



MINUTES KEIZER CITY COUNCIL

Tuesday, July 5, 2005

Keizer City Hall

Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER Mayor Christopher called the regular meeting to order at 7:03 pm. Roll Call was taken as follows:

Present:

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

Staff:

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

FLAG SALUTE

Councilor Lee led the pledge of allegiance.

PUBLIC TESTIMONY

None

**COMMITTEE
REPORTS**

**a. Swearing in of
Keizer Police
Cadets Sarah
Behrends and
John Hofmann**

Captain Teague introduced Sarah Behrends and John Hofmann and Shannon Johnson issued the oath of office to each of them.

Mayor Christopher noted that this was a bittersweet time because it was the end of the term for Youth Councilor Calhoun. She reviewed Ms. Calhoun's activities over the past year adding that she had recruited students, given reports, brought forth problems and been an outstanding student leader. Mayor Christopher then presented Ms. Calhoun with some parting gifts and certificates of appreciation.

Ms. Calhoun offered her thanks to council and to staff for their support.

Councilor Lee reported that **No Meth Not in Keizer** was continuing efforts toward a "No Meth Awareness Month" in August and reviewed planned tasks of task force members.

Councilor Nichols reported that **KURB** had expressed concern over the River Road Renaissance Committee recommendation on the Wittenberg property purchase and consequently the motion to approve expenditure for an appraisal of the property had failed.

Councilor Walsh reported that:

- He had attended a Salem Parks Board meeting regarding improvements to the **River Road Park** in South Keizer/North Salem in conjunction with the sewer renovations. Access to the park for south Keizer residents is being explored. Councilor Walsh then reviewed the planned sewer improvements. City Manager Chris Eppley pointed out that this scaled down version of improvements is the reason the sewer rate increase was only 1%. Discussion followed regarding the project and the treatment process. Rob Kissler explained that Mayor Taylor had invested a lot of time in Washington, D.C. lobbying for this type of technology.
- The regional Water Trail brochure is now complete. He distributed the brochure for review.
- RIVERR Task Force has received approval from the Marine Board for a \$300,000 land acquisition grant. Nate Brown noted that details are being worked out for the various grants. Councilor Walsh then distributed a summary of the grants Keizer has received totaling \$1,930,000.

Councilor Moir reported that she had attended the "No Meth, Not in My Neighborhood" meeting held at the Police Auditorium and noted that the meetings have been well-attended. She urged the public to attend these meetings and commended the Keizer Police for their efforts.

Councilor McKane reported that

- Claggett Creek Watershed Council is still actively involved in working out an agreement to manage the 20 acres referred to as Curley's Dairy.
- The Traffic Safety Commission is working with the Police Department to resolve the u-turn issue at Cherry and Plymouth. Research is underway on the legality.

Youth Councilor Calhoun reported that graduation went well, she is sad to leave school but ready to begin a "new chapter" in her life.

Captain Teague reported that Chief Adams was in Florida at the FBI National Academy. The Department received 5 fireworks related calls on July 4, considerably less than last year. He echoed Councilor Moir's comments on the Meth presentation and reviewed National Night Out activities encouraging interested citizens to contact Sgt. Lance Inman.

Nate Brown reminded Council of the KURB meeting which will address raising the maximum indebtedness on the Urban Renewal District. He reported that the River Road Renaissance Advisory Committee had taken a field trip to Lake Oswego to view improvements that could be used along River Road. Mayor Christopher added that the committee

was interested in doing some streetscaping along Chemawa Road.

PUBLIC HEARINGS

a. ORDINANCE ~ Five Year Extension of Comcast Cable Franchise Agreement

City Attorney Shannon Johnson explained that the 15-year contract with Comcast is split into five-year segments and the third and final five-year segment is up for renewal. He noted that although a public hearing for the extension was not required, it was appropriate.

Mayor Christopher opened the public hearing.

Hearing no testimony, Mayor Christopher closed the public hearing.

Councilor Walsh moved to adopt Resolution R2005 Authorizing the Mayor to Sign Second Renewal Agreement with Comcast of Oregon I, Inc. (Formerly known as Far-West Communications, dba AT&T Cable Services). Councilor Nichols seconded. Motion passed unanimously as follows:

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

b. ORDINANCE – Water Rate Change

Finance Director Susan Gahlsdorf presented a brief history of the Water Rate model noting that the projected increase was for 4% for 2005-2006. The model is consistent with the projection and the increase was budgeted for this fiscal year. The purpose of the increase is primarily to fund infrastructure that will occur over the next several years and to provide for increased costs. Rob Kissler offered an overview of how the resultant funds would be used. Following discussion, it was agreed that the "Emergency" clause could be removed from the Ordinance and the last line should read "This Ordinance shall take effect for the August 2005 billings and all successive billings.

Mayor Christopher opened the public hearing.

Samantha Regaisis, Keizer, noted that she didn't mind the water increase now that she knew how the funds would be used, but questioned the "bond" issue and asked if the increase was to fund debts that the taxes were unable to cover.

Rob Kissler explained the funding of Chemawa and Dearborn improvements adding that the water fund is a dedicated fund by City Charter meaning that all revenue generated through the water utility bills must go into the water infrastructure. He concluded that currently the water fund is debt free but because the City cannot afford to do necessary upgrades in cash they have borrowed some money and the

rate increase will pay the principal and interest payments. Councilor Lee pointed out that this increase would result in an average increase of \$9 per year.

With no further testimony Mayor Christopher closed the public hearing.

Councilor Walsh moved to adopt Ordinance 2005 Setting Water Rates (2005); Repealing Ordinance 2004-513 as amended. Councilor Taylor seconded. Motion passed unanimously as follows:

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

OTHER BUSINESS

Councilor Walsh encouraged everyone to attend the Marion County Fair beginning July 7 at noon adding that this fair should be the best ever.

ADMINISTRATIVE ACTION

a. US market #125 Liquor License – change of Ownership

City Manager Chris Eppley reported that an application was submitted for a change of ownership for the off premises liquor license for US Market #125, Keizer, Oregon. A public hearing is not necessary, however a background check was done, and the applicant was invited to the Council meeting. Staff recommends that Council approve the application.

Lal Sadhu, owner of the establishment, was in attendance and welcomed by Council members.

Councilor Walsh moved to approve and forward a recommendation to the Oregon Liquor Control Commission for the change of ownership for the off premises liquor license for US Market #125. Councilor Moir seconded. Motion passed unanimously as follows:

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

b. RESOLUTION – Nopp Property Acquisition – Keizer Station Area B

City Attorney Shannon Johnson reviewed the matter at hand and explained the location and nature of the three parcels, the timing of the various property closings and pointed out that the address should read "Chemawa Road Northeast" in the title and first paragraph of the document.

Councilor Walsh moved to adopt Resolution R2005 Ratifying and Authorizing the City Manager to Enter into an Agreement to Purchase Real Property Located at 2289 Chemawa Road Northeast (Residence

Property), Property located north of Lockhaven Drive, plus easement areas (ROW Property), and remaining land on either side of the ROW property (excess property), Keizer, Marion County, Oregon (Patricia Nopp) as amended. Councilor Moir seconded. Motion passed unanimously as follows:

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

City Attorney Shannon Johnson requested a motion indicating that staff is authorized to insert "Exhibit A" in the agreement.

Councilor Walsh moved to authorize staff to insert Exhibit "A", a property description, into the Agreement. Councilor Moir seconded. Motion passed unanimously as follows:

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

CONSENT CALENDAR

- a. Approval of June 2, 2005 Special Session Minutes**
- b. Approval of June 6, 2005 Regular Session Minutes**
- c. Approval of June 20, 2005 Regular Session Minutes**

Councilor Walsh moved to approve the June 2, 2005 Special Session Minutes. Councilor Taylor seconded. The motion passed as follows:

AYES: Christopher, Walsh, Nichols, Moir, McKane and Taylor (6)

NAYS: None (0)

ABSTENTIONS: Lee (1)

ABSENT: None (0)

Councilor Walsh moved to approve the June 6, 2005 Regular Session Minutes. Councilor Taylor seconded. The motion passed as follows:

AYES: Christopher, Nichols, Lee, Moir, McKane and Taylor (6)

NAYS: None (0)

ABSTENTIONS: Walsh (1)

ABSENT: None (0)

Councilor Walsh moved to approve June 20, 2005 Regular Session Minutes. Councilor Taylor seconded. The motion passed as follows:

AYES: Christopher, Nichols, Lee, Moir, McKane and Taylor (6)

NAYS: None (0)

ABSTENTIONS: Walsh (1)

ABSENT: None (0)

**WRITTEN
COMMUNICATIONS**

Mayor Christopher gave information from the Oregon Arts Commission regarding park/plaza art and grants to Nate Brown.

AGENDA INPUT

July 11, 2005

5:30 p.m. City Council Work Session – Cancelled

July 18, 2005

7:00 p.m. City Council Regular Session

August 1, 2005

7:00 p.m. City Council Regular Session

ADJOURNMENT

Mayor Christopher adjourned the meeting at 8:20 p.m.

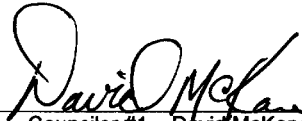
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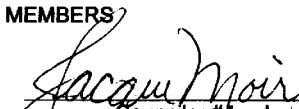
MAYOR:

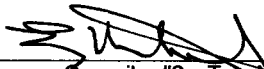

Debbie Lockhart, Deputy City Recorder

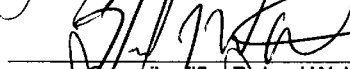
Lore Christopher

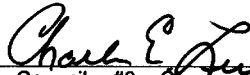
COUNCIL MEMBERS

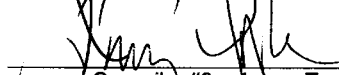

Councilor #1 – David McKane


Councilor #4 – Jacque Moir


Councilor #2 – Troy Nichols


Councilor #5 – Richard Walsh


Councilor #3 – Charles E. Lee


Councilor #6 – James Taylor

Minutes approved:

August 1, 2005