":

2 - 100 Watt Luminaries & Poles	$ 303.60
Annual Operations Costs (10%) **	75.90
Preparation of Engineer's Report	$37.95
Total First Annual Costs	$ 417.45

** Includes tax roll preparation, audit, tax delinquencies, and miscellaneous.

(2) The Recorder of the City of Keizer is hereby directed to send a notice of first annual assessment to each owner of assessed property by Registered or Certified mail within ten (10) days after the Ordinance levying the first annual installments has been passed, and to publish notice of the first annual assessment twice in a newspaper of general circulation in the city. The first publication of notice shall be not later than 20 days after the date of the assessment ordinance pursuant to City of Keizer Ordinance 87-094.

(b) Second and Subsequent Annual Assessments. After a municipal lighting district has been formed in accordance with City of Keizer Ordinance 87-094, the second and subsequent annual assessments shall be spread by Resolution which may include changes in the mode of collecting the assessment. The method of assessment and notification for subsequent annual assessments shall be determined in accordance with City of Keizer Ordinance 87-094.

(c) Mode of Collecting Assessments. Assessments for said lighting district shall be collected pursuant to ORS 223.866.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of _____, 1993

_____
Mayor

_____
City Recorder

EXHIBIT A

NOTICE OF ASSESSMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Keizer, Oregon, on July 6, 1993 adopted Ordinance No. 93-____, entitled, AN ORDINANCE SPREADING ASSESSMENTS TO CHERRYLAWN COURT STREET LIGHTING LOCAL IMPROVEMENT DISTRICT.

In accordance with that ordinance, you are hereby given NOTICE of an ASSESSMENT on your property.

The record owners, description of the assessed properties and assessments are:

ASSESSMENT NO. 1

Minnie M. Stacey
3601 Cherrylawn Court NE
Keizer, Oregon 97303

Lot 1
Cherrylawn Court
First Annual Assessment: $52.18

ASSESSMENT NO. 2

Marilyn Zane
2280 Stonehedge Drive NE
Keizer, Oregon 97303

Lot 2
Cherrylawn Court
First Annual Assessment: $52.18

ASSESSMENT NO. 3

John Lien
4855 River Road N.
Keizer, Oregon 97303

Lot 3
Cherrylawn Court
First Annual Assessment: $52.18

ASSESSMENT NO. 4

Richard & Lori Thibodo
3661 Cherrylawn Court NE
Keizer, Oregon 97303

Lot 4
Cherrylawn Court
First Annual Assessment: $52.18

ASSESSMENT NO. 5

David and Jean Gault
3662 Cherrylawn Court NE
Keizer, Oregon 97303

Lot 5
Cherrylawn Court
First Annual Assessment: $52.18

ASSESSMENT NO. 6

Leo and Mary Moore
3642 Cherrylawn Court NE
Keizer, Oregon 97303

Lot 6
Cherrylawn Court
First Annual Assessment: $52.18

ASSESSMENT NO. 7

Kim Sour and Auamporn Sieng
3622 Cherrylawn Court NE
Keizer, Oregon 97303

Lot 7
Cherrylawn Court
First Annual Assessment: $52.18

ASSESSMENT NO. 8

Glenn Sanford
2280 Stone Hedge Drive NE
Salem, Oregon 97303

Lot 8
Cherrylawn Court
First Annual Assessment: $52.18

In accordance with City of Keizer Ordinance 87-094, said assessment will be placed on the Assessment Rolls of the Marion County Assessor and collected pursuant to ORS 223.866 by the Marion County Tax Collector at the same time and in the same manner as your annual property taxes. Failure to pay said assessment when due may subject your property to foreclosure proceedings.

Second and subsequent annual assessment amounts against the above described property will be determined annually, based upon electrical consumption and operating costs within Cherrylawn Court Street Lighting Local Improvement District.

If you have any questions regarding this Notice of Assessment, please contact the City of Keizer, 390-3700.

Senior citizens age 62 or older, under certain conditions, may file for a property tax deferral on payment of the assessment. If you have questions on the property tax deferral program, please call the Oregon Department of Revenue, 371-2244.

City of Keizer

930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

COUNCIL MEETING: July 6, 1993

AGENDA ITEM NO.: 5b & 6b

TO: MAYOR KOHO AND CITY COUNCIL

FROM: DOTTY TRYK
CITY MANAGER

THROUGH: TRACY L. DAVIS
CITY RECORDER

SUBJECT: PUBLIC HEARING - To consider remonstrances to an Ordinance spreading assessments to Appletree Estates Street Lighting Local Improvement District

ISSUE

Scheduled is a public hearing to receive remonstrances to Appletree Estates Street Lighting Local Improvement District and subsequent consideration of an Ordinance spreading assessments to the district.

BACKGROUND

In August of 1987, the Keizer City Council adopted Ordinance 87-094 relating to formation of street lighting districts within the City of Keizer.

In February of 1993, the developer of Appletree Estates filed a petition for a local improvement district to form a street lighting district. In response to this petition, the City Council adopted Resolution R93-622 on March 15, 1993 to initiate a street lighting district and directing the City Engineer to make a survey and file a written report with the City Recorder. On June 7, 1993 the City Council approved the City Engineer's report and set a public hearing to consider remonstrances to the project. On June 15, 1993 notice of the public hearing and intention to assess for the lighting improvements, as required under Ordinance 87-094, were provided by mail to the property owners and to the Keizertimes newspaper for publication.

ANALYSIS

Included within the agenda packet is the Ordinance to spread assessments to the properties benefitted by the lighting district. The Ordinance provides for first annual estimated assessments and the method for determining second and future annual assessments. Following the City Council's adoption of the Ordinance spreading assessments, the City Manager authorizes the appropriate utility company to install the poles and lights. Depending on the type of poles requested by the City, it takes the utility company from two to six months to have the lights on site and operational.

FISCAL IMPACT

There will be no direct fiscal impact on the City of Keizer. The operating cost of the lights will be billed to the property owners on an annual basis, recovering the City's costs in paying the bills throughout the year. In addition, the bills include the cost of the Engineer's report in the first year, and a 10% administrative charge in the first and subsequent years to recover the City's cost for administering the lighting districts. All funds are budgeted through the Utility Fund.

RECOMMENDATION

1. Open the public hearing to consider oral and written remonstrances to formation of Appletree Estates Street Lighting Local Improvement District.

2. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are presented to the Council at the public hearing, close the hearing and suspend formation of the district for six months.

3. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are not presented to the Council at the public hearing, close the hearing and consider adoption of the ordinance spreading assessments to the district.

BILL NO._____ ORDINANCE NO. 93-_____

A BILL FOR

AN ORDINANCE SPREADING ASSESSMENTS TO
APPLETREE ESTATES STREET LIGHTING LOCAL IMPROVEMENT DISTRICT

SECTION 1.

WHEREAS, the City Council did heretofore declare its intention to install street lights to serve an area known as Appletree Estates Street Lighting District which is described as follows:

> Appletree Estates Phases 1 (Lots 4 through 25), Phase 2 (Lots 1 through 4) and Phase 3 (Lots 25-46), in Section 34, Township 7 South, Range 3 West, W.M., in the city of Keizer, Marion County, Oregon

which includes the installation of thirteen (13) 100-watt high pressure sodium luminaries on four foot long mast arms, and attached to 25 foot aluminum poles located within the subject local improvement district, all in accordance with the City Engineer's report for Appletree Estates Street Lighting Local Improvement District and estimates heretofore duly and regularly adopted by the City Council, which are hereby referred to and made a part hereof, and did fix the time and place for hearing protests against the installation of said improvements, and the assessment and the cost thereof, as aforesaid and

WHEREAS, notice was duly mailed and published as required by Ordinance; and

WHEREAS, a meeting of the City Council was held at the time and place fixed by public notice for the purpose of considering any such protest and at that time heard and considered all protests submitted relating to the proposed improvements and assessment thereof, and said Council has considered the matter and deeming that construction of said improvements was and is of material benefit to the City, and all the property to be assessed therefore will be benefited

by the improvements to the extent of a per parcel first annual assessment estimated at $84.59 at the time of the City Engineer's report, did order the construction of said improvements; and

WHEREAS, the estimated first annual cost of said improvements has been preliminarily determined to be the sum of $3,890.98.

NOW, THEREFORE, the City Council of the City of Keizer ordains as follows:

SECTION 2.

(a) First Annual Assessment. It is hereby determined that the first annual estimated proportionate share of the cost of said improvements, on each parcel and property benefited thereby, is the amount set opposite the description of each piece or parcel of land as described in Appletree Estates Lighting District Assessment Roll as set forth in Exhibit "A" attached, and that each piece or parcel of land benefited by the improvements, to the full extent of the amount so set opposite such piece or parcel and that the respective amounts represent the proportionate benefits of said improvements to said respective parcels of property, and the Council does hereby declare that each of the parcels of property described in Appletree Estates Street Lighting District Roll as set forth in Exhibit "A" attached is hereby assessed the first annual estimated amount set opposite each respective description.

(1) Summary of first annual costs assessed for formation of the lighting district to serve the area known as "Appletree Estates Street Lighting Local Improvement District":

13 - 100 Watt Luminaries & Aluminum Poles	$ 2,786.16
Annual Operations Costs (10%) **	695.55
Preparation of Engineer's Report	$308.27
Total First Annual Costs	$ 3,482.71

** Includes tax roll preparation, audit, tax delinquencies, and miscellaneous.

(2) The Recorder of the City of Keizer is hereby directed to send a notice of first annual assessment to each owner of assessed property by Registered or Certified mail within ten (10) days after the Ordinance levying the first annual installments has been passed, and to publish notice of the first annual assessment twice in a newspaper of general circulation in the city. The first publication of notice shall be not later than 20 days after the date of the assessment ordinance pursuant to City of Keizer Ordinance 87-094.

(b) Second and Subsequent Annual Assessments. After a municipal lighting district has been formed in accordance with City of Keizer Ordinance 87-094, the second and subsequent annual assessments shall be spread by Resolution which may include changes in the mode of collecting the assessment. The method of assessment and notification for subsequent annual assessments shall be determined in accordance with City of Keizer Ordinance 87-094.

(c) Mode of Collecting Assessments. Assessments for said lighting district shall be collected pursuant to ORS 223.866.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of _____, 1993

_____
Mayor

_____
City Recorder

EXHIBIT A

NOTICE OF ASSESSMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Keizer, Oregon, on July 6, 1993 adopted Ordinance No. 93-____, entitled, AN ORDINANCE SPREADING ASSESSMENTS TO APPLETREE ESTATES STREET LIGHTING LOCAL IMPROVEMENT DISTRICT.

In accordance with that ordinance, you are hereby given NOTICE of an ASSESSMENT on your property.

The record owners, description of the assessed properties and assessments are:

ASSESSMENT NO. 1

Daniel and Janine Larkin
1224 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 4
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 2

David and Jacklyn Bowen
1254 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 5
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 3

Terrance and Cynthia Witham
1284 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 6
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 4

Joyce Aldworth
1324 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 7
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 5

David and Nancy Temple
1344 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 8
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 6

Dennis and Vicki Miller
1364 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 9
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 7

Gregory Parkison
1384 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 10
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 8

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase I Lot 11
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 9

Linvel and Nancy Littleton
5332 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 12
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 10

Ron and Mary Hudson
5352 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 13
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 11

Douglas and Deborah McCune
5372 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 14
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 12

John and Heather Pitts
5393 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 15
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 13

Henry and Dalia Gonzalez
5373 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 16
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 14

Oliver and Winifred Jones
5353 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 17
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 15

Gary and Elizabeth Ritchie
5333 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 18
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 16

Stephen and Karen Ayers
5334 Melrose Court NE
Keizer, Oregon 97303

Phase I Lot 19
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 17

James and Lilia Crawford
5354 Melrose Court N.
Keizer, Oregon 97303

Phase I Lot 20
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 18

Arthur and Deborah Teeter
5374 Melrose Court N.
Keizer, Oregon 97303

Phase I Lot 21
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 19

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase I Lot 22
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 20

Joan Trustee Frye
5375 Melrose Court NE
Keizer, Oregon 97303

Phase I Lot 23
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 21

Jack and Beverly Stewart
689 Garland Court N.
Keizer, Oregon 97303

Phase I Lot 24
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 22

William and JoAnn Bailey
5335 Melrose Court N.
Keizer, Oregon 97303

Phase I Lot 25
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 23

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 2 Lot 1
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 24

Bruce and Robin Looney
1184 Golden Lane NE
Keizer, Oregon 97303

Phase 2 Lot 2
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 25

Jeffrey and Teresa Fossholm
1214 Golden Lane N.
Keizer, Oregon 97303

Phase 2 Lot 3
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 26

Daniel and Jeannine Larkin
1224 Golden Lane N
Keizer, Oregon 97303

Phase 2 Lot 4
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 27

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 25
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 28

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 26
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 29

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 27
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 30

Pro-Construct Inc.
5309 River Road N.
Salem, Oregon 97309

Phase 3 Lot 28
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 31

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 29
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 32

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 30
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 33

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 31
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 34

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 32
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 35

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 33
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 36

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 34
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 37

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 35
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 38

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 36
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 39

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 37
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 40

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 38
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 41

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 39
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 42

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 40
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 43

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 41
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 44

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 42
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 45

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 43
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 46

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 44
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 47

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 45
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 48

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 46
Appletree Estates
First Annual Assessment: $84.59

In accordance with City of Keizer Ordinance 87-094, said assessment will be placed on the Assessment Rolls of the Marion County Assessor and collected pursuant to ORS 223.866 by the Marion County Tax Collector at the same time and in the same manner as your annual property taxes. Failure to pay said assessment when due may subject your property to foreclosure proceedings.

Second and subsequent annual assessment amounts against the above described property will be determined annually, based upon electrical consumption and operating costs within Appletree Estates Street Lighting Local Improvement District.

If you have any questions regarding this Notice of Assessment, please contact the Keizer City Recorder at 390-3700.

Senior citizens age 62 or older, under certain conditions, may file for a property tax deferral on payment of the assessment. If you have questions on the property tax deferral program, please call the Oregon Department of Revenue, 371-2244.

BILL NO._____ ORDINANCE NO. 93-_____

A BILL FOR

AN ORDINANCE SPREADING ASSESSMENTS TO APPLETREE ESTATES STREET LIGHTING LOCAL IMPROVEMENT DISTRICT

SECTION 1.

WHEREAS, the City Council did heretofore declare its intention to install street lights to serve an area known as Appletree Estates Street Lighting District which is described as follows:

> Appletree Estates Phases 1 (Lots 4 through 25), Phase 2 (Lots 1 through 4) and Phase 3 (Lots 25-46), in Section 34, Township 7 South, Range 3 West, W.M., in the city of Keizer, Marion County, Oregon

which includes the installation of thirteen (13) 100-watt high pressure sodium luminaries on four foot long mast arms, and attached to 25 foot aluminum poles located within the subject local improvement district, all in accordance with the City Engineer's report for Appletree Estates Street Lighting Local Improvement District and estimates heretofore duly and regularly adopted by the City Council, which are hereby referred to and made a part hereof, and did fix the time and place for hearing protests against the installation of said improvements, and the assessment and the cost thereof, as aforesaid and

WHEREAS, notice was duly mailed and published as required by Ordinance; and

WHEREAS, a meeting of the City Council was held at the time and place fixed by public notice for the purpose of considering any such protest and at that time heard and considered all protests submitted relating to the proposed improvements and assessment thereof, and said Council has considered the matter and deeming that construction of said improvements was and is of material benefit to the City, and all the property to be assessed therefore will be benefited

by the improvements to the extent of a per parcel first annual assessment estimated at $84.59 at the time of the City Engineer's report, did order the construction of said improvements; and

WHEREAS, the estimated first annual cost of said improvements has been preliminarily determined to be the sum of $3,890.98.

NOW, THEREFORE, the City Council of the City of Keizer ordains as follows:

SECTION 2.

(a) First Annual Assessment. It is hereby determined that the first annual estimated proportionate share of the cost of said improvements, on each parcel and property benefited thereby, is the amount set opposite the description of each piece or parcel of land as described in Appletree Estates Lighting District Assessment Roll as set forth in Exhibit "A" attached, and that each piece or parcel of land benefited by the improvements, to the full extent of the amount so set opposite such piece or parcel and that the respective amounts represent the proportionate benefits of said improvements to said respective parcels of property, and the Council does hereby declare that each of the parcels of property described in Appletree Estates Street Lighting District Roll as set forth in Exhibit "A" attached is hereby assessed the first annual estimated amount set opposite each respective description.

(1) Summary of first annual costs assessed for formation of the lighting district to serve the area known as "Appletree Estates Street Lighting Local Improvement District":

13 - 100 Watt Luminaries & Aluminum Poles	$ 2,786.16
Annual Operations Costs (10%) **	695.55
Preparation of Engineer's Report	$308.27
Total First Annual Costs	$ 3,482.71

** Includes tax roll preparation, audit, tax delinquencies, and miscellaneous.

(2) The Recorder of the City of Keizer is hereby directed to send a notice of first annual assessment to each owner of assessed property by Registered or Certified mail within ten (10) days after the Ordinance levying the first annual installments has been passed, and to publish notice of the first annual assessment twice in a newspaper of general circulation in the city. The first publication of notice shall be not later than 20 days after the date of the assessment ordinance pursuant to City of Keizer Ordinance 87-094.

(b) Second and Subsequent Annual Assessments. After a municipal lighting district has been formed in accordance with City of Keizer Ordinance 87-094, the second and subsequent annual assessments shall be spread by Resolution which may include changes in the mode of collecting the assessment. The method of assessment and notification for subsequent annual assessments shall be determined in accordance with City of Keizer Ordinance 87-094.

(c) Mode of Collecting Assessments. Assessments for said lighting district shall be collected pursuant to ORS 223.866.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of _____, 1993

_____
Mayor

_____
City Recorder

EXHIBIT A

NOTICE OF ASSESSMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Keizer, Oregon, on July 6, 1993 adopted Ordinance No. 93-____, entitled, AN ORDINANCE SPREADING ASSESSMENTS TO APPLETREE ESTATES STREET LIGHTING LOCAL IMPROVEMENT DISTRICT.

In accordance with that ordinance, you are hereby given NOTICE of an ASSESSMENT on your property.

The record owners, description of the assessed properties and assessments are:

ASSESSMENT NO. 1

Daniel and Janine Larkin
1224 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 4
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 2

David and Jacklyn Bowen
1254 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 5
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 3

Terrance and Cynthia Witham
1284 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 6
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 4

Joyce Aldworth
1324 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 7
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 5

David and Nancy Temple
1344 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 8
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 6

Dennis and Vicki Miller
1364 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 9
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 7

Gregory Parkison
1384 Golden Lane N.
Keizer, Oregon 97303

Phase I Lot 10
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 8

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase I Lot 11
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 9

Linvel and Nancy Littleton
5332 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 12
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 10

Ron and Mary Hudson
5352 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 13
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 11

Douglas and Deborah McCune
5372 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 14
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 12

John and Heather Pitts
5393 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 15
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 13

Henry and Dalia Gonzalez
5373 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 16
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 14

Oliver and Winifred Jones
5353 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 17
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 15

Gary and Elizabeth Ritchie
5333 Newton Court NE
Keizer, Oregon 97303

Phase I Lot 18
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 16

Stephen and Karen Ayers
5334 Melrose Court NE
Keizer, Oregon 97303

Phase I Lot 19
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 17

James and Lilia Crawford
5354 Melrose Court N.
Keizer, Oregon 97303

Phase I Lot 20
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 18

Arthur and Deborah Teeter
5374 Melrose Court N.
Keizer, Oregon 97303

Phase I Lot 21
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 19

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase I Lot 22
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 20

Joan Trustee Frye
5375 Melrose Court NE
Keizer, Oregon 97303

Phase I Lot 23
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 21

Jack and Beverly Stewart
689 Garland Court N.
Keizer, Oregon 97303

Phase I Lot 24
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 22

William and JoAnn Bailey
5335 Melrose Court N.
Keizer, Oregon 97303

Phase I Lot 25
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 23

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 2 Lot 1
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 24

Bruce and Robin Looney
1184 Golden Lane NE
Keizer, Oregon 97303

Phase 2 Lot 2
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 25

Jeffrey and Teresa Fossholm
1214 Golden Lane N.
Keizer, Oregon 97303

Phase 2 Lot 3
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 26

Daniel and Jeannine Larkin
1224 Golden Lane N
Keizer, Oregon 97303

Phase 2 Lot 4
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 27

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 25
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 28

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 26
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 29

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 27
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 30

Pro-Construct Inc.
5309 River Road N.
Salem, Oregon 97309

Phase 3 Lot 28
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 31

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 29
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 32

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 30
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 33

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 31
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 34

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 32
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 35

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 33
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 36

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 34
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 37

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 35
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 38

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 36
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 39

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 37
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 40

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 38
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 41

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 39
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 42

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 40
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 43

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 41
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 44

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 42
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 45

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 43
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 46

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 44
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 47

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 45
Appletree Estates
First Annual Assessment: $84.59

ASSESSMENT NO. 48

Pro-Construct Inc.
P.O. Box 12397
Salem, Oregon 97309

Phase 3 Lot 46
Appletree Estates
First Annual Assessment: $84.59

In accordance with City of Keizer Ordinance 87-094, said assessment will be placed on the Assessment Rolls of the Marion County Assessor and collected pursuant to ORS 223.866 by the Marion County Tax Collector at the same time and in the same manner as your annual property taxes. Failure to pay said assessment when due may subject your property to foreclosure proceedings.

Second and subsequent annual assessment amounts against the above described property will be determined annually, based upon electrical consumption and operating costs within Appletree Estates Street Lighting Local Improvement District.

If you have any questions regarding this Notice of Assessment, please contact the Keizer City Recorder at 390-3700.

Senior citizens age 62 or older, under certain conditions, may file for a property tax deferral on payment of the assessment. If you have questions on the property tax deferral program, please call the Oregon Department of Revenue, 371-2244.

1982

City of Keizer

930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

COUNCIL MEETING: July 6, 1993

AGENDA ITEM NO.: 5c & 6c

TO: MAYOR KOHO AND CITY COUNCIL

FROM: DOTTY TRYK
CITY MANAGER

THROUGH: TRACY L. DAVIS
CITY RECORDER

SUBJECT: PUBLIC HEARING - To consider remonstrances to an Ordinance spreading assessments to Rivercrest Street Lighting Local Improvement District

ISSUE

Scheduled is a public hearing to receive remonstrances to Rivercrest Street Lighting Local Improvement District and subsequent consideration of an Ordinance spreading assessments to the district.

BACKGROUND

In August of 1987, the Keizer City Council adopted Ordinance 87-094 relating to formation of street lighting districts within the City of Keizer.

In September of 1992, the developer of Rivercrest subdivision filed a petition for a local improvement district to form a street lighting district. In response to this petition, the City Council adopted Resolution R93-599 on October 5, 1992 to initiate a street lighting district and directing the City Engineer to make a survey and file a written report with the City Recorder. On June 7, 1993 the City Council approved the City Engineer's report and set a public hearing to consider remonstrances to the project. On June 15, 1993 notice of the public hearing and intention to assess for the lighting improvements, as required under Ordinance 87-094, were provided by mail to the property owners and to the Keizertimes newspaper for publication.

Recycled Paper

ANALYSIS

Included within the agenda packet is the Ordinance to spread assessments to the properties benefitted by the lighting district. The Ordinance provides for first annual estimated assessments and the method for determining second and future annual assessments. Following the City Council's adoption of the Ordinance spreading assessments, the City Manager authorizes the appropriate utility company to install the poles and lights. Depending on the type of poles requested by the City, it takes the utility company from two to six months to have the lights on site and operational.

FISCAL IMPACT

There will be no direct fiscal impact on the City of Keizer. The operating cost of the lights will be billed to the property owners on an annual basis, recovering the City's costs in paying the bills throughout the year. In addition, the bills include the cost of the Engineer's report in the first year, and a 10% administrative charge in the first and subsequent years to recover the City's cost for administering the lighting districts. All funds are budgeted through the Utility Fund.

RECOMMENDATION

1. Open the public hearing to consider oral and written remonstrances to formation of Rivercrest Street Lighting Local Improvement District.

2. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are presented to the Council at the public hearing, close the hearing and suspend formation of the district for six months.

3. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are not presented to the Council at the public hearing, close the hearing and consider adoption of the ordinance spreading assessments to the district.

BILL NO._____ ORDINANCE NO. 93-_____

A BILL FOR

AN ORDINANCE SPREADING ASSESSMENTS TO APPLETREE ESTATES STREET LIGHTING LOCAL IMPROVEMENT DISTRICT

SECTION 1.

WHEREAS, the City Council did heretofore declare its intention to install street lights to serve an area known as Rivercrest Street Lighting District which is described as follows:

> Rivercrest Subdivision Phases 1 (Lots 1 through 17) and Phase 2 (Lots 18 through 44), in Sections 10 and 11, Township 7 South, Range 3 West, W.M., in the city of Keizer, Marion County, Oregon

which includes the installation of ten (10) 100-watt high pressure sodium luminaries on six foot long mast arms, and attached to 25 foot gray fiberglas poles located within the subject local improvement district, all in accordance with the City Engineer's report for Rivercrest Street Lighting Local Improvement District and estimates heretofore duly and regularly adopted by the City Council, which are hereby referred to and made a part hereof, and did fix the time and place for hearing protests against the installation of said improvements, and the assessment and the cost thereof, as aforesaid and

WHEREAS, notice was duly mailed and published as required by Ordinance; and

WHEREAS, a meeting of the City Council was held at the time and place fixed by public notice for the purpose of considering any such protest and at that time heard and considered all protests submitted relating to the proposed improvements and assessment thereof, and said Council has considered the matter and deeming that construction of said improvements was and is of material benefit to the City, and all the property to be assessed therefore will be benefited by the improvements to the extent of a per parcel first annual assessment estimated at $38.09

at the time of the City Engineer's report, did order the construction of said improvements; and

WHEREAS, the estimated first annual cost of said improvements has been preliminarily determined to be the sum of $1,676.00.

NOW, THEREFORE, the City Council of the City of Keizer ordains as follows:

SECTION 2.

(a) First Annual Assessment. It is hereby determined that the first annual estimated proportionate share of the cost of said improvements, on each parcel and property benefited thereby, is the amount set opposite the description of each piece or parcel of land as described in Rivercrest Lighting District Assessment Roll as set forth in Exhibit "A" attached, and that each piece or parcel of land benefited by the improvements, to the full extent of the amount so set opposite such piece or parcel and that the respective amounts represent the proportionate benefits of said improvements to said respective parcels of property, and the Council does hereby declare that each of the parcels of property described in Rivercrest Street Lighting District Roll as set forth in Exhibit "A" attached is hereby assessed the first annual estimated amount set opposite each respective description.

(1) Summary of first annual costs assessed for formation of the lighting district to serve the area known as "Rivercrest Street Lighting Local Improvement District":

10 - 100 Watt Luminaries & Fiberglas Poles	$ 1,112.40
Annual Operations Costs (10%) **	411.24
Preparation of Engineer's Report	$152.36
Total First Annual Costs	$ 1,676.00

** Includes tax roll preparation, audit, tax delinquencies, and miscellaneous.

(2) The Recorder of the City of Keizer is hereby directed to send a notice of first annual assessment to each owner of assessed property by Registered or Certified mail within ten (10) days after the Ordinance levying the first annual installments has been passed, and to publish notice of the first annual assessment twice in a newspaper of general circulation in the city. The first publication of notice shall be not later than 20 days after the date of the assessment ordinance pursuant to City of Keizer Ordinance 87-094.

(b) Second and Subsequent Annual Assessments. After a municipal lighting district has been formed in accordance with City of Keizer Ordinance 87-094, the second and subsequent annual assessments shall be spread by Resolution which may include changes in the mode of collecting the assessment. The method of assessment and notification for subsequent annual assessments shall be determined in accordance with City of Keizer Ordinance 87-094.

(c) Mode of Collecting Assessments. Assessments for said lighting district shall be collected pursuant to ORS 223.866.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of _____, 1993

_____
Mayor

_____
City Recorder

EXHIBIT A

NOTICE OF ASSESSMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Keizer, Oregon, on July 6, 1993 adopted Ordinance No. 93-____, entitled, AN ORDINANCE SPREADING ASSESSMENTS TO THE RIVERCREST STREET LIGHTING LOCAL IMPROVEMENT DISTRICT.

In accordance with that Ordinance, you are hereby given NOTICE of an ASSESSMENT on your property.

The record owners, description of the assessed properties and assessments are:

ASSESSMENT NO. 1

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase I Lot 1
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 2

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase I Lot 2
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 3

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase I Lot 3
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 4

Daniel L. Chandler, et al.
3693 Rivercrest Drive NE
Keizer, Oregon 97303

Phase I Lot 4
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 5

Daniel L. Chandler, et al.
3693 Rivercrest Drive NE
Keizer, Oregon 97303

Phase I Lot 5
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 6

Christopher R. & Kathie D. Beach
3692 Rivercrest Drive NE
Keizer, Oregon 97303

Phase I Lot 6
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 7

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase I Lot 7
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 8

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase I Lot 8
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 9

David J. & Judy K. McKane
674 Fall Creek Ave N.
Keizer, Oregon 97303

Phase I Lot 9
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 10

Donald E. & Karen L. Herriott
3655 Sandra Court NE
Keizer, Oregon 97303

Phase I Lot 10
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 11

David & Connie D. Kittrell
3644 Sandra Court NE
Keizer, Oregon 97303

Phase I Lot 11
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 12

David & Carol Lynn Gonzales
3654 Sandra Court NE
Keizer, Oregon 97303

Phase I Lot 12
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 13

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase I Lot 13
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 14

David J. & Linda M. Lichty
685 Sandra Drive NE
Keizer, Oregon 97303

Phase I Lot 14
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 15

Daniel R. & Ronna L. Chandler
665 Sandra Drive NE
Keizer, Oregon 97303

Phase I Lot 15
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 16

Lydon Construction Co., Inc
3795 River Road N.
Keizer, Oregon 97303

Phase I Lot 16
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 17

Eliazer B. & Miroslava Martinez
625 Fall Creek Drive NE
Keizer, Oregon 97303

Phase I Lot 17
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 18

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 18
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 19

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 19
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 20

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 20
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 21

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 21
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 22

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 22
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 23

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 23
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 24

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 24
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 25

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 25
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 26

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 26
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 27

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 27
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 28

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 28
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 29

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 29
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 30

Lydon Construction Co., Inc.
5309 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 30
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 31

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 31
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 32

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 32
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 33

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 33
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 34

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 34
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 35

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 35
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 36

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 36
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 37

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 37
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 38

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 38
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 39

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 39
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 40

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 40
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 41

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 41
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 42

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 42
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 43

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 43
Rivercrest Estates
First Annual Assessment: $38.09

ASSESSMENT NO. 44

Lydon Construction Co., Inc.
3795 River Road N.
Keizer, Oregon 97303

Phase 2 Lot 44
Rivercrest Estates
First Annual Assessment: $38.09

In accordance with City of Keizer Ordinance 87-094, said assessment will be placed on the Assessment Rolls of the Marion County Assessor and collected pursuant to ORS 223.866 by the Marion County Tax Collector at the same time and in the same manner as your annual property taxes. Failure to pay said assessment when due may subject your property to foreclosure proceedings.

Second and subsequent annual assessment amounts against the above described property will be determined annually, based upon electrical consumption and operating costs within Rivercrest Street Lighting Local Improvement District.

If you have any questions regarding this Notice of Assessment, please contact the Keizer City Recorder at 390-3700.

Senior citizens age 62 or older, under certain conditions, may file for a property tax deferral on payment of the assessment. If you have questions on the property tax deferral program, please call the Oregon Department of Revenue, 371-2244.

City of Keizer — Community Development
1982
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930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 5d & 6d

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK, CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PUBLIC HEARING - CHEMAWA ACTIVITY CENTER PLAN

BACKGROUND:

The Keizer Compressive Plan identifies two "Activity Centers." These are the McNary Activity Center and the Chemawa Activity Center. The Plan identifies these areas as important and needing further detailed study and planning before a specific plan for each can be incorporated into the Comprehensive Plan. The McNary Activity Center Plan was adopted on February 18, 1992.

The Planning Commission has been working on the Chemawa Activity Center Plan for several months. A sub-committee of the Commission spent a great deal of time researching and brainstorming the issues and opportunities. The sub-committee's work was incorporated by John Morgan, Community Development Director, and John Spencer of Spencer and Kupper into a draft plan.

Recycled Paper

The draft plan has been considered by the full Commission on two occasions. At the Commission's meeting of June 9, the plan was accepted and referred to the Council with a unanimous recommendation for approval.

HIGHLIGHTS:

There are several over-riding "themes" that are found in the draft Chemawa Activity Center Plan and that prevailed during its development. These are:

- There is a strong sense that the Chemawa interchange area is critical to Keizer and the urban area's future. It must be planned and developed very carefully to maximize its potential to be a very positive addition to the community.

- The Commission and Staff do not know enough about the market and the property's market potential to create specific plans at this time.

- The Plan is not the final plan for the area. Rather, it establishes a strategy for creating the final plan, based on more detailed market research.

- The Plan does not change zoning or comprehensive plan designations. These will be changed when the final plan is adopted.

- The Plan text is not "visionary." It establishes a plan for public facilities and a strategy for determining appropriate future land uses. However, the appendix to the plan contains the Planning Commission's "visions" for the area. This outline lists those things that are desirable and acceptable to consider the for activity center, and will form the foundation of future market research efforts.

The Plan before the Council tonight is, therefore, an interim plan, with a final plan to be considered and adopted in six to 18 months. An interim plan is being considered for two reasons. First, the Council in adopted the Periodic Review order committed to having a plan by July, 1993. This was to show good faith to the property owners in the activity center area that the City was moving aggressively ahead. Second, there are enough decision points on how the City should proceed that the Council should adopt a general direction before the Commission creates a final plan. This Plan should satisfy both needs.

The highlights of the strategy are pointed out below, with references to the appropriate pages in the document:

- Section 4.2 on Page 6 gives a summary of the plan, stressing the future role the City must play in achieving the intent of the plan.

- The land use policies are found in the boxes under Section 4.4 on pages 7 through 10. A very important point is the Plan calls for the use of the UT (Urban Transition) zone as the "holding" zone until a final plan is adopted and appropriate zone changes take place. Prior Comprehensive Plan policies were quite restrictive on the capability to build on property or even to maintain property. The use of the UT zone allows more flexibility by allowing dwelling units to be constructed on property that has an underlying Commercial Comprehensive Plan designation, by allowing any construction related to farm use, and by allowing partitionings of property when it can be shown the partitioning is compatible with future planned land uses. These provisions are still restrictive and assume the property is still being held for conversion to future uses that are as yet undefined. However, they provide some flexibility for land owners in the interim.

- Street improvements are identified on Page 10. The most significant change is the relocation of Radiant Drive south of Lockhaven (the intersection immediately west of the railroad tracks) to the northwest to intersect Lockhaven at Lockhaven's current intersection with McLeod.

- The "heart" of the Chemawa Activity Center Plan is found in Section 5 starting on Page 14. The Financial Strategy and the Marketing Strategy lay out an aggressive program for the near future for seeing the interchange area develop in the manner best for the Community. If adopted, the work outlined in these strategies will be a major focus of City activity and resources.

- Page 24 contains a detailed listing of necessary public improvements and associated costs.

RECOMMENDATION:

It is recommended Council direct staff to prepare the appropriate findings and ordinances adopting the Chemawa Activity Center Plan as a detailed element of the Keizer Comprehensive Plan and to return them to Council for consideration on July 19, 1993.

1982

City of Keizer

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CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 7a

TO: MAYOR KOHO AND CITY COUNCIL MEMBERS

THROUGH: DOTTY TRYK
CITY MANAGER

FROM: WALLY G. MULL
PUBLIC WORKS DIRECTOR

SUBJECT: MCNARY HIGH SCHOOL ACCESS STUDY

ISSUE:

Shall the City Council accept the report of Associated Transportation Engineering & planning, the City of Keizer Traffic Engineer, for the McNary High School Traffic Access Study.

BACKGROUND

On 5 April 1993 the City Council adopted a goal for the 1993-94 year to resolve issues involving congestion, safety and liveability around McNary High School by closing, limiting or altering one or more access points.

There have been many meetings held since the adoption of this goal. The Council has by Resolution closed 4th Place N at Sandy Dr N to eliminate a pedestrian traffic problem caused by McNary High students on Elizabeth Dr. N.

City of Keizer Traffic Engineer (ATEP) Dick Woelk was asked to update a circulation/access study that had been done in 1989 when the High School added a multi-purpose auditorium.

Based on the study the following recommendations are made:

1) A new access point from the school parking lot to Lockhaven Drive be developed along the west property line of the school. Estimated Cost $104,548.40.

FUNDING School District and City of Keizer

Recycled Paper

2) When the new northerly access point is developed, MacArthur Street be closed to vehicular traffic at the west property line of the school. Estimated Cost $2000.00.

FUNDING Street Fund

3) A new easterly access to North River Rd be developed north of Sandy Drive that would connect at the existing Claggett Street intersection. Estimated Cost $387,184.33.

FUNDING Donation of R-O-W by Church, Urban Renewal, Street Funds and committed money from Chevron.
Adjacent Folger Property

4) When the easterly access to North River Road is developed, Sandy Drive N should be closed to both vehicular and pedestrian traffic at the east property line of the school. Estimated Cost $5,600.00

FUNDING School District and City of Keizer

Several meetings involving the School District, the Catholic Church and the local residents have been held in the last two weeks informing them of the recommendations of the circulation/access study.

RECOMMENDATION

Staff recommends Council move approval of the following action plan:

1. Create a new access point from the school parking lot to Lockhaven Drive N along the west property line of the school to accommodate vehicle, bus and pedestrian traffic.

2. Close MacArthur street to vehicular traffic at the west property line of the school.

3. Close Sandy Drive N to vehicular and pedestrian traffic. These projects will be completed this construction season. Funding would come from the City of Keizer and the School District.

4. In the next twelve months, pursue the new easterly access to River Road N that would be connected to the Claggett St intersection.

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CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8a

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK, Dotty
CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: HEARINGS OFFICER - CONTRACT FOR SERVICES

DISCUSSION:

On July 1, 1992, the City of Keizer entered into a one year contract with Mike Hansen to act as the City's Hearings Officer for land use cases. Mr. Hansen was selected after competitive consideration of proposals from several potential service providers.

As the original contract has expired, a new one is necessary. Mr. Hansen has drafted a proposed contract for the City's consideration, a copy of which is attached. It is exactly the same as the 92-93 contract other than extending its duration to July 1, 1994. No increase in fees is proposed, and the retainer of $350 per month has been included in the 1993-1994 budget.

Staff has been extremely pleased with Mr. Hansen's work. He has always been timely and he issues well considered and constructed decisions. He handles the hearings with diplomacy and a sense of concern for all involved in each case.

RECOMMENDATION:

It is recommended Council authorize the City Manager to sign a one year contract with Mike Hansen to serve as the City's Hearings Officer.

Recycled Paper

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93-_____

RENEWAL OF HEARINGS OFFICER CONTRACT

FOR THE CITY OF KEIZER

WHEREAS, the Council entered into a one-year contract with Mike Hansen to act as the City's Hearings Officer for land use cases.

WHEREAS, the original contract has expired and a new one is necessary; NOW, THEREFORE

BE IT RESOLVED by the City Council of the City of Keizer to authorize the City Manager to sign a one-year contract with Mike Hansen, attached as Exhibit "A", to serve as the City's Hearings Officer.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of_____, 1993.

_____

Mayor

_____

City Recorder

EXHIBIT "A"

CONTRACT FOR SERVICES

KEIZER HEARINGS OFFICER

This agreement is entered into by and between the City of Keizer, a municipal corporation, hereafter called "City", and Michael J. Hansen, hereafter called "Contractor". This agreement shall be for the term July 1, 1993, through June 30, 1994. Contractor shall perform the services of land use hearings officers for the City during the term of this agreement. City shall pay contractor for said services by means of a periodic retainer of $350.00, payable monthly by the 10th of each month, beginning July 10, 1993.

Contractor agrees to perform the following services as land use hearings officer for City:

1. Furnish all tools and equipment necessary to do the work specified herein.

2. Hold one evening land use hearing per month at a date, time and place selected by City, after consultation with Contractor.

3. Render written decisions in up to fourteen land use decisions per year.

4. Mail notice of each decision to those persons who have participated in the hearing or requested notice by mailing each of them a true copy of the decision.

5. At the request of City, hold additional hearings and decide additional cases. Payment shall be at the rate of $35.00 per hour, plus postage and copy costs.

Contractor will provide the services and labor specified in this agreement free from the direction and control of City, subject only to the accomplishment of specified results. Contractor is not currently an employee of City, nor under direction or control of City. Contractor may contract or serve others during the time he is not specifically obligated to City. Contractor is engaged as a totally independent contractor. Contractor will pay and be responsible for any and all federal and state taxes of whatever kind. Contractor will pay and be responsible for any and all social security,

unemployment compensation and workers' compensation assessments, payments or taxes. Contractor will not be eligible for any fringe benefit payments or employee privileges from City.

Contractor shall not enter into any subcontracts for any of the work specified in this agreement without obtaining from City prior written approval. Contractor shall not assign or transfer his interest in this contract without the prior written consent of City.

This agreement may be terminated by the mutual consent of both parties. This agreement may be terminated by City upon 30 days' notice or by Contractor upon 90 days' written notice, given in writing and delivered by certified mail or in person.

City may terminate this agreement after 10 days' written notice delivered to Contractor, if Contractor fails to provide the services called for in this agreement, or if Contractor's failure to pursue the work endangers performance of this agreement in accordance with its terms, and Contractor fails to correct such failure within the 10 day period.

Contractor is an agent of City solely for tort claim purposes, as set forth in the Oregon Tort Claims Act, for holding of land use hearings and rendering of written decisions in land use hearings and providing notice of such decisions. Except as expressly stated herein, City shall not be responsible for the negligent acts or omisions of Contractor. Contractor shall not be responsible for the negligent acts or omissions of City.

CONTRACTOR:

Michael Jensen
signature

SSN 532-48-0205

date June 2, 1993

address 507 Joseph Ct SE

Salem, OR 97302

CITY OF KEIZER:

by_____
signature

title_____

date_____

1982

City of Keizer

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Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8b

TO: MAYOR KOHO AND COUNCIL MEMBERS

FROM: DOTTY TRYK
CITY MANAGER

SUBJECT: Resolution Relating to the Sale of Urban Renewal Bonds

BACKGROUND:

If the Urban Renewal Agency adopts a resolution authorizing the sale of bonds, the Council must consider the attached resolution. This resolution states that the bonds will be tax exempt and "bank qualified". Basically, you are resolving that you do not intend to issue more than $5,000,000 in debt in this calendar year. Because the Agency is a subsidiary of the City, their debt is included with the City for tax exemption purposes. There is no plan in the next six months to issue debt.

You additionally agree to certify to the Tax Assessor each year an amount at least equal to the principal and interest due for the year on this bond issue.

These agreements are necessary because the Agency is at the Council's mercy when making these assurances to the bondholder.

RECOMMENDATION:

It is recommended that the Resolution be adopted.

Recycled Paper

RESOLUTION NO.

A RESOLUTION OF THE CITY OF KEIZER, OREGON, RELATING TO THE URBAN RENEWAL AGENCY OF THE CITY OF KEIZER URBAN RENEWAL BONDS, SERIES 1993.

WHEREAS, the Urban Renewal Agency of the City of Keizer, Oregon, (the "Agency") desires to issue its Urban Renewal Bonds, Series 1993 (the "Bonds"); and,

WHEREAS, the proceeds of the Bonds will be used to finance urban renewal projects within the City, and to pay the costs of issuance of the Bonds; and,

WHEREAS, it will enhance the security for the Bonds and reduce the Agency's borrowing costs if the Agency can covenant with Bondowners to collect tax increment revenues even if those revenues are subject to the limitations of Article XI, Section 11b of the Oregon Constitution; and,

WHEREAS, the City controls the portion of the tax increment revenues which are collected under the limit imposed by Article XI, Section 11b, and may instruct the Assessor not to collect tax increment revenues if they are subject to that limit; and,

WHEREAS, the Agency derives it tax-exempt borrowing abilities from the City of Keizer, Oregon (the "City"), and the taxation of interest paid on the Bonds will be determined, in part, by the amount of tax-exempt obligations which the City and its subordinate entities reasonably anticipate they will issue during the calendar year in which the Bonds are issued; and,

WHEREAS, the City desires to cooperate with the Agency to reduce the Agency's financing costs:

NOW, THEREFORE, BE IT RESOLVED by the City of Keizer, Oregon, as follows:

1. Arbitrage Rebate Exemption. The City and all its subordinate entities have not issued, and do not reasonably expect to issue, tax-exempt obligations in calendar year 1993 in a total principal amount that exceeds $5,000,000. The City hereby irrevocably allocates to the Agency up to $5,000,000 of the City's $5,000,000 limitation provided by Section 148(f)(C)(iv) of the Internal Revenue Code of 1986, as amended (the "Code"). This allocation is conditioned solely upon the Agency issuing the Bonds.

2. Bank Qualification. The City hereby designates the Bonds as "qualified tax-exempt obligations" under Section 265(b)(3) of the Code; the City and all its subordinate

entities have not, and will not, so designate more than $10,000,000 of tax-exempt obligations during calendar year 1993.

3. Certification and Collection of Increment. So long as Bonds are outstanding, the City covenants, to the extent permitted by law, to cause, or permit the Agency to cause, an amount of Tax Increment Revenues to be certified to the County Assessor for collection each Bond Year which will result in the Agency having Stabilized Tax Increment Revenues for that Bond Year which are at least equal to the sum of: the principal and interest payments due on the Bonds in that Bond Year; plus, any amounts which will be required to be deposited into the Reserve Account that Bond Year pursuant to Section 4.1.2 of the resolution of the Agency authorizing issuance of the Bonds. However, this provision shall not require the Agency or the City to seek voter approval to collect Tax Increment Revenues outside the limitation imposed by Article XI, Section 11b of the Oregon Constitution. Capitalized terms used in this paragraph have the meanings defined for such terms in the resolution of the Agency authorizing issuance of the Bonds.

ADOPTED this 6th day of July, 1993.

City of Keizer
Marion County, Oregon

_____
Mayor

Attest:

_____
City Recorder

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8c

TO: Mayor Koho and Council Members

FROM: Dotty Tryk, City Manager

SUBJECT: Resolution Amending the City's Classification Plan Establishing a Job Description for Police Lieutenant Position

BACKGROUND:

The FY'94 City Budget, approved by Council on June 21, 1993, allocated funds for a new Police Lieutenant position. The original intent of creating this position was to provide a subordinate management level position in the Police Department, designed to assist the Chief with administrative and management duties. I believe the attached job description is reflective of that intent.

The proposed five-step salary range of $3,367 to $4,093 for this position was developed by surveying similar positions in the comparable cities; computing the adjusted average salary of the comparable positions; and by considering the relationship of the position to the entire organizational structure of the City. This proposed salary range is included in the Compensation Resolution which is your next agenda item for consideration and approval.

RECOMMENDATION:

Staff has conducted a thorough analysis of all job components and has endeavored to create a position which gives the City's Police Department a more efficient and logical structure. Staff recommends adoption of the Resolution amending the City's classification plan to include the Police Lieutenant Job Description.

Recycled Paper

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93-_____

AMENDING THE CLASSIFICATION PLAN ESTABLISHING A JOB DESCRIPTION FOR POLICE LIEUTENANT

WHEREAS, the City of Keizer is in need of a Police Lieutenant, and;

WHEREAS, no such job description is included in the City's classification plan; NOW THEREFORE;

BE IT RESOLVED that the job description be added to the City's classification plan and the compensation plan be amended to include a Police Lieutenant.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of_____, 1993.

_____
Mayor

_____
City Recorder

CITY OF KEIZER
POSITION DESCRIPTION
for
POLICE LIEUTENANT

JOB SUMMARY

Under the general direction of the Police Chief, this senior level management position integrates the administration of programs, operations and activities of the Police Department through subordinate supervisors and other personnel. This position performs highly responsible and complex staff assistance to the Police Chief and serves in the absence of the Chief as commander of the Department.

DUTIES, RESPONSIBILITIES AND ESSENTIAL FUNCTIONS

Plans, directs, coordinates and evaluates the various activities of the Police Department in its effort to accomplish the City's mission and goals.

Develops, implements and monitors Department programs and activities and assists in formulating the goals, objectives, policies and priorities for enforcement activities and operations. Provides continuous communications to the Chief regarding the work efforts and the status of operations.

Supervises assigned personnel and recommends personnel actions such as recruitment, selections, dismissal, promotions, transfers and assignments. Appraises the performance of assigned staff and approves the appraisals of line staff. Prescribes disciplinary action when warranted.

Develops and implements the Department's budget, monitors program expenditures and recommends adjustments as required.

Prepares varied and complex administrative reports, contracts and surveys as assigned.

Confers with citizens concerning law enforcement issues and suggestions. Responds to various requests, complaints and initiates appropriate action toward a resolution.

Establishes and maintains quality working relationships with other law enforcement jurisdictions, social agencies and members of the community to promote and foster a positive public service image of the City. Acts as the Public Information Officer for the Department.

Plans, develops and implements training objectives and coordinates programs for Department staff. Maintains current training standards and promotes professional staff development.

Attends conferences and meetings relative to job responsibilities.

Performs the duties of the Police Chief in the Chief's absence and other related duties as required.

DESIRABLE QUALIFICATIONS

Experience and Training:

Six (6) years of progressively responsible experience as a law enforcement officer, with at least two years in a supervisory capacity at the rank of Sergeant; **and**

A bachelor's degree from an accredited college or university in a related field which provide the knowledge, skills and abilities required for this position. Three years of education, experience and training which meet the knowledge, skills and abilities required for this position, may be substituted for the bachelor's degree, providing a degree is obtained within two (2) years of the appointment.

Certifications and Licenses:

Must possess or be eligible for a Management Certificate issued by the Board on Police Standards within one year of the appointment

Possession of, or the ability to obtain, a valid Oregon driver's license.

Knowledge, Skills and Abilities:

Knowledge of management techniques, practices and organizational principles; technical and theoretical knowledge of police administration, methods and practices; principles of supervision and management of law enforcement personnel; statutes, ordinances, rules, codes or decisions and regulations relative to traffic enforcement, criminal investigation, arrest and prosecution and the operation of the Department.

Skill in developing and utilizing alternative and innovative solutions to problems; writing and communication in a clear, concise and effective manner.

Ability to identify problems and develop acceptable solutions; make independent decisions in accordance with established policies; function under emergency situations when commanding department personnel and assigning resources; interpret and explain laws, rules, regulations and policy; establish and maintain harmonious relationships with employees, other governmental agencies and citizens.

APPROVED BY:_____ **DATE:**_____

Dorothy Tryk
Keizer City Manager

1982

City of Keizer

930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8d

TO: MAYOR KOHO AND COUNCIL MEMBERS

FROM: DOTTY TRYK
CITY MANAGER

SUBJECT: RESOLUTION AMENDING THE COMPENSATION PLAN FOR THE CITY OF KEIZER

BACKGROUND:

The Council has traditionally looked at the City's compensation plan on an annual basis and made an adjustment to recognize the increase in the cost of living. Over the past twelve months ending in May the cost of living increase has ranged from 2.9 to 3.1% By calculating the annual average of the past twelve months annual data, the cost of living increased by 3% from May 1992 to May 1993. This information is based on LGPI Facts for Negotiation and is reflected in the Consumer Price Index for Urban Wage Earners.

The attached resolution amends the compensation plan by increasing wages for non represented employees by 3% effective July 1, 1993.

There are sufficient funds available in the FY'94 Operating Budget to allow for this increase.

RECOMMENDATION:

It is recommended that the Resolution be adopted.

Recycled Paper

CONSUMER PRICE INDEXES

Index A (1967 = 100), Index C (1982-84 = 100)
% Change is the percentage of change in Index C for the previous 12-month period

All Urban Consumers (CPI-U)

National

Index	1991 A	1991 C	1991 % Chg	1992 A	1992 C	1992 % Chg	1993 A	1993 C	1993 % Chg
January	403.1	134.6	5.7	413.8	138.1	2.6	427.0	142.6	3.3
February	403.1	134.8	5.3	415.2	138.6	2.8	428.7	143.1	3.2
March	404.3	135.0	4.9	417.2	139.3	3.2	430.1	143.6	3.1
April	405.1	135.2	4.9	417.9	139.5	3.2	431.2	144.0	3.2
May	406.3	135.6	5.0	418.6	139.7	3.0	432.0	144.2	3.2
June	407.3	136.0	4.7	419.9	140.2	3.1			
July	408.0	136.2	4.4	420.8	140.5	3.2			
August	409.2	136.6	3.8	422.0	140.9	3.1			
September	411.1	137.2	3.4	423.2	141.3	3.0			
October	411.5	134.4	2.9	424.7	141.8	3.2			
November	412.7	137.8	3.0	425.3	142.0	3.0			
December	413.0	137.9	3.1	425.2	141.9	2.9			

Portland

Index	1991 A	1991 C	1991 % Chg	1992 A	1992 C	1992 % Chg	1993 A	1993 C	1993 % Chg
1st Half	388.6	132.8	6.3	406.4	138.8	4.5			
2nd Half	395.7	135.1	4.1	412.5	140.9	4.3			

Urban Wage Earners/Clerical (CPI-W)

National

1991 A	1991 C	1991 % Chg	1992 A	1992 C	1992 % Chg	1993 A	1993 C	1993 % Chg
395.4	132.8	5.5	405.2	136.0	2.4	417.8	140.3	3.2
395.7	132.8	5.1	406.2	136.4	2.7	419.2	140.7	3.2
396.1	133.0	4.6	408.1	137.0	3.0	420.4	141.1	3.0
397.1	133.3	4.7	408.9	137.3	3.0	421.6	141.6	3.1
398.5	133.8	4.9	409.9	137.6	2.8	422.6	141.9	3.1
399.6	134.1	4.5	411.4	138.1	3.0			
400.0	134.3	4.4	412.1	138.4	3.1			
401.0	134.6	3.6	413.3	138.8	3.1			
402.8	135.2	3.1	414.5	139.1	2.9			
403.2	135.4	2.7	415.8	139.6	3.1			
404.5	135.8	2.7	416.5	139.8	2.9			
404.7	135.9	2.8	416.3	139.8	2.9			

Portland

1991 A	1991 C	1991 % Chg	1992 A	1992 C	1992 % Chg	1993 A	1993 C	1993 % Chg
373.4	129.6	6.4	390.5	135.5	4.6			
380.6	132.1	4.3	396.8	137.7	4.2			

CPI-U is the new index - reflecting the buying habits of all urban households.
CPI-W is the revision of the "old CPI" - reflecting buying habits of urban wage earners and clerical workers.
Consumer price index users are urged to incorporate Index C (1982/84=100) in new labor agreements.
First Half is January through June -- published in August
Second Half is July through December -- published in February

To calculate percentage of change: Subtract the earlier month's figure from the later month's figure and divide by the earlier month's figure. (Calculate CPI-W and CPI-U separately, do not intermingle the two indexes in the same calculation.)

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93-___

SETTING FORTH A CHANGE IN THE COMPENSATION FOR UNREPRESENTED EMPLOYEES AND FOR CERTAIN MANAGEMENT EMPLOYEES

The City Council of the City of Keizer does hereby resolve as follows:

SECTION 1. That Resolution R93-631 is hereby repealed in its entirety.

SECTION 2. Salary grades for certain management employees have been adjusted based upon a cost of living increase as recommended by the City Manager and approved by the City Council, and are hereby assigned to the classifications of the following management employees, effective July 1, 1993:

CLASS TITLE	BASE MONTHLY PAY RANGES					
	FLAT	1	2	3	4	5
City Manager	$4,583					
Chief of Police		$3,893	$4,088	$4,292	$4,507	$4,732
City Recorder		$2,261	$2,374	$2,493	$2,617	$2,748
Police Lieutenant		$3,367	$3,535	$3,712	$3,898	$4,093
Police Sergeant		$2,863	$3,007	$3,157	$3,315	$3,480
Public Works Director		$3,863	$4,056	$4,258	$4,471	$4,695
Community Development Director		$3,846	$4,038	$4,240	$4,452	$4,675

SECTION 3. The following salary grades have been adjusted based upon a cost of living increase recommended by the City Manager and approved by the City Council, and are hereby assigned to the classifications of the following Public Works Department employees, effective July 1, 1993:

CLASS TITLE	BASE MONTHLY PAY RANGES					
	FLAT	1	2	3	4	5
Water Utility Worker		$1,625	$1,707	$1,792	$1,882	$1,976
Waterworks Operator		$2,010	$2,110	$2,216	$2,326	$2,443
Waterworks Supervisor		$2,679	$2,813	$2,954	$3,101	$3,256
Water Production/Quality Technician		$2,679	$2,813	$2,954	$3,101	$3,256
Parks Superintendent/Cross Connection Supervisor		$2,679	$2,813	$2,954	$3,101	$3,256

SECTION 4. The following salary grades have been approved by the City Council, and are currently assigned to the classification of the following Police Department employees:

CLASS TITLE	BASE MONTHLY PAY RANGES				
	FLAT 1	2	3	4	5
Police Officer 1/1/93	$2,238	$2,349	$2,464	$2,586	$2,715
Support Specialist 1/1/93	$1,658	$1,742	$1,828	$1,920	$2,016

SECTION 5. The following salary grades have been adjusted based upon a cost of living increase as recommended by the City Manager and approved by the City Council, and are hereby assigned to the classifications of the following permanent full-time employees, effective July 1, 1993:

CLASS TITLE	BASE MONTHLY OR HOURLY PAY RANGES				
	FLAT 1	2	3	4	5
Administrative Assistant	$1,878	$1,972	$2,070	$2,174	$2,282
Associate Planner	$2,444	$2,566	$2,695	$2,829	$2,971
Clerical Specialist	$1,457	$1,530	$1,606	$1,687	$1,771
Municipal Court Clerk	$ 8.67	$ 9.10	$ 9.55	$10.03	$10.53
Finance Officer	$3,044	$3,196	$3,356	$3,523	$3,700
Water Office Supervisor	$2,188	$2,297	$2,412	$2,533	$2,659
Utility Billing Clerk I	$1,457	$1,530	$1,607	$1,687	$1,772
Utility Billing Clerk II	$1,585	$1,665	$1,748	$1,835	$1,927

SECTION 6. The following salary grades have been adjusted based upon a cost of living increase as recommended by the City Manager and approved by the City Council, and are hereby assigned to the classifications of the following permanent part-time employees, effective July 1, 1993:

CLASS TITLE	BASE HOURLY PAY RANGES				
	FLAT 1	2	3	4	5
Accounting Clerk	8.40	8.82	9.26	9.72	10.21
Maintenance Worker	7.66	8.04	8.44	8.86	9.30
Recording Secretary	8.24	8.65	9.08	9.53	10.01

SECTION 7. The following salary grades have been adjusted based upon a cost of living increase as recommended by the City Manager and approved by the City Council, and are hereby assigned to the classifications of the following seasonal employees:

CLASS TITLE	BASE HOURLY PAY RANGES					
	FLAT	1	2	3	4	5
Street Sweeper		7.66				

SECTION 8. A City employee who is determined to be fluent in a second language which is deemed to be of benefit to the City, shall receive a maximum incentive of $50.00 per month. Determination of whether the second language is of benefit to the City, will be at the discretion of the City Manager. Fluency will be determined by the City Manager, based upon a standard and testing program which the City will implement by policy with the assistance of high school and/or college faculty members and/or court-approved translators.

PASSED this _____ day of _____, 1993.

SIGNED this _____ day of _____, 1993.

_____
Mayor

_____
City Recorder

1982

City of Keizer

930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8e

TO: MAYOR KOHO AND CITY COUNCIL MEMBERS

THROUGH: DOTTY TRYK
CITY MANAGER

FROM: WALLY MULL
PUBLIC WORKS DIRECTOR

SUBJECT: 1993-94 STREET RESURFACING BIDS

ISSUE

Shall the City of Keizer accept bids for street resurfacing within the City of Keizer. (See Attach List)

BACKGROUND

The City of Keizer has a very aggressive pavement management program, annually resurfacing between three and five miles of city streets. Bids were opened on June 24 1993 for 1993-94 resurfacing projects. The bids were separated into two separate contracts to get the most competitive bid for the City. The bids were as follows:

PROJECT 93-151

* MORSE BROS PAVING	$127,935.00
D & D PAVING	$148,578.20
NORTH SANTIAM PAVING	$145,991.75

PROJECT 93-152

MORSE BROS PAVING	$84,910.00
* D & D PAVING	$81,069.40
NORTH SANTIAM PAVING	$93,441.60

Recycled Paper

FISCAL IMPACT

The Street fund has budgeted $300,000 for resurfacing in the 1993-94 budget.

RECOMMENDATION

City Council adopt a resolution authorizing the City Manager to award the 1993-94 street resurfacing bids for project 93-151 to Morse Bros Paving in the amount of $127,935.00 and project 93-152 to D & D Paving in the amount of $81,069.40.

3-APR-1993

CITY OF KEIZER
PROPOSED 1993 RESURFACE

NAME	(RD #) ST.ID	FROM	TO	LENGTH	OLD WIDTH	NEW WIDTH	FC	PCI	AREA ID	NOTES
PRIMARY LIST										
CHEMAWA RD N	63	RIVER RD N	WINDSOR IDLAND	3561	34		A			1.5" WITH 1" LEVELING
CHEMAWA RD N	701	WINDSOR ISLAND RD	13TH AVE	1400	VARIES					
DELTA DR NE	6225	WHEATLAND RD N	DEAD END	980	34	34				
DIETZ AVE NE	7207	RIVER RD N	CLARK AVE	1316	23					
MEADOWLARK DR NE	6218	14TH AVE NE	MISTWOOD DR NE	606	34	34				
MISTWOOD DR NE	6242	MEADOWLARK DR NE	14TH AVE NE	563	34	34				
MISTWOOD DR NE	6242	14TH AVE NE	MCLEOD LN NE	1165	34	34				
NOTTIGHAM DR NE	6232	WHEATLAND RD	RIVER RD	2359	34	34				
WINDSOR ISLAND RD	638	WILDWOOD VILLA	NO. CITY LIMITS	3710	21					
KELLY ST NE	6249	KAFIR ST	KALMIA DR	215	34	34				
KAFIR DR NE	6246	LOCKHAVEN DR	110' SOUTH	110	34	34				
			TOTAL MILES PRIMARY	3.027						
SECONDARY LIST										
8TH CT NE	6233	NOTTINGHAM DR	CUL-DE-SAC	325	30	30				
9TH CT NE	6234	NOTTINGHAM DR	CUL-DE-SAC	295	30	30				
NANDINA CT NE	6243	NOTTINGHAM DR	CUL-DE-SAC	229	30	30				
NIGHTENGALE CT NE	6244	NOTTINGHAM DR	CUL-DE-SAC	565	30	30				
			TOTAL MILES SECONDARY	0.268						
			TOTAL MILES 1993 RESURFACE PROGRAM	3.295						

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93-_____

AWARDING OF BID FOR

1993-94 STREET RESURFACING WITHIN THE CITY OF KEIZER

WHEREAS, an invitation to bid was submitted for advertising for the construction of street resurfacing on various City of Keizer streets;

WHEREAS, on June 24, 1993, three bids were opened. Low bidder on project 93-131 was Morse Bros Paving with a bid of $127,935.00, and project 93-152 was D & D Paving with a bid of $81,069.40 for resurfacing City of Keizer streets; NOW THEREFORE;

BE IT RESOLVED by the City Council of the City of Keizer to authorize the City Manager to sign the necessary contracts.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of_____, 1993.

_____
Mayor

_____
City Recorder

1982

City of Keizer

930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8f

TO: MAYOR KOHO AND COUNCIL MEMBERS

FROM: DOTTY TRYK
CITY MANAGER

SUBJECT: COUNCIL GOALS REPORT, JUNE 30, 1993

BACKGROUND:

On April 5, 1993, the Council established goals for the City of Keizer for the year. These goals became the basis for the workplan for the City staff.

Attached is the staff report on progress against these goals for the period since adoption through June 30. This report is for your information. If you are comfortable with the activities and how they are furthering the goals, no action is required. If you wish to discuss these activities or redirect staff actions, you may need to have some discussion.

RECOMMENDATION:

No action is required. This report is for your information.

CITY OF KEIZER
COUNCIL GOALS 1993
PROGRESS REPORT
June 30, 1993

I. IMPLEMENT URBAN RENEWAL BY ADOPTING THE DESIGN PLAN, SECURING THE FUNDING, AND COMPLETING PHASE I CONSTRUCTION ON RIVER ROAD BY LATE 1994.

Progress: Design is being completed on the storm drainage and undergrounding projects. Negotiations are nearing completion for acquisition of right-of-way necessary for "Iris Lane." Engineering design on the project, including signal design, will commence as soon as the right-of-way location is finalized. The new signal timing program for the entire length of River Road has been drafted, but will not be finalized until the locations of the "Iris Lane" signal and the Sandy or Claggett signal are decided. Retiming can be implemented in the near future.

Peterson Engineering has hired a full-time construction manager, Bob Watillo. Bob will be responsible for all contact with the merchants and property owners, as well as coordinating all the players in the actual construction. Meetings with the merchants are planned before construction of the undergrounding project begins.

It is anticipated the Agency Board will award the contract for storm drain construction on July 19, with the other projects to follow over the following two months.

In a related matter, the River Road Redevelopment Board and the Planning Commission will continue to meet in joint session through the summer on the proposed design standards and access standards ordinances. Drafts are anticipated to be before the Council in September.

II. ENHANCE PUBLIC SAFETY BY ADOPTING A CONCEPT OF COMMUNITY POLICING, IDENTIFYING DESIRED LEVELS OF SERVICE, AND DECIDING AND IMPLEMENTING WAYS TO ACHIEVE THOSE LEVELS.

Progress: On April 19, 1993, the Keizer City Council received a copy of the Keizer Police Department Community Policing Implementation plan schedule. This schedule outlined the specific objectives to be reached during the 1993/94 calendar year. Parts One and Two of the implementation plan timetable have been completed. Those were Council approval of the recommendations of the Task Force and formation of the Community Policing Committee. The selection of members of the Community Policing Committee is currently in process and is anticipated to be completed by July 10, 1993.

The next quarterly goals progress report will include a report from the committee chairperson on the progress of the Community Policing Project.

III. IMPROVE COMMUNICATION WITH RESIDENTS BY USE OF A NEWSLETTER, TOWN HALL MEETINGS, NEWSPAPER COLUMNS, AND AN OPEN AND RESPONSIVE CITY HALL.

Progress: The first edition of "Keizer on the Move..." was distributed to all Keizer residents in April of this year. The next edition is scheduled to be released in July. Overall response to the newsletter has been positive.

A town hall forum was held in February to discuss the upcoming levy. The attendance was poor but other modes of communication in the community prevailed with the passage of the levy in May. Another forum will be scheduled for this fall.

The Mayor and Council members have continued to publish the bi-monthly columns in the Keizertimes. City staff also averages at least one press release per week on a variety of happenings in Keizer.

The Council Chambers has a fresh coat of paint, new chairs, a literature display and an improved sound system. A staff member serves as greeter prior to the Council meetings to help answer questions on procedural matters.

Customer service tapes have been ordered and staff is making an improved effort to efficiently deal with the citizens of Keizer.

IV. RESOLVE ISSUES INVOLVING CONGESTION, SAFETY AND LIABILITY AROUND MCNARY HIGH SCHOOL BY CLOSING, LIMITING, OR ALTERING ONE OR MORE ACCESS POINTS.

Progress: The Council by resolution closed 4th Place N at Sandy Dr N to stop pedestrian and through traffic which were causing problems in the Chemawa Estates area. This was to be a temporary solution and, as such, it has been successful.

Staff has directed Dick Woelk of Associated Transportation Engineering & Planning (ATEP) to update a traffic study which was originally done in 1989. That report was completed last week and has been distributed to the Mayor & Council for their review. The City Engineers have since prepared cost estimates for the (ATEP) recommendations.

Several meetings have been held with the School District and The Catholic Church located on River Rd. A meeting of the public is scheduled for 1 July 1993, 5:30 P.M., at the Keizer Council Chambers for input from residents around the High School.

All this information will be presented to the Council Monday night including prioritization and funding recommendations from staff.

V. SECURE STABLE FUNDING FOR THE CITY BY OBTAINING APPROVAL OF AN UPDATED TAX BASE OR MULTI-YEAR LEVY IN 1994.

Progress: The Mayor has appointed task forces charged with making recommendations for community policing, community access TV and library services respectively. These recommendations will be included in a strategic planning process which will begin in late summer.

City of Keizer

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CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8g

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK
CITY MANAGER

FROM: TRACY L. DAVIS
CITY RECORDER

SUBJECT: CITY'S ELECTION TO RECEIVE STATE REVENUE SHARING

ISSUE:

State Revenue Sharing Law, ORS 221.770, requires cities to pass a Resolution each year stating that they want to receive state revenue sharing money. The law also requires the City to certify that two public hearings were held.

RECOMMENDATION:

Staff recommends that the Council adopt the Resolution declaring the City's election to receive state revenues and certify the required hearings were held.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93-_____

DECLARING THE CITY'S ELECTION TO RECEIVE

STATE REVENUES

The City Council of the City of Keizer resolves as follows:

Pursuant to ORS 221.770, The City Council of the City of Keizer hereby elects to receive state revenues for fiscal year 1993-94.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of_____, 1993.

_____

Mayor

_____

City Recorder

I certify that a public hearing before the Budget Committee was held on February 11, 1993 and a public hearing before the City Council was held on March 15, 1993, giving citizens opportunity to comment on use of State Revenue Sharing.

_____

City Recorder

City of Keizer

930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8h

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK
CITY MANAGER

FROM: TRACY L. DAVIS
CITY RECORDER

SUBJECT: CERTIFYING THE CITY PROVIDES FOUR OR MORE MUNICIPAL SERVICES

ISSUE:

The law provides that a city located within a county having more than 100,000 inhabitants must provide four or more municipal services to be eligible to receive state-shared revenue.

RECOMMENDATION:

Staff recommends that the Council adopt the Resolution certifying the City of Keizer provides four or more municipal services.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93-_____

CERTIFYING THAT THE CITY OF KEIZER PROVIDES FOUR OR MORE MUNICIPAL SERVICES

WHEREAS, ORS 221.760 provides as follows:

Section 1. The officer responsible for disbursing funds to cities under ORS 323.455, 366.820 and 471.805 shall, in the case of a city located within a county having more than 100,000 inhabitants according to the most recent federal decennial census, disburse such funds only if the city provides four or more of the following services:

1) **Police protection**
2) **Fire protection**
3) **Street construction, maintenance and lighting**
4) **Sanitary sewer**
5) **Storm sewers**
6) **Planning, zoning and subdivision control**
7) **One or more utility service**

WHEREAS, city officials recognize the desirability of assisting the state officer responsible for determining the eligibility of cities to receive such funds in accordance with ORS 221.760; NOW THEREFORE,

BE IT RESOLVED that the City of Keizer hereby certifies that it provides the following four or more municipal services enumerated in Section 1, ORS 221.760:

1) Police protection

2) Street construction, maintenance and lighting

3) Planning, zoning and subdivision control

4) One or more utility services

PASSED this _____ day of _____, 1993

SIGNED this _____ day of_____, 1993.

_____
Mayor

_____
City Recorder

1982

City of Keizer

930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 393-9437

CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8i

TO: MAYOR KOHO AND CITY COUNCIL MEMBERS

THROUGH: DOTTY TRYK
CITY MANAGER

FROM: TRACY L. DAVIS
CITY RECORDER

SUBJECT: WORKERS' COMPENSATION COVERAGE FOR CITY VOLUNTEERS

ISSUE:

During our recent Risk Management assessment, it was determined that all City volunteers should be covered by workers' compensation insurance. In August 1990, the Keizer City Council passed Resolution 90-481 to provide workers' compensation coverage for volunteer reserve police officers only. Presently if a city volunteer is injured during their work, the City would have to pay the direct cost of the injuries.

FISCAL IMPACT:

There will not be an increased fiscal impact on the City as a result of the adoption of this Resolution.

RECOMMENDATION:

It is recommended the Council adopt a Resolution providing Workers' Compensation coverage for City volunteers.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

RESOLUTION R93-_____

WORKERS COMPENSATION COVERAGE

FOR CITY VOLUNTEERS

WHEREAS, the City of Keizer desires to protect its volunteers from injuries arising out of or in the scope of their service to the City; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer that the City of Keizer elects, pursuant to ORS 656.031 to provide workers compensation insurance coverage to volunteers.

PASSED this _____ day of _____, 1993.

SIGNED this _____ day of _____, 1993.

_____

Mayor

_____

City Recorder

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

CITY COUNCIL MEETING: July 6, 1993

AGENDA ITEM NUMBER: 8j

TO: Mayor Koho and Council Members

FROM: Dotty Tryk, City Manager

SUBJECT: Resolution Ratifying the Renewal of the City's Dental Insurance Plan; Resolution Ratifying the Renewal of the City's Workers' Compensation Insurance; Resolution Ratifying a Change in the City's Liability Insurance.

BACKGROUND:

Three of the City's insurance policies have been scheduled to renew with the beginning of the new fiscal year. You have before you three Resolutions which, if approved, will ratify the policy acceptance for the City's workers' compensation insurance, liability insurance and city's employee dental insurance.

Dental Insurance for City employees has been provided by Ameritas Life Insurance Corporation since June of 1990. This renewal with Ameritas continues the benefit plan currently provided to employees through June 30, 1994.

The **State Accident Insurance Fund or SAIF Corporation** submitted the lowest bid for workers' compensation insurance for FY'94. The renewed policy includes updated payroll classifications for volunteer coverage and enrolls the City in a Safety Incentive Plan which enables the City to receive discounted rates for controlled risk management costs.

Northland Casualty Company has provided all liability coverage for the City. After receiving the proposals for FY'94, staff found that obtaining coverage through three different carriers, would be more cost effective than through a single provider.

RECOMMENDATION:

Due to the July 1, 1993 renewal deadline for each of these policies, I have signed authorizations to continue and/or change the policies. Approval and adoption of the attached Resolutions will ratify execution of the contracts.

FISCAL IMPACT:

The dental insurance renewal will result in a 10% increase in the monthly premium. The rate comparison is attached for your review.

Renewing our workers' compensation policy with SAIF will result in no additional cost to the City.

The new premiums for the City's liability insurance will result in an increase of 3.5% from last year.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93-_____

RATIFYING AN AGREEMENT TO PROVIDE DENTAL INSURANCE FOR THE CITY OF KEIZER, OREGON

BE IT RESOLVED by the City Council of the City of Keizer that the City Manager is authorized to sign an agreement with Ameritas Life Insurance Company to provide dental insurance services for the employees of the City of Keizer for the benefit year beginning July 1, 1993 as outlined in the Exhibit A.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of_____, 1993.

_____
Mayor

_____
City Recorder

Kenneth N. "Tink" Palmer
Group Manager

7225 S. Land Park Drive / Sacramento, CA 95831-3611
P.O. Box 22626 / Sacramento, CA 95822-0626
Outside CA: 800-228-0404 / Northern CA: 800-692-5704
Collect Anywhere: (916) 421-0111 / FAX: (916) 421-0194

May 24, 1993

City of Keizer
P. O. Box 21000
Keizer OR 97307

RE: ANNUAL RENEWAL
GROUP POLICY #15734

Dear Policyholder:

Following are the renewal rates for your group insurance program with Ameritas Life Insurance Corp., which are effective July 1, 1993.

	CURRENT	RENEWAL
Employee Only Dental	$19.60	*$19.77*
Dependent(s) Only Dental	$29.03	*$32.39*
Employee Only Ortho	$ .34	*$ .34*
Dependent(s) Only Ortho	$ 3.98	*$ 3.98*

Because of increasing dental costs, your premium is being increased.

Your company is a valued policyholder and we look forward to serving you for many more years.

Kindest regards,

Kenneth N. "Tink" Palmer

cc: Ronald N. Osborne

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93-_____

RATIFYING AN AGREEMENT TO PROVIDE WORKERS' COMPENSATION INSURANCE FOR THE CITY OF KEIZER, OREGON

BE IT RESOLVED by the City Council of the City of Keizer that the City Manager is authorized to sign an agreement with State Accident Insurance Fund through our agent of record, Huggins Insurance, to provide workers' compensation coverage for the City of Keizer for fiscal year 1993-94 as outlined in the Exhibit A.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of_____, 1993.

_____
Mayor

_____
City Recorder

City of Keizer

Premium Estimate for Group Safety Incentive Plan

Period: July 01, 1993 thru June 30, 1994 Firm Number: 436890

Class	Description	Payroll	Rate	Premium
9102	Park NOC-All Emp and Drvs Volunteers	$850	$5.40	$46
	(200hrs @ $4.25/hr)	$0	$0.00	$0
8810	Office Clerical Volunteers	$2,482	$0.47	$12
	(584hrs @ $4.25/hr)	$0	$0.00	$0
8742	Salesperson Outside No delivery/demo	$213	$0.77	$2
	(50hrs @ $4.25/hr)	$0	$0.00	$0

Group Name

Oregon Public Employers Group

Discount Schedule

$0 -	$5,000	0.0%
$5,001 -	$10,000	10.0%
$10,001 -	$20,000	12.5%
$20,001 -	$100,000	15.0%
Over	$100,000	20.0%

Manual Premium	$63,441
Tentative Experience Mod. Factor	.82
Standard Premium	$52,022
Less Group Discount at 22%	$11,444
Adjusted Premium	$40,578
Less: Guaranteed Premium Discount	$4,837
Net Premium	$35,741
Plus DIF Assessment at 4.5%	$1,608
Net Premium with DIF Assessment	$37,349

Department of Insurance and Finance (DIF) premium and workday assessments are in addition to net premium. 02AK

City of Keizer

New Quote

Premium Estimate for Group Safety Incentive Plan

Period: July 01, 1993 thru June 30, 1994 Firm Number: 436890

Class	Description	Payroll	Rate	Premium
7520	Waterworks Operation-Driver	$237,497	$3.63	$8,621
7720	Police Officers & Drivers	$889,528	$5.55	$49,369
8411	Vol Plcmn @4200/Qtr Ea	$96,000	$0.95	$912
8742	Field Representatives	$162,745	$0.86	$1,400
8810	Office Clerical	$342,530	$0.54	$1,850
9402	Street Cleaning & Drivers	$7,749	$10.09	$782
8820	Court Reporters & Clerical	$24,029	$0.58	$139
9015	Apartment House Operation	$3,750	$8.21	$308
9410	Municipal/Town/County/State Emp-NOC	$0	$2.82	$0
9015	Volunteer Laborers	$0	$8.21	$0

(Continued)

Group Name

Discount Schedule

Manual Premium

Tentative Experience Mod. Factor

Standard Premium

Less Group Discount at

Adjusted Premium

Less: Guaranteed Premium Discount

Net Premium

Plus DIF Assessment at

Net Premium with DIF Assessment

Department of Insurance and Finance (DIF) premium and workday assessments are in addition to net premium.

02AK

SAIF CORPORATION

Safety Incentive Plan
Membership Enrollment Application

Association: Oregon Public Employers Group
Group Number: 705063

- The undersigned firm hereby certifies it is a member in good standing of the association indicated above and elects to enroll as a participant in the association's Safety Incentive Plan.
- Enrollment becomes effective on your firm's next policy renewal date subject to underwriting standards established for the plan.
- The workers' compensation premiums you pay will be determined in part by the consolidated experience of all members of the group in which you participate. The group's eligibility for a safety incentive discount is based on the group's two year average loss to premium ratio and is recalculated annually prior to the beginning of the next plan year.
- Payroll Reporting Frequency: Monthly
- Participating firms who do not maintain membership in good standing with the organization sponsoring the group and who do not correct their standing with the sponsoring organization will be cancelled from the group plan and transferred to a non-group standard plan no less than 30 days after receiving notification of proposed cancellation from SAIF Corporation.
- Participating firms whose accident frequency or severity exceeds established group standards may not be eligible for continued participation in the group at policy renewal.

I authorize any source having information about any past or present workers' compensation policies to release to SAIF Corporation, to association representatives for this Safety Incentive Plan, and to others all information regarding payroll, premium, experience rating, payment history, and rate classifications.

Name		SAIF Policy Number
Firm(s): City of Keizer		436890
Address: PO Box 21000	Keizer	OR 97307

Name: Dorothy Tryk (Print or Type) — City Manager (Title)

Signature: Dorothy Tryk (Owner, Partner, or Corporate Officer) (Date Signed)

RETURN TO: **SAIF Corporation, Policy Issuance**
PO Box 14210, Salem, OR 97309-5028

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93-_____

RATIFYING AN AGREEMENT TO PROVIDE LIABILITY INSURANCE FOR THE CITY OF KEIZER, OREGON

BE IT RESOLVED by the City Council of the City of Keizer that the City Manager is authorized to sign an agreement with Northland Casualty Company and City County Insurance Services through our agent of record, Huggins Insurance, to provide insurance coverage for the City of Keizer for fiscal year 1993-94 as outlined in the Exhibit A.

PASSED this _____ day of _____, 1993

SIGNED this _____ day of_____, 1993.

_____
Mayor

_____
City Recorder

EXHIBIT "A"

CITY OF KEIZER
INSURANCE PROPOSAL
07/01/93 TO 07/01/94

NORTHLAND CASUALTY COMPANY
CITY COUNTY INSURANCE SERVICES

NORTHLAND CASUALTY/LIABILITY & AUTO:

LIABILITY LIMIT:	$1,000,000 COMBINED SINGLE LIMIT BODILY INJURY/PROPERTY DAMAGE INCLUDING ERRORS & OMISSIONS $250 DEDUCTIBLE PROPERTY DAMAGE	**$19,326**
AUTOMOBILE LIABILITY:	$1,000,000 COMBINED SINGLE LIMIT BODILY INJURY/PROPERTY DAMAGE $250 DEDUCTIBLE PROPERTY DAMAGE	**$ 9,414**
AUTOMOBILE PHYSICAL DAMAGE:	COMPREHENSIVE DEDUCTIBLE: $100 COLLISION DEDUCTIBLE: $500	**$ 7,360**
UMBRELLA LIABILITY:	$1,000,000	**$ 5,900**
	SUBTOTAL:	**$42,000**

CITY COUNTY INSURANCE/PROPERTY:

BLANKET PROPERTY LIMIT:	$2,487,485 TOTAL BUILDINGS, CONTENTS, COMPUTER & MOBILE EQUIPMENT	
PROPERTY DEDUCTIBLE:	$ 1,000	**$ 3,088**

NOTE: PROPERTY QUOTE INCLUDES EARTHQUAKE & FLOOD. EARTHQUAKE SUBJECT TO 5% DEDUCTIBLE (5% OF VALUE OF SCHEDULED PROPERTY, $50,000 MINIMUM DEDUCTIBLE); $50,000 DEDUCTIBLE ON FLOOD.

AMERICAN STATES/BOILER & MACHINERY:

BLANKET PROPERTY LIMIT:	$2,265,500	
DEDUCTIBLE:	$ 2,500	**$ 2,305**

TOTAL ALL COVERAGES: $47,393

MINUTES

KEIZER CITY COUNCIL
SPECIAL WORK SESSION
Monday, June 14, 1993
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Mayor Koho called the special work session to order at 6:33 p.m. Roll call was taken as follows:

Present
Dennis Koho, Mayor
Jim Keller, Councilor
Jerry McGee, Councilor
Al Miller, Councilor
Chet Patterson, Councilor
Jerry Watson, Councilor
Marlene Wellin, Councilor

Staff
Dotty Tryk, City Manager

PUBLIC TESTIMONY

There was no public testimony to come before the Council.

DISCUSSION

Traffic Triangle between the City of Salem and Keizer

City of Salem Mayor Anderson-Wycoff presented a plan for rehabilitation of the traffic triangle that lies between the two cities. He stated that because several companies and organizations are providing "in kind" services, the total cost to the Cities would be $10,000, He requested $5000 from the City of Keizer. He stated that, upon approval by the Keizer City Council, a design committee of staff would be created to finalize the project.

The Council gave consensus to commit $5000 and to proceed with the project.

Unimproved Streets Within the City of Keizer

City Manager Tryk reviewed a list of the unimproved streets in the City along with an engineers estimate for the cost to improve each. She offered some options for funding improvements and suggested that the streets be prioritized based on issues such as value to the transportation system. The Council felt that each street on the list was unique and, as such, could be treated differently.

Councilor McGee asked for the number of street LIDs that are currently outstanding. He thought that the improvements could be phased in over a time schedule. He suggested that an incentive may be offered to those property owners on streets which wished make their improvements earlier than scheduled.

Staff was requested to research whether street improvements can be required by Council based on health and safety. Councilor Keller asked that leveling and gavelling be considered as a viable alterative.

Councilor Watson discussed the possibility of doing the improvements and lien the properties or offering advance financing to appropriate home owners.

The Council requested staff to prepare for their review a list of all possible funding options with advantages and disadvantages of each along with a recommendation for each unimproved street.

ADJOURN TO EXECUTIVE SESSION

The Council adjourned into executive session at 7:36 p.m. per ORS 192.660(1)(a)(d) to discuss the City Manager's evaluation.

WRITTEN COMUNICATION

There was no written communication to come before the Council.

ADJOURNMENT The Meeting was adjourned at 8:39 p.m.

TRACY L. DAVIS
City Recorder

APPROVED:

MAYOR:

MINUTES

KEIZER CITY COUNCIL
Monday, June 21 1993
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Mayor Koho called the regular meeting to order at 7:35 p.m. Roll call was taken as follows:

Present
Dennis Koho, Mayor
Jim Keller, Councilor
Jerry McGee, Councilor
Al Miller, Councilor
Chet Patterson, Councilor
Jerry Watson, Councilor

Absent
Marlene Wellin, Councilor

Staff
Dotty Tryk, City Manager
John Morgan, Community Development Director
Wally Mull, Director of Public Works
Charles Stull, Chief of Police
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

SIGNING OF THE KEIZER HERITAGE USE AGREEMENT

Mayor Koho, City Manager Tryk, City Attorney Johnson and members of the Keizer Heritage Foundation signed the Use Agreement.

PUBLIC TESTIMONY

Dick Hatton, a builder in the Keizer area is in the process of developing the Shady Court subdivision which consists of 30 lots. Since this development will be built with the elderly citizens in mind, Mr. Hatton would like to install rolled-curbs. Recently the Public Works Department denied his request to place this type of curbs in the area. Mr. Hatton would like to

discuss the reasons for the denial with the City.

City Manager, Dotty Tryk suggested the Public Works Department meet with Mr. Hatton and his engineer as soon as possible to discuss alternatives or reasons for the denial.

Alan Hayesvocal, 464 Sandy Drive, Keizer commented on the problems he has faced since 4th Place was temporarily blocked by the City. He lives northwest of the barricade and has experienced several problems with students from McNary High School since the barricade was erected. Mr. Hayesvocal asked for answers from the Council for resolving these problems in order for him to determine what to do with his property. He stated that if the barricade would be removed this would solve the loitering problems.

Mayor Koho thanked Mr. Hayesvocal for his input.

Paul Orcutt, 6833 Rockledge Court and Greg Rand, 6813 Rockledge Court, Keizer appeared before the Council. These gentlemen represented the residents of their neighborhood which borders the property owned by Larry Epping. They are concerned with the possible approval of a zone change in the area.

Mayor Koho advised this will be coming to Council for a Public Hearing on August 16, 1993 and invited the gentlemen to present their testimony at that time.

Dana Stone, 4875 Elizabeth Street N., Keizer voiced her concerns regarding an exotic pet being kept in the backyard of a neighbor. She is concerned about the noise the mountain lion makes, the safety of the children in the neighborhood and the welfare of the animal.

Chief of Police, Charles Stull stated his department is aware of the situation and has worked with State and County agencies to make sure the residents are in compliance. Mayor Koho stated this should be a discussion item in the near future for

possibilities for an Ordinance prohibiting the possession of exotic animals.

There was no other testimony to come before the Council.

PUBLIC HEARING

Mayor Koho opened the public hearing.

1992-93 Supplemental Budget for the City of Keizer

City Manager Tryk informed the Council a supplemental budget was before them for adoption. Several unanticipated expenses occurred during the year that cannot covered by contingency or allowable fund transfers. There were unexpected additional revenues to help fund these budget requirements.

No one was present to speak at the Public Hearing.

Mayor Koho closed the public hearing.

Neighborhood Associations

Mayor Koho opened the Public Hearing.

John Morgan, Community Development Director presented an Ordinance that was created to recognize neighborhood associations. Mr. Morgan highlighted points of the Ordinance. He stated the only point of discussion has been centered around the minimum number of households that should be involved in an association. He outlined the criteria that should be considered when establishing a minimum size for an association. The Planning Commission considered this issue and they voted 5-2 to recommend a minimum size of 300 dwelling units.

City Attorney, Shannon Johnson, requested language be added to not bound the guidelines as mandatory.

Mary Lou Copeland, 703 Main Avenue, Keizer voiced her concern for the minimum dwelling requirement to form a neighborhood association. Their neighborhood encompasses approximately 41 dwellings units. Mayor Koho suggested with the added language, they could be considered to form a

neighborhood association.

Mayor Koho closed the public hearing.

DELIBERATIONS

1992-93 Supplemental Budget

In response to a question from Councilor Patterson, City Manager Tryk advised the Council the supplemental budget will cover unexpected revenue and expenditure activity in the General Fund.

Councilor McGee inquired of the overtures for personnel costs in the Municipal Court. Ms. Tryk explained the overture was due to the acting City Recorder's salary being taken from the Municipal Court budget rather than Administration.

Councilor Patterson moved for a Resolution Adopting a Supplemental Budget and Making Appropriations for Fiscal Year 1992-93. Councilor Watson seconded the Motion.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Miller, Patterson and Watson (6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Wellin (1)

ORDINANCE - Neighborhood Associations

Councilor Keller expressed his pleasure for the City to move forward with the recognition of neighborhood associations. His only concern is the minimum size as outlined in the Ordinance. He suggested not listing a minimum. Councilor Watson stated it is difficult to define boundaries and supports the minimum of 300 dwelling units or possibly even higher.

Councilor Watson moved for a Bill for an Ordinance relating to the recognition of Neighborhood Associations. Mayor Koho seconded the Motion.

Councilor Watson moved to amend the Motion to add language in Section B1....The neighborhood should generally encompass

at least 300 dwelling units but larger number of units are encouraged and will be approved where appropriate. Councilor Patterson seconded the Motion.

Councilor Keller voiced his opposition to this amendment. The City is trying to encourage Neighborhood Associations and smaller size units should be considered. Councilor McGee stated that with this language added it would not preclude a smaller area coming to Council for approval. Councilor Patterson stated the number is not as important as the flexibility to logically set boundaries based upon roads, schools or clearly defined areas.

Mayor Koho suggested changing wording to state... should generally encompass 300 dwelling units. This would drop the words at least. Councilor Miller stated these are only guidelines and would not preclude a smaller group to come to the Council.

The amendment to the Motion failed with the following votes:

AYES: Watson (1)
NAYS: Keller, Koho, McGee, Miller, Patterson (5)
ABSTENTIONS: None
ABSENT: Wellin (1)

Councilor Miller moved to amend Section B1 to add.., or smaller clearly defined areas with clearly defined boundaries. Councilor Keller seconded the Motion.

AYES: Keller, Koho, McGee, Miller and Patterson (5)
NAYS: Watson (1)
ABSTENTIONS: None
ABSENT: Wellin (1)

Councilor McGee stated a specific mailing address should be filed with the City Recorder in order for materials to be sent to the association.

The Council agreed by consensus to add language as suggested by City Attorney Johnson in section 8 which adds.... and is not necessarily bound to the above guidelines.

The Main Motion as amended passed as follows:

AYES: Keller, Koho, McGee, Miller, Patterson and Watson (6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Wellin (1)

DISCUSSION

Transferring Appropriations for Fiscal Year 1992-93

City Manager Tryk stated State law provides this process to make adjustments in the budget prior to the end of the fiscal year. In response to a question from Mayor Koho, she stated the contingency in the general fund budget was inadequate and therefore one of the causes for this process.

Councilor Keller moved for a Resolution Transferring Appropriations for Fiscal Year 1992-93. Councilor Patterson seconded the Motion.

The Motion passed as follows:

AYES: Keller, Koho, McGee, Miller, Patterson and Watson (6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Wellin (1)

Adoption of the 1993-94 Budget, Making Appropriations and Levying Taxes

City Manager Tryk said this budget was approved by the Budget Committee and passed on to Council for their approval in March. The Resolution reflects the changes the Council made to the committee approved budget. Ms. Tryk also recommended carrying over some of the capital improvement items budgeted since they have not been completed during this fiscal year and also a transfer in the Parks Improvement Fund.

Councilor Patterson moved for adoption of a Resolution Adopting the 1993-94 Budget, Making Appropriations and Levying Taxes. Councilor Keller seconded the Motion.

Councilor McGee raised an issue with the amount of the cost of living increase that would be granted to staff at the beginning of the fiscal year. He stated according to reports the actual cost of living amount is 3.5% rather than the 5% as the budget contains. He requested reducing the personnel line items to reflect the true cost of living at 3.5% which would reduce the levy by $15,478.00. City Manager Tryk advised the Council she will be bringing a Resolution to the Council at the next meeting regarding this issue. Councilor McGee requested the Council establish a policy to use as future guidelines in this area.

Councilor McGee also raised the issue of uncollectables listed in the budget document. Historically the City has listed the uncollectables at 10% until last year it was reduced to 7%, which he feels is still excessive. City Manager Tryk explained this is an estimate only for non collection within the budget document. Councilor McGee believes the City is extracting more funds than necessary from the public and are not keeping faith in requiring exactly what we need to get the job done. Mayor Koho stated the budget document is not a blueprint for exact expenses rather a sign posts along the highway that we hope the budget will travel.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Miller, Patterson and Watson (6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Wellin (1)

Initiate Amendment to the Keizer Little League Conditional Use Agreement

John Morgan stated the Keizer Little League would like to install lights in the City Park they operate under the use agreement. Mr. Morgan asked for direction from the Council to authorize staff to file for a conditional use permit and prepare draft amendments to the Parks Regulations to allow operation of the fields after dark. These issues will then be brought back to Council for a public hearing and consideration.

Clint Holland, Keizer Little League Board of Directors, 4688 Crampton Drive, Keizer addressed the Council. He stated this years little league program consists of 96 teams (1300 children) and they are facing a shortage of playing space. With the addition of lights this would allow playing time after dark to help alleviate some of these problems. Mr. Holland stated with this change it will also help with future growth of the program.

Mayor Koho moved to direct staff to initiate the proceedings for an amendment to the conditional use agreement for Keizer Little League and necessary amendments to the Park Regulations. Councilor Keller seconded the Motion.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Miller, Patterson and Watson (6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Wellin (1)

(Councilor Watson left at 9:50 p.m.)

Housing Issues - Consortium Agreement

John Morgan, Community Development Director, briefly explained the HOME program and packet of information previously distributed. Mr. Morgan recommended the Council hold a special worksession on Housing Issues on July 12, 1993 to discuss the direction the City will pursue. Mr. Morgan explained the necessity to consider entering a Housing Consortium Agreement with the City of Salem prior to July 1, 1993. This agreement would grant Salem the administrative authority to administrate programs within Keizer. Salem and Keizer would jointly develop a Comprehensive Housing Affordability Strategy (CHAS). The CHAS is the most important component because it outlines the strategy that will determine where you want housing programs and activities to

take place in the community. Without the CHAS, Keizer would not be eligible for federal dollars and would fall under the statewide CHAS. Mr. Morgan stated that once the CHAS is completed, it will come before the Council for approval.

Mr. Morgan summarized stating the housing consortium is a terrific value for the community and get us on the bandwagon of preserve our options.

Councilor Keller asked if Keizer will be able to "drop-out" of the agreement if we are not satisfied with the CHAS. Mr. Morgan stated if we do not adopt the CHAS, nothing will happen in Keizer, but we will still be part of the agreement. He noted Keizer will be included in the process of developing the CHAS.

Councilor McGee stated since Salem is the lead agency in this program they need to develop a CHAS; therefore Keizer should not have to pay $2000 to help out Salem in their costs. Councilor Miller voiced his concern for the amount of money available at the state level to make it economically feasible for development projects and possible project discrimination.

Mr. Morgan stated the best strategy that meets the needs for Keizer would be to rehabilitate and repair the existing housing stock and this program would provide a means to meet this strategy.

Councilor Miller stated that it is not wise to approve something tonight that we do not have all the answers and then gather information at the work session on July 12. We will be locked into the agreement and it will be too late.

Councilor McGee stated he also feels uncomfortable with this process and feels we should submit a letter of intent to join the consortium next year.

Councilor Keller moved for a Resolution Authorizing a Housing Consortium Agreement with the City of Salem. Mayor Koho seconded the Motion.

City Attorney Johnson stated legal language should be added to the agreement to state Salem agrees to defend Keizer if Salem does something wrong in the administration of the program. The Council agreed by consensus to add this type of language to the agreement.

The Motion passed with the following votes:

AYES: Keller, Koho, and Patterson (3)
NAYS: McGee and Miller (2)
ABSTENTIONS: None
ABSENT: Watson and Wellin (2)

Mayor Koho advised a special work session will be held on July 12, 1993 at 7:00 p.m. to discuss these issues further.

Chemawa Activity Center

John Morgan presented a draft of the Chemawa Activity Center Plan. A Public Hearing has been scheduled on this matter for July 6, 1993. The Council asked for additional time to study the draft plan and discuss this matter after the Public Hearing on the 6th of July, 1993.

CONSENT CALENDAR

The Consent Calendar consisted of the following:

a. Update on Periodic Review

b. RESOLUTION - The Meadows Phase 6 Street Lighting District

c. RESOLUTION - Max Court Street Lighting District

d. Approval of June 7, 1993 Regular Session Minutes

Councilor Miller moved for approval of the consent calendar. Councilor McGee seconded the Motion.

The Motion passed unanimously as follows:

AYES: Keller, Koho, McGee, Miller and Patterson (5)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Watson and Wellin (2)

OTHER BUSINESS

Councilor Keller stated his concern with the present Noise Ordinance. He would staff to look at this Ordinance and make recommendations to make it workable. Councilor McGee is also concerned the Ordinance does not differentiate the noise between a barking dog or a loud party.

Councilor McGee also would like staff to prepare a cost analysis of placing a sign on River Road designating the 45th parallel.

WRITTEN COMUNICATION

There was no written communication to come before the Council.

AGENDA INPUT

Councilor Miller advised the Council he will be unable to attend the July 6, 1993 meeting since he will be out of town.

ADJOURNMENT

The meeting was adjourned at 10:44 p.m.

TRACY L. DAVIS
City Recorder

APPROVED:

MAYOR:

Chemawa Activity Center Plan

Public Hearing Draft
July 1, 1993

City of Keizer, Oregon

1. INTRODUCTION

The Chemawa Activity Center, located at the intersection of Chemawa Road and I-5, represents the gateway to the Community and a significant development opportunity for the region. The Keizer Comprehensive Plan recognized this opportunity, and calls for a mix of light industry, hotel/motel, conference center, retail and supporting uses. See Figure 1.

A major shopping center developer evaluated several potential sites in the Salem/Keizer area in 1987, including the Chemawa area. An Activity Center plan was drafted and included in the City of Keizer's proposed local periodic review order. The plan was withdrawn when the developer decided not to invest in the region, and the local periodic review order needed additional work. Later in 1990, another developer conducted preliminary efforts to option much of the area and study the potential for a shopping center. Property owners, City officials and the community have had high expectations, but have been disappointed as exciting prospects have not materialized.

The Keizer Planning Commission focused on the Chemawa area in early 1993, and produced an Outline of Issues and Ideas which is included in the Appendix. This working document illustrates the opportunities for the area, the land use and infrastructure issues which need to be addressed, and the requirement for strong public/private leadership to implement the Activity Center Plan.

2. PURPOSE of the ACTIVITY CENTER PLAN

This Activity Center Plan establishes City policy to guide the intense development allowed by the 1987 Keizer Comprehensive Plan and Zoning Ordinance for the Chemawa Activity Center. The purpose of the Activity Center Plan is to establish policies for a mix of land uses, to identify basic public facilities needed to handle anticipated growth, and to develop a financial strategy to pay for necessary improvements.

This document represents a Phase 1 plan for the Chemawa Activity Center. In considering the possible land uses for the area, the Planning Commission noted that light industrial uses may one of several acceptable primary uses. A shift from light industrial will require major changes to the Keizer Comprehensive Plan and delay adoption of the Chemawa Activity Center Plan. The Phase 1 plan:

1. Implements the Comprehensive Plan,
2. Defines a broad vision for the Chemawa Activity Center which is consistent with the current Comprehensive Plan land use designations and provides for flexibility,
3. Identifies the basic public facilities which will support a range of potential uses,
4. Considers short-term regulations to assure that future opportunities are preserved, and
5. Identifies the public and private roles to achieve this vision.
6. Sets the stage for more detailed economic analysis, planning, and implementation.

Additional phases of this plan may be undertaken as new opportunities are identified.

3. THE COMPREHENSIVE PLAN FRAMEWORK

3.1 The Activity Center Plan Area

The Activity Center Plan covers the area designated as the Chemawa Activity Center in the Keizer Comprehensive Plan. The area is an "urban transition" district: existing single-family dwellings on large lots are mixed with small farms, nurseries and other agricultural uses. Approximately 10 percent of the land area is developed. (See Figure 1)

The Keizer Comprehensive Plan establishes general land use patterns and policies for this area. North of Lockhaven Drive, Area A is designated Commercial and Campus Light Industrial. Area B is also designated for light industrial uses. South of Lockhaven Drive, Area C is designated for light industrial uses. Policies in the Keizer Comprehensive Plan determine that an employment area service center should be located within the Chemawa Activity Center, and require that Activity Center plans are prepared and approved before specific development applications in the activity center are approved.

The land use designations shown on Figure 2 in the Keizer Comprehensive Plan, and on the zoning map before an Activity Center plan is adopted, are generalized and will be refined during the preparation of Activity Center plans. Transfer of development rights within activity centers are allowed and planned developments are encouraged. Activity Center plans will be prepared for entire activity centers, not individual parcels or for individual projects.

3.2 Comprehensive Plan

The Keizer Comprehensive Plan identifies several policies for the Chemawa Activity Center:

1. Primary uses are employment area service center, light industry, hotel/motel and supporting facilities, convention facilities, and retail shopping facilities.

2. Improve access to the district and Lockhaven Drive. Coordinate transportation improvements with the industrial district to the north.

An Employment Area Service Center is to be located near the Chemawa Interchange in the Chemawa Activity Center. Policies for Employment Area Service Centers are stated in the Plan:

1. Allowed uses are retail, service, and office uses related to nearby industrial districts, and area commercial uses serving the traveling public such as restaurants, hotels, conference centers and shopping facilities.

2. A employment area service center should:

   a. Be from 20 to 50 acres in size.

   b. Have direct access from I-5 and an arterial street.

   c. Provide facilities and services to adjacent industrial areas and to the traveling public.

   d. Not encourage traffic through residential neighborhoods.

4. CHEMAWA ACTIVITY CENTER PLAN

4.1 Role of This Plan

The Chemawa Activity Center Plan will be adopted as an element of the Keizer Comprehensive Plan. All development activity within the area will be reviewed and approved in accordance with the provisions of this Plan. The Comprehensive Plan will be revised concurrent with the adoption of this Plan to acknowledge and incorporate it.

The Plan has 16 policies which are found in subsections below. These are the functional components of this Plan, and all development proposals will be evaluated based on these policies. All material in this Plan other than the policies is description and analytical and is subservient to the policies. Recommended actions and strategies found in the Plan provide direction for additional work tasks necessary to implement this Plan.

4.2 Summary

The Chemawa Activity Center Plan calls for the future development of a dynamic, attractive mixed use area incorporating a mix of retail, office, service commercial, public and semi-public, and light industrial uses near the I-5 Chemawa interchange. South of Lockhaven Drive, Ridge Drive will require realignment to better serve adjacent land uses and solve traffic conflicts at Lockhaven. The intersection of Chemawa Road and Lockhaven Drive will be closed.

North of Lockhaven Drive, basic public facilities such as sanitary sewer, water, drainage, and streets must be provided to serve a mix of commercial and light industrial uses. These public facilities are located and designed in a way that allows some flexibility in the amount and location of specific commercial developments, and permits the City to respond to individual development opportunities as they occur. Major improvements to the Radiant Drive/Lockhaven Drive intersection will be required, as will future improvements to the I-5 Chemawa on and off ramps.

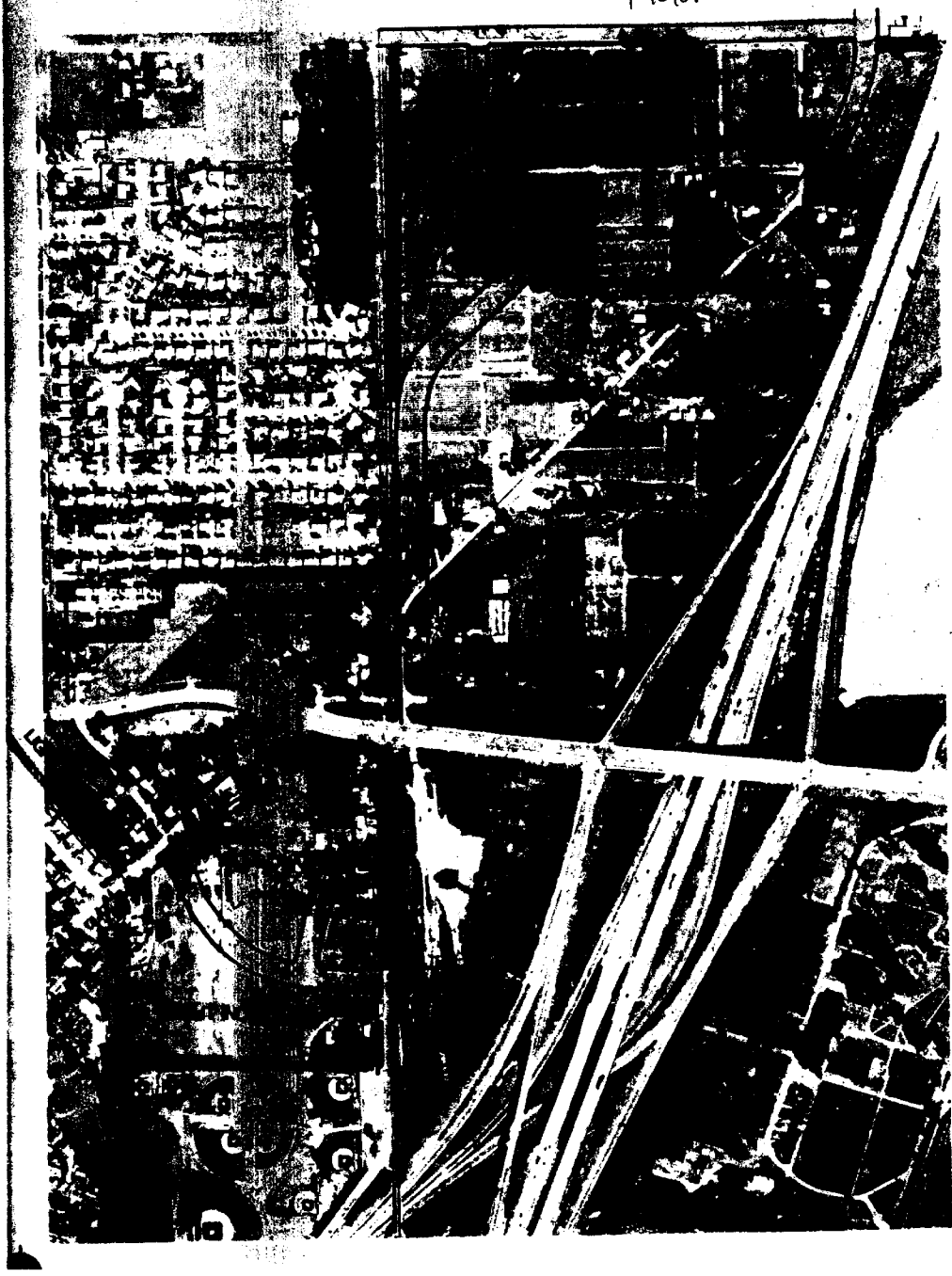
In order for the Activity Center Plan to be realized, the City of Keizer must take an aggressive posture regarding public facility planning and financing. The City should pursue designating the Chemawa area as an Urban Renewal District, and should utilize tax increment funds, as well as development fees and assessment fees to finance needed public improvements. Grants and loans from the Oregon Economic Development Department should also be pursued.

It is also imperative the City of Keizer take an aggressive economic development posture, taking leadership and partnership with the private sector in marketing and developing the properties within the Activity Center.

4.3 The Plan Area

The Comprehensive Plan identifies the area within the Chemawa Activity Center. These lands, when the Plan was adopted in 1987, were those lands within the City where more detailed planning and development was required. Since the Comprehensive Plan was adopted, the area south of Chemawa Road east of the railroad was annexed. This area is approximately 20 acres, and was originally acquired by ODOT for construction of the I-5/Chemawa interchange. Because this area is a significant vacant parcel located adjacent to the I-5 interchange, it is appropriate to include it within the Chemawa Activity Center.

FIGURE 2



Area D: ODOT Property

This area includes approximately 20 acres originally acquired by ODOT for construction of the I-5/Chemawa interchange. The area is identified for future transportation use including park and ride facility, and transit center. Limited supporting commercial uses may also be provided.

Policies:

1. *The future land use shall be campus light industrial.*

2. *The future use of this area shall be retained and protected by continuing the Urban Transition (UT) zoning designation. The UT zone shall remain until public facilities including streets, sanitary sewer, water and drainage improvements described in this Plan are provided.*

4.5 Public Improvements

The Chemawa Activity Center will require a full range of public improvements in order to develop to the densities called for in this Plan. A discussion of public improvement issues and requirements is included in the Appendix. A public facilities plan was prepared for the Chemawa Activity Center in 1988, and subsequently updated and included in the City's Public Facility Plan. A summery of all projects and their estimated cost is also found in the Appendix.

The public facility plan for the Chemawa Activity Center is described below.

Transportation Facilities

The Chemawa Interchange area is quickly developing into a major transportation hub. At this intersection automobiles are served by Interstate 5, by Salem Parkway as a major access to downtown Salem and the Capitol Mall, and by Lockhaven, Chemawa, and Hazelgreen as east/west arterials. Transit and car and vanpools are served by the future park and ride on the ODOT property and by the immediate access to major travel routes. Finally, passenger rail service will interface with the area via the near-term development of high-speed rail on the Southern Pacific tracks immediately east of the interchange, and via the future rail link between the interchange and downtown Salem and the Capitol Mall along the Burlington Northern tracks.

This "hub" of travel activity provides a strong catalyst for the top-quality economic development of the interchange area. It also is a function that should be strengthened and supported through this Plan. Major areas of planned improvements are discussed below.

Street Improvements

The Activity Center Plan has been developed to provide for a traffic circulation pattern which will provide for a minimum of conflicts on the major arterial. Specific planned changes include:

1. The Radiant Drive intersection with Chemawa Road will require signalization.

2. Chemawa Road's intersection with Lockhaven will be closed, with traffic rerouted north on McLeod to access Lockhaven at this newly signalized and improved intersection.

No major sewer projects are proposed to serve areas B and C. Service to Area A will require the construction of the Labish trunk from the intersection of North River Road and Wheatland Road to a point approximately in the center of Area A. The line will have the capacity to serve other presently unserved areas of Keizer.

Proposed is the construction of a 10 inch water main from the intersection of Lockhaven Drive and McLeod Lane to a new well in Area A. This extension will provide the basis for domestic water service and fire protection. Future extensions of this system to the North will provide service to the light industrial area north of the activity center.

Storm Drainage Facilities

Development of the activity center will require construction of major storm drainage systems. The system which would serve Area C and a portion of Area B was shown on the Keizer Master Storm Drain Plan. The system which serves the balance of Area B and Area A is proposed to be constructed to Labish Ditch. Local detention basins are not shown but would be required as development occurs as per the City's present policy of requiring stormwater detention.

Public Improvement Policies:

1. *The public improvement plan outlined above and included in the City's Public Facilities Plan, shall be incorporated as part of this Plan.*

2. *A comprehensive transportation plan shall be prepared by the City. This transportation plan shall consider traffic circulation within the Activity Center and to I-5, and alternative modes. The transportation plan will refine project activities previously described in this Plan.*

3. *The comprehensive transportation plan described above shall include a financing plan. The financing plan shall identify potential funding sources, and a cost-sharing strategy for all new development.*

4.6 Phasing and Interim Improvements

The transportation and public facility requirements noted above will be required to support full development of the Chemawa Activity Center. However, interim improvements may be possible to support early phases of development. These interim improvements should be identified as specific development applications are considered by the City. In no case, however, should interim improvements preclude the later development of transportation and public facility projects as outlined above, and all new development should be required to participate in funding these longer-term projects.

Policy:

1. *Interim improvements public improvements shall not preclude the later development of transportation and public facility project adopted as part of this Plan.*

5. FINANCIAL AND IMPLEMENTATION STRATEGY

Implementation of the Activity Center Plan cannot be accomplished without targeting substantial sources of revenue for recommended projects. Commitment of City resources and energies will also be required. If the City truly wants to encourage economic development, it must enthusiastically support and promote the effort, it must commit adequate staff resources, it must be willing to commit public funds, it must be willing to exercise its legal rights for the benefit of the community, it must be flexible and able to respond quickly to changing conditions, and perhaps most importantly, it must be willing to take chances in pursuit of a vision. The Activity Center Plan is the blueprint for that vision.

5.1 Financial Strategy

Based on the examination of the local revenue options described in the Appendix and considering other federal, state and regional sources, it was found that:

Federal revenue sources could substantially contribute to the implementation of needed projects. However, these revenue sources could not meet total revenue needs and under any circumstance, local revenue would need to match the federal funds.

The development community can contribute through land dedications to the betterment of the area. LID's and service fees are proven methods of providing sewer and water service when done in conjunction with development.

The public improvement problems in the Activity Center Plan area require a comprehensive approach and tax increment financing provides such a comprehensive approach. This financing method can accomplish needed improvements quickly, and can have long-term, positive impacts on the total assessed value of the City. However, with Measure 5 limitations on tax increment funding, as interpreted by the Oregon Supreme Court, there may be serious limitation on the capability to use these fund. Equivalent tax rates for urban renewal activities must be counted in the $10.00 per thousand limitation. Therefore, there is concern about counting on tax increment financing as the financial foundation of this project.

State of Oregon Economic Development Funds may be appropriate for development of the infrastructure to serve the Activity Center. These funds are primarily used when there is a clear showing of positive economic impacts, especially in the creation of jobs. The thrust of this Plan is to create such an impact, and therefore Economic Development funds become an important part of the financing strategy.

In conclusion, no single source of funds can be targeted as the way to pay for needed infrastructure improvements.

Financial strategy:

1. *Use federal, state, and regional revenue sources, particularly in the area of transportation, to the fullest extent possible.*

2. *Continue the current use of service fees and LID's to provide various utilities where practical.*

3. *Encourage developers and local property owners to be responsible for outright dedication of needed public right of way.*

5. Send information packages to representatives of targeted developers or users, promoting economic development opportunities in the Activity Center area.

6. Send information packages to commercial real estate brokers in the Keizer-Salem and Portland areas, to local Chambers of Commerce, and to representatives of the Oregon Economic Development Department.

7. In addition to the traditional marketing steps outlined in items 1-5, the City, or the Renewal Agency, in co-operation with property owners in the Activity Center area could prepare a form of solicitation for development proposals in the Activity Center area. This soliciation would identify market opportunities, cite the availability, price and terms for land, state any requirements imposed on the development, and note any assistance available through the City, or the Redevelopment Agency. Interested developers could be invited to submit proposals for evaluation by the City, the Renewal Agency, or an appointed citizens panel.

Steps in implementing the Marketing Strategy

1. Retain an economist to do a low-level "highest and best use" analysis of the Activity Center area.

2. When the highest and best use analysis is completed, prepare a development and marketing strategy paper, defining the types of used desire by the City, and their preferred location within the Activity Center area.

3. Define the level of assistance, if any, the City, or urban renewal agency is willing to extend to attract various types of developments to the Activity Center.

4. Prepare market and demographic information about the Keizer market, and relevant information about the Activity Center site.

5. Prepare a marketing brochure for the Activity Center incorporating at least the demographic and site specific information from item 4. This brochure might include desired uses, and level of assistance, or those might be incorporated into a more detailied report to be used for follow up on initial expressions of interest.

6. With the assistance of the economic consultant, area brokers, and other knowledgeable sources, prepare a target list of parties to receive the marketing package.

7. Identify a central source at the City for distributing the marketing information, and receiving inquiries about the Acitvity Center.

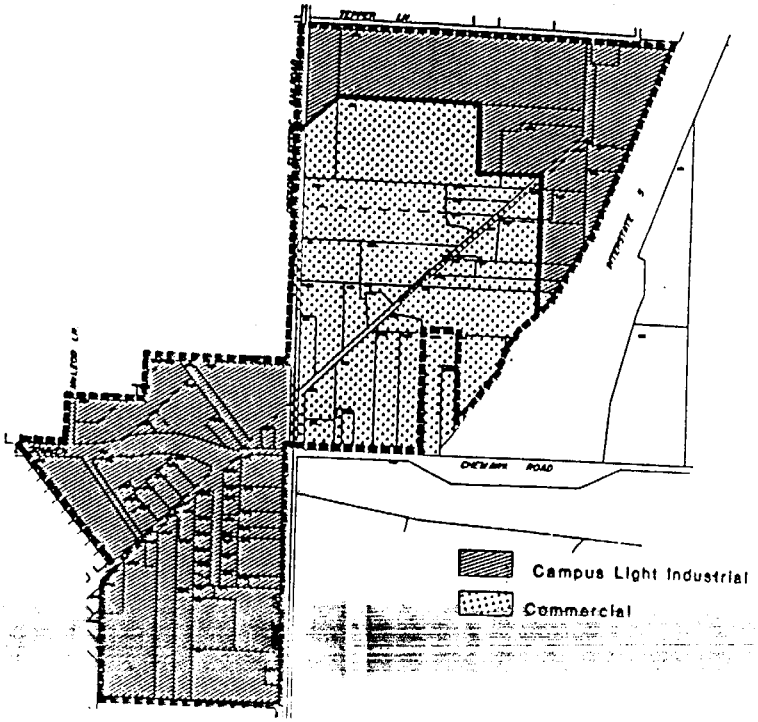
8. Send the brochure to the targeted list of brokers, developers, and end users.

9. Establish a procedure for handling inquiries, and for request for City and/or urban renewal financial assistance to developers.

5.3 Activity Center Plan Approval

The Chemawa Activity Center Plan is to be implemented through the zoning and subdivision process.

Actions:



CHEMAWA ACTIVITY CENTER
DESIGN PLAN

REVISED DRAFT

January, 1988

for

CITY OF KEIZER
OREGON

Prepared by
William J. Peterson Engineering Inc.
and John Spencer Associates

— FIGURE 3 —

COMPREHENSIVE PLAN
LAND USE MAP

0' 250' 500' 1000'

Figure 3

757

EXHIBIT "2"

ISSUES and PROBLEMS

Traffic and Circulation

Main arterial access for the Chemawa Activity Center will be via I-5 and Chemawa Road. Present access to these arterials is adequate to handle the existing volumes of traffic. As the Activity Center develops, traffic volumes will increase to the extent that major improvements to the transportation system will be required. The design plan anticipates growth in traffic in the area and is developed in such a way as to provide for that growth.

The Activity Center is divided by the Oregon Electric Railroad tracks. The present rail traffic in this area is quite low, which minimizes interruptions to through traffic. New crossings of the railroad should be kept at a minimum. The present access to the activity center on the east side of the railroad (Area A) is provided by Radiant Drive. This access is approximately 800 feet west of the signalized off ramp from I-5. It is anticipated that additional accesses to Chemawa Road between Radiant Drive and I-5 will be disfavored by ODOT. The Radiant Drive access will become the main entrance to the activity center on the north. The large volumes of traffic using this access will create the need for a signalized intersection. The design plan provides for a boulevard type street for the Radiant Drive access. It is proposed that a divider island be used along the Radiant Drive arterial to the first main side street. The right of way needs for the southerly 1800 feet will be approximately 120 feet. The right of way proposed will accommodate two north bound lanes, one north bound bike path, two south bound left turn lanes and one south bound right turn lane and one south bound bike path.

Main power distribution lines along the east side of the railroad present additional challenges for determining the final placement and width of the Radiant Drive arterial.

Additional access to area A is available from Tepper Lane. This roadway presently serves the residential areas west of Area A and the Bonneville Power and P.G.E. substations. It is not anticipated that the traffic volumes will be large from the residential areas west of the railroad to Area A via Tepper Lane. The Keizer Comprehensive Plan indicates a future roadway from Area A to North River Road which would provide for additional access. The design plan provides for improving Tepper Lane to a collector standard along the north line of Area A.

The I-5 - Salem Parkway access to Area A will require a high volume of left turn movements form the northbound off ramp of I-5 to Chemawa Rd. and from the southbound Radiant Drive Boulevard to I-5 on Chemawa Road.

Public Facilities/Utilities

The Chemawa Activity Center will require full municipal services to develop fully. The City of Keizer provides water service, sewer service, street and storm drainage maintenance, police service and other city services. The Keizer Fire District provides fire protection to this area of the City of Keizer. Portland General Electric Company provides power service to this area of Keizer. Northwest Natural Gas Company provides gas service to all of Keizer. Telephone service is available to the area as is cable TV.

The City of Keizer is currently undertaking a revision of it's master water plan. The plan currently being used as a guide by the city was developed by the Keizer Water District prior to the incorporation of the city when a large portion of the activity center was not under the District's jurisdiction. The design plan assumes that a new water main will be constructed along Lockhaven Drive to serve the activity center. In addition, it is anticipated that a new source of water supply in Area A will be

No specific development proposal or single developer has committed to the Activity Center Plan area. Therefore, a range of development options including several land use scenarios were prepared for the Activity Center Plan including a range of land use mixes.

Keizer considers the current Activity Center Plan proposal to be conceptual in nature. Further development of detail would be completed as part of the zoning process once a specific development proposal had committed itself to the area. A flexible plan is needed to support and attract future development proposals.

LAND USE SCENARIOS

Three land use scenarios were prepared for the Activity Center Plan area which represent a range of land use mix. Light industrial development was assumed for each scenario in Area C south of Lockhaven Drive and Area B west of the railroad line. A mix of light industrial and commercial uses were assumed for Area A north of Lockhaven Drive. The following scenarios describe land use options for the Activity Center Plan area.

Scenario A

This scenario is based on designating approximately 35 percent of Area A for light industrial uses, with the remaining area designated for a variety of commercial uses. A hotel/conference center and related commercial uses such as restaurants, would need about 8 acres, office uses about 8 acres, and low density retail shopping uses about 24 acres. The retail center may be enclosed, or may be a series of smaller centers or single-user buildings.

Scenario B

Approximately 25 percent of Area A is designated for light industrial uses, with a greater area used for commercial purposes. A hotel/conference center and related commercial uses would need about 7 acres, office uses about 7 acres and a high density retail shopping facility about 35 acres. This scenario assumes an enclosed shopping center is developed in Area A, with supporting commercial and office uses located nearby.

Scenario C

Scenario C provides for about 7 acres of light industrial uses in Area A, with the majority of the area devoted to commercial uses. The same scale of hotel, office and support commercial uses are assumed here as with the other scenarios. The retail commercial uses with this scenario could take a variety of different forms. A closed or enclosed shopping center is possible, along with single-user structures with their own access and parking. A similar retail center is developing in the East Delta Park area in Portland. Many of the single-user operations are discount stores offering durable goods such as building materials, appliances and furniture. These structures are often used for warehousing merchandise as well as selling goods to the public.

PROJECT IMPROVEMENTS and COSTS

A. Street Construction	
1. Radiant Drive Boulevard	$ 287,200
2. Signalization of Radiant Drive @ Chemawa Road	159,500
3. Balance of street system in Area A	625,400
4. Improvements to Lockhaven	
Between I-5 and Radiant Drive	229,700
Between McLeod Lane and Radiant Drive	204,20
Improvements to signals at on and off ramps	108,500
5. Signal at McLeod Lane	127,600
6. Roadway Improvement within Area C	523,300
Subtotal Street Construction	**$2,265,400**
B. Storm Drainage Construction	
1. Storm drain trunk system Area A	$ 772,200
2. Storm drain trunk system Area B	439,900
Subtotal Storm Drainage	**$1,266,100**
C. Sanitary Sewer Construction	
1. Trunk Line to serve Area A	**$ 1,266,100**
D. Water System Construction	
1. Well and distribution	**$478,600**
TOTAL COST	**$5,401,200**

FINANCING ALTERNATIVES

Local Improvement District

A Local Improvement District (LID) is a method used to finance public improvements and facilities by distributing the costs of the improvements to surrounding property owners. This tool has the advantages of insuring that all the benefiting property owners pay an equitable amount towards an improvement, and it allows property owners to finance their assessment over time at attractive interest rates. The disadvantage is that if property owners do not benefit from the improvement, the costs may be a substantial economic burden.

Tax Increment Financing

Tax Increment Financing is a vehicle made available under the provisions of Oregon's Urban Renewal Statutes. Once a governmental body adopts an urban renewal plan, a statement of the total true cash value of all the real and personal property in a renewal area is made and it is called the "frozen base." The "frozen base" is used to calculate tax increment proceeds that go the to local renewal agency. Property tax revenues from the frozen base still are distributed to local taxing bodies, but during the life of the Urban Renewal Plan, the local renewal agency will receive tax revenues from any increase or "increment" in true cash value in the renewal area. These "increment" funds can be used for public improvements and other purposes specified in the local Urban Renewal Plan prepared for a specific area. An advantage of this method is that needed up-front improvements such as sewers, water and streets can be financed by bonds repaid by tax increment funds.

Systems Development Charge and Donations

Traditionally, developers have constructed, at their expense, streets, water supply and sewage systems, and drainage systems within their developments. Donation of land for public right of way and improvements is also typical. All new development, however, creates additional public costs. Some of these are capital costs such as utilities, schools and the like. Others are operating costs such as police and fire protection and general government. A systems development charge is a method to assess the off-site impacts caused by a development, and require the development to pay for these impacts which are related to and benefiting the development.

Municipal Bonds and Special Tax Levy

Municipal bonds are issued to finance public capital improvements, and represent public borrowing from a financial institution with repayment and interest specified by an agreement. Bonds are typically backed by a municipality's taxing power. A special tax levy is usually needed, requiring a public election to approve the added property tax needed to retire the bonds. This method may not be reliable for public improvements in a largely undeveloped area where the improvements do not directly benefit the majority of voters.

Chemawa Activity Center Plan

Outline of Issues and Ideas

I. Purpose

- **A. Create Gateway to Community**
- **B. Maximize potential of activity center area**
- **C. Prevent haphazard, disjointed development**
- **D. Plan for best system of public infrastructure**
- **E. Maximize return to community**
  1. **Economic**
     a) Property Values
     b) Employment
     c) Secondary Dollars
     d) Compliment to River Road Commercial Corridor
     e) Support Housing Market
  2. **Social**
     a) Community Focal Point
     b) Source of Pride
     c) Supporting Community Values
     d) Support Cultural Base

II. Issues

- **A. Defining market with best value to Community**
  1. **Highest Chance of Economic Success**
  2. **Least Negative Impact on Community**
- **B. Land Use Pattern**
  1. **Acceptable uses**
  2. **How to Zone, yet allow flexibility to respond to market**
  3. **Overcoming "allocation" questions**
     a) Housing
     b) Industrial
- **C. Infrastructure**
  1. **Sewer**
  2. **Water**
  3. **Storm Drainage**
  4. **Transportation**
     a) Circulation Patterns
     b) Access to Lockhaven
     c) Alternative Modes
        (1) Park and Ride
        (2) Transit Service
        (3) Rail Service
- **D. Implementation**
  1. **Who Owns?**
  2. **Who puts in infrastructure?**
  3. **Who finances infrastructure?**
  4. **Who markets?**

III. Land Use/Economic Pattern

- **A. "Nature" or "Theme" of the Activity Center**

(1) **Fred Meyer**
(2) **Joe's**

b) Smaller Retail
(1) **Transportation Oriented**
(2) **Sports Related**
(3) **Entertainment**
(4) **Food Service**
(5) **Personal Services**
(6) **Day Care**

7. **Mixed**
a) All Above
b) Residential

C. Land Use Pattern

1. **Area 1 - CLI south of Tepper Lane**
a) Keep as CLI
b) Expand commercial area to south
c) Golf Resort
2. **Area 2 - Commercial NW of Interchange**
a) Focal Point of Project
b) Commercial
(1) **Hotel/Restaurant/Conference Center**
(2) **Major Retail**
(3) **Small Retail**
3. **Area 3 - ODOT Property**
a) Park and Ride
b) Transit Center
c) Support Retail
4. **Area 4 - West of Railroad Tracks**
a) Residential
b) Expansion of Little League Park
(1) **Little League/Adult Leagues**
(2) **Tournament Play**
c) Campus Light Industrial
d) Major Retail south of Lockhaven
e) Small Retail

IV. Public Infrastructure

A. Sewer

1. **Main coming from north**
2. **Collection system**

B. Water

1. **New well**
2. **Reservoir**
3. **Distribution system**

C. Storm Drainage

1. **Lines to north and south**
2. **On-site detention**

1. **Who**
    a) City
    b) Developer
    c) Development Commission
2. **How**
    a) Private Party Assembly
    b) Urban Renewal Agency Assembly

C. Infrastructure Financing

1. **Developer**
2. **Tax Increment**
    a) Revenue Stream
    b) Bond
3. **Economic Development Grant/Loan**
4. **Combination**
5. **Must come first**

D. Transportation

1. **Automobile**
   a) Major signalized interchange east of tracks
   b) Undercrossing under Lockhaven
   c) Internal Circulation north of Lockhaven - realign Radiant
   d) Realign Ridge to Chemawa/McLeod Intersection
2. **Alternative Modes**
   a) Park and Ride on ODOT Property
      (1) traffic
         (a) North to Portland
         (b) South from Portland
      (2) Carpool
      (3) Vanpool
      (4) Transit
         (a) Regular Service
         (b) Express to Downtown/Capitol Mall
         (c) Transit Service
   b) High-Speed Rail
      (1) Station on SPRR @ Chemawa Road east of I-5
      (2) Link between HS Rail & Activity Center
   c) Salem/Keizer Rail Corridor
      (1) BNRR right-of-way and tracks
      (2) Link to Downtown/Riverfront
         (a) Trolley, etc.
         (b) Bicycle
         (c) Pedestrian

V. Land Use Regulations

A. Interim Regulations

1. **Area must be developed in large, planned projects**
2. **Should not allow land divisions**
3. **Keep land in UT zone**
   a) Residential
   b) Farm Use
4. **Promise progress and commitment to completion**

B. Permanent Regulations

1. **Use existing zoning to fit adopted land use pattern**
2. **Activity Center overlay zone applies**
   a) All uses conditional uses
   b) Must show conformance with AC Plan

VI. Implementation

A. Marketing

1. **Finding Major Developer**
2. **Joint Effort**
   a) City
   b) Developer
   c) SEDCOR, etc.

B. Ownership

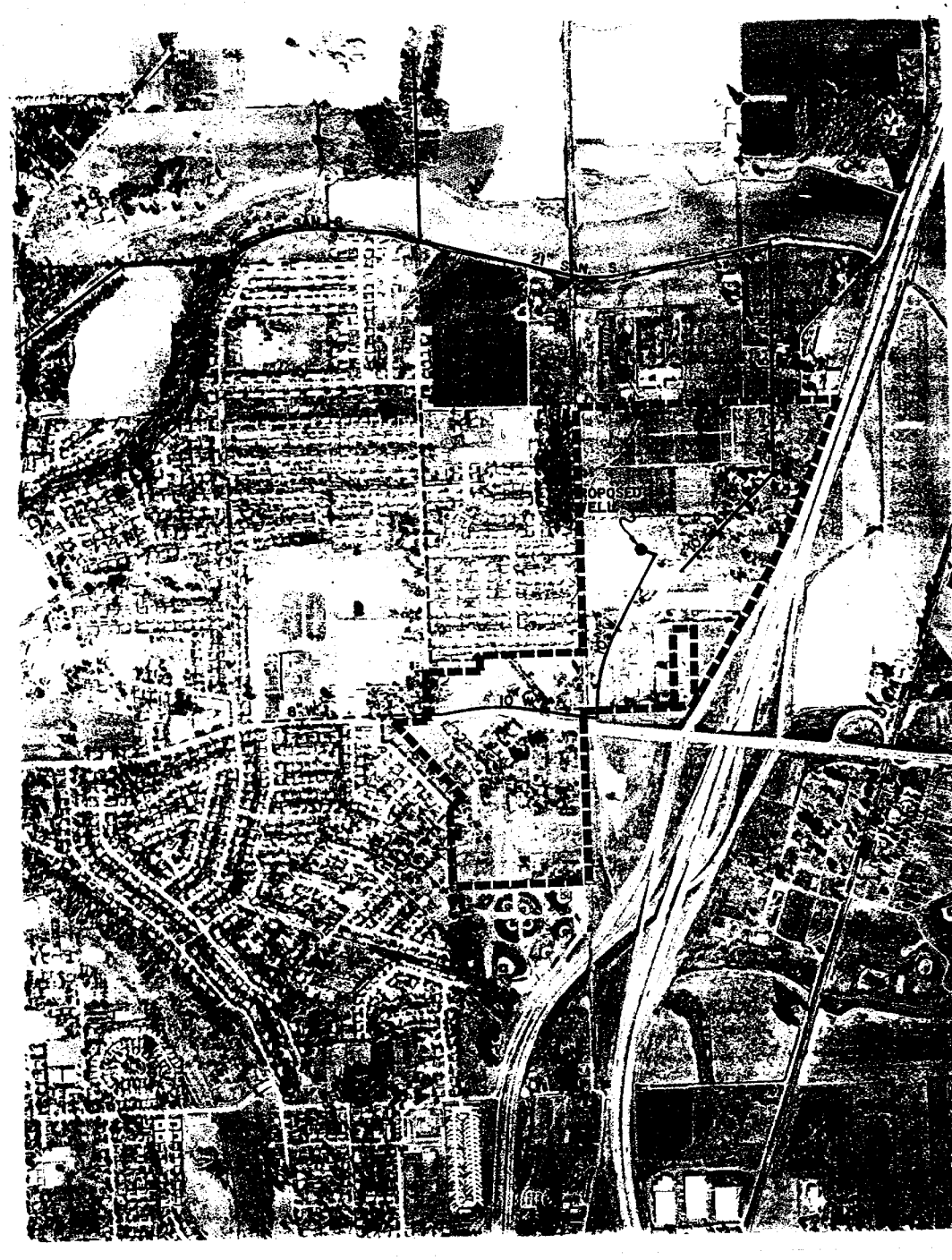
1. **Alternatives**
    a) Typical Interchange but "High Class" and "Quality Design"
    b) "Freeway Oriented" Conference/Commerce Center
        (1) Hotel/Restaurant/Conference Facilities
        (2) Retail to support:
            (a) neighborhood
            (b) conference attendees
            (c) freeway travelers
    c) "Focal Point Oriented" Conference/Commerce Center
        (1) Corporate Center
            (a) Offices
            (b) Distribution
            (c) Manufacturing
        (2) University
            (a) Campus
            (b) Research Facility
        (3) Medical
            (a) Hospital
            (b) Clinic
            (c) Research Facility
        (4) Sports
            (a) Arena
            (b) Softball/Baseball
            (c) Bicycling
    d) Transportation Center
        (1) Day to Day Services
            (a) Groceries
            (b) Day Care
            (c) Personal Services
        (2) Transportation Commercial
            (a) Service Stations
            (b) Automobile Rental
        (3) Support Commercial
            (a) Food Service
            (b) Entertainment

B. Acceptable Primary Uses

1. **Hotel/Restaurant/Conference Center**
2. **Sports Facilities**
    a) Multi-Purpose Arena
    b) Golf Resort
    c) Softball/Baseball
    d) Aquatics
    e) Ice Skating
    f) Bicycling
3. **University Campus**
4. **Medical Campus**
5. **Corporate Facilities**
6. **Retail**
    a) Major Anchor

SUMMARY OF LAND USE SCENARIOS

Land Uses	Scenario A	Scenario B	Scenario C
Area A			
Public/Semi-Public	25 Acres	25 Acres	25 Acres
Light Industrial	35 Acres	25 Acres	7 Acres
Hotel/Confer. Ctr.	4 Acres	4 Acres	4 Acres
Office	8 Acres	7 Acres	8 Acres
Service Commercial	4 Acres	4 Acres	4 Acres
Retail Commercial	24 Acres	35 Acres	52 Acres
Total Area A	**100 Acres**	**100 Acres**	**100 Acres**
Area B			
Light Industrial	**13 Acres**	**13 Acres**	**13 Acres**
Area C			
Public/Semi-Public	6 Acres	6 Acres	6 Acres
Light Industrial	31 Acres	31 Acres	31 Acres
Total Area C	**37 Acres**	**37 Acres**	**37 Acres**
Totals	**150 Acres**	**150 Acres**	**150 Acres**


21" SAN. S.
8" W.
10" W.

developed (see Figure 4). Areas B and C are presently served by the City's water system. Some minor upgrading of the system in this area is proposed.

The City of Keizer has adopted a master sewer plan update to guide the city in decisions regarding sanitary sewer service. The master sewer plan proposes a major sewer trunk to be constructed along Labish Ditch to provide sewer service to Area A as well as portions of the city in the Clearlake area (see Figure 4). Areas B and C presently have sewer service available with only minor modifications required.

A master storm drainage plan for portions of the city of Keizer was developed for the Keizer Sewer and Drainage District in 1980. The plan identified several major drainage projects that would be necessary to serve the activity center. Area A was not included in the drainage study. The design plan provides for a storm drainage system that uses elements of the previous study as well as a drainage system to Labish Ditch which would serve as an outlet for Area A. It is assumed that the City will continue it's present policy of requiring on-site detention to reduce the impact of large storm peaks.

Land Use and Ownership

The Activity Center Plan area contains approximately 150 acres, with the majority of the district located north of Lockhaven Drive and east of the Oregon Electric Railroad Line. Currently, approximately 50 housing units are located within the district, distributed about evenly along Radiant Drive and Chemawa Road. Approximately 83 properties are owned by about 55 different parties. The great majority of land area, about 80-90 percent, is in some form of agricultural use or vacant.

The size, shape and location of existing properties are not appropriate for a coordinated mixed-use development. Land acquisition will be necessary to consolidate small properties into larger development sites. Additionally, the existing local streets in the area, Radiant Drive and Chemawa Road, run diagonally through both north and south areas, resulting in land areas poorly shaped for commercial and industrial development. Relocation and improvement of these streets will be necessary to support future development, and to create workable development sites.

Future Demand for Land

The opening of Chemawa Interchange makes vacant land adjacent to the interchange attractive for commercial and industrial development. Forecasts prepared for the Comprehensive Plan estimate that 311 to 358 acres of commercial and industrial land will be needed during the next twenty years. Approximately 42 percent of the commercial and industrial development expected in the city is located in the Activity Center Plan area.

In the, a major commercial center developer has conducted market and feasibility studies for a development at a freeway interchange just south of Keizer. These studies have indicated that a major commercial development can be supported by the region, and that a freeway interchange is the best location for such a development. The Chemawa Activity Center has also been evaluated, and the developer has shown interest in both intersection locations. Other developers and economic development experts have concluded that the Chemawa Activity Center is an attractive location for commercial and industrial development. The primary factors influencing development at this location will be the growth and health of the regional economy, availability of adequate land at a reasonable price, planned or constructed transportation and public facilities necessary to support development, and positive public policy.

1. Adopt the land use designations as shown on Figure 3 as the Comprehensive Plan land use designations for the Activity Center. All commercial uses shown on Figure 3 (Hotel/Conference Center, Office, Service and Retail) shall have a commercial designation in the Comprehensive Plan.

2. Once this Activity Center Plan is approved, individual development applications will be subject to the provisions of Chapter 46-Activity Center Overlay of the City of Keizer Zoning Ordinance. Specific zoning designations will be proposed for areas within the Activity Center Overlay subject to section 46.03(a)(4), and approved by the City.

3. Adopt the following development standards in addition to the standards contained in the City of Keizer Zoning Ordinance:

    a. Outdoor storage of materials and equipment is prohibited in all commercial areas except in conjunction with residential uses where the storage shall be screened from view from the street and adjacent properties by a sight obscuring fence, wall or hedge.

    b. The following uses shall not be permitted in retail and office areas: gasoline service stations, vehicle sales and secondary repair, recreational vehicle parks, and all conditional uses listed in Section 28.02 of the Zoning Ordinance, except 12 and 13.

4. *New development continues to be responsible for on-site public improvements and connections to the main systems specified in the Activity Center Plan.*

5. *Tax increment financing shall be considered as a major method of raising the local share of revenue needed to complete projects listed in the Activity Center Plan, with the City proceeding immediately after adoption of the Activity Center Plan with the steps necessary for district formation.*

6. *Economic Development Funds from the State of Oregon should be pursued in earnest as a primary source of infrastructure funding. As part of the overall financing plan, the City shall begin pursuit of these funds.*

7. *During the process of establishing a tax increment financing district, contract for an independent financial analysis which will include assessed value projections, and a revenue forecast. Should a TIF district not be feasible, the City will propose an alternate financial program, recognizing that such a program could have the affect of retarding and/or restructuring recommended projects.*

8. *After adoption of the Activity Center Plan, the City will develop detailed engineering, design and financing priorities and adopt a financial program according to the requirements of Oregon Law. Improvement projects that have broad public benefit and require comprehensive construction approaches should be included in the public component this major capital improvement project.*

9. *Establish or expand City service responsibility as necessary to provide for continuous maintenance and operation of the storm drainage and other systems.*

5.2 Marketing Strategy

In addition to adopting the Activity Center and preparing the necessary planning, engineering and financial work necessary to establish a tax increment financing district, the City should conduct the following marketing activities.

Marketing Strategy:

1. Conduct on economic evaluation of the mix of development types which represent the highest and best use for the Activity Center area, and which have the best prospect of obtaining market support in short, and longer-range horizons.

2. Using the information from the economic evaluation, work with local economic development and other interested citizen groups to identify high priority companies and developments suitable for the interchange location.

3. Based on this evaluation of development types, and expressed preferences among various development types, identify major developers and end users active in, or likely to be interested in development in the region.

4. Prepare an information package outlining the market opportunities in the Chemawa area location, the requirements imposed on developments in the area, and the levels of assistance which might be made available through the City, or the urban renewal agency.

ACTIVITY CENTER PLAN LAND USE MIX

Land Uses	Net Acres
Area A	
Public, Semi-Public	
Major Streets	16.7 Acres
Detention Basin	3.0 Acres
PGE Site	2.5 Acres
RR Roadway	.8 Acre
Power Line ROW	2.0 Acres
Subtotal Public	**25.0 Acres**
Campus Light Industrial	**25.5 Acres**
Commercial	
Hotel/Conference Ctr.	3.6 Acres
Office	4.8 Acres
Service Commercial	6.6 Acres
Retail Commercial	34.5 Acres
Subtotal Commercial	**49.5 Acres**
Total Area A	**100.0 Acres**
Area B	
Public Streets	0.5 Acres
Campus Light Industrial	12.5 Acres
Total Area B	**13.0 Acres**
Area C	
Public Streets	6.2 Acres
Campus Light Industrial	30.8 Acres
Total Area C	**37.0 Acres**
Area D	
Campus Light Industrial	20.0 Acres
Total Area D	**20.0 Acres**
Total All Areas	**170.0 Acres**

3. Radiant Drive will be disconnected from Lockhaven and realigned to connect with the intersection of McLeod and Chemawa. This will provide a continuous north/south collector route through the entire area while solving a traffic problem at Lockhaven.

4. Chemawa Road will require widening between the I-5 off-ramps and Radiant Drive. The widening will allow turn lanes from Chemawa Road to Radiant Drive to be constructed.

5. The off ramp from I-5 North bound to Chemawa Road westbound may require widening to handle two left turn lanes. A new signal head and restriping would also be required.

6. Restriping at the southbound approach to I-5 and the Salem Parkway from Chemawa Road will also be required.

As part of the I-5 interchange reconfiguration discussed above, the completion of an undercrossing under Lockhaven linking Area A and Area D is planned. This access is important in order to fully integrate park-and-ride and other transit transfer functions planned for Area D with the rest of the Activity Center. It also is important to the area south of Lockhaven with the realignment of Radiant to the west.

Public Transit

As the Chemawa Activity Center develops the present public transit operation will be adjusted in two major ways. As the area becomes more of a destination for shopping, employment, and transfer to other modes of travel, the Transit District will need to adjust routing and scheduling to best meet the needs of those accessing the area. Second, the interchange will serve as a central transfer facility to allow access to express service to downtown Salem and the Capitol Mall, as well as intercity service to Portland.

The ODOT property, Area D, has been identified for a park and ride facility. This facility will be a multi-modal transfer center serving local and regional bus service, and carpool and vanpool service.

The Burlington Northern Railroad line runs between Eugene and Portland and passes through the center of the Chemawa Activity Center. Both Keizer and Salem have set public policy in their respective Comprehensive Plans to acquire this right-of-way and to reuse it as a transportation corridor. It is possible to develop rail service, such as a trolley, between the Chemawa Activity Center and Downtown Salem. Since the tracks currently exist, rail service cost between Salem downtown and the Chemawa Activity Center would be minimal. The opportunity to connect these two shopping areas by rail could open up innovative financing alternatives as well as provide a regional attraction. This corridor may also be utilized for pedestrian and bicycle links.

The High-Speed Rail Project between Eugene and Vancouver, British Columbia is proposed for the Southern Pacific Railroad line which runs east of I-5. A potential station is identified at Chemawa Road. A link between the station and the Activity Center would enhance both areas.

Pedestrian/Bicycle Circulation

All public roadways within the Activity Center will be built with sidewalks as per the present City of Keizer standards. Bicycle paths would be developed in accordance with the present bicycle path plan for the Salem/Keizer area. Modification to the plan could be made where the City felt that additional bicycle provisions should be provided to provide access to commercial areas.

Sewer and Water Facilities

Area B: North of Lockhaven

This area includes approximately 13 acres, and is located north of Lockhaven Drive. The predominant land use is planned for light industrial, but medium and high density housing may also be considered at a later date.

Policies:

1. *The future land use shall be campus light industrial.*

2. *The future use of this area shall be retained and protected by continuing the Urban Transition (UT) zoning designation. The UT zone shall remain until public facilities including streets, sanitary sewer, water and drainage improvements described in this Plan are provided.*

3. *The number of vehicle access points on Lockhaven Drive shall be minimized. Combining access points for adjacent parcels shall be required .*

4. *A minimum spacing standard for vehicle access points shall be 400 feet apart along an arterial street and 200 feet along a collector street.*

Area C: West of Railroad

Area C includes approximately 37 acres south of Lockhaven Drive and west of the Railroad. The predominant land use is planned for light industrial, but medium and high density housing, recreation or commercial uses may also be considered at a later date.

The circulation system in Area C consists of the realignment of the intersection of Chemawa Road to the west to form an intersection on Lockhaven Drive opposite McLeod Lane. This proposed circulation system in Area C presents the opportunity for a simple rail crossing and local street access to Area D. Because of the need for a major signalized intersection at Radiant Drive, and the heavy turning volumes anticipated between that intersection and the freeway ramps, access from Area D directly to Lockhaven is not recommended.

Policies:

1. *The future land use shall be campus light industrial.*

2. *The future use of this area shall be retained and protected by continuing the Urban Transition (UT) zoning designation. The UT zone shall remain until public facilities including streets, sanitary sewer, water and drainage improvements described in this Plan are provided.*

3. *The number of vehicle access points on Lockhaven Drive shall be minimized. Combining access points for adjacent parcels shall be required .*

4. *A minimum spacing standard for vehicle access points shall be 400 feet apart along an arterial street and 200 feet along a collector street.*

Action:

1. *The Chemawa Activity Center designation shown in the Keizer Comprehensive Plan shall be amended to include the ODOT property southwest of the I-5 interchange.*

4.4 Land Use and Circulation Concept

Three land use scenarios for the Chemawa area were evaluated in terms of transportation and public improvement impacts and Comprehensive Plan policies. The Appendix includes a description of the scenarios considered. There is not a significant difference among the scenarios for the need for sanitary and storm sewers, water supply and distribution and local streets. Any of the scenarios could be viable at the Chemawa location, but market forces and developer preference will largely determine the future of the Activity Center Plan area. A flexible plan is needed which outlines the public intent for the area while allowing developers and property owners a wide range of development options.

Based on the consideration of transportation and public improvement impacts and Comprehensive Plan policies, Scenario B is recommended as the general land use mix for the Chemawa Activity Center. A land use and circulation plan concept is shown which provides needed flexibility to allow a wide range of development options, and to accommodate the land use mix described at the end of this section. (See Figure 2)

Area A: Radiant Drive

This area includes approximately 100 acres and extends from Tepper Lane south to Chemawa Road. In Area A, Radiant Drive is realigned to the west providing direct access to service commercial, retail and hotel/conference center uses located at the southern end of the area. This new street would extend to Tepper Lane along the existing railroad tracks serving the BPA facility. Depending on developer and user preference, the hotel and service commercial areas could be transposed. Office uses are proposed north of the commercial area. A loop road is proposed to extend from Radiant Drive to the eastern part of the area, and connecting to Tepper Lane at the intersection of the existing Radiant Drive. A new east-west road is proposed which will connect the realigned Radiant Drive to the new loop road. This new street will provide access to light industrial uses located in the northern portion of Area A, and to the general industrial area north of Tepper Lane. The location of the proposed street system permits some flexibility for the specific location of different land uses.

Policies:

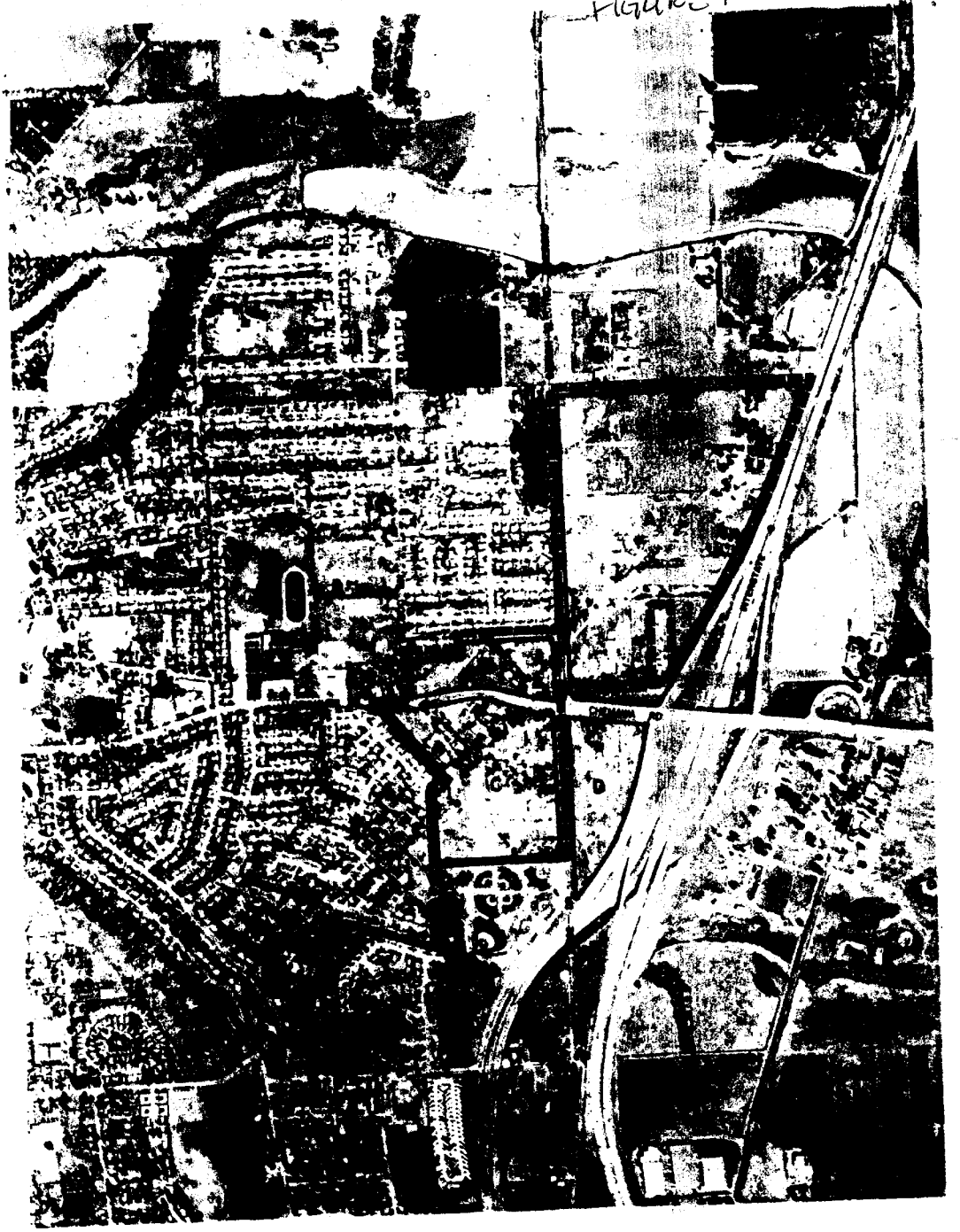
1. *The land use and circulation concept described above and shown on the concept diagram shall guide all future development activity in the area.*

2. *The future use of this area consistent with the land use and circulation concept shall be retained and protected by continuing the Urban Transition (UT) zoning designation. The UT zone shall remain until public facilities including streets, sanitary sewer, water and drainage improvements described in this Plan are provided.*

e. Be a unified district with coordinated circulation, parking and landscaping, not a collection of small unrelated commercial developments.

3. An employment area service center will be located near the Chemawa Interchange in the Chemawa Activity Center.

This Activity Center Plan is intended to implement these policies.



We the undersigned residents of Appletree Estate Lighting District, object to the lighting proposal and assessments proposed.

Name	Address	Phone
Ronald Nudson	5352 Newton Ct. N	393-4954
Oliver L. Jones	5353 Newton Ct N.	390-9416
[illegible]	5333 Newton Ct. N	390-3194
Linnel Littlebee	5332 Newton Ct N	390-1404
Bridget Parkinson	1384 Golden Ln N	390 6592
James & Lilia Crawford	5354 MELROSE CT. N., KEIZER, OR	
Chris + Thomas Faure	5395 MELROSE CT N.	
Brian A Tietsort	5372 Newton Ct. N Keizer, OR.	
[illegible]	1254 Golden Ln. Keizer.	
John C. Pitts	5393 NEWTON Ct. N.	
Henry Gonzalez	5373 Newton Ct N.	

Name	Address	Phone
Robin Looney	1184 Golden Ln. N.	463-0582
Lorraine Wilkes	1284 Golden Ln N	390-4341
Winifred E. Jones	5353 Newton Ct - 3[illegible]	-9416
Karen L. Ayres	5334 Melrose Ct. N.	390-7922

NOTICE OF INTENTION TO ASSESS FOR
STREET LIGHTING IMPROVEMENTS

NOTICE IS HEREBY GIVEN that the City Council of the City of Keizer, Oregon declares its purpose and intention to assess certain property benefitted by improvement of a street lighting district with the installation of thirteen (13) 100-watt high pressure sodium luminaries on 4-foot long mast arms mounted on 25 foot aluminum poles, all to serve APPLETREE ESTATES STREET LIGHTING DISTRICT and the City Council hereby ascertains and determines that the properties benefitted by such lighting district improvements will be all of the lots, parts of lots, and parcels of land more particularly described in City Engineer's Report referenced in Resolution R93-641, adopted by the City Council on June 7, 1993 and by this reference made a part of this notice. The parcels of land within the proposed lighting district include those properties identified as Lots 4 through 25, Phase 1, Lots 1 through 4, Phase 2, and Lots 25-46 Phase 3, Appletree Estates, in Section 34, Township 7S, Range 3W, Willamette Meridian, in the City of Keizer, Marion County, Oregon. The Engineer's Report, as approved by the City Council, is available for public examination in the office of the Keizer City Recorder.

The estimated amount of the proposed assessment to each property is an initial annual amount of $84.59 with annual assessments thereafter of $75.71. This assessment may fluctuate according to the utility company's rate structure and the electrical consumption within the district.

If you have objections to the proposed assessment, you may file such objection, stating the grounds thereof, and the Council will consider those objections at its JULY 6, 1993 AT 7:30 P.M. public hearing at Keizer City Hall, 930 Chemawa Road N.E., Keizer, Oregon. Objections must be filed in writing on or before July 6, 1993 with the Tracy L. Davis, Keizer City Recorder. Formation of the district will be suspended for six months if there is presented a valid remonstrance of the owners of two-thirds of the land to be specially assessed therefor. Prior to filing any objections, you are urged to contact the City of Keizer to answer any questions you may have about your assessment. Any inquiries should refer to Appletree Estates Street Lighting District.

DATED at Keizer, Oregon, this 14th day of June, 1993.

NOTE: THIS IS NOT A BILL

If the assessment is passed as it is now written, you will receive a notice of assessment from the City of Keizer or from the Marion County Tax Assessor.

Said assessment will become a lien on your property unless fully paid each year when due.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R93- 641

APPLETREE ESTATES STREET LIGHTING DISTRICT

BE IT RESOLVED by the City Council of the City of Keizer, Oregon:

Section 1. That the City Council hereby finds the preliminary plans, an estimate of probable costs contained in the City Engineer's report for Appletree Estates Street Lighting District which was filed with the City Recorder on May 19, 1993 to be satisfactory, and the same are hereby approved and adopted.

Section 2. That the City Council hereby declares its intention to make the lighting district improvements to serve Appletree Estates Street Lighting District and hereby declares that the improvements to be made shall consist of thirteen (13) 100 watt high pressure sodium luminaries and mounted on 4 foot long mast arms and attached to 25 foot aluminum poles within the district, all in accordance with the aforesaid preliminary plans with the initial cost of installation to be borne by Portland General Electric and the operational and electrical power costs estimated at $3,830.98 the first year and $3,482.71 in subsequent years to be assessed against the properties benefitting from the improvements.

Section 3. That the City Council hereby directs the City Recorder to give notice of intention to make the improvements by publication once each week for two (2) successive weeks in a newspaper of general circulation in the City of Keizer stating a public hearing will be held on July 6, 1993, said notice to also provide that information required under City of Keizer Ordinance 87-094, an ordinance providing for procedures for municipal lighting districts and special assessments.

Section 4. That the City Council hereby directs the City Recorder to mail notice of the

proposed assessments to each owner in the local improvement district with notice that any objections to the Engineer's Report and the proposed assessment will be considered by the City Council at the aforesaid July 6, 1993 public hearing.

Section 5. That the City Council may abandon the proceedings for the lighting district improvements if sufficient property owner support for the local improvement district does not materialize.

Section 6. If any section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the resolution. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

PASSED this 7th day of June, 1993.

SIGNED this 7th day of June, 1993

Mayor

City Recorder

PUBLIC HEARING REGARDING: Cherrylawn Court Street Light DATE: 7-6-93

BEFORE: City Council PLACE: Council Chambers TIME: 7:30 pm

PRINTED NAME	MAILING ADDRESS	PROPONENT	OPPONENT	GENERAL

PUBLIC HEARING REGARDING: Rivercrest Street Light Dist. DATE: 7-6-93

BEFORE: City Council PLACE: Council Chambers TIME: 7:30 pm

PRINTED NAME	MAILING ADDRESS	PROPONENT	OPPONENT	GENERAL

Cherrylawn
Court
Street
Light
Dist.

June 22. 93

Tracey L Davis

I Am on a Fixed Income, & When I Signed for the Street Lights. there Was no Mention it Would Cost So Much. I Can't afford any expense toward these lights and therefore I would say no to Putting them in.

Minnie Stacey

RECEIVED
'93 JUN 24 AM 9 58
CITY OF ...

3642 Cherrylawn Ct. N.E.
Keizer, OR 97303
390-6609

June 25, 1993

RECEIVED
'93 JUN 29 PM 3 22
CITY OF KEIZER
OREGON 97303

Keizer City Hall
930 Chemawa Road, N.E.
Keizer, OR 97303

Attn: Tracy L. Davis, Recorder

RE: Notice of Intention to Assess for Street Lighting Improvements - Cherrylawn Court Street Lighting District
RESOLUTION # R93-642

This letter is in response to the above resolution for which there is a scheduled hearing on July 6, 1993, at 7:30 p.m. It is my intent to be present at the hearing, but should something bar my attendance, I wish to make my objections known.

My husband, Lee Moore, and myself both object to the installation of the street lighting on Cherrylawn Court. When the original petition was circulated for us to sign up as supporters of the proposal, we were informed that it would be a very minimal cost to our court. However, after reading the resolution, it appears the cost will be very great to each of us, and will go up and continue to be attached to our taxes!!! Hundreds of dollars!

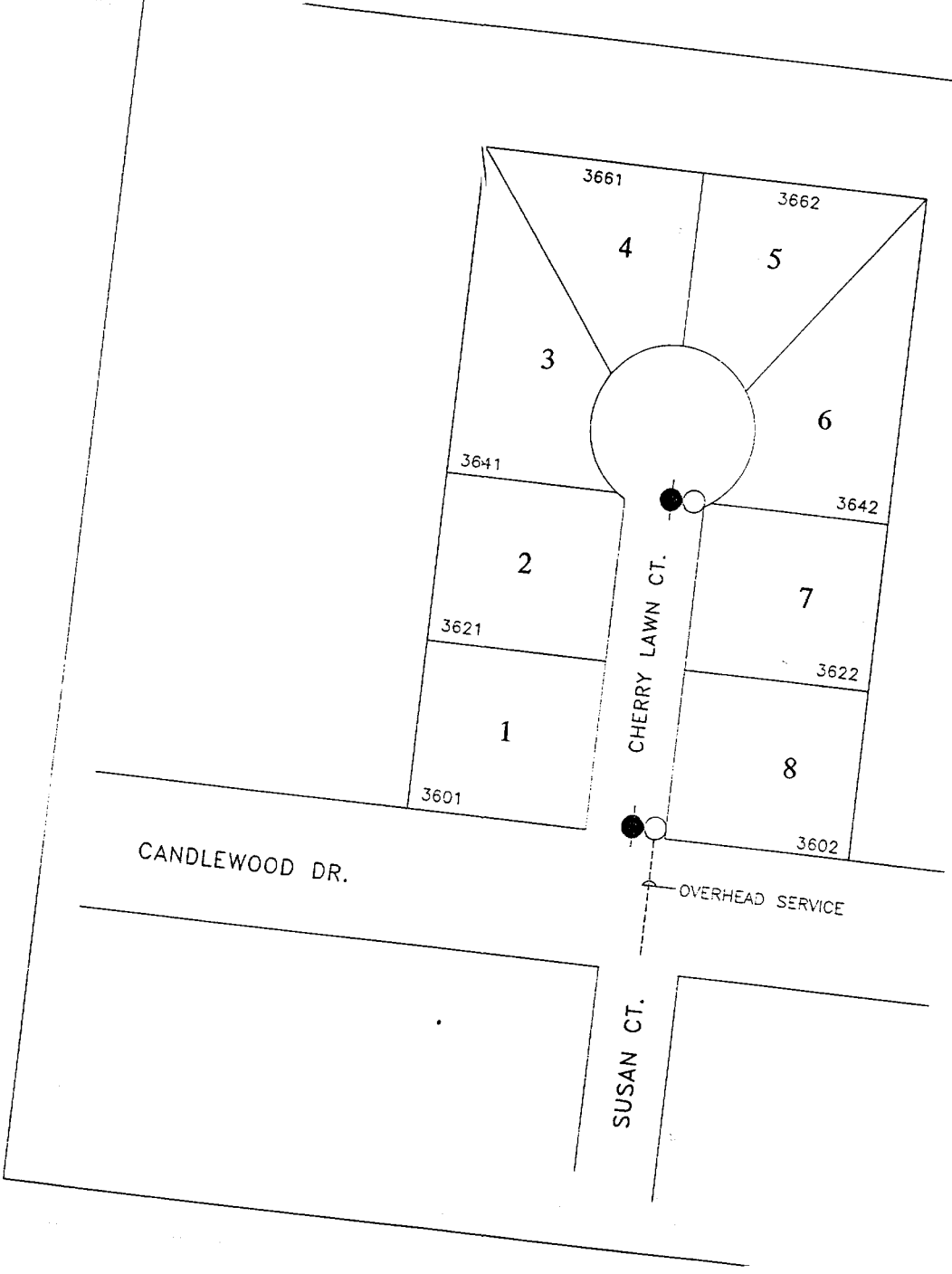
We simply cannot afford this much of a charge as my husband is disabled and I am working with a moderate salary for the State of Oregon.

I'm sure my husband and I could arrange to leave our porch light on or else install a small over-the-garage spotlight like some of the other neighbors have done to help the court's lighting problems. But we definitely will not be able to support the costs of installing a full street light.

Thanks for your attention to our opinions.

Very truly yours,

Mary Jane Moore
Mary Jane Moore
Lee E. Moore
Lee E Moore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3601
3602
CHERRY LAWN CT.
CANDLEWOOD DR.
OVERHEAD SERVICE
SUSAN CT.

PUBLIC HEARING REGARDING: Chemawa Activity Center DATE: 7-6-93

BEFORE: City Council PLACE: Council Chambers TIME: 7:30 pm

PRINTED NAME	MAILING ADDRESS	PROPONENT	OPPONENT	GENERAL
Kenneth Appleh	5695 Ridge Drive NE 97303		✓	
John E Young Sr.	6225 Radiant Dr. 97303			
Josephine Ditchen	1332 14th Ave N.E.			✓
Patti Chapman	2235 Chemawa Rd			
Richard Bladden	2285 Chemawa Rd			

COMMENTS FOR PUBLIC HEARING ON CHEMAWA ACTIVITY CENTER

We disagree with the plans the city wants to make for this area. The main reason we disagree is because our home is located within this area. We feel the city is trying to take away our rights to the property we own. And naturally we don't like it and feel it's unfair.

Because of this "black cloud" the city wants to hang over our heads we feel we can do nothing but wait for it to come crashing down on us. We do not like the idea of living under this "black cloud" and feel a great deal of frustration in not knowing when or where it will come crashing down.

We are unable to make decisions that normally come with home ownership—i.e., should we remodel this year? should we put in new carpet? should we build a deck and finally buy that hot tub? should we put in a new lawn and sprinkler system? should we build a garage—or reroof the exisiting garage?, etc, etc. Even the decision to sell is shadowed by the city's plans to take over our home. Who will want to buy a home knowing the city will come in and take it away? And more importantly, how can we expect to get a good price from a buyer knowing the city will take the property anyway? We think this is wrong.

We appreciate the opportunity to voice our opinion, but feel little confidence the city will actually hear us and give consideration to our objections.

N. H. & Connie Garland
5525 St. Croix Way, Keizer

Daniel E & Louise C Kennell
5540 St Croix Wy NE
Keizer OR 97303

Noel D Lass
5580 St. Croix Wy.

Randy & Loretta McCool
5530 St Croix Way

Oregon

DEPARTMENT OF TRANSPORTATION

HIGHWAY DIVISION
District 3

FILE CODE:

July 2, 1993

Mr. John Morgan
Director of Community Development
City of Keizer
P.O. Box 21000
Keizer, OR 97307

SUBJECT: Comprehensive Plan Amendment for the Chemawa Activity Center

Dear Mr. Morgan:

Thank you for the opportunity to provide comments to the City of Keizer on the subject comprehensive plan amendment. I am writing to inform you that ODOT has concerns about this land use action's impacts on the transportation network's ability to provide safe access to area properties. This letter is in response to information provided by the Department of Land Conservation and Development indicating that the City would hold its final hearing on this plan amendment on July 6, 1993. The ODOT Region 2 office received notice of this hearing, dated June 28, 1993, on July 1, 1993.

PROJECT COMMENTS

ODOT's principal concerns with this project are with traffic related to the project and how it may ultimately effect the I-5 freeway and its Chemawa Road/Salem Parkway interchange. This is the gateway entry to the City of Keizer.

- Project-related information that has been made available to ODOT indicates that the proposed change to the City's Comprehensive Plan necessitate a number of improvements to the surface transportation system, including the adjacent state highway, to accommodate future development. That information also indicates that improvements are contemplated to the local and regional transportation system to ensure that project-generated traffic is accommodated at acceptable levels of service. Improvements described within the state right-of-way include new travel lanes, new traffic signal, and restriping of existing roads. Without the information and analysis contained in a Traffic Impact Study (TIS), it is impossible to determine if these improvements are sufficient.

  ODOT is of the opinion that the application will have a significant effect, as that term is used in the Oregon Transportation Planning Rule, on the Chemawa Road/Salem Parkway interchange. The additional commercial development proposed will significantly effect this interchange.

885 Airport Road
Salem, OR 97310
(503) 378-2630
FAX (503) 373-1038

Unless highway improvements are established in the Keizer Comprehensive Plan, development of additional commercial area could reduce the interchange's level of service below the levels established in the 1991 Oregon Highway Plan.

The Oregon Transportation Planning Rule (TPR - Oregon Administrative Regulations Chapter 660, Division 12) was developed to implement the provisions of Goal 12 of the Statewide Planning Goals. Section 660-12-060(1) of the TPR is applicable to this amendment.

In order to be consistent with the TPR, a TIS, using established ODOT methodology, needs to be prepared to determine the level of impact to area roadways including I-5 and the Chemawa Road/Salem Parkway interchange. The TIS shall be completed and accepted prior to the approval of the plan amendment and/or any zone change.

- The City of Keizer will need to incorporate land use actions stated in the TPR, Section 660-12-060 (1a), (1b), or (1c) as part of the land use decision in order for the proposed plan amendment to comply with Goal #12 and the TPR. These actions need to show that I-5 (including the interchange) will be able to operate at acceptable levels of service in the near term and through the remainder of the planning period, and that the land use decision will result in development consistent with the functional classification of the I-5 freeway.

If the City of Keizer decides to exercise the option stated in Section 660-12-060 (1b) of the TPR, ODOT believes that the Keizer Transportation Plan will need to be amended as part of the land use decision and before development permits can be issued. The near term facility improvements described in your application will need to be incorporated into the plan. Completion of the TIS may identify additional improvements necessary to meet the 1991 Highway Plan's standards for I-5, improvements which have not been described. As required in the TPR, a transportation facility financing program to fund near term improvements, and longer term improvements, also needs to be part of the land use decision. No improvements to I-5 in the vicinity of the Chemawa Road/Salem Parkway interchange are listed in the ODOT 1993-1998 Transportation Improvement Program.

The 1991 Oregon Highway Plan was adopted as the modal systems plan element of the Oregon Transportation Plan. It is the transportation systems plan (TSP) for state highways, as that term is used in TPR Section 660-12-015, unless more stringent standards are contained in a local or regional TSP. Its policies are used by ODOT

to determine whether a development will have a significant effect on a state transportation facility. I-5 and other interstate highways are identified in the 1991 Oregon Highway Plan as having the highest statewide importance. The plan requires that I-5 and associated facilities operate at Level of Service 'C'.

Level of Importance (LOI) Policy

This policy classifies the state highway system into four levels of importance (LOI). This provides overall direction for managing the system and provides a basis for developing funding strategies for improvements. Each LOI is described in terms of its primary and secondary functions, key characteristics, and objectives for managing the operations of that class of highway. The map attached to this policy shows how each highway in the system is classified.

The Oregon State Highway Division (OSHD) will manage the highway system in accordance with the priorities established in this policy. Highways will be managed to serve secondary functions only when the abilities of the highways to serve primary functions will not be degraded. Where the primary function has already been significantly degraded, the OSHD will manage that highway to maintain or improve its ability to serve the primary function.

Interstate Highways

The Interstate 5 (I-5) freeway and Chemawa Road/Salem Parkway interchange, which provides the major access to the property, are classified as Interstate Highways. The primary function of highways in this level is to provide connections and links to major cities, regions of the state, and other states. A secondary function in metropolitan areas is to provide connections and links for regional trips within the metropolitan area. Connections are primarily with roadways that serve areas of regional significance or scope. Included in this level are highways on the federal interstate system. The management objective is to provide for safe and efficient high-speed continuous-flow operation in urban and rural areas.

As noted above, ODOT has no money in its six year improvement program for installation of improvements to I-5 in this vicinity or the Chemawa Road/Salem Parkway interchange and is not prepared to fund any future improvements. That interchange, completed in 1988, was designed to provide an adequate level of service based on anticipated traffic volumes. The plan amendment authorizes changes in

land use designations. The City or applicant, therefore, will be responsible for the design and construction of all improvements to state facilities. The improvements, along with a detailed financing mechanism, will be necessary prior to plan amendment approval to assure compliance with the provisions of TPR Section 660-12-060.

ODOT recommends that the following conditions be applied to the proposed comprehensive plan amendment to ensure that recommended facilities improvements maintain state operational standards:

1. Prior to the issuance of any development permit within the limits of the Chemawa Activity Center property, the City or project applicant shall submit detailed improvement plans for circulation improvements within the state right-of-way for the review and approval of the Manager, Oregon Department of Transportation, District 3. Said review shall be undertaken to ensure that all improvements are designed utilizing appropriate state standards.

2. Prior to the issuance of occupancy permits for any land use on the property, the City must obtain certification from the Manager, Oregon Department of Transportation, District 3, stating that all necessary improvements within the state right-of-way have been installed consistent with state standards and the approved improvement plans.

- ODOT's project information indicates that the City only intends to improve Lockhaven Drive to full standards west to McLeod. Lockhaven provides the major surface street access to the project from the west. Significant traffic volumes would be anticipated from the west (downtown area) as either work trips or trips to utilize the proposed commercial facilities.

  Further, Lockhaven has been classified as a "Beltline Arterial" in the 1990 "Salem Transportation Plan." This designation recognizes the importance of Lockhaven as a component of a beltway loop road system around the Salem metropolitan area. Full improvement of Lockhaven consistent with the "Beltline Arterial" classification will relieve part of the project-related traffic burden from the I-5/Chemawa Road-Salem Parkway interchange by providing suitable alternative access to the property.

ODOT recommends that concurrent with first occupancy of commercial or industrial uses, the City and/or applicant shall improve Lockhaven Drive to "Beltline Arterial" standards as described in the 1990 "Salem Transportation Plan" from McLeod to River Road if the findings of the TIS indicate the need for full improvement at that time.

This letter should be included in the hearing record as ODOT testimony. ODOT should be considered a party to the hearing and be entitled to notices of future hearings, or hearing continuances or extensions. Please provide me with a copy of the city's decision, including findings and conclusions.

Yours truly,

John Grassman, P.E.
District 3 Manager

cc: Ken Husby, ODOT Region 2
Dick Reynolds, ODOT
Bob Rindy, DLCD
Richard Schmid, Mid-Willamette Valley COG

CITY OF KEIZER MISSION STATEMENT

KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING BASIC CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION

A G E N D A

URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Tuesday, July 6, 1993
7:00 p.m.
Robert L. Simon Council Chambers
Keizer City Hall
Keizer, Oregon 97303

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC TESTIMONY**

   This time is provided for citizens to address the Urban Renewal Agency on matters not on the agenda.

4. **PUBLIC HEARINGS**

5. **DISCUSSION**

   a. **RESOLUTION - Authorize Issuance of Urban Renewal Bonds**

6. **CONSENT CALENDAR**

   a. **Approval of June 21, 1993 Agency Minutes**

7. **OTHER BUSINESS**

   This time is provided to allow Urban Renewal Agency members the opportunity to bring matters before the Agency which are not on tonight's agenda.

8. **WRITTEN COMMUNICATIONS**

   To inform the Urban Renewal Agency of significant written communications and petitions.

9. **ADJOURN**

1982

City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

URBAN RENEWAL AGENCY MEETING: July 6, 1993

AGENDA ITEM NUMBER: 5a

TO: CHAIR KOHO AND BOARD MEMBERS

FROM: DOTTY TRYK
CITY MANAGER

SUBJECT: RESOLUTION AUTHORIZING THE ISSUANCE OF TAX INCREMENT BONDS

BACKGROUND:

The staff has worked with our consultants, attorneys and underwriter through several issues concerning this bond sale. We have structured the issue such that all concerns were responded to and we were successful in achieving an A- rating from Standard and Poors.

The attached resolution authorizes the sale of the bonds. It establishes the structure and makes commitments on the part of the Agency to the bondholders.

The bond sale will be for $4.8 million. The size of the issue increased because some of the projects were accelerated so that they could be completed if the Agency needed to defease the bonds due to some action by the legislature that would negatively affect repayment. The accelerated project schedule causes a loss in interest earnings and, therefore, the larger size of the debt.

This resolution states that these bonds are tax increment bonds and payable only from tax increment revenues. It pledges that the bonds are tax exempt and that a reserve of one year's debt service will be held. It describes the circumstances under which the Agency may issue additional debt of equal legal status, although, subordinate debt may always be issued.

It states that the bonds will be "paperless"--they will be book entry only bonds. This will save in issuance expenses and paying expenses.

Recycled Paper

The resolution authorizes me as your representative to negotiate the final package, which I will do with the help of a third party financial advisor. This package will include the interest rate; the redemption schedule which will provide the maximum flexibility for the Agency; and the purchase of bond insurance if cost effective. Finally, I will have the authority to create a reserve of a major portion of the bonds during the early years of the projects to provide insurance against the legislature radically changing the tax system to the detriment of our ability to repay our bonds. At this time, our revenue projections and the current progress of the legislature indicate that we will probably not need to establish this reserve.

If you adopt this resolution, the Council will be asked to adopt another resolution that will provide assurances that they will not do anything that will jeopardize the commitments made by the Agency.

The Bond Sale will occur July 13 and will close July 28.

COUNCIL GOAL:

This action will contribute to Council Goal I. by providing the financing for completing the construction of Phase I of the River Road Project.

FISCAL IMPACT:

The bonds will be repaid through tax increment revenues collected on the increased assessed values created in the Urban Renewal District.

RECOMMENDATION:

It is recommended that the resolution be adopted.

A Resolution of the

Urban Renewal Agency of the City of Keizer, Oregon

authorizing the issuance and negotiated sale of

URBAN RENEWAL BONDS, SERIES 1993

in an aggregate principal amount of not more than $5,000,000.

Adopted July 6, 1993

Section 1. Definitions. 1
Section 2. Authorization of Series 1993 Bonds. 3
Section 3. Security for Bonds. 4
Section 4. The Tax Increment Fund. 4
Section 5. Use of Proceeds. 6
Section 6. Tax-Exempt Status. 6
Section 7. Parity and Subordinate Bonds. 7
Section 8. Amendment. 8
Section 9. Redemption of the Series 1993 Bonds. 9
Section 10. Execution of the Series 1993 Bonds. 10
Section 11. Bond Book-Entry Form. 10
Section 12. Notice of Redemption of Bonds. 12
Section 13. Authentication, Registration And Transfer. 13
Section 14. Defeasance. 14
Section 15. Official Statement. 14
Section 16. Bond Counsel. 15
Section 17. Sale of Series 1993 Bonds. 15
Section 18. Rules of Construction. 15

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ISSUANCE AND NEGOTIATED SALE OF URBAN RENEWAL BONDS, SERIES 1993 IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN $5,000,000.

WHEREAS, the Urban Renewal Agency of the City of Keizer (the "Agency") finds it desirable to issue its urban renewal bonds to pay for the costs of urban renewal projects in the North River Road Economic Development Area; and,

WHEREAS, the Agency finds it desirable to sell such bonds to Bank of America, NT&SA; now therefore,

THE URBAN RENEWAL AGENCY OF THE CITY OF KEIZER, OREGON, RESOLVES:

Section 1. Definitions.

For purposes of this resolution, the following capitalized terms shall have the following meanings unless the context clearly requires otherwise:

"Agency Official" means the City Manager or the Community Development Director.

"Area" means the North River Road Economic Development Area which is described in the Plan, and all additions thereto.

"Available Tax Increment Revenues" means the largest amount of Tax Increment Revenues which the Agency could have received during the most recently completed Bond Year. In calculating Available Tax Increment Revenues, any variables affecting the certification or collection of the Tax Increment Revenues which are within the control of the Agency or the City (other than the levy of ad valorem taxes by the City and the collection of other charges by the City which are subject to the limitations of Article XI, Section 11b of the Oregon Constitution) may be assumed to have been at their most favorable levels. For example, if the Agency certified less than the maximum amount of Tax Increment Revenues for collection for the most recently completed Bond Year, in calculating Available Tax Increment Revenues for that Bond Year it may be assumed that the Agency certified the maximum amount of Tax Increment Revenues.

"Bond Account" means the account of that name in the Tax Increment Fund established in Section 4.

"Bond Year" means the twelve month period beginning on July 2 of each year, and ending on July 1 of the following year.

"Bonds" means the Series 1993 Bonds and any Parity Bonds.

"City" means the City of Keizer, Oregon, a city duly organized and existing under and by virtue of the laws of the State of Oregon and the Charter of the City.

"Closing" means the date on which a Series of Bonds are delivered in exchange for payment.

"Code" means the United States Internal Revenue Code of 1986, as amended.

"Agency" means the Urban Renewal Agency of the City of Keizer, Oregon.

"Fiscal Year" means the one year period commencing July 1 and ending the following June 30.

"General Account" means the account of that name in the Tax Increment Fund established in Section 4.

"Maximum Annual Debt Service" means the greatest amount of Bond principal and interest which are scheduled to be paid in any single fiscal year on which Bonds are outstanding, whether at maturity or through mandatory redemption.

"Owners" or "Bondowners" means the registered owners of registered Bonds, as shown on the Bond Register maintained by the Bond Registrar for each issue of Bonds, and the holders of any bearer Bonds.

"Parity Bonds" means the Series 1993 Bonds and any Parity Bonds issued pursuant to Section 7.2.

"Payment Date" means a date on which Bond principal or interest is due to be paid.

"Plan" means the Agency's Urban Renewal Plan for the North River Road Economic Development Area, which is dated September, 1990, as it may be amended from time to time.

"Record Date" means the fifteenth day of the month which precedes a Payment Date.

"Registrar" means the paying agent and registrar for the Bonds appointed pursuant to Section 13.

"Reserve Account" means the account of that name in the Tax Increment Fund established in Section 4.

"Reserve Equivalent" means an insurance policy, surety bond or guarantee or letter of credit issued by a municipal bond insurance company, a domestic corporation or a commercial bank having a credit rating (when the policy, bond, or letter of credit is issued) of at least A by Moody's Investors Service, Standard & Poor's Corporation, or Fitch Investors Service, or their

successors, in which the insurance company, corporation or commercial bank agrees unconditionally to provide the Agency with funds for the payment of debt service on Bonds.

"Reserve Requirement" means an amount equal to the lesser of the Maximum Annual Debt Service on all outstanding Bonds or the amount described in the next sentence. If at the time of issuance of a Series of Bonds, the amounts required to be added to the Reserve Account to make the balance in the Reserve Account equal to Maximum Annual Debt Service on all outstanding Bonds exceeds the Tax Maximum calculated with respect to such Series of Bonds, then the Required Reserve shall mean the Required Reserve in effect immediately prior to the issuance of that Series of Bonds, plus the Tax Maximum calculated with respect to such Series of Bonds.

"Series" or "Series of Bonds" refers to all Bonds which are issued at one time, pursuant to a single resolution, ordinance or other authorizing document of the issuer, regardless of variations in maturity, interest rate or other provisions.

"Series 1993 Bonds" means the Agency's Urban Renewal Bonds, Series 1993 which are issued pursuant to Section 2 of this Resolution.

"Stabilized Tax Increment Revenues" means the sum of all Tax Increment Revenues actually received in a period, plus any withdrawals from the Tax Rate Stabilization Account for that period, minus any deposits to the Tax Rate Stabilization Account for that period

"Tax Increment Fund" means the fund established under ORS 457.440(3) to hold the Tax Increment Revenues.

"Tax Increment Revenues" means all taxes levied against or allocable to the increase in value of property in the Area, as permitted by Article IX, Section 1c of the Oregon Constitution or ORS Chapter 457, which are received by the Commission on or after July 1, 1993, and all earnings thereon while the Tax Increment Revenues are held in the Tax Increment Fund.

"Tax Maximum" means, for any Series of Bonds, the lesser of: Maximum Annual Debt Service on the Series; 125% of average amount of principal, interest and premium, if any, required to be paid on that Series during all Fiscal Years in which that Series will be outstanding, calculated as of the date of issuance of that Series; or, ten percent of the proceeds of such Series, as "proceeds" is defined for purposes of Section 148(d) of the Code.

"Tax Rate Stabilization Account" means the account of that name in the Tax Increment Fund established in Section 4.

Section 2. Authorization of Series 1993 Bonds.

The Agency hereby authorizes the issuance of the Series 1993 Bonds in an aggregate principal amount of not more than $5,000,000. The Series 1993 Bonds shall bear interest at rates that shall not exceed an effective true interest rate of seven percent (7.00%) per

annum, and shall mature on the dates and in the years and annual principal amounts determined by the Agency Official pursuant to Section 17, below.

Section 3. Security for Bonds.

3.1. The Bonds shall not be general obligations of the City or the Agency. The Bonds and the interest and premium, if any, thereon shall be payable solely from the Tax Increment Revenues and amounts in the Tax Increment Fund, all as provided herein. The Agency hereby irrevocably pledges the Tax Increment Revenues to pay the Bonds. To the extent that the Tax Increment Revenues on deposit in the Bond Account are not sufficient to pay debt service on the Bonds when due, the Agency covenants to pay such debt service from any Tax Increment Revenues in the Tax Increment Fund, including amounts on deposit in the Reserve Account, the Tax Rate Stabilization Account and the General Account as provided in this resolution. The Agency has no other obligations outstanding to which the Tax Increment Revenues have been pledged, and the lien on, and pledge of, the Tax Increment Revenues to pay the Bonds shall be superior to all other claims against the Tax Increment Revenues. The provisions of this resolution shall constitute a contract with the Owners, and shall be enforceable by them.

3.2. So long as Bonds are outstanding, the Agency covenants, to the extent permitted by law, to cause an amount of Tax Increment Revenues to be certified to the County Assessor for collection each Bond Year which will result in the Agency having Stabilized Tax Increment Revenues for that Bond Year which are at least equal to the sum of: the principal and interest payments due on the Bonds in that Bond Year; plus, any amounts which will be required to be deposited into the Reserve Account that Bond Year pursuant to Section 4.1.2. However, this provision shall not require the Agency to seek voter approval to collect Tax Increment Revenues outside the limitation imposed by Article XI, Section 11b of the Oregon Constitution.

Section 4. The Tax Increment Fund.

4.1. **Tax Increment Fund.** The Tax Increment Fund shall be divided into a Bond Account, a Reserve Account, a General Account and a Tax Rate Stabilization Account. Each Bond Year the Agency shall deposit all Tax Increment Revenues in its Tax Increment Fund, and shall credit each deposit to the following accounts with the Tax Increment Fund, in the following order of priority:

4.1.1. to the Bond Account, until the Bond Account contains an amount sufficient to pay all Bond principal and interest which is scheduled to be paid during the current Bond Year, including principal, interest, and premium (if any) on Bonds which are subject to mandatory redemption;

4.1.2. to the Reserve Account, if the balance in the Reserve Account is then less than the Reserve Requirement, an amount sufficient to make the balance in the Reserve Account equal to the Reserve Requirement;

4.1.3. to the General Account, any amounts which remain after the foregoing deposits have been made.

4.2. **Bond Account.** Money in the Bond Account shall be used only to pay debt service on Bonds. Amounts credited to the Bond Account shall be invested in the Oregon Short Term Fund/Local Government Investment Pool, or securities which are legal investments for local governments in the State of Oregon and which mature within one year.

4.3. **Reserve Account.** Money in the Reserve Account shall be used to pay debt service on Bonds, and only if sufficient funds are not available in the Bond Account, the Tax Rate Stabilization Account the General Account or any other account in the Tax Increment Fund. The Agency covenants to maintain, but solely from the Tax Increment Revenues, a balance in the Reserve Account at least equal to the Reserve Requirement. Amounts credited to the Reserve Account shall be invested in the Oregon Short Term Fund/Local Government Investment Pool, or securities which are legal investments for local governments in the State of Oregon and which mature within one year.

4.4. **General Account.** Money in the General Account may be used at any time for any legal purpose permitted under Chapter 457 of the Oregon Revised Statutes, including deposits to the Tax Rate Stabilization Account. However, if there is a deficiency in the Bond Account or the Reserve Account, Tax Increment Revenues credited to the General Account shall be used to eliminate the deficiency (in the order of priority described in Section 4.1) before money in the General Account is used for any other purpose.

4.5. **Tax Rate Stabilization Account.** Money in the Tax Rate Stabilization Account shall be used only as provided in this Section 4.5. Tax Increment Revenues may be deposited into the Tax Rate Stabilization Account only from the General Account. Amounts deposited in the Tax Rate Stabilization Account shall be treated as Tax Increment Revenues which have not been received by the Agency. When amounts are withdrawn from the Tax Rate Stabilization Account, the amount withdrawn shall be treated as Tax Increment Revenues which are received by the Agency on the date of withdrawal, and shall be credited to the accounts listed in Section 4.1, in the order of priority described in Section 4.1. Withdrawals from the Tax Rate Stabilization Account affect the calculation of Stabilized Tax Increment Revenues, and therefore affect the amount of Tax Increment Revenues which the Agency is required to certify for collection each year pursuant to Section 3.2.

4.6. Earnings on all accounts in the Tax Increment Fund shall be credited to the General Account unless the balance in the Reserve Account is less than the Reserve Requirement. While the balance in the Reserve Account is less than the Reserve Requirement, Earnings on all accounts in the Tax Increment Fund shall be credited to the Reserve Account.

4.7. Five (5) days before any payment of principal, premium or interest on the Bonds is due, if the balance in the Bond Account is less than the amount due, the Agency shall credit to the Bond Account an amount equal to the deficiency from the following accounts in the following order of priority:

4.7.1. the General Account;

4.7.2. the Tax Rate Stabilization Account; and

4.7.3. the Reserve Account.

4.8. At closing of the Series 1993 Bonds, amounts on deposit in the Tax Increment Fund shall be credited to the General Account. Amounts in the General Account which are not Tax Increment Revenues may be used by the Agency at any time for any lawful purpose.

Section 5. Use of Proceeds.

5.1. The proceeds of the Series 1993 Bonds shall be disbursed in the following order of priority:

5.1.1. *First*, interest accrued from the dated date of the Series 1993 Bonds until the Closing shall be deposited to the Bond Account and shall be used to pay interest on the Series 1993 Bonds on the next Payment Date;

5.1.2. *Second*, an amount shall be deposited in the Reserve Account which is sufficient to make the balance in the Reserve Account equal to the Reserve Requirement.

5.1.3. *Third*, the balance of the proceeds of the Series 1993 Bonds shall be held by the Agency separately from the Tax Increment Fund, and shall be applied to pay for costs of carrying out the Plan, including costs of issuing the Series 1993 Bonds.

5.2. The proceeds of the Series 1993 Bonds shall be used in accordance with Chapter 457 of the Oregon Revised Statutes.

Section 6. Tax-Exempt Status.

6.1. The Agency covenants for the benefit of the owners of the Series 1993 Bonds to comply with all provisions of the Code which are required for Series 1993 Bond interest to be excludable from gross income under the Code. The Agency further covenants for the benefit of the Owners of the Series 1993 Bonds to comply with all provisions of the Code which are required so that the Series 1993 Bonds are not "private activity bonds" within the meaning of Section 141 of the Code. The Agency specifically covenants that it shall not take any action or omit any action, if it would cause the Series 1993 Bonds to become "arbitrage bonds" under Section 148 of the Code, and that it shall pay, but solely from the Tax Increment Revenues, all rebates or penalties on the "gross proceeds" of the Series 1993 Bonds when and as required under that Code Section.

6.2. The covenants contained in this Resolution and any covenants in the closing documents for the Series 1993 Bonds shall constitute contracts with the owners of the Series 1993 Bonds, and shall be enforceable by them.

6.3. The Agency Official may designate the Series 1993 Bonds as qualified tax-exempt obligations pursuant to Section 265(b)(3) of the Code if the City (and all its subordinate entities, including the Agency) does not, as of the date of issuance of the Series 1993 Bonds, reasonably expect to issue more than $10,000,000 of tax-exempt obligations during the current

calendar year. If the Series 1993 Bonds are so designated, the City and the Agency covenant not to so designate tax-exempt obligations in the current calendar year in an aggregate amount of more than $10,000,000.

Section 7. Parity and Subordinate Bonds.

7.1. The Agency covenants not to issue any obligations payable from the Tax Increment Revenues which have a lien or claim on the Tax Increment Revenues which is superior to the lien of the Bonds.

7.2. The Agency may issue Parity Bonds under this subsection only if, on the date of delivery of the Parity Bonds:

7.2.1. the balance in the Reserve Account is at least equal to the Reserve Requirement (with the Parity Bonds treated as outstanding); and

7.2.2. the balance in the Bond Account is at least equal to the debt service on all outstanding Bonds (including the Parity Bonds) which is due during the Bond Year in which the Parity Bonds are issued; and,

7.2.3. there is filed with the Agency either:

7.2.3.1. The certificate of an Agency Official that the Past Tax Increment Revenues, as defined in Section 7.4.1., equaled or exceeded one hundred thirty percent (130%) of the Maximum Annual Debt Service on all outstanding Bonds, with the proposed Parity Bonds treated as outstanding; or

7.2.3.2. The projection of an independent expert having a favorable reputation for accuracy and reliability in the projection of tax increment revenues and their collection, that the Current Tax Increment Revenues, as defined in Section 7.4.2., will equal or exceed one hundred fifty percent (150%) of the Maximum Annual Debt Service on all outstanding Bonds, with the proposed Parity Bonds treated as outstanding; or

7.2.3.3. there is filed with the Agency the projection of an independent expert having a favorable reputation for accuracy and reliability in the projection of tax increment revenues and their collection, that the Future Tax Increment Revenues, as defined in Section 7.4.3., equal or exceed one hundred fifty percent (150%) of the Maximum Annual Debt Service on all outstanding Bonds, with the proposed Parity Bonds treated as outstanding

7.3. The Agency may issue Parity Bonds under this subsection without meeting the requirements of Section 7.2, of this Section, but only to refund Bonds, and only if the debt service on the refunding Parity Bonds in each year in which any Bonds are outstanding does not exceed by more than $5,000 the amount of debt service in that year on the Bonds being refunded.

7.4. For purposes of Section 7.2.3., the following terms shall have the following meanings:

7.4.1. "Past Tax Increment Revenues" means the Available Tax Increment Revenues for the period of twelve consecutive months selected by the Agency from the fourteen most recently completed months preceding the date on which Parity Bonds are issued.

7.4.2. "Current Tax Increment Revenues" means the Available Tax Increment Revenues which the independent expert projects for the Bond Year in which the Parity Bonds are issued, based on a review of the public records in the office of the Marion County Assessor.

7.4.3. "Future Tax Increment Revenues" means the sum of: the Current Tax Increment Revenues; plus, seventy-five percent (75%) of the Available Tax Increment Revenues which the independent expert projects would have resulted for the Bond Year in which the Parity Bonds are issued, if Recent Construction had been completed in time to be placed on the tax rolls for that Bond Year

7.4.4. "Recent Construction" means construction or improvements which were not completed in time to be placed on the tax rolls for the Bond Year in which Parity Bonds are issued, but were completed prior to the issuance of the Parity Bonds. The independent expert may establish reasonable criteria for determining whether construction or improvements have been completed; these criteria shall be described in the independent expert's projection.

7.5. The Agency may issue subordinate obligations which have a lien on the Tax Increment Revenues which is subordinate to the lien of the Bonds, but debt service on such subordinate obligations shall be payable solely from amounts on deposit in the General Account.

Section 8. Amendment.

8.1. This resolution may be amended or supplemented without the consent of the Bondowners for any one or more of the following purposes:

8.1.1. To add to the covenants and agreements of the Agency contained in this resolution any other covenants or agreements for the benefit of Bondowners thereafter to be observed by the Agency or to surrender any right of power herein reserved to or conferred on the Agency provided the Agency obtains an opinion of nationally recognized bond counsel that such amendment will not cause interest on outstanding Bonds to be includable in gross income for federal income tax purposes;

8.1.2. To cure any ambiguity or formal defect provided the Agency obtains an opinion of nationally recognized bond counsel that such amendment will not cause interest on the Bonds to be includable in gross income for federal income tax purposes; or

8.1.3. To issue subordinate obligations in accordance with 7.5.

8.2. This resolution may be amended for any other purpose only upon consent of the Owners of not less than sixty (60) percent of the aggregate principal amount of Bonds then outstanding; provided, however, that no amendment shall be valid without the consent of the Owners of all affected Bonds which:

8.2.1. Extends the maturity of any Bond, reduces the rate of interest upon any Bond, or reduces the amount of principal or premium payable on any Bond; or

8.2.2. Reduces the percentage of Owners required to approve an amendment to this resolution.

Section 9. Redemption of the Series 1993 Bonds.

9.1. The Series 1993 Bonds shall be subject to optional and mandatory redemption on the dates and at the prices designated by the Agency Official pursuant to Section 17, below.

9.2. Unless waived by any Owner of the Series 1993 Bonds to be redeemed, official notice of any such redemption shall be given by the Registrar on behalf of the Agency by mailing a copy of an official redemption notice by registered or certified mail at least 30 days and not more than 60 days prior to the date fixed for redemption to the registered owner of the Series 1993 Bonds or Series 1993 Bonds to be redeemed at the address shown on the Series 1993 Bond Register or at such other address as is furnished in writing by such registered owner to the Registrar. The Agency shall notify the Registrar of any intended redemption not less than 45 days prior to the redemption date.

9.3. All official notices of redemption shall be dated and shall state:

9.3.1. the redemption date,

9.3.2. the redemption price,

9.3.3. if less than all outstanding Series 1993 Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Series 1993 Bonds to be redeemed,

9.3.4. that on the redemption date the redemption price will become due and payable upon each such Series 1993 Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and

9.3.5. the place where such Series 1993 Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the principal office of the Registrar.

Section 10. Execution of the Series 1993 Bonds.

The Series 1993 Bonds shall be signed with the manual or facsimile signatures of the Chair and Agency Official of the Agency. The Series 1993 Bonds shall be in substantially the form attached hereto as Exhibit A.

Section 11. Bond Book-Entry Form.

11.1. The Bonds shall be initially issued in book-entry form, with no Bonds being made available to the Bondowners. The Agency Official shall execute and deliver letters of representations to The Depository Trust Company, New York, New York ("DTC") for the Bonds, in form and substance satisfactory to DTC. So long as the Bonds are in book-entry form:

11.1.1. Ownership of the Bonds shall be recorded through entries on the books of banks and broker-dealer participants and correspondents that are related to entries on the DTC system. The Bonds shall be initially issued in the form of a global bond. Each global bond shall be registered in the name of Cede & Co. as nominee of DTC as the owner of the Bond, and such global bonds shall be lodged with DTC until early redemption or maturity of the Bond issue.

11.1.2. The Registrar shall remit payment for the maturing principal and interest on the Bonds to DTC as owner of the Bonds for distribution by the nominee to the beneficial owners by recorded entry on the books of DTC participants and correspondents. While the Bonds are in book-entry form, the Bonds will be available in denominations of $5,000 or any integral multiple thereof.

11.2. In the event DTC determines not to continue to act as securities depository for the Bonds, or the Agency determines that DTC shall no longer so act; then the Agency will discontinue maintaining the Bonds in the book-entry form with DTC.

11.3. Notwithstanding the provisions regarding exchange and transfer of Bonds set forth in this resolution, while the Bonds are in book-entry form they may not be transferred or exchanged on the registration books maintained by the Paying Agent except:

11.3.1. to any successor depository designated by the Agency as provided below;

11.3.2. to any successor nominee designated by a depository; or

11.3.3. if the Agency elects to discontinue maintaining the Bonds in book-entry form, the Agency shall cause the Paying Agent to authenticate and deliver replacement Bonds in fully registered form in authorized denominations in the names of the beneficial owners or their nominees; thereafter the provisions set forth herein, regarding registration, transfer and exchange of Bonds shall apply.

11.4. Upon the resignation of any institution acting as depository hereunder, or if the Agency determines that continuation of any institution in the role of depository is not in the

best interests of the beneficial owners, the Agency shall attempt to identify another institution qualified to act as depository hereunder or shall discontinue maintaining the Bonds in book-entry form by resolution or ordinance. If the Agency is unable to identify such successor depository prior to the effective date of the resignation, the Agency shall discontinue maintaining the Bonds in book-entry form as provided above.

11.5. With respect to Bonds registered in the registration books maintained by the Paying Agent in the name of the nominee of DTC, the Agency and the Paying Agent shall have no responsibility or obligation to any participant or correspondent of DTC or to any beneficial owner on behalf of which such participants or correspondents act as agent for the beneficial owner with respect to:

11.5.1. the accuracy of the records of DTC, the Nominee or any participant or correspondent with respect to any beneficial owner's interest in the Bonds;

11.5.2. the delivery to any participant or correspondent or any other person of any notice with respect to the Bonds, including any notice of prepayment;

11.5.3. the selection by DTC of the beneficial interest in Bonds to be redeemed prior to maturity; or

11.5.4. the payment to any participant, correspondent, or any other person other than the registered owner of the Bonds as shown in the registration books maintained by the Paying Agent, of any amount with respect to principal or interest on the Bonds.

11.6. So long as the Bonds are in book-entry form, the Paying Agent will give any notice of redemption or any other notices required to be given to registered owners of Bonds only to DTC or its nominee registered as the registered owner thereof. Any failure of DTC to advise any of its participants, or of any participant to notify the beneficial owner, of any such notice and its content or effect will not affect the validity of the redemption of the Bonds called for redemption or of any other action premised on such notice. Neither the Agency nor the Paying Agent is responsible or liable for the failure of DTC or any participant to make any payment or give any notice to a beneficial owner in respect of the Bonds or any error or delay relating thereto.

11.7. The Agency shall pay or cause to be paid all principal and interest on the Bonds only to or upon the order of the owner, as shown in the registration books maintained by the Paying Agent, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Agency's obligation with respect to payment thereof to the extent of the sum or sums so paid.

11.8. Upon delivery by DTC to the Agency and to the owner of written notice to the effect that DTC has determined to substitute a new nominee in place of the nominee, then the word "nominee" in this resolution shall refer to such new nominee of DTC, and upon receipt of such notice, the Agency shall promptly deliver a copy thereof to the Paying Agent. DTC shall tender the Bonds it holds to the Paying Agent for reregistration.

11.9. The provisions of this Section may be modified without the consent of the beneficial owners in order to conform this Section to the standard practices of DTC for bonds issued in book-entry form.

Section 12. Notice of Redemption of Bonds.

12.1. Notice of Redemption (DTC). So long as the Bonds are in book-entry form, the Paying Agent shall notify DTC of any early redemption not less than 30 days prior to the date fixed for redemption, and shall provide such information in connection therewith as required by a letter of representations submitted to DTC in connection with the issuance of the Bonds.

12.2. Notice of Redemption (No DTC). During any period in which the Bonds are not in book-entry form, unless waived by any Owner of the Bonds to be redeemed, official notice of any redemption of Bonds shall be given by the Paying Agent on behalf of the Agency by mailing a copy of an official redemption notice by first class mail postage prepaid at least 30 days and not more than 60 days prior to the date fixed for redemption to the Owner of the Bond or Bonds to be redeemed at the address shown on the bond register or at such other address as is furnished in writing by such owner to the Paying Agent. The Agency shall notify the Paying Agent of any intended redemption not less than 45 days prior to the redemption date. All such official notices of redemption shall be dated and shall state:

12.2.1. the redemption date,

12.2.2. the redemption price,

12.2.3. if less than all outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,

12.2.4. that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and

12.2.5. the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the principal office of the Paying Agent.

12.2.6. Prior to any redemption date, the Agency shall deposit with the Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

12.2.7. Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the Agency shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in

accordance with said notice, such Bonds shall be paid by the Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered owner a new Bond or Bonds of the same maturity in the amount of the unpaid principal. All Bonds which have been redeemed shall be canceled and destroyed by the Registrar and shall not be reissued.

Section 13. Authentication, Registration And Transfer.

13.1. No Bond shall be entitled to any right or benefit under this resolution unless it shall have been authenticated by an authorized officer of the Paying Agent. The Paying Agent shall authenticate all Bonds to be delivered at closing of the Bonds, and shall additionally authenticate all Bonds properly surrendered for exchange or transfer pursuant to this resolution.

13.2. The ownership of all Bonds shall be entered in the bond register maintained by the Paying Agent, and the Agency and the Paying Agent may treat the person listed as owner in the bond register as the owner of the Bond for all purposes.

13.3. While the Bonds are in book-entry form, the Paying Agent shall transfer Bond principal and interest payments in the manner required by DTC.

13.4. If the Bonds cease to be in book-entry form, the Paying Agent shall mail each interest payment on the interest payment date (or the next business day if the payment date is not a business day) to the name and address of the Bondowners as they appear on the bond register as of the fifteenth day of the month preceding an interest payment date (the "Record Date"). If payment is so mailed, neither the Agency nor the Paying Agent shall have any further liability to any party for such payment.

13.5. Bonds may be exchanged for an equal principal amount of Bonds of the same maturity which are in different denominations, and Bonds may be transferred to other owners if the Bondowner submits the following to the Paying Agent:

13.5.1. written instructions for exchange or transfer satisfactory to the Paying Agent, signed by the Bondowner or attorney in fact and guaranteed or witnessed in a manner satisfactory to the Paying Agent; and

13.5.2. the Bonds to be exchanged or transferred.

13.6. The Paying Agent shall not be required to exchange or transfer any Bonds submitted to it during any period beginning with a Record Date and ending on the next following payment date; however, such Bonds shall be exchanged or transferred promptly following that payment date.

13.7. The Paying Agent shall note the date of authentication on each Bond. The date of authentication shall be the date on which the Bondowner's name is listed on the bond register.

13.8. For purposes of this section, Bonds shall be considered submitted to the Paying Agent on the date the Paying Agent actually receives the materials described in Section 13.5.

13.9. The Agency may alter these provisions regarding registration and transfer by mailing notification of the altered provisions to all Bondowners. The altered provisions shall take effect on the date stated in the notice, which shall not be earlier than 45 days after notice is mailed.

Section 14. Defeasance.

Bonds shall be deemed paid if noncallable, non-prepayable direct obligations of the United States, or obligations guaranteed by the United States, are irrevocably deposited in escrow in amount sufficient, without reinvestment, to pay all principal, interest, and redemption premium (if any) on the Bonds as they become due, either at maturity or upon prior redemption and the Agency obtains:

14.1. a verification report from a nationally recognized independent certified public accountant to the effect that the cash and securities irrevocably placed in escrow and sufficient to pay the Bonds being defeased when due without reinvestment; and

14.2. an opinion of nationally recognized bond counsel to the effect that such bonds have been defeased, are no longer outstanding under this Resolution and the defeasance will not cause interest on any such defeased bonds to become includable in gross income under the Code (provided that the opinion may assume the Agency will comply with any covenants it makes in connection with the defeasance).

Section 15. Official Statement.

The Agency shall prepare, with the assistance of the Underwriter, a preliminary official statement with respect to the Bonds. When the Agency Official determines that the preliminary official statement for the Series 1993 Bonds do not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements contained in those official statements not misleading in light of the circumstances under which they are made, the Agency Official is authorized, on behalf of the Agency, to deem the preliminary official statement final as of its date except for the omission of information dependent upon the pricing of the issue and the completion of the underwriting agreement such as offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings and other terms of the Bonds dependent on the foregoing matters, pursuant to Securities and Exchange Commission Rule 15c2-12. When the Agency Official determines that the final official statement for the Series 1993 Bonds do not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements contained in those official statements not misleading in light of the circumstances under which they are made, the Agency Official is authorized, on behalf of the Agency, to certify the accuracy of the final official statement.

Section 16. Bond Counsel.

The Agency appoints Preston Thorgrimson Shidler Gates & Ellis to serve and Bond Counsel in connection with the issuance of the Series 1993 Bonds.

Section 17. Sale of Series 1993 Bonds.

The Series 1993 Bonds shall be sold to Bank of America, NT&SA, or its successor (the "Underwriter") in accordance with a Bond Purchase Agreement to be negotiated and approved by the Agency Official. The Agency Official is hereby authorized, on behalf of the Agency:

17.1. To determine the dates, amounts, interest rates, redemption provisions and other terms of the Series 1993 Bonds, subject to the limitations of this resolution;

17.2. To approve and authorize the distribution of preliminary and final official statements for the Series 1993 Bonds;

17.3. To obtain bond insurance or other credit enhancement for the Series 1993 Bonds, and to enter into related agreements;

17.4. To enter into an agreement for the benefit of Series 1993 Bondowners in which the Agency agrees to reserve proceeds of Series 1993 Bonds and use those proceeds to pay or redeem Series 1993 Bonds if the Oregon property tax system is changed in ways that substantially and adversely affect the Tax Increment Revenues;

17.5. To negotiate the terms of and execute a bond purchase agreement, which establishes the price at which the Series 1993 Bonds shall be sold; and

17.6. To execute all documents on behalf of the Agency and to take any other action which is desirable in order to issue, sell and deliver the Series 1993 Bonds in accordance with this Resolution.

Section 18. Rules of Construction.

Unless the context clearly requires otherwise: capitalized words and phrases used in this resolution which are defined in Section 1 shall be construed to have the meanings defined for such words and phrases in Section 1; references to sections shall be construed as references to sections of this resolution; references to one gender shall include the other; references to the singular shall include the plural; and references to the plural shall include the singular.

ADOPTED this 6th day of July, 1993.

Urban Renewal Agency of the City of Keizer,
Marion County, Oregon

_____
Authorized Officer

Exhibit A

No. R-___ $_____

United States of America
Urban Renewal Agency of the City of Keizer
Marion County
State of Oregon
NORTH RIVER ROAD ECONOMIC DEVELOPMENT AREA
Urban Renewal Bond
Series 1993

Interest Rate: _____%
Maturity Date: _____, ____
Certificate Date: _____, 1993
CUSIP Number: _____-___
Registered Owner: -----_____-----
Principal Amount: -----_____

THE URBAN RENEWAL AGENCY OF THE CITY OF KEIZER, State of Oregon (the "Agency"), for value received, acknowledges itself indebted and hereby promises to pay, but solely from the Tax Increment Revenues of the North River Road Economic Development Area, to the registered owner hereof, or registered assigns, the principal amount stated above on the above maturity date together with interest thereon from the date hereof at the rate per annum indicated above. Interest is payable semiannually on the first day of _____ and the first day of _____ in each year until maturity or prior redemption commencing _____ 1, 199_. Principal and interest payments shall be received by Cede & C., as nominee of The Depository Trust Company, or its registered assigns, on each payment date. Such payments shall be made payable to the order of "Cede & Co."

This bond is a special obligation of the Agency, payable solely from the Tax Increment Revenues received by the Agency from the North River Road Economic Development Area as defined and provided in Resolution ___ of the Agency adopted on _____, 1993, authorizing issuance of bonds (the "Bond Resolution"). The Agency has reserved the right to issue additional bonds on a parity of lien with this bond, and has issued, and may issue in the future, obligations which have a subordinate lien on the Tax Increment Revenues, as provided in the Bond Resolution.

THIS BOND IS NOT A GENERAL OBLIGATION OF THE AGENCY OR THE CITY OF KEIZER, OREGON AND IS PAYABLE SOLELY FROM THE TAX INCREMENT REVENUES, AS PROVIDED IN THE BOND RESOLUTION.

This bond is one of the Urban Renewal Bonds, Series 1993 (the "Bonds") of the Agency, and is issued by the Agency for the purpose of financing the costs of urban renewal projects within the North River Road Economic Development Area (the "Area") in full and strict accordance and compliance with all of the provisions of the Constitution and Statutes of the State of Oregon.

The Agency has pledged the Tax Increment Revenues of the Area, as defined and described in the Bond Resolution, to pay the Bonds.

The pledge of the Tax Increment Revenues to pay the Bonds is not subordinate to any other lien on, or pledge of, such Tax Increment Revenues.

The Bonds are subject to optional redemption, in whole or in part, on the first day of each month at a price of par plus accrued interest to the date set for redemption.

Notice of any call for redemption shall be given as required by the Letter of Representations to The Depository Trust Company, as referenced in the Bond Resolution. Interest on any Bond or Bonds so called for redemption shall cease on the redemption date designated in the notice. The Issuer's paying agent and registrar, which is currently <<Paying Agent>>, in Portland, Oregon (the "Registrar"), will notify The Depository Trust Company promptly of any Bonds called for redemption.

Unless this certificate is presented by an authorized representative of The Depository Trust Company to the issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

The Bonds are issuable in the form of registered Bonds without coupons in the denominations of $5,000 or any integral multiple thereof. Bonds may be exchanged for Bonds of the same aggregate principal amount, but different authorized denominations, as provided in the Bond Resolution.

Any transfer of this Bond must be registered, as provided in the Bond Resolution, upon the bond register kept for that purpose at the principal corporate trust office of the Registrar.

The Bondowner may exchange or transfer any Bond only by surrendering it, together with a written instrument of exchange or transfer which is satisfactory to the Registrar and duly executed by the registered owner or his duly authorized attorney, at the office of the Registrar in the manner and subject to the conditions set forth in the Bond Resolution. The Agency and the Registrar may treat the person in whose name this Bond is registered as its absolute owner for all purposes, as provided in the Bond Resolution.

IT IS HEREBY CERTIFIED, RECITED, AND DECLARED that all conditions, acts, and things required to exist, to happen, and to be performed precedent to and in the issuance of this bond have existed, have happened, and have been performed in due time, form, and manner as required by the Constitution and Statutes of the State of Oregon; and that the issue of which this bond is a part, and all other obligations of such Agency, are within every debt limitation and other limit prescribed by such Constitution and Statutes.

IN WITNESS WHEREOF, the Agency has caused this bond to be signed by facsimile signatures of its _____ and _____ as of the date indicated above.

Urban Renewal Agency of the City of Keizer,
Marion County, Oregon

_____
Authorized Officer

_____
Authorized Officer

THIS BOND SHALL NOT BE VALID UNLESS PROPERLY AUTHENTICATED BY THE REGISTRAR IN THE SPACE INDICATED BELOW.

DATED: _____

Certificate of Authentication

This is one of the Agency's Urban Renewal Bonds, Series 1993 described herein.

Bank of America Oregon, as Registrar

_____
Authorized Signatory

Assignment

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____
_____

(Please insert social security or other identifying number of assignee)

this Bond and does hereby irrevocably constitute and appoint _____
_____ as attorney to transfer this Bond on the books kept for registration thereof with the full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of this Bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed

_____
(Bank, Trust Company or Firm)

_____
Authorized Officer

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM -- tenants in common
TEN ENT -- as tenants by the entireties
JT TEN -- as joint tenants with right of survivorship
and not as tenants in common
OREGON CUSTODIANS use the following
_____ CUST UL OREG _____ MIN
as custodian for (name of minor)
OR UNIF TRANS MIN ACT

under the Oregon Uniform Transfer to Minors Act

Additional abbreviations may also be used though not in the list above.

MINUTES

URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, June 21, 1993
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Chair Koho called the meeting to order at 7:09 p.m. Roll call was taken as follows:

Present
Dennis Koho, Chair
Jim Keller
Jerry McGee
Al Miller
Chet Patterson
Jerry Watson

Absent
Marlene Wellin

Staff
Dotty Tryk, City Manager
John Morgan, Community Development Director
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

There was no public testimony to come before the agency.

PUBLIC HEARING

Chair Koho opened the public hearing.

1993-94 URBAN RENEWAL BUDGET

There was not any testimony to come before the Agency during the Public Hearing.

Chair Koho closed the Public Hearing.

DELIBERATION

1993-94 URBAN RENEWAL BUDGET

City Manager Tryk explained to the agency the transfer to general fund in the amount of $9,148 for reimbursement for funding the original Urban Renewal Plan.

Chet Patterson moved for adoption of a Resolution Adopting the Fiscal Year 1993-94 Urban Renewal Budget, Making Appropriations and Levying Taxes. Jim Keller seconded the Motion.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Miller, Patterson and Watson (6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Wellin (1)

RESOLUTION TRANSFERRING APPROPRIATIONS

City Manager Tryk advised the Agency the Resolution should read unanticipated in the second paragraph.

Jim Keller moved for adoption of a Resolution Transferring Appropriations for Fiscal Year 1992-93 with the change in wording as noted by the City Manager. Chet Patterson seconded the Motion.

The Motion passed as follows:

AYES: Keller, Koho, McGee, Miller, Patterson and Watson (6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Wellin (1)

APPOINTMENT TO R3B POSITION NUMBER 2

Chet Patterson moved to nominate Joe Van Meter to fill the vacancy at position number two on the River Road Redevelopment Board. Jim Keller seconded the Motion.

Jerry McGee voiced his concern for Mr. Van Meter's commitment to this board due to his attendance record at past City meetings.

The Motion passed as follows:

AYES: Keller, Koho, Miller, Patterson and Watson (5)
NAYS: McGee (1)
ABSTENTIONS: None
ABSENT: Wellin (1)

PROJECT STATUS REPORT

John Morgan, Community Development Director briefed the Agency on the progress of the various projects being undertaken.

Mr. Morgan stated he had hoped to break ground on the storm drain project this week but due to the ground being "super-saturated" and a design glitch, it should be started by the end of July. A contract for this project should be awarded at the Agency meeting on July 19, 1993.

Mr. Morgan has met with representatives of Bi-Mart and U.S.A. Properties concerning the creation of Iris Lane.

The Planning Commission and River Road Redevelopment Board have been working on a draft for design standards and access control standards.

Jerry Watson hoped with the creation of Iris Lane the City would not compromise to the extent the traffic flow would be effected. Mr. Morgan stated issues are still being resolved concerning access and closing of driveways near Iris Lane.

BOND SALE REPORT

City Manager Tryk updated the Agency on the status of the bond sale. Due to discussions regarding property tax relief within the Oregon Legislature, this has caused a delay and forced the City to develop options to the original plan. Ms. Tryk explained these options to the Agency Board and will be bringing a resolution for authorization from the Agency on July 6, 1993.

Jerry Watson inquired if this would cause delays in construction. Ms. Tryk advised it will not make a difference in the pace of construction.

CONSENT CALENDAR

The Consent Calendar consisted of the following:

a. Approval of March 15, 1993 Agency Minutes

b. Approval of March 22, 1993 Agency Minutes

Chet Patterson moved for approval of the Consent Calendar. Al Miller seconded the Motion.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Miller, Patterson and Watson (6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Wellin (1)

OTHER BUSINESS

There was no other business to come before the Agency.

WRITTEN COMUNICATION

There was no written communication to come before the Agency.

ADJOURNMENT

The Meeting was adjourned at 7:29 p.m.

TRACY L. DAVIS
City Recorder

APPROVED:

CHAIR:

(Marlene Wellin absent)