

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

AGENDA

KEIZER CITY COUNCIL

Monday, June 19, 1995

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 Council on matters not scheduled for public hearing or listed on the agenda.

4. COMMITTEE REPORTS

- a. Volunteer of the Quarter Award Presentation
- b. Budget Committee Appointment
- c. Planning Commission Appointment
- d. Chemawa Activity Center Briefing

5. PUBLIC HEARINGS

- a. Claggett Creek Cemetery - Comp Plan/Zone Change
- b. Conditional Use Permit Case No. 95-2 - Keizer City Hall/Keizer Heritage
- c. Periodic Review - UT Zone Change

6. ADMINISTRATIVE ACTION

- a. RESOLUTION - Adoption of FY 1995-96 Budget, Making Appropriations, Levying Taxes
- b. RESOLUTION - Adopting Supplemental Budget and Making Appropriations
- c. RESOLUTION - Transferring Appropriations for Fiscal Year 1993-94

7. CONSENT CALENDAR

- a. RESOLUTION - Election to Receive State Shared Revenues
- b. RESOLUTION - Certify the City Provides Four or More Services
- c. RESOLUTION - Awarding Bid for 1995 Street Resurfacing Schedule
- d. Approval of June 5, 1995 Regular Session Minutes

8. OTHER BUSINESS

This time is provided to allow the Mayor, Council, City Manager and Department Heads an opportunity to bring matters before the Council which are not on tonight's agenda.

- a) Mayor and Council Members
- b) City Manager and Department Heads

9. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications and petitions.

10. AGENDA INPUT

JULY 3, 1995 - CITY COUNCIL MEETING CANCELED

JULY 10, 1995

5:30 p.m. City Council Worksession

- Salem-Keizer Public School - School Facility Plan Presentation

7:00 p.m. City Council Special Session

- Shady Lane Appeal Public Hearing

JULY 17, 1995

7:00 p.m. City Council Meeting

- Street Sweeping Program
- ORDER - Claggett Creek Cemetery Comp Plan/Zone Change
- ORDER - Conditional Use Case No. 95-2 - City Hall/Keizer Heritage
- ORDER - Periodic Review - UT Zone Change

12. ADJOURN

Upon request, auxiliary aids and/or special services for those with disabilities will be provided. To request services, please contact us at 390-3700 or through Oregon Relay 1-800-735-2900 at least two working days (48 hours) in advance.

TO: Mayor and City Council

THRU: Dotty Tryk, City Manager *Dotty*

FROM: Charles R. Stull, Chief of Police *CRS*

SUBJECT: VOLUNTEER OF THE QUARTER - JUNE, 1995

It is with sincere pleasure that I recommend GLENN AND LAURIE PUTNAM to receive the "Volunteer of the Quarter Award" in June, 1995.

Mr. and Mrs. Putnam have contributed an enormous amount of volunteer time to the Keizer Police Department during this past year. They both are actively involved in taking the radar reader board vehicle out into the neighborhoods to monitor speeding and traffic safety.

The radar reader board is a great public relations tool which clearly shows drivers how fast they are travelling. In recent weeks, the volunteers who are stationed in the vehicle have been writing down license plate numbers of the speeders they notice and follow-up letters are mailed informing them when and where they were noticed speeding. Our goal is to reduce traffic accidents and gain compliance with the posted speed limit signs in our city.

I commend Glenn and Laurie Putnam for their valuable assistance and spare time given to help the City of Keizer and the Keizer Police Department .

crs:cp

CITY COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 4b

TO: MAYOR KOHO AND CITY COUNCIL MEMBERS

THROUGH: DOTTY TRYK *doty*
CITY MANAGER

FROM: TRACY L. DAVIS *tracy*
CITY RECORDER

SUBJECT: KEIZER BUDGET COMMITTEE APPOINTMENT

ISSUE:

The Volunteer Coordinating Committee reviewed three applications for the vacant position on the Keizer Budget Committee. The Committee unanimously voted to recommend the appointment of Jim Nightengale to fill the unexpired term of Richard Inman on the Keizer Budget Committee. Mr. Inman tendered his resignation on May 16, 1995. Mr. Inman's term was scheduled to expire on August 31, 1997. Mr. Nightengale's application is attached for your reference.

RECOMMENDATION:

It is recommended the City Council accept the recommendation of the Volunteer Coordinating Committee and appoint Jim Nightengale to fill the unexpired term of Richard Inman on the Keizer Budget Committee.

Called 10:25 A.M.
12-30-92

CITY OF KEIZER
VOLUNTEER APPLICATION FORM

NAME Jim Nightengale DATE 12-17-92

OTHER NAMES YOU HAVE USED _____
(Maiden Name, Prior Marriages, Aliases)

ADDRESS 608 Dennis Ln DAY PHONE 390-2215
EVENINGS/WEEKENDS PHONE _____
DRIVER'S LICENSE 802043

SOCIAL SECURITY NUMBER 544-18-9473

WHAT IS YOUR REASON FOR VOLUNTEERING WITH OUR AGENCY? _____

Community Service

WHAT SKILLS DO YOU HAVE WHICH COULD BE HELPFUL IN THE POSITION? (Clerical, writing, editing, foreign languages, etc.) _____

Retired Public work Director

WHAT TRAINING WOULD YOU LIKE TO RECEIVE FROM THIS VOLUNTEER POSITION? _____

Number of Hours per week you can volunteer 6 to 10 hrs

Day or Days of Week available 7 Days

Time of Day available _____

PLEASE CHECK THE FOLLOWING ACTIVITIES IN WHICH YOU ARE INTERESTED

Budget Committee	☒	Clerical	_____
Parks Committee	_____	Computer Entry	_____
Planning Commission	_____	Typing	_____
Charter Review Committee	_____	Filing	_____
		Answering Phones	_____
		Photocopying	_____
		Other	_____

List Other: Police Committee

DO YOU HAVE ANY PHYSICAL OR MEDICAL CONDITION WHICH COULD LIMIT THE TYPE OF ACTIVITIES YOU ARE ABLE TO PARTICIPATE IN? IF SO, PLEASE EXPLAIN: _____

EDUCATIONAL BACKGROUND:

High School L Location McMinnville Ore
Date Completed 6-43

College _____ Location _____
Date Completed _____

PERSONAL REFERENCES

Name _____ Address _____
Telephone _____

Name _____ Address _____
Telephone _____

PREVIOUS PAID WORK EXPERIENCE

Employer's Name City of Keizer

Employer's Address and Telephone _____

Immediate Supervisor _____

Your Position _____ Reason for Terminating _____

Dates of Employment _____

CURRENT PLACE OF EMPLOYMENT

Employer's Name Retired

Employer's Address and Telephone _____

Immediate Supervisor _____

Your Position _____ Beginning Date _____

May we contact your current employer? _____

PREVIOUS VOLUNTEER EXPERIENCE Keizer Fire Dept
(Volunteer Agency)

Address Keizer Telephone _____

Supervisor _____ Duties asst chief

32 years

Have you ever been convicted of a criminal offense? No If Yes, please list date, location and disposition _____

AUTHORIZATION WAIVER

I HAVE COMPLETED THE ABOVE QUESTIONS AND TO THE BEST OF MY KNOWLEDGE, WHAT HAS BEEN STATED IS TRUE.

IF APPOINTED TO A VOLUNTEER POSITION, I AGREE TO SERVE WITHOUT REIMBURSEMENT OF ANY KIND, AND WITH THE UNDERSTANDING AND AGREEMENT THAT ACCIDENT AND MEDICAL INSURANCE MAY NOT BE PROVIDED BY THE CITY OF KEIZER.


Signature of Applicant

12-17-92
Date of Application

PLEASE RETURN COMPLETED APPLICATION TO:

VOLUNTEER COORDINATING COMMITTEE
CITY OF KEIZER
930 CHEMAWA ROAD N.E.
P. O. BOX 21000
KEIZER, OREGON 97307-1000

Telephone: 390-3700

February 4, 1994



930 Chemawa Rd. N.E.
P.O. Box 21000
Keizer, Oregon 97307-1000

Jim Nightengale
608 Dennis Lane N.
Keizer, OR 97303

RECEIVED

'94 FEB 8 AM 11 20

Dear Mr. Nightengale:

The City of Keizer is in the process of updating the volunteer applications we presently have on file. Our records indicate you submitted a volunteer application on December 17, 1992. If you would like to have your application remain in our active file for consideration of any future volunteer positions, please return the bottom portion of this letter to City Hall or contact me at 390-3700. Please do so prior to February 25, 1994 when we will remove volunteer applications from our active file.

Thank you for taking an interest in providing your volunteer services to the City of Keizer.

Sincerely,

Tracy L. Davis
City Recorder



I would like my application to remain on file for future volunteer positions with the City of Keizer.

Comments or Additional
Information:

Budget - or Morning

•
Administration
Public Works
Community Development
Municipal Court
Phone 503.390.3700
Fax 503.393.9437
Police (business only)
Phone 503.390.3713
Fax 503.390.8295
•

Incorporated 1982
Pride, Spirit, Volunteerism

CITY COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 4c

TO: MAYOR KOHO AND CITY COUNCIL MEMBERS

THROUGH: DOTTY TRYK *Dotty*
CITY MANAGER

FROM: TRACY L. DAVIS *Tracy*
CITY RECORDER

SUBJECT: KEIZER PLANNING COMMISSION APPOINTMENT

ISSUE:

On June 12, 1995 Denny Muchmore submitted a letter of resignation from the Keizer Planning Commission. Mr. Muchmore was serving a three-year term which was to expire on September 30, 1996. On June 14, 1995, the Volunteer Coordinating Committee reviewed four applications for this position. They unanimously agreed to recommend the appointment of Manny Martinez. The application for Mr. Martinez is attached for your reference.

RECOMMENDATION:

It is recommended the City Council accept the recommendation of the Volunteer Coordinating Committee and appoint Manny Martinez to fill the unexpired term of Denny Muchmore on the Keizer Planning Commission.

CITY OF KEIZER
VOLUNTEER APPLICATION FORM

20A
6595
42

NAME MANUEL (MANNY) MARTINEZ

DATE 6/1/95

ADDRESS 1747 MEADOWLARK DR N.E.

DAY

PHONE 393-6739

EVENINGS/WEEKENDS

PHONE SAME

KEIZER OR 97303

PLEASE EXPLAIN WHY YOU WANT TO VOLUNTEER AND WHAT SKILLS YOU COULD BRING TO THE CITY OF KEIZER? (Clerical, writing, editing, foreign languages, degrees, etc. Please feel free to attach a resume.)

I HAVE RESIDE IN THE CITY OF KEIZER FOR OVER 20 YEARS. I AM
RETIRED FROM STATE GOVERNMENT AS A "SENIOR STATE AUDITOR". I HAVE TIME
TO DO VOLUNTARY WORK TO HELP THE CITY. I SPEAK FLUENT SPANISH. I
HAVE A ^{college} DIPLOMA. I AM FAMILIAR WITH MANAGING PROCEEDINGS AND DOCS

Number of hours per week you can volunteer:

8 TO 12

Day or days of week available:

OPEN

Time of Day available:

OPEN

PLEASE CHECK THE FOLLOWING ACTIVITIES IN WHICH YOU ARE INTERESTED

Budget Committee ☐

Clerical ☐

Parks Committee ☐

Computer Entry ☐

Planning Commission ☒

Research ☐

Maintenance ☐

Volunteer Coordinating Comm ☐

Reception ☐

Landscape ☐

Other ☐

List Other: _____

EDUCATION BACKGROUND

High School De la Salle (HAYWARD CA) Date Completed 1972

College VILLANUEVA UNIVERSITY (HAYWARD CA) Date Completed 19

PERSONAL REFERENCE

Name JIM Kellen Telephone 390-2768
Address 1919 MISTWOOD DR. NE KEIZER

CURRENT PLACE OF EMPLOYMENT

Employer's Name I AM RETIRED FROM THE STATE OF OREGON
Employer's Address and Telephone _____
Your Position _____ Beginning Date _____
May we contact you at work? _____

PREVIOUS VOLUNTEER EXPERIENCE

"COMMUNITY POLICING COMMITTEE" CITY OF KEIZER
(Volunteer Agency) POLICE DEPT.

Address _____ Telephone _____
Supervisor _____ Duties DISTRICT 3 COMMITTEE MEMBER

AUTHORIZATION WAIVER

I HAVE COMPLETED THE ABOVE QUESTIONS AND TO THE BEST OF MY KNOWLEDGE,
WHAT HAS BEEN STATED IS TRUE.

IF APPOINTED TO A VOLUNTEER POSITION, I AGREE TO SERVE WITHOUT
REIMBURSEMENT OF ANY KIND, AND WITH THE UNDERSTANDING AND AGREEMENT THAT
ACCIDENT AND MEDICAL INSURANCE IS NOT PROVIDED BY THE CITY OF KEIZER.

[Signature]
Signature of Applicant

6/1/95
Date

PLEASE RETURN COMPLETED APPLICATION TO:

VOLUNTEER COORDINATING COMMITTEE
CITY OF KEIZER
930 CHEMAWA ROAD N.E.
P. O. BOX 21000
KEIZER, OREGON 97307-1000

Telephone: 390-3700
Tracy L. Davis
City Recorder

CITY COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 4d

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK, *Dotty*
CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CHEMAWA ACTIVITY CENTER - BRIEFING

DISCUSSION:

The Chemawa Activity Center consulting team, lead by Larry Lewis of Kampe Associates, along with Staff, will be briefing the Council on the proposed land use and transportation elements of the Chemawa Activity Center Plan. Copies of the written text and associated map are attached for the Council's information.

Using input from this briefing, the Plan will be completed by Fall including elements on public facilities and services, marketing, and financing.

RECOMMENDATION:

It is recommended Council give staff and the Consultant input on the draft plan.

RECOMMENDED TRANSPORTATION AND LAND USE PLAN

Identification of key transportation and land use recommendations for the I-5/Chemawa Road Transportation and Land Use Study Area are provided below.

TRANSPORTATION

- Protect the integrity of the interchange (while maximizing land uses and alternative modes of transportation).
 - Maximize opportunity for alternative modes of transportation through mixed use land use recommendations.
 - North-south grade-separated roadway accessing NW and SW Quadrants between I-5 and BNR. Possibly a three-phase project:
 - Phase 1: New north-south road, at-grade crossing, no signalization.
 - Phase 2: Grade-separated with Chemawa Road overpass; new access road from Chemawa Road north to new north-south road.
 - Phase 3: New access road from Chemawa Road south to new access road.
- The new road will connect Tepper Lane to the north and to Ridge Drive via an at-grade railroad crossing to the south.

The ultimate grade-separated crossing, versus an at-grade signalized intersection, ultimately improves safety and provides full access while minimizing traffic flow between Lockhaven Drive and the interchange. The grade-separated roadway will be more expensive and consumes some developable land.

- Ridge Drive will be disconnected from Chemawa Road.
- A traffic signal is recommended at Chemawa Road and Lockhaven Drive, where Chemawa Road turns southwest in order to maximize traffic progression along Lockhaven through the interchange. There is adequate spacing between this signal and the I-5 ramp signal. This signal will also provide access to the parcel north of Lockhaven Drive and west of the BNR.
- A bus-only on-ramp from the park-n-ride to Salem Parkway will provide direct access southbound.
- East of I-5, a new road south off Chemawa Road connecting to Indian School Road. This will improve access to developable land north and south of Chemawa Road, and improves safety by eliminating existing traffic crossing conflicts on Chemawa Road. More detailed studies will need to assess the structure capacity (span width) for a 3-lane under crossing.
- Provide a traffic signal on Chemawa Road at the Chemawa Indian School entrance. This will also be the point of access to a new frontage road north of Chemawa Road that provides access to the approximately 5-acre Industrial/Commercial parcel located east of the Southern Pacific Railroad (SPRR).
- Improve at-grade railroad crossing at Blossom Lane and SPRR including pavement, signing, and curve radii.
- Future traffic signal at Portland Road and Kale Street.
- New park-n-ride located in SW Quadrant between I-5 and the BNR.
- Sidewalks on both sides of local, collector, and arterial streets.

- Bicycle lanes on major collector and arterial streets.
- Bus stops at traffic signals, especially those serving the park-n-ride.

LAND USE

Land use recommendations are divided according to the four quadrants. Within each quadrant land use recommendations are provided for each land unit that make up the quadrant, e.g. NW-1 Industrial. For each land unit, boundaries, existing jurisdiction, approximate area, recommended land uses, and transportation are identified.

NW Quadrant

Land Unit NW-1 Industrial

<u>Boundaries:</u>	North -	Tepper Lane
	South -	PGE Power Lines
	East -	Interstate 5
	West -	Burlington Northern Railroad
<u>Existing Jurisdiction:</u>		City of Keizer
<u>Approximate Area:</u>		65 Acres

Land Use:

- Industrial uses similar to the City of Salem's Industrial Business Campus (IBC) zoning district.
- A master plan should be prepared for this land unit, prior to industrial related development. The master plan should identify individual parcels, circulation and access, landscaping and open space.
- A site master plan is recommended for this area which will identify specific design standards that will guide future development. Design standards should address minimum and maximum parcel sizes, setbacks, building heights, circulation, access, parking, pedestrian and bicycle linkages, minimum landscaping and open space requirements.
- Minimum 5-acre parcels, min. 20% landscaping requirement. Coordinated landscape plan adjacent to I-5 from Chemawa Road north to city limits.
- It is also recommended that the land north of Tepper Lane, within the City of Keizer, be developed as general industrial uses.

Transportation:

- Access from north to south through the land unit is to remain flexible. Let the market dictate appropriate alignment. Primary roadway alignment will either be north-south through the center of the site as shown on the recommended plan, or on the east side, near I-5.
- Industrial traffic should be discouraged (or restricted) from entering or exiting the land unit via Tepper Drive (to/from the residential area to the west). Therefore, the primary north-south roadway should not connect Tepper Lane near the northwest corner of the land unit.
- Provide pedestrian and bicycle system connecting NW-1 Industrial land unit with restaurants and retail uses in adjacent NW-2 Hotel/Restaurant/Retail land unit.

Land Unit NW-2 Hotel -Conference/Restaurants/Retail

<u>Boundaries:</u>	North -	PGE Power Line (adjacent to NW-1)
	South -	Chemawa Road
	East -	Interstate -5
	West -	Burlington Northern Railroad

Jurisdiction: City of Keizer

Approximate Area: 27 Acres

Land Use:

- Hotel-Conference/Restaurants/Retail
- Prior to development, a site master plan for the entire land unit is to be prepared and approved by the City of Keizer. The site master plan will include the following development guidelines.
- A strong framework of public open space and streets.
- The land unit will accommodate I-5 uses including a hotel, restaurant(s), and additional I-5 retail uses.
- The visual impact created by this land unit is an important factor to its success, and to the success of Keizer - both how it is perceived from a distance, e.g. I-5, and from within the land unit. A focal point or

- landmark is to be provided that serves as a gateway into Keizer and the Salem Metropolitan area.
- Minimum 20% landscaping.
- Perimeter landscaping on the east and south sides, adjacent to 1-5 and Chemawa Road.
- Intra-connected pathway system, from hotel-conference to restaurants to retail,
- Inter-connected pathway and bicycle system between the mixed use development and residential area to the west, and industrial land to the north.
- Incorporate existing, unused ODOT frontage into the land unit.

Transportation:

- Access to this land unit will be via the new road (or realigned Radiant Road) off Chemawa Road.
- Maintain access management control along Chemawa frontage.

Land Unit NW-3 Mixed Use

Boundaries: North - Northern boundary of Study Area abutting existing residential
 South - Chemawa Road/Lockhaven Drive
 East - Burlington Northern Railroad
 West - McLeod Lane

Jurisdiction: City of Keizer

Approximate Area: 13 Acres

Land Use:

- Mixed Use - Office, Retail, Multi-Family

Transportation:

- Access will be provided at the new signal where Chemawa Road turns southwest and where Lockhaven Drive continues west.

SW Quadrant

Land Unit SW-1 Mixed Use - Office, Retail, Multi-Family

Boundaries: North - Chemawa Road/Lockhaven Drive
 South - Little League Fields and Mini-Warehouse Site
 East - Ridge Drive/Burlington Northern Railroad
 West - Study Area Boundary

Jurisdiction: City of Keizer

Approximate Area: 33 Acres

Land Use:

- Mixed Use - Office, Retail, Multi-Family

Transportation:

- Access will be via Chemawa Road, McLeod Lane and Ridge Drive.
- Restricted access off Chemawa Road/Lockhaven Drive.

Land Unit SW-2 - Industrial

Boundaries: North - Land Unit SW-1
 South - Little League Fields
 East - Ridge Drive/Burlington Northern Railroad
 West - Land Unit SW-1

Jurisdiction: City of Keizer

Approximate Area: 3.5 Acres

Land Use:

- Industrial
- Land approved for development of mini-warehouse storage.

Transportation:

- Accessed off Ridge Drive.
- Possible new access via McLeod Lane extension.

Land Unit SW-3 - Commercial and Park-n-Ride

Boundaries: North - Chemawa Road
South - Salem Parkway
East - Interstate 5
West - Ridge Drive/Burlington Northern Railroad

Jurisdiction: City of Keizer and Bureau of Indian Affairs

Approximate Area: 14 Acres

Land Use:

- Commercial and Park-n-Ride
- Chemawa Indian School-related commercial development in north portion of the land unit, adjacent to Chemawa Road. Commercial uses should serve both I-5 motorists and surrounding community.
- Park-n-Ride in southern portion of the land unit accommodating a minimum 200 cars. In addition to the Park-n-Ride, parking will serve the adjacent commercial development and the Little League Fields.

Transportation:

- Access off Chemawa Road, via new road off Chemawa Road and Ridge Drive.
- Park-n-Ride for transit service between downtown Salem and Portland.
- Bus-only on-ramp from Park-n-Ride to Salem Parkway.
- Grade-separated pedestrian access across BNRR/Ridge Drive between Park-n-Ride and Little League Fields.

NE Quadrant

Land Unit NE-1 Industrial

Boundaries: Northwest - Interstate 5
South - Land Unit NE-2
Northeast - Urban Growth Boundary/Labish Ditch
East - Southern Pacific Railroad

Jurisdiction: City of Salem

Approximate Area: 28 Acres

Land Use:

- Industrial
- Flexible industrial related land use. Could be industrial business park, corporate headquarters, single industrial user.
- Visibility from I-5 warrants pleasing aesthetics, similar landscaping standards to Land Unit NW-2 on opposite side of freeway. Minimum 20% landscaping. Perimeter landscaping on west side, adjacent to I-5.

Transportation:

- Access via road improvements off Chemawa Road.

Land Unit NE-2 Hotel/Restaurant/Retail

Boundaries: North - Land Unit NE-1
South - Chemawa Road
East - Southern Pacific Railroad
West - I-5

Jurisdiction: City of Salem

Approximate Area: 12 Acres

Land Use:

- Hotel/Restaurant/Retail
- I-5 serving uses.
- Visibility from I-5 warrants pleasing aesthetics, similar landscaping standards to Land Unit NW-2 on opposite side of freeway. Minimum 20% landscaping. Perimeter landscaping on west and south sides, adjacent to I-5 and Chemawa Road.

Transportation:

- Access via road improvements off Chemawa Road.

Land Unit NE-3 Industrial/Commercial

Boundaries: North - UGB/Labish Ditch
South - Chemawa Road
East - UGB/Labish Ditch
West - Southern Pacific Railroad

Jurisdiction: City of Salem and Bureau of Indian Affairs

Approximate Area: 5.5 Acres

Land Uses:

- Industrial/Commercial
- Chemawa Indian School-related industrial/commercial uses

Transportation:

- Access via new frontage road off Chemawa Road. Chemawa Road access is opposite entrance to Chemawa Indian School on the south side of Chemawa Road.

Land Unit NE-4 Industrial/Commercial

Boundaries: North - UGB/Labish Ditch
South - Hazel Green Road
East - Developing Residential (per Comprehensive Plan)
West - Portland Road

Jurisdiction: City of Salem

Approximate Area: 2 Acres

Land Uses:

- Industrial/Commercial

Transportation:

- Access via Portland Road

SE Quadrant

Land Units CIS 1-7 Chemawa Indian School Related Uses

Boundaries: North - Chemawa Road
South - Land Unit SE-2 and SE-3
East - Land Unit SE-4
West - Interstate 5

Jurisdiction: City of Salem and Bureau of Indian Affairs

Approximate Area: 280 Acres

Land Use:

- Mix of Chemawa Indian School related uses per Chemawa Indian School Draft Comprehensive Long Range Land use Master Plan
- Range of uses include school, school recreation, natural habitat, commercial tree farm/orchard, cultural, ancestral, multi-purpose, and maintenance.

Transportation:

- Access via Chemawa Road and Indian School Road.
- New road south off Chemawa Road between I-5 and the Southern Pacific Railroad to access multi-purpose area in northwest corner, adjacent to Chemawa Road and I-5.
- Pedestrian system through natural habitat area connecting the school, Chemawa Road, and Indian School Road.

Land Unit SE-1 Single Family

Boundaries: North - Chemawa Road
South, East, and West - Chemawa Indian School land

Jurisdiction: City of Salem

Approximate Area: 4.5 Acres

Land Use:

- Existing single family residence

Transportation:

- Access via Indian School Road

Land Unit SE-2 Industrial/Commercial

Boundaries: North - Chemawa Road
East - Portland Road
West - Chemawa Indian School Property

Jurisdiction: City of Salem

Approximate Area: 26 Acres

Land Uses:
- Industrial/Commercial

Transportation:
- Access via Portland Road, Chemawa Road at north end.

Land Unit SE-3 Multi-Family Residential

Boundaries: North - Hazel Green Road
South - PGE Property
East - Industrial Land (per Comprehensive Plan)
West - Portland Road

Approximate Area: 39 Acres

Land Uses:
- Mobile Home Park

Transportation:
- Access via Portland Road and Hazel Green Road

Land Unit SE-4

Boundaries: North - Mobile Home Park
South - Kale Street
East - Industrial Land (per Comprehensive Plan)
West - Portland Road

Jurisdiction: City of Salem

Approximate Area: 32 Acres

Land Uses:
- Portland General Electric facility

Transportation:
- Access via Portland Road and Kale Street

Land Unit SE-5 Industrial/Commercial

Boundaries: North - Chemawa Indian School land
East - Southern Pacific Railroad/Indian School Road
West - Interstate 5

Jurisdiction: City of Salem

Approximate Area: 41 Acres

Land Use:
- Industrial

Transportation:
- Access via Indian School Road

Land Unit SE-6 Industrial

Boundaries: North - Chemawa Indian School land
South - Blossom Drive
East - Land Unit SE-7 Multi-Family Residential
West - Southern Pacific Railroad/Indian School Road

Jurisdiction: City of Salem

Approximate Area: 66 Acres

Land Uses:

- Industrial

Transportation:

- Access via Blossom Drive from Indian School Road to the west and Portland Road to the east.

Land Unit SE-7 Multi-Family Residential

Boundaries: North - Chemawa Indian School land
South - Blossom Drive
East - Single Family
West - Land Unit SE-6 Industrial

Jurisdiction: City of Salem (pending approval of annexation from Marion County)

Approximate Area: 7.5 Acres

Land Uses:

- Multi-Family residential (pending approval of annexation and zone change by the City of Salem)

Transportation:

- Access via Blossom Drive from Indian School Road to the west and Portland Road to the east.

CITY COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 5a

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK, 
CITY MANAGER

FROM: JOHN N. MORGAN, AICP 
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PUBLIC HEARING -
CLAGGETT CEMETERY ZONE AND COMPREHENSIVE PLAN CHANGE

DISCUSSION:

On March 6, 1995, the Council, at the request of Claggett Cemetery Associate, initiated a Comprehensive Plan Land Use Map and Zoning Change for the existing Claggett Cemetery and land for its expansion. The purpose of tonight's hearing is to consider this request. Attached to this staff report are copies of the original request, the March 6 staff report, and finding of fact supporting the proposed change.

The existing cemetery property is located at the east end of Bolf Terrace N off of Wheatland Road. It contains 3.59 acres. It is designated "Low Density Residential" on the Comprehensive Plan, but it is zoned "P" (Public). This represents a conflict between the Comprehensive Plan and zoning that should be reconciled. Hence, the proposed change for this parcel is for the Comprehensive Plan only with the property going to the "C" (Civic) Comprehensive Plan designation.

Land for expansion of the cemetery has been acquired to the immediate north. With the development of "The Ridge" subdivision, a 1.33 acre lot was retained at the south end of the project to be used for cemetery purposes. This property is designated Low Density Residential on the Comprehensive Plan and zoned RS (Residential Single Family). The proposed change is to the Civic plan designation and the Public zone.

The applicant provided the proposed Findings and Conclusions which clearly state the case and its justification. The Council is directed to that document for detailed discussion of the matter.

In summary, the applicant states there is a need for the cemetery to expand as it is quickly filling. There are no alternative sites available in Keizer, and none in any case that would serve as well as an expansion of the existing cemetery. No conditions of approval are proposed for the cemetery facility.

RECOMMENDATION:

It is recommended Council:

1. Open the public hearing and receive any testimony;
2. Hold the hearing over until July 17, 1995; and
3. Direct the staff to return on July 17, 1995 with an order for Council consideration approving the zone and Comprehensive Plan changes.

CITY COUNCIL MEETING: March 6, 1995

AGENDA ITEM NUMBER: 6f

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK, *Dotty*
CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CLAGGETT CEMETERY ASSOCIATION -
COMPREHENSIVE PLAN AMENDMENT

DISCUSSION:

Claggett Cemetery is Keizer's only cemetery. It is located west off Wheatland Road on Bolf Terrace. Immediately north of the cemetery is the new Ridge Subdivision. Maps are attached that show these areas.

The cemetery is a non-conforming use in the UT (Urban Transition) zone. The property is designation Low Density Residential on the Comprehensive Plan Land Use Map. Therefore, the cemetery can continue to operate within its existing boundaries. However, any expansion will require the zoning issues to be resolved.

The cemetery is essentially full and has been working with the Alice and Leon Croteau, the property owners to the north, to expand the site. The Croteaus owned the land the Ridge Subdivision was built upon, but retained a large lot at the south end specifically for the purpose of providing expansion land for the cemetery. This lot is marked on the attached plat map.

Attached to this report is a request from Ken Sherman, Jr., on behalf of Claggett Cemetery Association and the Croteaus to have the Council initiate a Comprehensive Plan Amendment, Zone Change, and Conditional Use for their properties. The resultant Comprehensive Plan designation will be Civic, the zone Public, and the conditional use to allow a cemetery. If these changes are granted, it resolves zoning issues for the existing cemetery and allows its expansion.

As is noted in Mr. Sherman's letter, Section 4.10 of the Zoning Ordinance allows the Council to initiate changes for a "...philanthropic purpose." By Council initiation, the Association is spared the expense of the filing fee and the cost of preparing an extensive application. However, there still will be work to establish conformance with the criteria within the zoning ordinance and development of findings of fact. Staff has indicated to Mr. Sherman that the expectation is this work will still be the responsibility of the Claggett Cemetery Association and the Croteaus.

These types of land use cases are heard before the Hearings Officer. The Council will review the Hearings Officer's recommended order and may either accept, reject, or modify it. No hearing before the Council is necessary unless the Council so wishes, or if an aggrieved party requests a hearing upon appeal.

RECOMMENDATION:

It is recommended Council adopt the attached resolution initiating a Comprehensive Plan Amendment, Zone Change, and Conditional Use.



RECEIVED

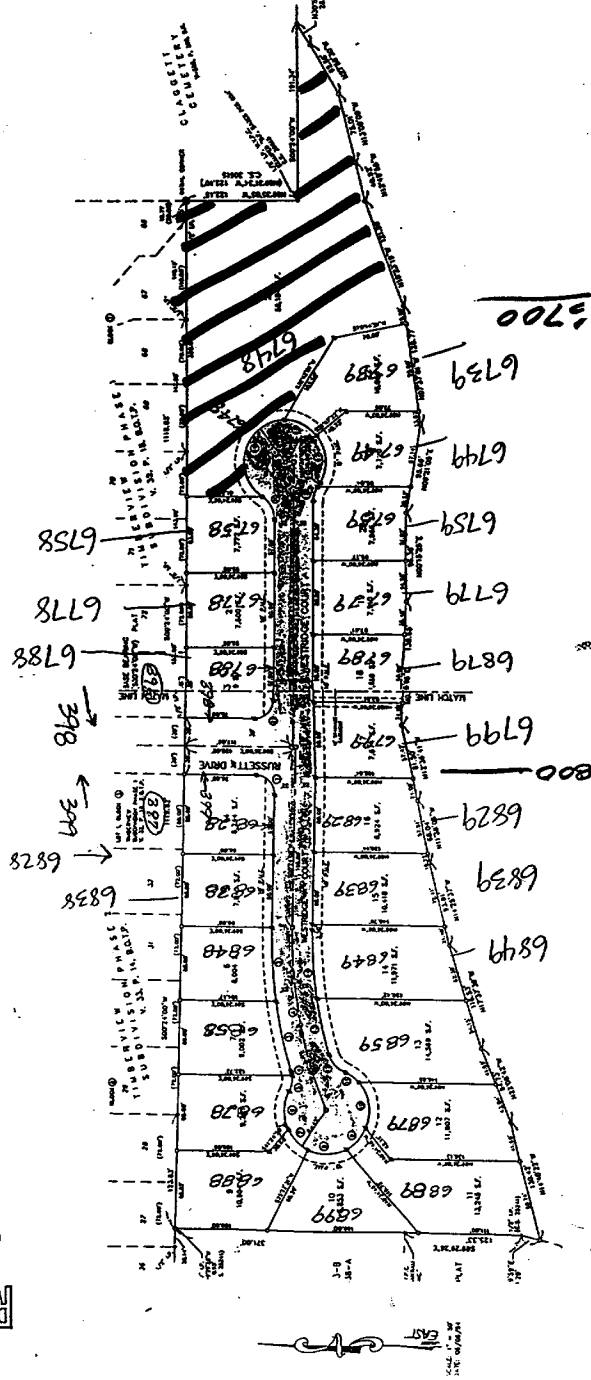
JUL 20 1994

MID WILLAMETTE VALLEY
COUNCIL OF GOVERNMENTS

ZZ

IN S.W. 1/4 SEC. 26, T. 6 S., R. 3 W., W.M.
CITY OF KEIZER, MARION COUNTY, OREGON

THE RIDGE



LAW OFFICES OF
SHERMAN, BRYAN, SHERMAN & MURCH

687 Court Street N.E.
Post Office Box 2247
Salem, Oregon 97308-2247

KENNETH SHERMAN
JOHN A. BRYAN
KENNETH SHERMAN, JR.
JAMES L. MURCH

JANICE L. HAZEL

TELEPHONE (503) 364-2281
FAX (503) 370-4308

February 28, 1995

Mayor and City Council
City of Keizer
Post Office Box 21000
Keizer, Oregon 97307

Re: **Claggett Cemetery**

Dear Mayor and Councilors:

We represent Alice May Orey Croteau and Leon Croteau, husband and wife, and the Claggett Cemetery Association. The association is the owner of the existing Claggett Cemetery which is situated on 3.59 acres located at the west end of Bolf Terrace, North, which property is described in the deed set forth in the deed enclosed herewith. The Croteaus are the owners of Lot 23, The Ridge, Keizer, Oregon. Their property abuts the existing cemetery to the north and west.

The cemetery is nearly at capacity, and it is necessary to expand this facility to meet the burial needs of the City of Keizer. The Croteaus and the association are prepared to enter into a joint venture agreement under which they would develop the Croteau property (Lot 23, The Ridge) into an expansion of the cemetery.

This expansion will require that the Keizer Comprehensive Plan designation for this property be changed from Low Density Residential to Civic, that the zone be changed to Public, and that a Conditional Use permit be granted. In addition, the existing cemetery needs to be redesignated, rezoned and granted a conditional use permit as well.

Section 4.10 of the Keizer Zoning Ordinance, which establishes procedures for both comprehensive plan and zone changes, provides that such changes may be initiated by the City Council when the change is for some governmental or philanthropic purpose. The changes in question fit this category. Although the cemetery is and will be a private facility, as Keizer's only cemetery, it performs a public service that is certainly philanthropic in nature.

Expansion of the cemetery onto the Croteau property represents the only logical opportunity for developing appropriate additional burial space within any proximity of the existing cemetery, and that alternative is preferable to taking other valuable land for the creation of a new cemetery within the city.

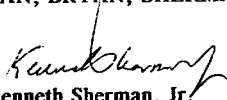
February 28, 1995
Page 2

We will of course be happy to participate in any hearings which may be necessary to accomplish the above-mentioned changes. We urge your favorable consideration of this request.

Very truly yours,

SHERMAN, BRYAN, SHERMAN & MURCH

by:


Kenneth Sherman, Jr.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT MASSEY, ROSA COLE, SAM WEESE, DELBERT BAIR and HENRY BEIER, Trustees for Smith Graveyard and Claggett Cemetery Association, it's successors, in consideration of TEN AND NO/100 DOLLARS to them paid by CLAGGETT CEMETERY ASSOCIATION, a corporation, do hereby grant, bargain, sell and convey unto said CLAGGETT CEMETERY ASSOCIATION, a corporation, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situate in the County of Marion, State of Oregon, bounded and described as follows, to wit:

Beginning at a stake 8.77 chains North of the Southeast corner of the D.L.C. of said Alvis Smith in Township 6, Range 3 West from which a fir 30 inches in diameter bears South 24° East 47 links, and a fir 24 inches in diameter bears North 73° 15' West 89 links, thence North along the East line of said Claim 5.42 chains to a stake from which a red fir 26 inches in diameter bears South 35 links; thence West 1.85 chains to a stake; thence South 5.42 chains to a stake; thence East 1.85 chains of beginning containing one acre of land more or less in the County of Marion, in trust to be used for the purposes of a graveyard only.

Beginning at a stake 8.77 chains North of the Southeast corner of the D.L.C. of Alvis Smith in Township 6 South, Range 3 West from which a fir 30 inches in diameter bears South 24° East 47 links and a fir 24 inches in diameter bears North 73° 15' West 89 links, and running thence North along the East line of claim 5.42 chains to a stake from which a red fir 26 inches in diameter bears South 35 links; thence East 1.85 chains to a stake from which a fir 52 inches in diameter bears North 15° 45' East 47 links and a fir 18 inches in diameter bears South 54° 30' West 66 links; thence South 5.42 chains to a stake; thence West 1.85 chains to the place of beginning containing one acre of land more or less being in Marion County, Oregon, in trust to be used for the purpose of graveyard only.

Beginning at a point on the West line of the J.S. Zeeber Donation Land Claim in Township 6 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon, which point is North 0° 24' East 5.682 chains from the Southwest corner of said Claim; thence North 0° 24' East along the West line of said claim 2.194 chains to the South line of a cemetery; thence North 89° 16' along the South line of said cemetery 1.850 chains to the Southeast corner thereof; thence North 1° 02' East along the East line of said cemetery 5.420 chains to the Northeast corner thereof; thence North 89° 16' East along the Easterly extension of the North line of said cemetery 0.920 chains; thence South 10° 47' East 4.072 chains; thence South 1° 02' West 3.614 chains to a point which is South 89° 53' East from the place of beginning; thence North 89° 53' West 3.587 chains to the place of beginning and containing 1.48 acres of land, Save and Except that portion of the above described tract of land lying within the 30 foot road leading into said cemetery.

-1- Bargain and Sale Deed

McKINNEY, CHURCHILL & BEDNARZ
ATTORNEYS AT LAW
312 MADISON BUILDING
SALEM, OREGON

667593

TO HAVE AND TO HOLD the above described and granted premises unto the said CLAGGETT CEMETERY ASSOCIATION, a corporation, its successors and assigns forever.

IN WITNESS WHEREOF, we, the grantors above named, have hereunto set our hands and seals this 22nd day of May, 1962.

Robert Massey (SEAL)

Rosa Cole (SEAL)

Delbert A. Bair (SEAL)

Sam Weese (SEAL)

Henry A. Beier (SEAL)

Trustees for Shith Graveyard and
Claggett Cemetery Association, its
Successor

STATE OF OREGON

County of Marion

ss.

BE IT REMEMBERED that on this 22nd day of May, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT MASSEY, ROSA COLE, SAM WEESE, DELBERT BAIR and HENRY BEIER, to me known to be the identical persons named in and who executed the within instrument, and who personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon
My commission expires: May 14th, 1966

STATE OF OREGON } I hereby certify that the within was recorded of 3:15 P on the JUN 5 - 1962 and duly recorded by me in
County of Marion, } Marion County Records Book of Record Volume 559 Page 281

--2- Bargain and Sale Deed

→ MCKINNEY, CHURCHILL & BEDNARZ
ATTORNEYS AT LAW
312 MARION BUILDING
SALEM, OREGON

County Recorder

667502

667503

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R95-_____

INITIATING A
COMPREHENSIVE PLAN MAP AMENDMENT,
ZONE CHANGE AND CONDITIONAL USE
(CLAGGETT CEMETERY)

WHEREAS, Claggett Cemetery, Inc., and Alice and Leon Croteau have petitioned the Council to initiate a Comprehensive Plan Land Use Map change to "Civic," a zone change to "Public," and a Conditional Use to operate a cemetery, in accordance with section 4.10 of the Keizer Zoning Ordinance, for the existing cemetery located on Bolf Terrace NE and for the cemetery expansion property to its immediate north; and

WHEREAS, the Council can initiate such changes for a philanthropic purpose; NOW
THEREFORE

BE IT RESOLVED that the Council initiates such changes and directs them to the Hearings Officer for public hearing and the preparation of an order for the Council's consideration.

PASSED this 6th day of March, 1995

SIGNED this 6th day of March, 1995

Mayor

City Recorder

CITY OF KEIZER
MARION COUNTY, OREGON

In the Matter of)
)
City-Initiated Comprehensive)
Plan and Zone Changes)
and Conditional Use Permit)
for Claggett Creek Cemetery)

FINDINGS AND CONCLUSIONS

I. GENERAL

A. By letter dated February 28, 1995, Alice May Orey Croteau and Leon Croteau, the owners of Lot 23, The Ridge, Keizer, Marion County, Oregon, and the Claggett Cemetery Association, the owner of the 3.59 acre parcel commonly known as Claggett Cemetery, which parcel abuts Lot 23, The Ridge, and is located at the west end of Bolf Terrace, North, Keizer, Marion County, Oregon, (which persons are hereinafter referred to as "the Owners", and which properties are hereinafter referred to as "the subject properties") petitioned the Council to initiate the proposed comprehensive plan map change amendment, zone change and conditional use permit on the basis that the comprehensive plan map change amendment and the other land use actions requested in the letter were necessary to facilitate expansion of the Claggett Cemetery, the only cemetery located within the City of Keizer.

B. Cemeteries are permitted as a conditional use in the Public Zone. The Public zone is consistent with the Civic land use map designation in the City of Keizer Comprehensive Plan. Therefore, in order to permit the use of the subject properties for cemetery purposes, it is necessary to redesignate the subject properties as Civic on the Comprehensive Plan land use map, to rezone the subject properties as Public, and to grant a conditional use permit for use of the

subject properties as a cemetery.

C. Under Section 4.14 (b) of the City of Keizer Zoning Ordinance, the proposed amendment to the comprehensive plan is a comprehensive plan map change amendment, rather than a legislative amendment because the proposal is for an amendment to the land use designation for a single parcel which is less than 15 acres in size. As such, the proposed amendment is to be initiated and reviewed as provided for zone changes in Sections 4.10 and 4.11 of the City of Keizer Zoning Ordinance.

D. Under Section 4.10 of the City of Keizer Zoning Ordinance, the proposed amendment may be initiated by resolution of the Council when the change is for some governmental or philanthropic purpose.

E. At its meeting on March 6, 1995, the Council, acting pursuant to Section 4.10 of the City of Keizer Zoning Ordinance, adopted Resolution 95-811, thereby initiating the requested comprehensive plan map change amendment, zone change and conditional use permit for the subject properties.

II. APPLICABLE CRITERIA

The criteria applicable to the proposed comprehensive plan and zone changes are set forth in Sections 4.16 and 4.17 of the City of Keizer Zoning Ordinance. The criteria for the conditional use permit are set forth in Section 8.30 of the City of Keizer Zoning Ordinance.

III. FINDINGS AND CONCLUSIONS CONCERNING APPLICABLE CRITERIA

A. Comprehensive Plan Criteria

1. Compliance is demonstrated with the statewide land use goals that apply to the subject properties or to the proposed land use

designation. If the proposed designation on the subject property requires an exception to the Goals the applicable criteria in the LCDC Administrative Rules for the type of exception needed shall also apply. (Section 4.17 (a), KZO)

The proposal is in compliance with the following applicable statewide goals:

a. Goal 1 - Citizen Involvement: The proposals have been the subject of public hearings before the Keizer Planning Commission and the Keizer City Council. Notice of these hearings has been given by publication in a newspaper of general circulation in Keizer. The public has been encouraged to participate in these hearings, and the planning commission and city council have received substantial public testimony and evidence on the proposed change.

b. Goal 2 - Land Use Planning: The proposals are being considered by the city within the framework of the city's acknowledged comprehensive plan and its adopted zoning and other implementing ordinances. The comprehensive plan specifically provides for amendments to reflect changing conditions and circumstances in the community. Additionally, approval of the requested changes will further the goal of land use planning by creating the most efficient possible land use pattern. Given the fact that the cemetery is currently near capacity, and that Keizer will need more burial and interment space in the future, it would be a much more efficient use of the city's limited inventory of undeveloped lands to expand the existing cemetery onto adjacent property than to develop a new cemetery (with duplication of all of the required ancillary facilities) at another, remote location.

c. Goal 11 - Public Facilities: Though privately owned, the Claggett Cemetery is in essence a "public facility", since it is the only burial ground in existence to meet the needs of the people of Keizer. Adoption of the proposed changes will confirm the dedication of these properties to cemetery use, permit a needed expansion of the facility to meet the needs of the rapidly growing community, and thereby facilitate the orderly and efficient arrangement of this

particular public facility. No other new public facilities (such as sewer, water or streets) or expansion of existing such facilities will be required to accommodate the expansion of the cemetery.

2. Consistency with the applicable goals and policies in the Comprehensive Plan is demonstrated. (Section 4.17 (b), KZO)

a. Goals and Policies for Public Facilities. To the extent that Claggett Cemetery is treated as a "public facility", the comprehensive plan goals and policies for public facilities are applicable in this case. These goals and policies are set forth in section E.2., in Chapter III of the City of Keizer Comprehensive Plan.

(1) The proposed land use changes relating to Claggett Cemetery are consistent with General Goal Number 1, which is to:

"Plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development." (Sect. E. 2. a. 1., Chapter III, KCP)

Claggett Cemetery is nearing capacity, while the population of Keizer continues to grow at a rapid pace. Claggett Cemetery has been popular with Keizer residents because it is the only cemetery in the community, and people normally prefer to bury or inter their loved ones at a place that is not far removed from their own homes. If Keizer is to continue to "take care of its own" in this regard in the future, it will need to either facilitate the expansion of the existing Claggett Cemetery or develop a new cemetery elsewhere. The Claggett Cemetery is reasonably central to the population of the greater Keizer area, so with expansion it can continue to meet the needs of the entire community. And the addition of the proposed 1.34 acre adjacent parcel is estimated to provide adequate space to meet future needs over the next 30 to 50 years.

(2) The remaining goals and policies for Public Facilities are applicable to the more

traditional types of public facilities, such as streets and sewer and water systems, and do not have any particular application to cemeteries.

b. Goals and Policies relating to Economic, Commercial and Industrial Development. While in many respects Claggett Cemetery functions as a "public facility", it is nevertheless a privately owned and operated cemetery. As such, it is also a commercial facility, and the goals and policies for commercial development, set forth in section C. 4. of Chapter III of the City of Keizer Comprehensive Plan are applicable. Specifically, the following general and specific goals and policies are applicable:

- (1) The second general goal is to:

"Supply an adequate amount of land to accommodate new and existing businesses." (Sect. C. 4. a. 2., Chapter III, KCP)

The subject 1.34 acre parcel is the only land adjacent to the existing cemetery which is undeveloped and available for expansion of the cemetery. Thus, with respect to the cemetery, this second general goal can be satisfied only by approving expansion of the cemetery onto this parcel.

- (2) The fourth general goal is to:

"Ensure compatibility between commercial and industrial lands and lands adjacent to them." (Sect. C. 4. a. 4., Chapter III, KCP)

The existing Claggett Cemetery has been in operation immediately adjacent to Timberview Subdivision, a single family residential subdivision, for many years. In addition, at the request of a local developer, the city has recently granted approval for The Ridge, an upscale single family residential subdivision being developed adjacent to and north of the cemetery. The subject 1.34 acres is platted as Lot 23 of The Ridge, and the developer of The Ridge has agreed to sell Lot 23 to the persons who have requested these land use changes, to facilitate expansion

The subject properties are now designated for Low Density Residential Use on the land use plan map. Although Keizer is growing at a rapid pace, it appears that, due to two factors, it has a more than adequate supply of low density residential land to meet the city's needs within the planning period. The first factor is that Keizer has recently converted a 67 acre parcel from industrial to residential designation, and most of that acreage will be developed for low density residential use. In the same action, the city reduced the density designation on another 32.88 acres from medium and high density to low density residential. (see Ordinance No. 93-265, dated September 20, 1993)

The second factor is that new residential development in Keizer is exceeding the target densities for residential development which have previously been established by the city. This means that Keizer is using less land than was previously believed necessary to meet the demands for residential growth.

Another consideration under this criteria is that if the existing cemetery and the adjacent 1.34 acres were left in their current low density residential designation, they could not conceivably contribute in any measurable way to meeting the need for residential lands. The existing cemetery is almost fully utilized, and the adjacent 1.34 acres is platted as a single lot in the Ridge subdivision, so at the most it could accommodate one single family residence.

5. The proposed land use designation will not allow zones or uses that will destabilize the land use pattern in the vicinity. (Sect. 4.17 (e), KZO)

The only zone which is compatible with the Civic comprehensive plan designation is the Public zone, and the only use permitted in the Public zone which is feasible for the subject properties is the proposed cemetery use. The present utilization of the existing cemetery property

makes it impossible to use this property for any of the other uses identified in Sections 37.01 or 37.02 of the zoning ordinance; and as for the adjacent 1.34 acres, it is too small, too isolated and too restricted as to access to be useable for any other purpose. The fact that the cemetery has existed in this location for many years without adverse impact on surrounding residential neighborhoods clearly establishes that the granting of the proposed change will not promote destabilization of the existing land use pattern.

6. Uses allowed in the proposed designation will not significantly adversely affect existing or planned uses on adjacent lands. (Sect. 4.17 (f), KZO)

Since the cemetery use is the only practical use for these properties, and since cemetery use has been demonstrated over many years to be compatible with both existing residential development and the recently approved residential development within The Ridge, this criteria is satisfied.

7. Public facilities and services necessary to support uses allowed in the proposed designation are available or are likely to be available in the near future. (Sect. 4.17 (g), KZO)

The only public facilities and services needed to serve the existing and expanded cemetery are streets to provide access. Access to the existing cemetery is by means of Bolf Terrace. The traffic generated by the cemetery is extremely light, and Bolf Terrace will be adequate to accommodate the additional traffic generated by the proposed expansion.

B. Zone Change Criteria

1. **The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification. (Sect. 4.16 (1)(a), KZO)**

If the subject properties are redesignated as Civic on the comprehensive plan, the Public zone will be the only zone which is compatible with this designation (see Section 4.02, KZO). The comprehensive plan does not set forth any description of or policies for the Civic designation.

2. **The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity, and they can be established in compliance with the development requirements in Chapters 17 to 20 without need for adjustments or variances. (Sect. 4.16 (1) (b) and (c), KZO)**

As is discussed above, the only use which is allowed either outright or as a conditional use within the public zone and which would be practical for these properties is use as a cemetery. As is demonstrated by the long-term presence of the existing cemetery on the larger parcel, such use may be made of the subject properties without exceeding their physical capacities. The improvements that would be constructed on the subject properties in connection with the expansion of the cemetery would be in compliance with all applicable development standards set forth in Chapters 17 to 20, and no adjustments or variances are contemplated.

3. **Adequate public facilities, services, and transportation networks are in place, or are planned to be provided concurrently with the development of the property. (Sect. 4.16 (1) (d), KZO)**

As is discussed above, the only public facilities necessary to accommodate either the existing or the expanded cemetery is the street system, and Bolf Terrace provides adequate access to accommodate the relatively light traffic generated by this activity.

4. **Satisfaction of any zone change review criteria in the Keizer Comprehensive Plan is demonstrated. (Sect. 4.16 (1) (e), KZO)**

There are no zone change review criteria in the comprehensive plan.

5. **The supply of vacant land in the proposed zone is inadequate to accommodate the projected rate of development of uses allowed in the zone during the next 5 years; or the location of the appropriately zoned land is not locationally or physically suited to the particular uses proposed for the subject property, or lack site specific amenities required by the proposed use. (Sect. 4.16 (2) (a), KZO)**

Virtually all of the other lands currently zoned Public throughout the city are already developed for public use, or have been identified and set aside for such development (particularly as public parks) in the future. Additionally, the only practical location for this cemetery expansion is on land adjacent to the existing cemetery, so no other Public zoned property within the city meets the locational test of this criteria.

6. **The supply of vacant land in the existing zone is adequate, assuming the zone change is granted, to accommodate the projected rate of development of uses allowed in the zone during the next 5 years. (Sect. 4.16 (2) (b), KZO)**

This criteria is irrelevant in this case, since the existing cemetery is already fully developed to that use, and cannot practically be converted to another use consistent with its current zone; and the adjacent 1.34 acres is platted as one single family lot in a residential subdivision, and could at most accommodate one single family residence. In addition, as is stated above with respect to the proposed comprehensive plan change, there is a more than adequate supply of residential land in the community to meet the needs within the current planning period.

7. **The proposed zone, if it allows uses more intensive than other zones appropriate for the land use designation, will not allow uses that would destabilize the land use pattern of the area or significantly adversely affect adjacent properties. (Sect. 4.16 (2) (c), KZO)**

The proposed zone does not allow uses more intensive than other zones appropriate for the land use designation, because the Public zone is the only zone appropriate for the Civic designation.

C. Conditional Use Criteria

1. **The use is listed as a conditional use in the zone. (Sect. 8.30 (a), KZO)**

Cemeteries, crematoriums and mausoleums are listed as conditional uses in the Public zone. (See Sect. 37.02 (b), KZO)

2. **The parcel is suitable for the proposed use considering such factors as size, shape, location, topography, soils, slope stability, drainage and natural features. (Sect. 8.30 (b), KZO)**

Both the existing cemetery and the proposed expansion area are essentially flat parcels with good soil stability and drainage. The fact that the existing cemetery has been located on the larger parcel for many years without adverse effect demonstrates that these properties are suitable for this use.

3. **The proposed use, as conditioned, will not materially alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the applicable zone. (Sect. 8.30 (c), KZO)**

The fact that Claggett Cemetery has existed on the larger of these parcels for many years,

while the surrounding areas have grown up to residential use consistent with the zones on those properties, demonstrates that continued use of the cemetery, with the proposed expansion, will not adversely impact surrounding properties.

4. The proposed use will not have a detrimental effect on existing solar or wind energy systems. (Sect. 8.30 (d), KZO)

There are no known solar or wind energy systems in the vicinity of the subject properties, and the use of these properties as a cemetery would not have any impact on any such systems that might be developed in the future.

5. Adequate public and utility facilities and services to serve the use exist or will be made available prior to establishment of the use. (Section 8.30 (e), KZO)

As is stated above, the street system, which is the only public facility needed to service the cemetery, is adequate for both the existing and planned operations.

CITY COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 5b

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK 
CITY MANAGER

FROM: JOHN N. MORGAN, AICP 
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PUBLIC HEARING -
CONDITIONAL USE CASE 95-2
KEIZER HERITAGE FOUNDATION

DISCUSSION:

This matter is a proposed conditional use to allow the placement of the Old Keizer School on the City Hall property and its use as a community center. Attached to this report is Keizer Heritage's application, the proposed site plan, and a detailed land use case report prepared by Roger Evans, City Planner which contains the details of the case and the staff's recommendation.

RECOMMENDATION:

It is recommended Council:

1. Open the public hearing and receive any testimony;
2. Hold the hearing over until July 17, 1995; and
3. Direct staff to return on July 17, 1995 with an order for Council consideration approving the conditional use.

MEMORANDUM

TO: Keizer City Council
THROUGH: John N. Morgan, Community Development Director
FROM: Roger D. Evans, Keizer City Planner *R. Evans*
SUBJECT: Conditional Use Case No. 95-2
DATE June 8, 1995

Planning staff has reviewed the above case and offers the following recommendation, background information, agency comments, conditions and requirements, and findings and conclusions in support of staff's recommendation:

1. RECOMMENDATION

Planning Staff recommends to the City Council that the proposed Conditional Use application be **APPROVED** subject to certain conditions and requirements noted below. Findings in support of the recommendation are found in Section IV.

II. BACKGROUND

A. **APPLICANT:** Keizer Heritage Foundation & City of Keizer

B. **PROPERTY LOCATION:** The subject property is located on the southern side of Chemawa Road NE between Bailey Road and Rickman Road. The parcel is addressed as 930 Chemawa Road NE. The County Assessor's map identifies the property as being located within Section 02AB; Township 7 South; Range 3 West; Tax Lot #s 1500, 1600, 2100, 2200, 2500 & 2700. (See EXHIBIT "A")

C. **EXISTING DEVELOPMENT AND PUBLIC FACILITIES:** The subject property is developed and contains City Hall and the Keizer Police Department building and is served by public sewer and water.

D. **PLAN DESIGNATION AND ZONING:** The subject property is designated CIVIC in the Keizer Comprehensive Plan and is zoned RM (MEDIUM DENSITY RESIDENTIAL). The purpose of the CIVIC Comprehensive Plan designation is to provide for government offices and facilities and other designated public and semi-public uses. (See EXHIBIT "B")

D. **ADJACENT ZONING AND LAND USES:** All adjacent property is designated Low Density Residential and zoned RS (SINGLE FAMILY RESIDENTIAL). The predominant surrounding land use consists of single family residences with some vacant lots. (See EXHIBIT "B")

E. **PROPOSAL:** The applicants are requesting approval of a Conditional Use to move and place the old Keizer Schoolhouse on the subject property owned by the City of Keizer. The Old Schoolhouse would be used by civic organizations as a community center and meeting place. Tenants will include the Keizer Art Association, Keizer Chamber of Commerce, and the Keizer Children's Reading Connection.

Additional proposed uses include a museum and art gallery, along with future provisions for a kitchen facility. The submitted conceptual site plan also includes the establishment of a gazebo and landscaped area. (See EXHIBIT "C".)

F. AGENCY COMMENTS: The Department of Public Works and the Keizer Fire District reviewed the proposal and offered the following comments:

1. The City Public Works Department and City Engineer provided comments regarding public facility improvements. These comments are attached as "EXHIBIT D" and are incorporated into this Notice of Decision in the CONDITIONS AND REQUIREMENTS section of this report.
2. The Keizer Fire District stated that it had no objections to the proposed Conditional Use. However, the Fire Marshall did state that all access and turnarounds associated with the Conditional Use must conform to the City of Keizer Street Standards and the Uniform Fire Code standards. The Keizer Fire District shall be contacted to determine fire hydrant needs and access and turnaround requirements.

III. CONDITIONS AND REQUIREMENTS

This decision does not include approval of a building permit.

A. REQUIREMENTS: The applicant must comply with the following:

1. Placement of the proposed structure shall comply with the requirements of the Marion County Building Inspection Division and comply with all applicable development standards of the Keizer Zoning Ordinance.
2. The applicant shall connect to the public sewer system and City of Keizer water system prior to occupancy of the structure. The applicant shall be responsible for all costs associated with public facility improvements, including applicable system development charges for sewer, water, parks and other facilities and shall comply with established City rules and regulations in effect at the time of the final approval of the partitioning. The applicant shall comply with the following public facility issues as required by the City Engineer and the Keizer Public Works Department (See Exhibit "D"):

SANITARY SEWERS

- a) The applicant will be required to connect to the existing public sanitary sewer line in the Chemawa Road public right-of-way. City of Salem approval for sanitary sewer service to the building will be required and construction permits will need to be issued prior to construction.
- b) No sanitary sewer construction shall proceed within the Chemawa Road N right-of-way without prior notification being given to the City of Keizer Department of Public Works. A street opening permit will be required for any sewer construction within Chemawa Road.

WATER SYSTEM

- a) Adequate water service is available to the site within the Chemawa Road right-of-way. the applicant shall contact the City of Keizer Water Department for recommendations on water service requirements for the building.
- b) The Keizer Fire District will determine locations of fire hydrants to provide adequate service to the structure.
- c) Any wells on the subject property shall be identified and abandoned in accordance with the City of Keizer Public Works Department requirements.

STREET AND DRAINAGE IMPROVEMENTS

- a) Any proposed improvements within the Chemawa Road right-of-way will require construction permit from the Keizer Public Works Department.
- b) A storm drainage master plan will be required to be submitted to the City Engineer for review and approval prior to any construction or placement of the structure on the site.
- c) Storm water detention will not be required for this site.
- d) A pre-design meeting will be required prior to the developer's engineer submitting plans to the City for review. A pre-construction conference shall be required prior to commencement of any construction under any permits issued by the City.

C. OTHER PERMITS AND RESTRICTIONS: This approval does not remove or affect any covenants or restrictions imposed on the subject property by deed or other instrument. The proposed use may require permits from other local, State or Federal agencies. This decision does not take the place of, or relieve the responsibility for obtaining other permits or satisfying any restrictions or conditions thereon. The applicant should be advised of the following:

1. The applicant should contact the Keizer Fire District and obtain a copy of the District's Recommended Building Access and Identification Guidelines. It is suggested signage be placed on the property to prohibit parking within the proposed easement from Chemawa Road leading to the parking area.

D. CONDITIONS.

1. The community center's hours of operation shall be limited to 7:00 A.M. to 10:00 P.M. , Sunday through Thursday and from 7:00 A.M. to 11:00 P.M. on Friday and Saturday. These hours may be extended with advance approval of the majority of the surrounding property owners for special events.
2. All outdoor activities associated with the community center (schoolhouse) shall be limited to the south side of the building and limited to the hours between 7:00 A.M. and official sunset.

3. The limits on the hours of operation shall be posted in a conspicuous place within the building and all tenants notified of the restricted hours of operation.
4. All exterior building lights and lighting for the landscaping shall be directed away from adjacent residences. Interior lighting shall be subdued by the use of shades or blinds to reduce the light glare from the buildings interior.
5. Prior to occupying the structure, the applicants (Keizer Heritage Foundation) shall submit a final landscaping plan for review and approval to the City of Keizer. Landscaping shall be developed so as to minimize the impact of building lighting and to provide a barrier (this barrier shall be either a sight obscuring fence, wall, or hedge, with a maximum height of 6 feet. If a hedge, the hedge must meet the maximum height within 3 years of planting) on the west side of the building along the proposed 20' access road to minimize the impact to the single family residence located to the west.
6. Approval of the placement of the Old Schoolhouse on City property shall include approval of the development of an outdoor patio and gazebo on the south side of the proposed building location.
7. Pursuant to Section 5.32 (a) of the Keizer Zoning Ordinance, the use shall be established and the conditions of approval completed within two years of the date of final approval. Extension of the two year time limit shall require review and approval of the Keizer City Council and subject to the requirements in section 5.34 of the Keizer Zoning Ordinance.
8. Approval of this conditional use shall in no way limit or supersede any previous or future agreements on the ownership and operation of the facility placed on the City property.
9. The applicant (Keizer Heritage Foundation) shall verify the location of the common property line located between the proposed school location and the single family residence located immediately to the west. This property line must be located to ensure that no improvements or landscaping required encroaches onto the adjoining private property.
10. As use of the facility expands additional parking may need to be developed. The City of Keizer reserves the right to require additional parking on an as-needed basis.

IV. FINDINGS AND CONCLUSIONS

1. The proposal would convert the old Keizer Schoolhouse to a community center and includes the move of the old Keizer Schoolhouse to the City owned property which currently contains City Hall and the Keizer Police Department building. The Keizer Schoolhouse is identified as an historic structure within the Keizer Comprehensive Plan. Proposed uses within the building include a museum, art gallery and offices for the Keizer Art Association, Keizer Chamber of Commerce, and the Keizer Children's Reading Connection. Additional proposed uses include provisions for a kitchen facility and large meeting room for rent for group uses. The submitted conceptual site plan also includes the establishment of a gazebo, outdoor patio, and landscaped area.
2. The property owned by the City of Keizer is designated CIVIC in the Keizer Comprehensive Plan and currently zoned RM (MEDIUM DENSITY RESIDENTIAL). The property is currently used as the City government center.

The City recognizes that the correct zoning designation for the property is the P (PUBLIC) Zone as specified within the Keizer Zoning Ordinance. The City will be initiating an action to rezone the property to the P (PUBLIC) Zone. The proposed uses within the building are allowed as conditional uses in both the RM and P zone. Review and approval of a conditional use permit would be required in either case.

3. Section 8.30 of the Keizer Zoning Ordinance establishes specific conditional use criteria to review and decide conditional use permit applications. Staff's comments and responses to the criteria is listed below:

(a) The use is listed as a conditional use in the zone

A community center is not a specifically identified permitted use or conditional use listed within either the RM Zone or the P Zone. However, Section 25.02 does specify that public and semi-public uses are allowed as a conditional use within the RM Zone. In addition, Section 37.02 (g), (l), and (m) conditionally permit museums and art galleries, educational services, and social services, respectively within the P Zone. Both of these sections correspond with the proposed uses being planned to occupy the structure. The Standard Industrial Classification Manual identifies "community centers" as being within SIC Major Group 83. This group classification allows social services, community services, and public and semi-public uses, which are conditionally allowed within both zones. As such, staff believes the above noted sections sufficiently describe the proposed uses and that the uses are conditionally permitted activities in both the RM and P zones.

(b) The parcel is suitable for the proposed use considering such factors as size, shape, location, topography, soils, slope stability, drainage and natural features.

The subject parcel is approximately 7.82 acres in size and contains several civic buildings, and single family residences owned by the City of Keizer. One building contains City Hall and the other the Keizer Police Department. The remainder of the parcel is designated as a public park and has been developed with a walking trail and a baseball diamond. The parcel is located in a residential neighborhood. The proposed uses of the building will not have any additional significant impacts on the adjoining residential uses above and beyond those uses already allowed on the subject parcel. There are no topographic, soil, slope, drainage, or other natural features that will physically prohibit the location of the building on the parcel. Staff concludes that the proposed location on the subject property is suitable for the Old Keizer School, and that the proposed uses within the building are compatible with the uses already existing on the site.

(c) The proposed use, as conditioned, will not materially alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the applicable zone.

The building's area footprint is approximately 3,200 square feet. The building contains two usable floors which total approximately 6,000 square feet in floor area. The structure is 26 feet high along the roof line, while the bell tower is approximately 41 feet high. The proposed location is on the south side of Chemawa Road N and northeast of the City Hall building. The building is to be set back approximately 80 feet from the centerline of Chemawa Road and approximately 40 feet from the northern property line. The structure will be 25 feet from the eastern property line and the nearest single family residence will be 160 feet to the west.

The proposed setbacks exceed the required setbacks for the RM Zone and exceed the most restrictive setbacks found within the Keizer Zoning Ordinance.

The site plan also includes provisions for an outdoor patio facility and gazebo to be located behind (south) of the proposed building location. The gazebo and outdoor patio are considered to be secondary and accessory uses which are allowed in conjunction with the proposed use and can be considered along with the proposal to move the building onto the City property.

The size and height of the building are larger than the surrounding residences. Building height for residences in residential zones is limited to 35 feet. However, public and semi-public buildings are allowed to be 70 feet high provided the setbacks are increased 1 foot for every foot the structure height exceeds 35 feet in height. Staff has some concern that the location of the building may adversely impact the single family structure located directly west of the proposed school location and the residences across Chemawa Road. The school will have a visual impact because of its size and height, along with potential problems of noise, lighting glare, and trespass onto adjoining properties. The proposed 20 foot wide access road is to be located between the school location and the existing single family residence to the west. The development of the easement road and the distance the proposed building location is from the residence should buffer some of the potential impacts. The residences across Chemawa Road from the proposed location may also be impacted by the size and height of the structure. In addition, traffic on and off the site may create light glare, as well as any outdoor lighting located on the site.

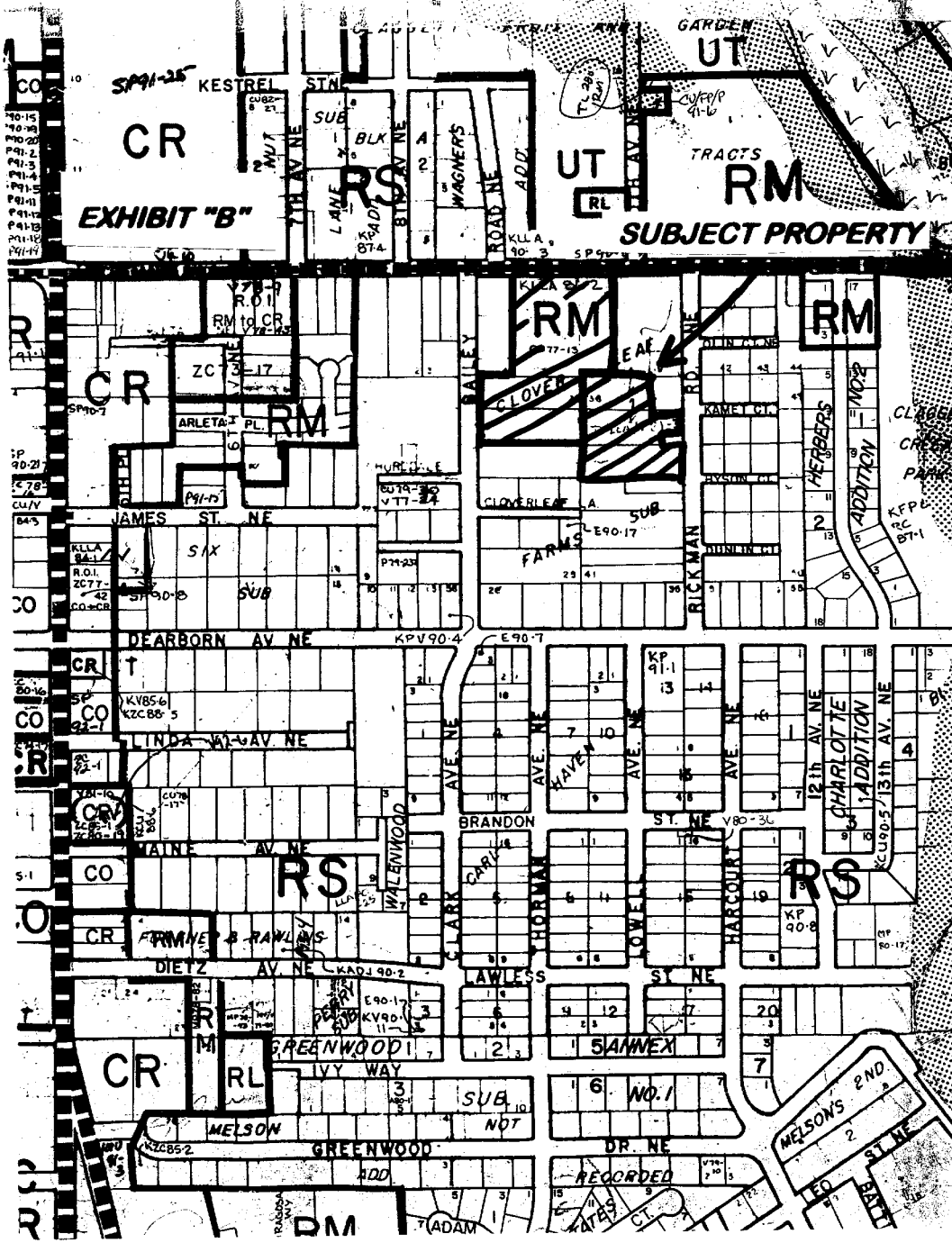
Additional conditions may be imposed which can reduce the impact upon the adjoining residences. Limitations on the hours of operation, restrictions on the placement of outdoor lighting, buffering of light emanating from the structure, and limiting the outdoor activities to the rear of the structure are some methods which may additionally reduce any potential impacts on the adjoining residences. Staff has included these items as conditions of approval and recommends that these conditions be included in the lease agreement between the City and the Keizer Heritage Foundation.

(d) The proposed use will not have a detrimental effect on existing solar or wind energy systems.

There are no identified proposed or existing solar or wind energy systems located on the subject property that will be affected by the proposal.

(e) Adequate public and utility facilities and services to serve the use exist or will be made available prior to establishment of the use.

Public utilities and services are available and currently serve the subject property. The Keizer Public Works Department and the City Engineer have reviewed the proposed plan and their specific comments and requirements relative to public services have been incorporated into the conditions and requirements of staff's recommendation. Parking and loading space requirements are contained within Chapter 19 of the Keizer Zoning Ordinance. Staff has determined that based upon the proposed hours of operation specified in the conditions of approval and the existing parking on the subject parcel that no additional parking will be required at this time. However, staff recommends that as use of the facility expands, the need for additional parking be reviewed, and jointly developed as needed.



SP91-25

CR

EXHIBIT "B"

GARDEN UT

TRACTS

RM

SUBJECT PROPERTY

CR

ZC

RM

RM

RM

JAMES ST. NE

SIX

SUB

FARMS

DEARBORN AV NE

KPV90-4

E90-7

CR

LINDA W. GAV. NE

MAINE AV NE

RS

BRANDON

CLARK

THORMAN

LAWLESS

ST. NE

LOWEL

ST. NE

SIANNEX

FARMER & RAWLEY

DIETZ AV NE

CR

RM

GREENWOOD

IVY WAY

SUB

MELSON

GREENWOOD

NOT

DR. NE

RECORDED

MELSON'S 2ND ST NE

EXHIBIT "C"

SEWER

WATER

CHEMAWA RD NE

MH

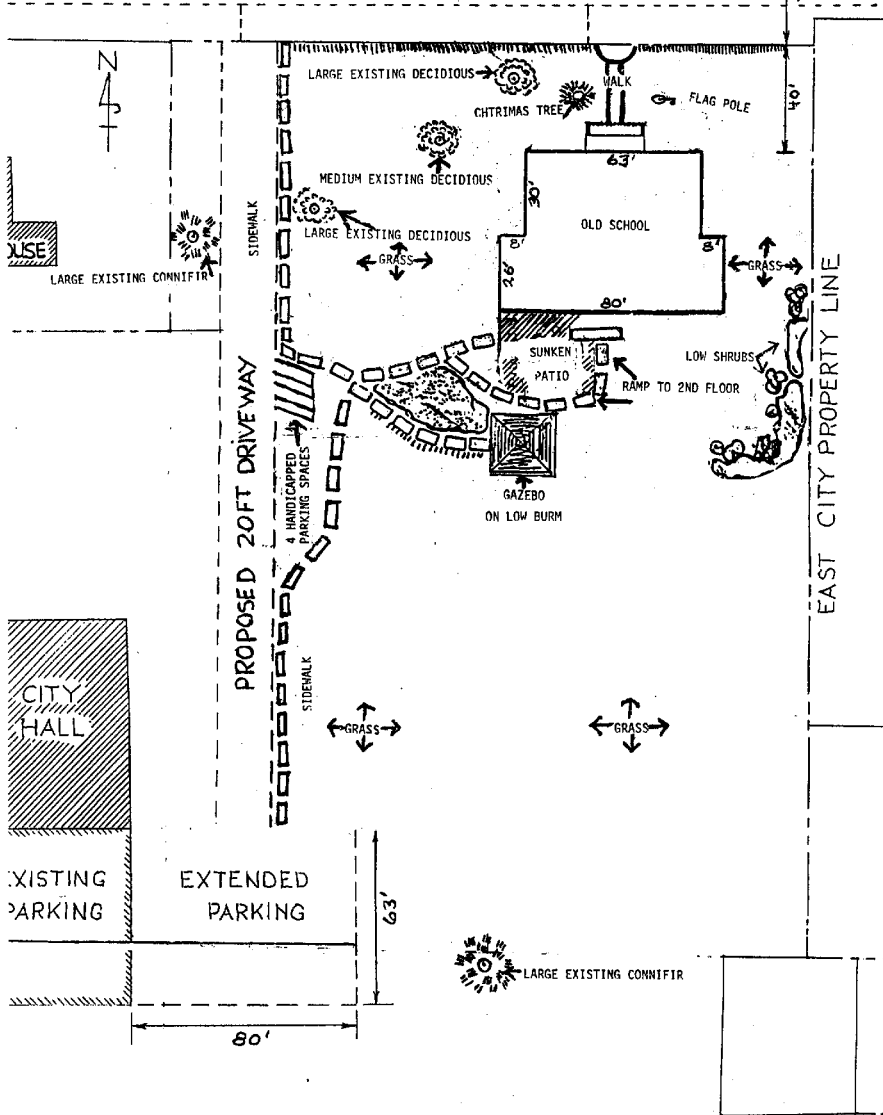


EXHIBIT "D"



930 Chemawa Rd. N.E.
P.O. Box 21000
Keizer, Oregon 97307-1000

DATE: June 5, 1995

TO: CITY OF KEIZER
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: CONDITIONAL USE CASE NO. 95-2
KEIZER HERITAGE FOUNDATION
(OLD KEIZER SCHOOLHOUSE - CHEMEWA ROAD)

PUBLIC WORKS DEPARTMENT COMMENTS

It is the understanding of the Public Works Department that the property under consideration for development is City property adjoining the existing City Hall Complex. The proposed use requires approval of a Conditional Use under the City's current zone code.

The following comments are being provided to assist in the overall evaluation of the proposal:

SANITARY SEWERS:

- a.) A public sanitary sewer line is currently available to serve the subject property within the Chemewa Road right of way. City of Salem approval for sanitary sewer service for the building will be required. Permits for the sewer connection can be obtained at the City of Salem City Hall, Permit Application Center.
- b.) No work on the new sewer service within the Chemewa Road Right of Way shall proceed without first obtaining a Street Opening Permit from the City of Keizer Department of Public Works.
- c.) The property is within the original Keizer Sewer District and therefore no additional sewer trunk fees will be required for this development.

WATER SYSTEM:

- a.) Adequate water service is available to the site within the Chemewa Road right of way. Contact City of Keizer Water Department for recommendations of water service requirements for the building.
- c.) The Keizer Fire District will determine proper locations of fire hydrants to provide adequate service to the structure.

•
Administration
Public Works
Community Development
Municipal Court
Phone 503.390.3700
Fax 503.393.9437
Police (business only)
Phone 503.390.3713
Fax 503.390.8295
•

Incorporated 1982
Pride, Spirit, Volunteerism

EXHIBIT "D"

Public Works Department Comments
CONDITIONAL USE CASE NO. 95-2
Page 2

- d.) Any wells within the area scheduled for development should be located to determine possible conflicts with code requirements.

STREET AND DRAINAGE IMPROVEMENTS:

- a.) Any proposed improvements within the existing Chemewa Road Right of Way will require permits from the Department of Public Works.
- b.) A storm drainage master plan will be required to be submitted for review and approval prior to any construction in this area.
- c.) Storm water detention will not be required for this site.
- d.) A Pre-design meeting will be required prior to the Developer's Engineer submitting plans to the city for review.
- e.) A pre-construction conference shall be required prior to commencement of any construction under permits issued by the city.

APPLICANT'S STATEMENT

CITY OF KEIZER CONDITIONAL USE APPLICATION

ITEM 7 (d)

A conditional use permit is required to move the historic 1916 part of the Old Keizer School, hereafter referred to as the "Old School", from its present unsuitable location at Fernwood Park to City Hall property.

The Old School is hidden from the view of both vehicular and foot traffic despite several years of effort by dedicated and hard working volunteers who carried on despite numerous road blocks and set backs, the fertile struggle to complete restoration of the Old School. The old adage "out of site, out of mind", certainly applied in this instance.

Locating the old school at Fernwood Park was the only way in which the old school could be saved from the wrecker's ball. The first, and obvious, choice was to leave the old school at its original location. However, Springer Company Development requirements made moving the old school necessary for Springer Company to utilize the space to satisfy parking requirements.

The second, fully qualified location was on City Hall Property facing Chemawa Road, the same location to which we now hope to move the Old School. Lack of time to raise funds to move the Old School so far so fast and the length of time to go through the legal process for obtaining a variance, dictated locating the old school at Fernwood Park. Keizer Heritage members, as well as many other residents believed that the Old School should be saved, even with the problems associated with the Fernwood Park location. Thus, "move it or lose it", governed our choice.

Despite all of the obstacles and setbacks, it now appears as if the Old School is about to take a "sentimental journey" to City Hall property and come to life again as the social and cultural soul of our community.

Leaders of community groups are eager to make the Old School their permanent home: (1) The Keizer Art Association will be the anchor tenant. From the very beginning the Art Association has played a major role in fund raising and generating support for the projects. Their promoting, practicing and teaching art will greatly enhance our cultural atmosphere.

The Keizer Chamber of Commerce, which serves both business and community needs will become an important tenant.

The Children's Reading Connection will finally find a permanent home in the Old School. It appears evident that it will be many years, if ever, before Keizer has a public library. The Reading Connection will be a mitigating factor in overcoming the adverse educational, cultural and social impact of not having a city library for the children of this community.

Careful analysis by the Chamber of Commerce shows there are few adequate places in Keizer for social events. What facilities that exist are reserved to the exclusive use of their owners and quests, or are already booked to capacity or are priced out of the reach of many.

The Old School will offer limited dining facilities and a meeting room for quest lectures, weddings, anniversaries, family reunions, youth activities and more. Once fully restored, the Old School will embrace many community needs and substantially improve the quality of life in Keizer.

Historically, across the length and breadth of this country in pioneer times and later, the "Lighted Schoolhouse" was the most important social factor in most agrarian communities, including Keizer. When the Old School is renovated and open for operation, it will once again play that vital role in Keizer.

CITY COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 5c

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK, 
CITY MANAGER

FROM: JOHN N. MORGAN, AICP 
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PUBLIC HEARING -
PERIODIC REVIEW - UT AND RELATED ZONE CHANGES

DISCUSSION:

The Land Conservation and Development Commission granted approval on June 10, 1993 to the City of Keizer Periodic Review Order, with conditions. This order represents a major update to the Keizer Comprehensive Plan performed in accordance with State Administrative Rules requiring the "periodic review" of comprehensive Plans.

There were three conditions of approval set by the LCDC. The first, developing a new industrial lands policy was rendered moot when the City redesignated the Epping property away from industrial. The second, providing clarification on the process for changes of the urban growth boundary, was adopted by the Council on December 5, 1994 and subsequently approved by the LCDC.

The action before the Council tonight represents the third and final part of the periodic review process. This is a public hearing to consider a large legislative zone change eliminating much of the UT (Urban Transition) zoning. There are four specific types of changes proposed:

1. All property zoned UT and designated Low Density Residential on the Comprehensive Plan land use map is proposed for rezoning to RS (Residential Single Family), with the exception of lands north of Barnick Road in the Clear Lake Neighborhood.
2. All property zoned UT and designated Medium High Density Residential on the Comprehensive Plan land use map is proposed for rezoning to RM (Residential Multi-Family).
3. All property zoned UT and designated E (Education) on the Comprehensive Plan land use map is proposed for rezoning to P (Public).
4. The City hall property is proposed to be rezoned from RM (Residential Multi-Family) to P (Public).

Each of these changes is summarized below. A draft statement of findings and conclusions on the proposed changes is attached for the Council's information. It will be incorporated into the final order for Council action on this matter. A map of the changes is attached to that document.

These changes represent the Planning Commission's recommended response to the requirement within the LCDC order which states:

In order to comply with Periodic Review Factors One and Two, Goal 10 Housing, ... the City of Keizer must:

Adopt clear and objective approval processes and standards for upzoning lands to meet 20 year housing needs. Alternatively, the jurisdiction may upzone sufficient land to meet these needs in advance, and provide clear and objective review processes for needed housing types.

The Commission carefully reviewed the two options presented and chose the later, to rezone the property now. The reasoning was based on the fact that writing a new set of standards would be a fairly involved process, which rezoning would involve only two vacant UT zoned parcels designed for Medium-High Density Residential use. As an issue of economy of scale, the Commission decided it would be better to rezone these two property now, than create a whole new process for reviewing zone changes requests later.

As part of the rezone effort, the Commission chose to rezone almost all UT zoned lands in order to eliminate much of the difficulty the provisions of the UT zone have caused over the last decade. As part of the package to "clean-up" much of the zoning, the civic spaces were included as part of the effort.

The Urban Transition zone was created when the Keizer Zoning Ordinance was adopted in 1985. This zone "...is intended to retain and protect for future urban use properties which are undeveloped or underdeveloped and do not have available urban facilities such as sanitary sewer, water, drainage, and streets." In 1985, much of Keizer was undeveloped and not served with urban facilities. The UT zone provided a transition between rural use and urban use. As subdivisions occur, the zoning is supposed to automatically change from UT to RS (Residential Single Family).

In application, however, the zone has had several difficulties. These relate to the allowed uses in the zone, which include farm use and a large list of conditionally permitted uses with lesser standards than allowed in the RS zone. These also relate to the fact that land that should have been rezoned to RS in many cases was not. These issues are summarized below:

- Partitionings (land divisions resulting in 2 or 3 lots in one calendar year) are allowed in the UT zone without the automatic zone change to RS.
- Single family homes are allowed in the UT zone as conditional uses without rezoning to RS.

- In both of the cases listed above, UT properties have been “developed” without ever being rezoned to RS. Yet, being fully developed, there is now no motivation for the properties to ever change to RS.
- Due to the rapid development activity of the last decade, there are many small isolated properties zoned UT which are surrounded by residentially developed and RS zoned property. The uses allowed on the UT properties are not necessarily appropriate adjacent to these developments. For instance, auto repair and home occupations occupying a detached structure of up to 1,500 square feet are two uses that may not be desirable within a developed area.
- Marion County failed to rezone several subdivisions during the early and mid-1980’s that should have been rezoned to RS. For example, the keeping of livestock is allowed in the first eight phases of McNary Estates as these areas were never rezoned from UT to RS.

The Planning Commission decided to recommend the land north of Barnick Road, which is the northern boundary of the new Clear Lake Elementary School, remain in the UT zone. This is the last area of the City yet to be developed. It has no sewer or water service adequate to support development. Much of it is in farm use. The UT zone is appropriate recognizing it is land that is still in transition to urban use.

SUMMARY

Urban Transition to Residential Single Family -

This change impacts much of the central and northern portions of the community. The UT zone is found in large tracts in the north, and in isolated pockets in other areas.

The change will have the greatest benefit in the isolated pockets in two ways. First, the proposed RS zone will place the same set of land use regulations on the properties as are in place in surrounding developed lands.

Second, to build anything on a UT zoned property, a conditional use is required. Therefore, on the numerous smaller UT lots, a person wishing to build a single family home must go through a conditional use process while next door on a RS zoned property no such land use process is required.

The Planning Commission chose to recommend leaving the land north of Barnick Road zoned UT as it has no sewer and water service and is generally in farm use.

Urban Transition to Multi-Family

This change impacts five properties. Two, the Oakwood Mobile Home Park on River Road, and Keizer Christian Church on Wheatland Road, are already developed. The change will bring their zoning into conformance with the Comprehensive Plan.

Three properties are proposed for change to RM that have development potential. These include the land in the triangle between Wheatland Road and River Road; land at the northeast corner of the intersection of Trail Avenue and Lockhaven Drive; and the St. Edward’s Catholic Church property.

The Commission considered waiting to rezone these properties until the new Development Code was adopted, as it will have tighter standards for multi-family development. However, since the deadline for completion of this Periodic Review Task is July 1, and the Development Code will be before the Council for adoption this Fall, and since the Commission nor staff are aware of any development interest in any of these properties, the Commission decided the risk of rezoning now is minimal and that the changes should proceed.

Urban Transition to Public

Both Gubser and Whiteaker schools are zoned UT. This proposed change to Public will bring their zoning into conformance with both the Comprehensive Plan and the existing use.

Multi-Family to Public

The proposed change to the City Hall property eliminates the existing situation where the use of the property does not conform with the zoning.

RECOMMENDATION:

It is recommended the Council:

1. Open the public hearing and receive any testimony;
2. Hold the hearing over until July 17, 1995; and
3. Direct staff to return on July 17, 1995 with an order for the Council's action approving the proposed changes.

CITY OF KEIZER
MARION COUNTY, OREGON

In the Matter of)
)
Certain Legislative)
Changes to the Zoning)
Map of the City of)
Keizer, Oregon)

FINDINGS AND CONCLUSIONS

I. GENERAL

A. Legislative Amendment

1. Background. The matter before the City of Keizer is a proposed legislative rezoning of several properties within the city from "Urban Transition" to a specific residential zone. The upzoning of these properties, along with the adoption of clear and objective criteria for the future rezoning of the properties in the Clear Lake area, is intended to satisfy the Land Conservation and Development Commission's concern about a deficiency in Keizer's Comprehensive Plan and Zoning Ordinance related to Goal 10, Housing. In addition, rezoning these properties legislatively will reduce the burden on the property owner and the city staff of having to process zone change requests one at a time.

In February of 1993 the City of Keizer submitted a Final Periodic Review Order to the Department of Land Conservation and Development. The Department, and later the Land Conservation and Development Commission, concluded that the City's current upzoning process and standards (4.16) are not "clear and objective". The Commission requires that the City either

adopt new criteria which are clear and objective, or alternatively, legislatively upzone lands now zoned UT to a residential zone.

The UT zone is basically a "holding" zone, which is intended to convert at some point in time to a residential zone which allows residential densities consistent with the Comprehensive Plan designation. The purpose of the zone is stated as follows:

The UT (Urban Transition) zone is intended to retain and protect for future urban use properties which are undeveloped or underdeveloped and do not have available urban facilities such as sanitary sewer, water, drainage and streets. The zone allow the continuation of legally established uses and certain other limited uses which will not interfere with the efficient, later use of the land for urban development.

In fact, Section 36.31 of the Keizer Zoning Ordinance states that a rezone to the RS (Single Family Residential) zone is "automatic" when a subdivision final plat is recorded. Some of the properties that would be legislatively upzoned have already been developed as residential uses. Others properties now have either sewer, water or both services available to them.

Many of these properties are within areas designated in the Keizer Comprehensive Plan (Section 36.30) as having a high or medium priority for expansion of public facilities and services. (Figure 36.1). Since the Plan was adopted in 1987, sewer and water services have been extended into most of these properties, with the one major exception of the Clear Lake area north of Harnick Road.

Based on the above, it is recommended that all of the properties currently zoned UT - except for those within the Clear Lake area north of Harnick Road - be rezoned to a more specific zone that would allow development to proceed on those properties without the necessity of a upzone later. In addition, it is recommended that several school sites now zoned UT be zoned P (Public) consistent with the Comprehensive Plan designation and current use. It is also

recommended that the UT zone be retained for residential lands in the Clear Lake area north of Harnick Road. Section 36.31 (a) of the City of Keizer Zoning Ordinance, which provides for the automatic rezone of UT to RS upon approval and recordation of a plat creating 4 or more lots, establishes "clear and objective standards and processes" for upzoning when public sewer and water are available.

2. Properties designated as Low Density Residential on the Keizer Comprehensive Plan Map. Most of the properties being recommended for upzoning to a specific residential zone are designated as Low Density Residential (LDR) on the Keizer Comprehensive Plan. The most appropriate corresponding zone for the LDR areas is RS, Single Family Residential.

These properties, altogether, make up approximately ____ acres. Assuming an average density of three units per acre, full development of these properties would add roughly ____ additional dwelling units to the City's housing inventory. (Although some of these housing units have already been built in new subdivisions within the UT zone).

3. Properties designated as Medium/High Density Residential on the Keizer Comprehensive Plan Map. Some of the properties being proposed for upzoning are designated as MHDR (Medium and High Residential Density) on the Plan map. There are three zones that are allowed within Comprehensive Plan designation: Limited Density Residential (RL); Medium Density Residential (RM) and High Density Residential (RH). It is proposed that these areas be upzoned to RM, which allows approximately 16 dwelling units per acre. The RM zoning is consistent with the zoning in the immediate vicinity of the subject properties.

The total amount of land not designated MHDR on the Comprehensive Plan map, and UT on the zoning map, is ____ acres. If these properties were upzoned to RM, and were eventually

built out at 16 units per acre, it would add roughly ____ dwelling units to the City' housing inventory.

4. Properties Designated Elementary School and Middle School on the Keizer Comprehensive Plan Map. Although not a requirement for periodic review, several existing school sites in Keizer are currently zoned UT. These sites include _____ Elementary School and Whiteaker Middle School which are designated ES and MS on the Comprehensive Plan map, respectively. The zoning district appropriate for these developed sites is Public (P).

B. Department of Land Conservation and Development Review

The Department reviewed Keizer's "Periodic Review Order", submitted to it on 2/24/93 and found that the plan and ordinance provisions related to rezoning were deficient. Specifically, the Commission found that "the approval standards, conditions and procedures are not clear and objective". In a letter from Richard Benner, Director of the Department of Land Conservation and Development, it concludes the following on page 17:

To comply with Periodic Review Factors One and Two, Goal 10, OAR 660-08-015, 020, and 025, and ORS 197.307, the Cities of Salem and Keizer, and Marion County and Polk County must:

a. Adopt clear and objective approval processes and standards for upzoning lands to meet 20-year housing needs. Alternatively, the jurisdictions may upzone sufficient land to meet these needs in advance, and provide clear and objective review process[es] for needed housing types.

C. Planning Commission Consideration and Review

The Planning Commission met on July 14, 1994 and adopted a Resolution initiating a legislative amendment to the Keizer Zoning Map. The Commission also directed staff to prepare a zone change application and report consistent with the requirements of Chapter 4 of the Keizer zoning Ordinance.

II. APPLICABLE CRITERIA

All criteria applicable to the proposed legislative zone changes are set forth in Section 4.16 of the Keizer Zoning Ordinance, Ordinance 87-078. The criteria are repeated in Section III, following.

III. FINDINGS AND CONCLUSIONS CONCERNING APPLICABLE CRITERIA.

The Keizer Zoning Ordinance, in Section 4.16, states the following:

"4.16 ZONE CHANGE CRITERIA

(1) The following criteria shall be used to review and decide either legislative amendments or applications that involve a change in the zoning classification of land: "

It goes on to state six criteria relevant to residential zone changes. Those criteria, along with findings and conclusions responding to those criteria, are listed below.

(a) The proposed zone is appropriate for the Comprehensive Plan land use designation of the property and is consistent with the descriptions and policies for the applicable Comprehensive Plan land use classification. (Section 4.16(1)(a), KZO)

The proposed rezonings are appropriate for the Comprehensive Plan land use designations of the properties. Specifically, the Comprehensive Plan designates all of the properties to be rezoned as either "Low Density Residential" (LDR), which would allow up to 8 dwelling units per gross acre, or "Medium & High Density Residential (MHDR), which would allow 8 to "over 16" units per gross acre.

The only zoning district appropriate for the areas designated LDR is RS (Single Family Residential), which would allow dwelling units on 4000 square feet within a mobile home park or in a planned development, or 6000 square feet in other areas, which would typically result in a

build out density of less than 8 units per gross acre. The zones appropriate within the MHDR Comprehensive Plan designation include the "Limited Density Residential" (RL), "Medium Density Residential" (RM), and "High Density Residential" (RH), which allow attached and detached dwelling units anywhere from one per 3000 to one per 1500 square feet of net lot area. This would typically result in these areas building out at over 8 units per gross acre.

The proposal is to legislatively rezone those properties within the LDR Comprehensive Plan designations to RS, and those properties within the MHDR Comprehensive Plan designation to RM. The school sites designated ES and EM in the Comprehensive Plan will be rezoned to P. These zoning designations are appropriate for the Comprehensive Plan land use designation of the property, and therefore the first part of this criteria is met.

The second part of this criteria states that the rezone must be "consistent with the descriptions and policies for the applicable Comprehensive Plan land use classification". Such descriptions and policies are found in Chapter III of the Comprehensive Plan, specifically Sections D.1. FINDINGS and D.2. GOALS AND POLICIES. Section D.1. reviews the designations of vacant buildable land by land use type, noting that 861.5 acres are designated for single-family residential, and 168.1 acres are designated for multi-family residential.

Section D.2. b. Low-Density Residential calls for ensuring that, within the areas designated "Low Density Residential" on the Plan map:

- (a). land use is predominantly single-family residential, with as many as 8 units per gross acre.
- (b). A variety of housing types are allowed in this category such as detached, attached, duplex and manufactured housing...In this district, each residential unit will be on a single lot.

Section D.2.c. Medium and High Density Residential, calls for allowing a mix of housing types in this category in two general levels of residential density:

- (a). Medium density - over 8 and up to 16 units per gross acre.
- (b). High density - over 16 units per gross acre.

It also calls for allowing attached, duplex and multiple housing in this category.

The proposed zones of RS and RM allow the densities and dwelling unit types described in the Comprehensive Plan. The proposed P zone for the school sites is appropriate for the school uses identified in the Comprehensive Plan. Therefore, the proposed rezoning are consistent with the descriptions and policies for the applicable Comprehensive Plan land use classification.

- b. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity. (Section 4.16(1)(b), KZO).**

The proposed uses are mostly residential, along with supportive uses such as home occupations, golf courses, schools, parks, community clubs and churches and similar uses allowed either outright or as a conditional use.

Because the proposal is for a legislative rezoning of several properties, there is no specific use proposed on a specific property. Standards contained in the Zoning Code ensure that, as development occurs, it does so in such a way as to not exceed the properties physical capacity. For instance, Chapter 42 regulates properties within the flood plains; Chapter 43 contains special regulations under which properties lying within the Greenway overlay zone must develop; and Chapter 47 contains standards applicable to lands within an Resource Conservation Area Overlay zone. These regulations help ensure that the uses permitted on these properties can be accommodated without exceeding the physical capacity of those properties.

The zone changes proposed for the school sites apply to sites already developed for school uses. This criteria is already met.

c. Allowed uses in the proposed zone can be established in compliance with the development requirements in Chapters 17-20 of the KZO without need for adjustments or variances. (Section 4.16(1)(c), KZO).

The allowed uses are mostly residential, from 8 to over 16 units per gross acre. The development regulations contained in Chapters 17 - 20 pertain to setbacks, lot coverage, parking, height restrictions, landscaping and provisions for accessory structures. These development regulations are similar to other development regulations in other cities and counties where residential development has occurred, and similar to the regulations under which other residentially zoned properties in Keizer were developed. There is anything unusual about regulations themselves that would suggest that the allowed uses in the proposed zone would have any particular difficulty in meeting those development requirements.

Similarly, the properties that are proposed to be rezoned are similar in nature to other properties that have been developed as residential in the City of Keizer. There is no reason to suspect that, because of unusual land features, the properties could not be developed in compliance with the development regulations contained in the KZO, Chapters 17-20.

As development occurs, there may be some requests for variances or adjustments based on the particular characteristics of a specific property and the specific design of the building(s). In general, however, the properties being rezoned can develop in compliance with the standards of the zoning ordinance.

The zone changes proposed for the school sites apply to sites already developed for school uses. This criteria is already met.

d. Adequate public facilities, services and transportation networks are in place or are planned to be provided concurrently with the development of the property. (Section 4.16(1)(d), KZO).

The proposed legislative rezoning is in conformance with the Comprehensive Plan and the public facility, transportation and community services aspects of that Plan. In fact, most of the public facilities, services and transportation networks are already in place. The areas identified as "Priority 1" on Figure 36 - 1 of the Keizer Zoning Ordinance currently have sewer and water facilities available. "Priority 2" areas have either sewer or water, and are likely to be fully serviced as development occurs. The properties being rezoned are all within a Priority 1 or 2 area.

Public streets, sanitary sewer and water lines are either in place or will be available to service all of these properties if and when they are developed to the uses permitted under the proposed zones. Other services, such as schools, have already anticipated these properties being developed at the densities which would be allowed by the proposed zoning. Changing the zone from UT to R S and RM will not, therefore, increase the demand for space in public schools beyond that which was anticipated by the Comprehensive Plan.

The same can be said of parks, recreation, library, police, fire and other general governmental services. The rezoning of these properties will not increase the demand for services beyond what was anticipated by the Keizer Comprehensive Plan.

Transportation facilities have been planned and constructed with the assumption that these properties now zoned UT would eventually be rezoned consistent with the Comprehensive Plan. The Salem Area Transportation Study and Areawide Transportation Plan (SATS) was completed in 1985, and re-adopted as part of the 1986 Keizer Comprehensive Plan. The SATS has been updated since to reflect the Keizer Comprehensive Plan.

The City adopted a Functional Highway Classification system as part of its Comprehensive Plan of January, 1987. That classification plan assumed that the properties designated as RS and MHDR on the Comprehensive Plan map would eventually be rezoned from UT to the appropriate residential zoning.

The zone changes proposed for the school sites apply to sites already developed for school uses. This criteria is already met.

VI. FINDINGS AND CONCLUSIONS REGARDING AUTOMATIC REZONING

It is recommended that the UT zone be retained in the Clear Lake area north of Harnick Road. Public sewer and water facilities are not now available with sufficient capacity to serve residential land uses identified on the Comprehensive Plan map. Future extensions of public facilities will rely for the most part on developer/property owner initiated service extensions.

Section 36.31 (a) of the Keizer Zoning Ordinance establishes an automatic rezone process for UT lands. This section states:

A subdivision, residential planned development or other residential development involving the division of land into 4 or more lots intended to be occupied by dwellings or mobile homes may be considered on property in the UT zone if public sewer and water will be available at the time of development. Notwithstanding the zone change procedures in Chapter 4, upon approval and recordation of the plat the land included in the plat shall automatically be rezoned to the RS (Single Family Residential) zone.

This provision provides a "clear and objective procedure" for upzoning lands automatically as long as adequate public sewer and water are provided.

V. SUMMARY

The essential purpose of establishing the UT zone have been met. Most of the properties being upzoned are either developed, or have sewer or water service (or both) available to them. Rezoning these properties would allow the City to have its Periodic Review Order accepted by the Department of Land Conservation and Development and would remove an unnecessary step in the development process. In addition, the proposed legislative rezoning meets the criteria as stated in Section 4.16 of the Keizer Zoning Ordinance. The automatic rezoning provision of Section 36.31 (a) of the Keizer Zoning Ordinance provides a "clear and objective" process for upzoning UT areas located in the Clear Lake area when adequate public sewer and water are available.

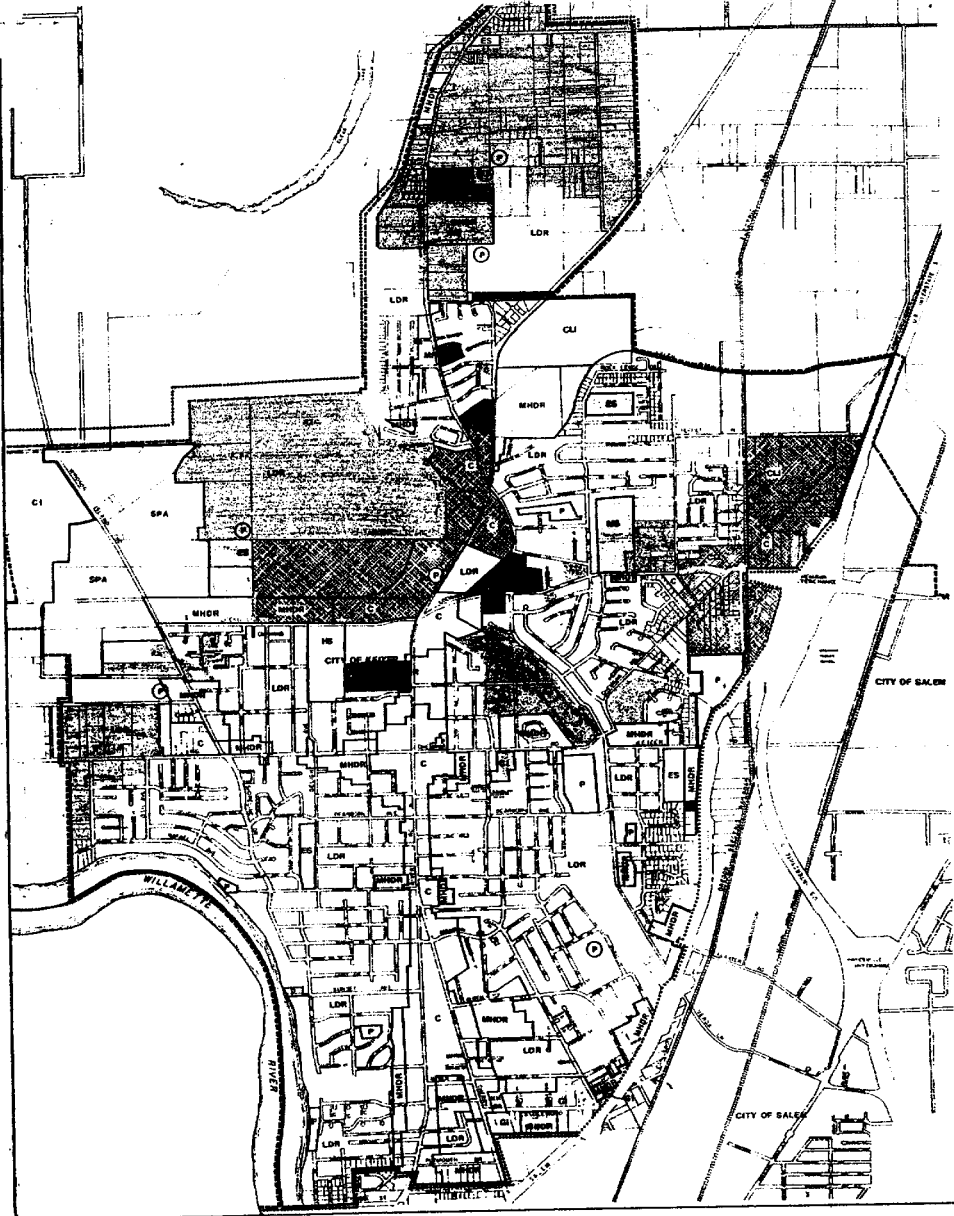


Figure 2
LAND USE DIAGRAM

Legend

LDR LOW DENSITY RESIDENTIAL	ES ELEMENTARY
MHDR MEDIUM & HIGH DENSITY	MS MIDDLE SCHOOL

CITY COUNCIL MEETING: June 21, 1995

AGENDA ITEM NUMBER: 6a

TO: MAYOR KOHO AND COUNCIL MEMBERS

FROM: DOTTY TRYK *attly*
CITY MANAGER

SUBJECT: RESOLUTION ADOPTING THE FY'96 BUDGET, MAKING
APPROPRIATIONS AND LEVYING TAXES

BACKGROUND:

The Budget Committee, comprised of the Council and seven lay members, reviewed the Recommended Budget for Fiscal Year 1995-96 and approved it for Council consideration. The Council held a public hearing on January 17, 1995 for the purpose of hearing public input and setting a levy request..

At that meeting the Council made several changes to the Approved Budget for the General Fund. The changes are summarized as follows:

- Citation revenues were increased by \$25,000
- The Cost of Living estimate for personal services was reduced from 4% to 2.7%
- The General fund Ending Fund Balance was reduced from \$100,000 to \$60,000
- The estimate for uncollectible property taxes was reduced from 7% to 5.2%

The resulting savings to the fund was \$125,376 creating a total General Fund Budget of \$3,398,036. Some Councilors were concerned about the impact these changes might make on the fund balances and directed staff to return later in the year with fund balance projections.

At your workshop June 12, I reviewed the expected beginning fund balance for FY'96 which will be about \$100,000 less than originally budgeted. I was directed to pursue some cost saving possibilities and return to the Council in August with a recommendation. However, the decision was not to reduce the Council Modified General Fund budget, but to manage the reductions. Other budgets modifications were recommended and are included in the budget and resolution in this packet. They include the following:

- A modified Revenue Sharing Budget built to anticipate a higher Revenue Sharing collection and budget \$30,000 for City Hall Facilities remodeling.
- Moving the 911 Unappropriated Fund Balance to Contingency to allow for Council flexibility in FY'96.

In addition, I made two changes for your review and adoption.

- I added a fund dedicated to receiving and appropriating any sewer SDCs that may be received if property in the Clear Lake area develops. I do not expect that to happen in FY'96, but it may. State Law requires that SDCs be accounted for separately and dedicated to the purpose for which they were collected.
- I modified the both the Utility Fund and the Street Fund Budgets to recognize the loan from the Street Fund to the Utility Fund. In the Utility fund, I increased the Beginning Fund Balance and added a transfer to the Street Fund for repayment. I also added a revenue in the Street Fund for the repayment and a transfer to allow for next year's loan to the Utility Fund.

The attached resolution appropriates our budget and declares the Ad Valorem Tax Levy to be collected by the County Assessor.

The Council has the authority to adjust resources; reduce or eliminate any expenditure; or increase expenditures if it is by no more than 10% of the fund total. Any other adjustments can be made only after republishing and a public hearing. The budget must be adopted by June 30.

RECOMMENDATION:

This budget has been well considered by the Budget Committee and Council. The citizens gave their approval of the plan by approving an operating levy. Therefore, staff recommends adoption of the Resolution containing the above adjustments.

CITY OF KEIZER, STATE OF OREGON

RESOLUTION R95-_____

ADOPTING THE FY'96 BUDGET, MAKING APPROPRIATIONS
AND LEVYING TAXES

BE IT RESOLVED, that the City Council of the City of Keizer hereby adopts a budget for fiscal year 1995-96 in the sum of \$ 10,570,545.

BE IT FURTHER RESOLVED that the amounts for the fiscal year beginning July 1, 1995, and for the purposes shown below are hereby appropriated as follows:

General Fund

Administration	300,649
Community Development	107,082
Municipal Court	217,145
Police	2,522,687
Parks	96,585
Maintenance	13,888
Contingency	50,000
Transfers	30,000

TOTAL GENERAL FUND

\$3,338,036

Revenue Sharing

Capital Outlay	143,100
Contingency	1,150

TOTAL REVENUE SHARING FUND

\$144,250

Park Improvement Fund

Capital Outlay	125,000
Contingency	7,000

**TOTAL PARK IMPROVEMENT
FUND**

\$132,000

City Hall Facility Fund

Capital Outlay	60,000
----------------	--------

**TOTAL CITY HALL FACILITY
FUND**

\$60,000

Emergency Communications

Materials and Supplies	18,704
Transfers	66,500
Contingency	163,965

**TOTAL EMERGENCY
COMMUNICATIONS**

\$249,169

Water Fund	Water Services	1,085,644	
	Contingency	50,000	
	Debt Service	371,270	
			\$1,506,914
TOTAL WATER FUND			
Facility Replacement Fund	Capital Outlay	310,000	
	Reserve	351,200	
TOTAL FACILITY REPLACEMENT FUND			\$661,200
Sewer Replacement Fund	Capital Outlay	51,000	
TOTAL SEWER REPLACEMENT FUND			\$51,000
Street Fund	Street Services	1,685,444	
	Transfers	100,000	
	Contingency	50,000	
TOTAL STREET FUND			\$1,835,444
Utilities Fund	Utilities Services	2,261,245	
	Transfers	106,000	
	Debt	43,400	
TOTAL UTILITIES FUND			\$2,410,645
Utilities Assessment Fund	Debt	47,800	
	Reserve	47,587	
TOTAL UTILITIES ASSESSMENT FUND			\$95,387
Street Assessment Fund	Debt	11,200	
	Transfers	9,500	
	Reserves	65,800	
TOTAL STREET ASSMT FUND			\$86,500
TOTAL ALL FUNDS			\$10,570,545

1 BE IT FURTHER RESOLVED that the City Council of the City of Keizer hereby levies the
2 taxes provided for in the adopted budget in the aggregate amount of \$1,619,839; and that these taxes
3 are hereby levied upon the assessed value as of 1 a.m., July 1, 1995, on all taxable property within the
4 city. The following allocation and categorization subject to the limits of section 11b, article XI of the
5 Oregon Constitution make up the above aggregate levy:

6 GENERAL FUND	Subject to the
7	General Government
8	Limitation
9	
10	
11 Operating Levy Within the 6% Limitation	\$ 713,739
12 One Year Operating Levy	<u>906,100</u>
13	
14 TOTAL TAX LEVY	\$1,619,839
15	
16	
17	

18 PASSED this ____ day of ____, 1995.

19
20 SIGNED this ____ day of ____, 1995.

21
22
23 _____
Mayor

24
25 _____
City Recorder
26

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

GENERAL FUND RESOURCES

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
BEGINNING FUND BALANCE						
\$299,094	\$158,375	\$100,000	Working Capital	\$100,000	\$100,000	\$100,000
\$58,840	\$63,461	\$80,000	Prior Year Taxes Due	\$65,000	\$65,000	\$65,000
\$9,017	\$2,892	\$7,000	Interest	\$4,000	\$4,000	\$4,000
\$366,951	\$224,728	\$187,000	Total	\$169,000	\$169,000	\$169,000
LICENSES & FEES						
\$104,211	\$113,736	\$122,169	Salem Electric	\$123,608	\$123,608	\$123,608
\$161,297	\$177,591	\$197,500	PGE	\$193,929	\$193,929	\$193,929
\$74,024	\$82,309	\$82,500	NWNG	\$89,881	\$89,881	\$89,881
\$66,506	\$66,701	\$84,375	US West	\$72,837	\$72,837	\$72,837
\$123,410	\$127,039	\$137,500	Viacom	\$137,393	\$137,393	\$137,393
\$36,217	\$37,363	\$39,200	Lorene Sanitation	\$40,025	\$40,025	\$40,025
\$16,434	\$18,306	\$17,710	Valley Garbage	\$19,990	\$19,990	\$19,990
\$5,350	\$1,730	\$6,500	Licenses/Permits	\$4,000	\$4,000	\$4,000
\$587,449	\$624,775	\$687,454	Total	\$681,663	\$681,663	\$681,663
INTERGOVERNMENTAL						
\$170,442	\$175,323	\$200,750	Liquor Tax	\$202,958	\$202,958	\$202,958
\$70,087	\$70,102	\$72,750	Cigarette Tax	\$64,957	\$64,957	\$64,957
\$240,529	\$245,425	\$273,500	Total	\$267,915	\$267,915	\$267,915
MISCELLANEOUS						
\$20	\$75	\$400	Noxious Weed Control	\$100	\$100	\$100
\$15,340	\$27,204	\$17,500	Misc. Revenue	\$20,000	\$20,000	\$20,000
\$15,360	\$27,279	\$17,900	Total	\$20,100	\$20,100	\$20,100
TRANSFERS						
\$34,430	\$0	\$0	From Revenue Sharing	\$0	\$0	\$0
\$9,148	\$9,148	\$9,148	From Urban Renewal	\$0	\$0	\$0
\$43,578	\$9,148	\$9,148	Total	\$0	\$0	\$0
\$1,253,867	\$1,131,355	\$1,175,002	TOTAL GENERAL SUPPORT RESOURCE	\$1,138,678	\$1,138,678	\$1,138,678
\$275,409	\$353,655	\$318,750	PROGRAM GENERATED RESOURCES	\$598,750	\$698,750	\$723,750
\$1,529,276	\$1,485,010	\$1,493,752	TOTAL RESOURCES EXCEPT TAXES	\$1,737,428	\$1,837,428	\$1,862,428
TAXES NECESSARY TO BALANCE						
\$1,023,240	\$1,103,145	\$1,245,302	Tax Base and Operating Levy	\$1,490,743	\$1,484,843	\$1,535,607
\$0	\$0	\$0	Special Police Levy	\$0	\$138,208	\$0
\$1,023,240	\$1,103,145	\$1,245,302	TOTAL TAXES NEEDED	\$1,490,743	\$1,623,051	\$1,535,607
\$2,552,518	\$2,588,155	\$2,739,054	TOTAL GENERAL SUPPORT RESOURCE	\$3,228,171	\$3,460,479	\$3,398,036

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

ADMINISTRATION

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
EXPENDITURES						
PERSONAL SERVICES						
\$32,150	\$47,458	\$37,244	City Manager	\$36,733	\$36,733	\$36,429
\$22,124	\$0	\$0	City Recorder	\$0	\$0	\$0
(\$793)	\$0	\$0	Community Development Director	\$0	\$0	\$0
	\$18,321	\$19,561	Administrative Assistant	\$18,236	\$18,236	\$18,008
\$36,965	\$21,033	\$27,785	Clerical	\$43,960	\$43,960	\$43,259
\$15,609	\$16,192	\$17,337	Accountant	\$17,530	\$17,530	\$17,311
\$32	\$0	\$500	Overtime	\$500	\$500	\$500
\$12,292	\$13,759	\$10,918	Retirement	\$14,853	\$14,853	\$14,140
\$17,182	\$15,994	\$12,217	Health & Dental Insurance	\$22,192	\$22,192	\$22,192
\$2,027	\$3,541	\$2,236	Medicare	\$3,486	\$3,486	\$3,387
\$218	\$177	\$146	Life Insurance	\$348	\$348	\$348
\$1,471	\$1,787	\$1,034	Disability Insurance	\$1,948	\$1,948	\$1,882
\$1,350	\$829	\$629	Workers Compensation	\$961	\$961	\$914
\$7,046	\$301	\$0	Unemployment Insurance	\$0	\$0	\$0
\$1,650	\$0	\$0	Vehicle Allowance	\$0	\$0	\$0
\$151,343	\$139,391	\$129,607	TOTAL PERSONAL SERVICES	\$162,767	\$162,767	\$160,369
MATERIALS AND SERVICES						
\$10,720	\$7,746	\$10,000	Materials and Supplies	\$10,000	\$10,000	\$10,000
\$567	\$1,604	\$700	Stationary - Printed	\$700	\$700	\$700
\$4,286	\$7,438	\$5,500	Postage	\$7,000	\$7,000	\$7,000
\$2,965	\$3,019	\$4,000	Equipment Maintenance	\$4,000	\$4,000	\$4,000
\$3,526	\$2,202	\$3,600	Janitorial	\$3,600	\$3,600	\$3,600
\$3,491	\$3,420	\$3,400	Utilities	\$3,500	\$3,500	\$3,500
\$24,846	\$14,929	\$0	Election Expenses	\$0	\$0	\$0
\$4,175	\$2,484	\$7,000	Insurance	\$4,000	\$4,000	\$4,000
\$6,941	\$2,912	\$8,000	Advertising	\$6,400	\$6,400	\$6,400
\$4,437	\$4,146	\$5,000	Telephone	\$5,500	\$5,500	\$5,500
\$70,944	\$41,537	\$50,000	Professional Services - Legal	\$40,000	\$40,000	\$40,000
\$11,715	\$12,354	\$15,000	Contractual Services	\$15,000	\$15,000	\$15,000
\$2,019	\$4,195	\$2,000	Dues/Subscriptions/Memberships	\$4,200	\$4,200	\$4,200
\$3,963	\$7,610	\$6,000	Training & Travel	\$6,000	\$6,000	\$6,000
\$7,520	\$7,734	\$4,560	Dues - League of Oregon Cities	\$5,480	\$5,480	\$5,480
\$7,244	\$7,521	\$4,275	Dues - Council of Governments	\$4,446	\$4,446	\$4,446
\$1,064	\$1,092	\$627	Dues - Economic Development Dues	\$684	\$684	\$685
\$3,202	\$3,306	\$5,000	Audit	\$6,270	\$6,270	\$6,270
\$14,088	\$5,938	\$4,000	Miscellaneous Expense	\$5,000	\$5,000	\$5,000
\$370	\$0	\$500	Noxious Weed Control	\$500	\$500	\$500
\$8,471	\$3,634	\$6,000	Rental Property Expense	\$8,000	\$8,000	\$8,000
\$500	\$0	\$0	Municipal Code Codification	\$0	\$0	\$0
\$0	\$0	\$0	Keizer Tomorrow	\$0	\$0	\$0
\$197,104	\$144,820	\$145,162	TOTAL MATERIALS & SERVICES	\$140,280	\$140,280	\$140,281
\$348,447	\$284,211	\$274,769	TOTAL EXPENSES	\$303,047	\$303,047	\$300,649

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

COMMUNITY DEVELOPMENT

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
RESOURCES						
\$25,523	\$27,418	\$30,000	Planning Fees	\$30,000	\$30,000	\$20,000
\$0	\$4,562	\$30,000	Building Fees	\$30,000	\$30,000	\$30,000
\$0	\$0	\$0	LCDC Grant	\$0	\$0	\$0
\$25,523	\$31,980	\$60,000	TOTAL ACTIVITY GENERATED	\$60,000	\$60,000	\$50,000
\$56,797	\$59,886	\$46,999	GENERAL SUPPORT	\$47,714	\$47,714	\$57,082
EXPENDITURES						
PERSONAL SERVICES						
\$8,634	\$9,080	\$9,006	Community Development Director	\$9,820	\$9,820	\$9,698
\$35,158	\$35,241	\$35,652	Associate Planner	\$33,081	\$33,081	\$32,668
\$2,049	\$0	\$0	Clerical	\$0	\$0	\$0
\$0	\$103	\$900	Overtime	\$936	\$936	\$936
\$4,934	\$5,128	\$5,002	Retirement	\$5,578	\$5,578	\$5,507
\$7,210	\$5,668	\$6,591	Health & Dental Insurance	\$7,250	\$7,250	\$7,250
\$858	\$1,426	\$1,295	Medicare	\$1,245	\$1,245	\$1,229
\$82	\$85	\$85	Life Insurance	\$85	\$85	\$85
\$631	\$705	\$734	Disability Insurance	\$692	\$692	\$683
\$328	\$293	\$334	Workers Compensation	\$347	\$347	\$346
\$59,884	\$57,728	\$59,599	TOTAL PERSONAL SERVICES	\$59,034	\$59,034	\$58,402
MATERIALS AND SERVICES						
\$1,327	\$1,447	\$1,750	Materials and Supplies	\$1,820	\$1,820	\$1,820
\$2,969	\$2,480	\$5,000	Contractual services	\$5,200	\$5,200	\$5,200
\$1,233	\$508	\$2,000	Printing and Mailing	\$2,080	\$2,080	\$2,080
\$3,850	\$4,200	\$5,400	Hearings Officer	\$5,400	\$5,400	\$5,400
\$1,610	\$1,892	\$2,250	Travel & Training	\$2,340	\$2,340	\$2,340
\$75	\$24	\$0	Contract Serv. - Plan Admin.	\$0	\$0	\$0
\$0	\$0	\$10,000	Building Administration Network	\$10,000	\$10,000	\$10,000
\$0	\$0	\$1,000	MAPPING Supplies & Services	\$1,040	\$1,040	\$1,040
\$11,372	\$23,587	\$20,000	Legal Services	\$20,800	\$20,800	\$20,800
\$22,436	\$34,138	\$47,400	TOTAL MATERIALS & SERVICES	\$46,680	\$46,680	\$46,680
\$82,320	\$91,866	\$106,999	TOTAL EXPENDITURES	\$107,714	\$107,714	\$107,082

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PARKS

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
			EXPENDITURES			
			PERSONAL SERVICES			
\$16,757	\$18,935	\$19,796	Park Superintendent	\$20,981	\$20,981	\$20,722
\$0		\$0	Maintenance Worker	\$0	\$0	\$0
\$0		\$0	Merit & Incentive Reserve	\$0	\$0	\$0
\$1,605	\$2,578	\$8,000	Seasonal Help	\$8,000	\$8,000	\$8,000
\$0	\$0	\$500	Overtime	\$0	\$0	\$0
\$2,823	\$2,415	\$2,447	Retirement	\$2,722	\$2,722	\$2,688
\$3,246	\$2,465	\$2,737	Health and Dental	\$2,376	\$2,376	\$2,376
\$28	\$37	\$37	Life Insurance	\$37	\$37	\$37
\$227	\$294	\$327	Disability Insurance	\$338	\$338	\$338
\$147	\$0	\$574	Medicare	\$608	\$608	\$833
\$543	\$545	\$716	Workers Compensation	\$691	\$691	\$691
\$25,376	\$27,621	\$35,134	TOTAL PERSONAL SERVICES	\$35,753	\$35,753	\$35,685
			MATERIALS & SERVICES			
\$4,194	\$9,626	\$12,000	Parks Materials & Supplies	\$12,000	\$12,000	\$12,000
\$389	\$984	\$700	Office Materials & Supplies	\$700	\$700	\$700
\$28,572	\$42,097	\$35,000	Contractual Services	\$42,000	\$42,000	\$42,000
\$3,870	\$683	\$1,200	Legal Services	\$1,200	\$1,200	\$1,200
\$130	\$60	\$200	Dues	\$200	\$200	\$200
\$569	\$477	\$800	Travel & Training	\$800	\$800	\$800
\$375	\$3,223	\$3,000	Professional Services	\$3,000	\$3,000	\$3,000
\$3,253	\$3,254	\$0	Vehicle Lease	\$0	\$0	\$0
\$0	\$0	\$1,000	Vehicle Maintenance	\$1,000	\$1,000	\$1,000
\$41,352	\$60,402	\$52,900	TOTAL MATERIALS & SERVICE	\$60,900	\$60,900	\$60,900
			CAPITAL OUTLAY			
\$23,413	\$0	\$0	Park Improvements	\$0	\$0	\$0
\$23,413	\$0	\$0	TOTAL CAPITAL OUTLAY	\$0	\$0	\$0
\$90,141	\$88,023	\$88,034	TOTAL EXPENDITURES	\$96,653	\$96,653	\$96,585

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

POLICE

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommend	Committee Approved	Council Modified
RESOURCES						
\$188,475	\$192,449	\$165,000	Munic. Court fines	\$423,000	\$523,000	\$548,000
\$0	\$0	\$0	Impoundment Fees	\$35,000	\$35,000	\$35,000
\$0	\$19,004	\$0	SRO Contract	\$0	\$0	\$0
\$192	\$240	\$0	DUII Grant	\$0	\$0	\$0
\$424	\$0	\$250	Crime Prevention	\$250	\$250	\$250
\$1,262	\$43	\$5,000	Civil Forfeitures	\$1,000	\$1,000	\$1,000
\$2,712	\$2,063	\$2,000	Special Duty Officers	\$2,000	\$2,000	\$2,000
\$65,852	\$66,000	\$66,000	From 911	\$66,500	\$66,500	\$66,500
\$258,917	\$279,799	\$238,250	TOTAL ACTIVITY GENERATED	\$527,750	\$627,750	\$652,750
\$1,498,121	\$1,591,412	\$1,745,712	GENERAL SUPPORT	\$1,780,878	\$1,913,186	\$1,869,937

EXPENDITURES

PERSONAL SERVICES

\$48,570	\$57,366	\$58,295	Chief of Police	\$66,265	\$66,265	\$65,437
\$226,371	\$175,275	\$215,403	Sergeant	\$243,481	\$243,481	\$229,610
\$0	\$48,120	\$46,776	Lieutenant	\$57,314	\$57,314	\$56,598
\$50,458	\$70,672	\$72,884	Detectives	\$104,724	\$164,004	\$175,300
\$343,694	\$398,694	\$395,195	Officers	\$484,281	\$543,561	\$531,231
\$0	\$13,397	\$49,720	Community Service Officers	\$69,669	\$69,669	\$68,799
\$63,007	\$70,177	\$76,045	Police Support Specialists	\$75,168	\$75,168	\$74,232
\$65,346	\$66,009	\$68,250	School Resource Officers	\$71,534	\$71,534	\$70,640
\$25,042	\$26,881	\$26,414	Administrative Assistant	\$55,109	\$55,109	\$54,421
\$78,266	\$100,244	\$75,000	Overtime	\$85,000	\$85,000	\$85,000
\$136,979	\$152,105	\$172,616	Retirement	\$201,240	\$223,168	\$224,645
\$118,489	\$98,460	\$112,500	Health Insurance	\$161,568	\$180,576	\$180,576
\$1,845	\$1,956	\$2,177	Life Insurance	\$2,510	\$2,806	\$2,806
\$11,986	\$13,773	\$13,748	Disability Insurance	\$19,598	\$21,498	\$21,378
\$45,989	\$38,232	\$47,836	Workers Compensation	\$51,414	\$56,514	\$56,930
\$13,691	\$19,953	\$18,344	Medicare	\$22,653	\$24,373	\$24,188
\$9,712	\$2,844	\$3,000	Unemployment Insurance	\$3,000	\$3,000	\$3,000
\$1,283	\$207	\$3,500	Reserve Officers	\$4,000	\$4,000	\$4,000
\$1,800	\$0	\$0	Vehicle Allowance	\$0	\$0	\$0
\$3,450		\$0	Hepatitis Testing	\$1,200	\$1,200	\$1,200
\$1,245,977	\$1,354,365	\$1,457,703	TOTAL PERSONAL SERVICES	\$1,779,728	\$1,948,240	\$1,929,991

POLICE

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommender	Committee Approved	Council Modified
MATERIALS & SERVICES						
\$12,048	\$13,617	\$12,000	Office Supplies	\$13,500	\$14,000	\$14,000
\$2,795	\$3,298	\$4,000	Printing	\$4,000	\$4,000	\$4,000
\$21,379	\$23,160	\$25,000	Gasoline	\$28,000	\$31,000	\$31,000
\$1,507	\$2,308	\$2,500	Postage	\$3,000	\$3,000	\$3,000
\$22,263	\$12,689	\$17,500	Operating Materials	\$19,500	\$20,000	\$20,000
\$3,523	\$6,317	\$4,000	Janitorial	\$4,400	\$4,400	\$4,400
\$23,117	\$29,189	\$29,000	Maintenance-Vehicles	\$35,000	\$35,000	\$35,000
\$14,649	\$15,207	\$17,000	Maintenance-Equipment	\$17,000	\$17,000	\$17,000
\$8,332	\$7,350	\$9,000	Utilities	\$9,000	\$9,000	\$9,000
\$10,341	\$7,802	\$14,500	Clothing	\$15,500	\$19,000	\$19,000
\$23,620	\$26,239	\$26,000	Insurance	\$33,000	\$33,000	\$33,000
\$0	\$0	\$0	Legal	\$10,000	\$10,000	\$10,000
\$179,830	\$186,936	\$210,000	Salem Communications	\$215,000	\$215,000	\$215,000
\$9,713	\$12,018	\$10,500	Telephone	\$12,500	\$13,000	\$13,000
\$41,893	\$45,130	\$47,000	RAIN	\$49,000	\$49,000	\$49,000
\$11,061	\$9,220	\$10,000	Investigations	\$11,500	\$13,000	\$13,000
\$18,042	\$20,676	\$18,500	Travel and Training	\$19,000	\$19,000	\$19,000
\$1,551	\$3,074	\$3,000	Tuition Reimbursement	\$3,000	\$3,000	\$3,000
\$7,099	\$3,797	\$6,000	Crime Prevention	\$7,000	\$8,000	\$8,000
\$0	\$1,225	\$0	Prisoner Medical Services	\$0	\$0	\$0
\$0	\$2,678	\$2,500	DARE Program Supplies	\$4,000	\$4,000	\$4,000
\$1,078	\$843	\$1,500	K-9 Supplies	\$0	\$0	\$0
\$2,097	\$1,961	\$2,000	Equipment Rental	\$3,000	\$3,000	\$3,000
\$3,801	\$3,574	\$2,500	Miscellaneous	\$3,500	\$3,500	\$3,500
\$2,147	\$0	\$2,500	Testing	\$3,000	\$4,500	\$4,500
\$0	\$0	\$500	HEP-B Immunizations	\$1,000	\$1,700	\$1,700
\$8,932	\$9,785	\$0	Vehicle Lease	\$0	\$0	\$0
\$0	\$0	\$0	Computer Software	\$500	\$500	\$500
\$0	\$0	\$2,000	Community Policing	\$5,000	\$6,000	\$6,000
\$430,817	\$448,095	\$479,000	TOTAL MATERIALS AND SERVICE	\$528,900	\$542,600	\$542,600
CAPITAL OUTLAY						
\$17,650	\$0	\$0	Patrol Vehicles	\$0	\$32,500	\$32,500
\$3,804	\$3,009	\$0	Traffic Uniforms/Equipment	\$0	\$0	\$0
\$47,193	\$47,193	\$47,259	Radio Upgrade	\$0	\$0	\$0
\$991	\$1,400	\$0	Weapons	\$0	\$2,140	\$2,140
\$8,535	\$0	\$0	Computer System Upgrades	\$0	\$3,000	\$3,000
\$2,071	\$3,194	\$0	Furniture	\$0	\$0	\$0
\$0	\$0	\$0	Protective Vests	\$0	\$1,600	\$1,600
\$0	\$0	\$0	Radios	\$0	\$10,856	\$10,856
\$0	\$0	\$0	Photo Imaging	\$0	\$0	\$0
\$80,244	\$54,796	\$47,259	TOTAL CAPITAL OUTLAY	\$0	\$50,096	\$50,096
\$1,757,038	\$1,871,211	\$1,983,962	TOTAL EXPENDITURES	\$2,308,628	\$2,540,936	\$2,522,687

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

CITY RECORDER / MUNICIPAL COURT

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
EXPENDITURES						
PERSONAL SERVICES						
\$0	\$23,861	\$25,467	City Recorder	\$30,045	\$30,045	\$29,670
\$22,033	\$22,336	\$21,333	Court Clerk	\$22,529	\$22,529	\$22,247
\$0	\$29	\$500	Overtime	\$520	\$520	\$520
\$3,097	\$2,492	\$5,403	Retirement	\$7,080	\$7,080	\$6,830
\$6,309	\$3,573	\$8,188	Health & Dental Insurance	\$9,335	\$9,335	\$9,335
\$641	\$967	\$1,357	Medicare	\$1,525	\$1,525	\$1,506
\$37	\$59	\$59	Life Insurance	\$59	\$59	\$59
\$229	\$27	\$422	Disability Insurance	\$484	\$484	\$484
\$176	\$168	\$433	Workers Compensation	\$344	\$344	\$322
\$0	\$0	\$0	Unemployment	\$0	\$0	\$0
\$32,522	\$53,512	\$63,162	TOTAL PERSONAL SERVICES	\$71,921	\$71,921	\$70,973
MATERIALS AND SERVICES						
\$1,576	\$1,378	\$1,820	Materials and Supplies	\$1,893	\$1,893	\$1,893
\$14,731	\$15,547	\$18,180	Professional Services - Judge	\$22,500	\$22,500	\$22,500
\$4,232	\$4,367	\$5,000	Professional Services - Legal	\$5,200	\$5,200	\$5,200
\$0		\$8,000	Elections Expense	\$8,320	\$8,320	\$8,320
\$340	\$783	\$300	Equipment Maintenance	\$312	\$312	\$319
\$264	\$1,458	\$1,900	Travel & Training	\$2,500	\$2,500	\$2,500
\$3,015	\$1,334	\$0	BPST Assessments	\$0	\$0	\$0
\$10,915	\$7,313	\$12,000	CC Assessments	\$44,280	\$44,280	\$44,280
\$24,500	\$24,890	\$25,500	Unitary Assessment	\$60,060	\$60,060	\$60,060
\$7,825	\$2,090	\$0	Refunds	\$0	\$0	\$0
\$67,398	\$59,158	\$72,700	TOTAL MATERIALS & SERVICE	\$145,065	\$145,065	\$145,072
CAPITAL OUTLAY						
\$1,502	\$0	\$0	Work station upgrades	\$2,500	\$2,500	\$1,100
\$1,502	\$0	\$0	TOTAL CAPITAL OUTLAY	\$2,500	\$2,500	\$1,100
\$101,422	\$112,669	\$135,862	TOTAL EXPENDITURES	\$219,486	\$219,486	\$217,145

**CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96**

MAINTENANCE

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
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RESOURCES

\$18,739	\$13,970	\$20,000	Rentals	\$11,000	\$11,000	\$11,000
\$18,739	\$13,970	\$20,000	TOTAL PROGRAM GENERATED	\$11,000	\$11,000	\$11,000
(\$18,739)	\$3,593	(\$10,572)	GENERAL SUPPORT (CONTRIBUTION	\$3,036	\$2,914	\$2,888
\$0	\$17,563	\$9,428	TOTAL RESOURCES	\$14,036	\$13,914	\$13,888

EXPENDITURES

PERSONAL SERVICES

\$0	\$13,201	\$7,500	Maintenance Worker	\$9,770	\$9,648	\$9,648
\$0	\$1,469	\$832	Retirement	\$1,269	\$1,269	\$1,254
\$0	\$394	\$218	Medicare	\$283	\$283	\$279
\$0	\$783	\$638	Workers Comp	\$541	\$541	\$533
\$0	\$1,716	\$240	Health & Dental Ins.	\$2,173	\$2,173	\$2,173
\$0	\$17,563	\$9,428	TOTAL EXPENDITURES	\$14,036	\$13,914	\$13,888

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

MISCELLANEOUS

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
CONTINGENCY						
\$0	\$0	\$50,000	Operating Contingency	\$50,000	\$50,000	\$50,000
TRANSFERS						
\$0	\$34,424	\$0	Park Fund	\$0	\$0	\$0
\$20,000	\$0	\$30,000	City Hall Maintenance Fund	\$30,000	\$30,000	\$30,000
\$20,000	\$0	\$0	Facilities Maintenance Fund	\$0	\$0	\$0
\$40,000	\$34,424	\$80,000	TOTAL CONTINGENCY/XFER:	\$80,000	\$80,000	\$80,000
\$2,257,822	\$2,481,653	\$2,679,054	TOTAL EXPENDITURES	\$3,132,131	\$3,360,479	\$3,338,036
\$294,694	\$41,200	\$60,000	Ending Fund Balance	\$100,000	\$100,000	\$60,000
\$2,552,516	\$2,522,853	\$2,739,054	TOTAL GENERAL FUND	\$3,232,131	\$3,460,479	\$3,398,036

CITY OF KEIZER
 COMMITTEE APPROVED SPECIAL REVENUE FUND BUDGETS
 SUMMARY OF RESOURCES AND EXPENDITURES
 FY'96

	REVENUE SHARING	CITY HALL FACILITY	PARK IMPROVEMENT	911	TOTALS
Activity Generated Resources	\$144,250	\$60,000	\$132,000	\$249,169	\$585,419
	<u>\$144,250</u>	<u>\$60,000</u>	<u>\$132,000</u>	<u>\$249,169</u>	<u>\$585,419</u>
Expenditures					
Personal Services	\$0	\$0	\$0	\$0	\$0
Materials & Services	\$0	\$0	\$0	\$0	\$0
Capital Outlay	\$143,100	\$60,000	\$125,000	\$0	\$328,100
Contingencies	\$1,150	\$0	\$7,000	\$163,965	\$172,115
Debt Service	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$85,204	\$85,204
Reserve for Future Requirements	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$0	\$0
	<u>\$144,250</u>	<u>\$60,000</u>	<u>\$132,000</u>	<u>\$249,169</u>	<u>\$585,419</u>

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

REVENUE SHARING

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
RESOURCES						
\$69,690	\$24,448	\$36,125	Net Working Capital	\$0	\$5,000	\$15,250
\$3,412	\$1,468	\$3,000	Interest	\$2,000	\$2,000	\$2,000
\$95,512	\$101,367	\$103,000	State Revenue Sharing	\$108,000	\$108,000	\$127,000
\$168,614	\$127,283	\$142,125	TOTAL	\$110,000	\$115,000	\$144,250

EXPENDITURES						
\$0	\$3,690	\$0	Radar Units	\$0	\$0	\$0
\$0	\$0	\$1,650	Weapons	\$3,300	\$3,300	\$3,300
\$0	\$9,187	\$0	Video Cameras	\$10,400	\$10,400	\$10,400
\$29,813	\$0	\$0	Building Maintenance/Remodel	\$0	\$0	\$30,000
\$35,549	\$0	\$0	Park Improvements	\$0	\$25,000	\$25,000
\$18,000	\$36,216	\$62,000	Patrol Car	\$0	\$0	\$0
\$17,400	\$0	\$0	K-9 Car	\$0	\$0	\$0
\$0	\$0	\$0	Police Equipment/Uniforms	\$43,000	\$43,000	\$43,000
\$0	\$0	\$0	Detective Car	\$7,500	\$7,500	\$7,500
\$0	\$0	\$0	Photo Imaging	\$16,000	\$16,000	\$16,000
\$0	\$0	\$19,340	Lease Buyouts	\$0	\$0	\$0
\$0	\$17,060	\$0	Records Management System	\$0	\$0	\$0
\$3,807	\$14,109	\$21,475	Computer Enhancements	\$4,000	\$4,000	\$4,000
\$4,968	\$0	\$0	Copy Machine (Police)	\$0	\$0	\$0
\$0	\$0	\$21,000	Protective Vests	\$1,200	\$1,200	\$1,200
\$0	\$0	\$11,000	Radios	\$2,700	\$2,700	\$2,700
\$0	\$13,948	\$0	City Hall Phone System	\$0	\$0	\$0
\$109,537	\$94,209	\$136,465	TOTAL CAPITAL OUTLAY	\$88,100	\$113,100	\$143,100

TRANSFERS						
\$34,430	\$0	\$0	Transfer to General Fund	\$0	\$0	\$0
\$34,430	\$0	\$0	TOTAL TRANSFERS	\$0	\$0	\$0

CONTINGENCY						
\$0	\$0	\$5,660	Contingency	\$21,900	\$1,900	\$0
\$143,967	\$94,209	\$142,125	TOTAL EXPENDITURES	\$110,000	\$115,000	\$143,100
\$24,647	\$33,074	\$0	Unappropriated Ending Balance	\$0	\$0	\$1,150
\$168,614	\$127,283	\$142,125	TOTAL EXP/ENDING FUND BAL	\$110,000	\$115,000	\$144,250

**CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96**

CITY HALL FACILITY FUND

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommendec	Committee Approved	Council Modified
RESOURCES						
\$0	\$17,000	\$10,000	Beginning Fund Balance	\$0	\$0	\$0
\$0	\$0	\$0	Transfer from Revenue Sharing	\$0	\$0	\$30,000
\$20,000	\$0	\$30,000	Transfer from General Fund	\$30,000	\$30,000	\$30,000
\$0	\$313	\$0	Interest	\$0	\$0	\$0
\$20,000	\$17,313	\$40,000	TOTAL RESOURCES	\$30,000	\$30,000	\$60,000
EXPENDITURES						
FACILITIES IMPROVEMENTS						
CAPITAL OUTLAY						
\$3,000	\$0	\$0	City Hall Master Plan	\$0	\$0	\$0
\$0	\$14,200	\$40,000	Improvements	\$30,000	\$30,000	\$60,000
\$3,000	\$14,200	\$40,000	TOTAL FACILITIES EXPENDITUR	\$30,000	\$30,000	\$60,000
CONTINGENCY						
\$0	\$0	\$0	Contingency	\$0	\$0	\$0
\$0	\$0	\$0	TOTAL CONTINGENCY	\$0	\$0	\$0
RESERVE						
\$17,000	\$3,113	\$0	Reserve for Future Expenditures	\$0	\$0	\$0
\$20,000	\$17,313	\$40,000	TOTAL EXPENDITURES & RESEI	\$30,000	\$30,000	\$60,000

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PARK IMPROVEMENT FUND

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
RESOURCES						
\$ 0	\$ 9,820	\$ 78,500	Working Capital	\$ 50,000	\$ 50,000	\$ 50,000
\$ 9,700	\$ 30,355	\$ 100,000	Parks SDCs	\$ 80,000	\$ 80,000	\$ 80,000
\$ 0	\$ 34,424	\$ 0	Transfer from General Fund	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	Transfer from Revenue Sharing	\$ 0	\$ 0	\$ 0
\$ 120	\$ 191	\$ 3,500	Interest	\$ 2,000	\$ 2,000	\$ 2,000
\$ 9,820	\$ 74,790	\$ 182,000	TOTAL RESOURCES	\$ 132,000	\$ 132,000	\$ 132,000
EXPENDITURES						
CAPITAL OUTLAY						
\$ 0	\$ 37,491	\$ 75,000	Acquisition	\$ 125,000	\$ 125,000	\$ 125,000
\$ 0	\$ 0	\$ 0	Improvements	\$ 0	\$ 0	\$ 0
\$ 0	\$ 14,200	\$ 75,000	TOTAL CAPITAL OUTLAY	\$ 125,000	\$ 125,000	\$ 125,000
CONTINGENCY						
\$ 0	\$ 0	\$ 57,000	Contingency	\$ 7,000	\$ 7,000	\$ 7,000
\$ 0	\$ 0	\$ 57,000	TOTAL CONTINGENCY	\$ 7,000	\$ 7,000	\$ 7,000
RESERVE						
\$ 0	\$ 60,590	\$ 50,000	Reserve for Future Expenditures	\$ 0	\$ 0	\$ 0
\$ 0	\$ 74,790	\$ 182,000	TOTAL EXPENDITURES & RESERVE	\$ 132,000	\$ 132,000	\$ 132,000

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

911 COMMUNICATIONS

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
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RESOURCES

\$210,447	\$201,512	\$177,267	Net Working Capital	\$168,355	\$168,355	\$168,355
\$9,474	\$6,289	\$8,000	Interest	\$6,000	\$6,000	\$6,000
\$61,031	\$48,557	\$64,588	911 Excise Tax	\$74,814	\$74,814	\$74,814
\$280,952	\$256,358	\$249,855	TOTAL RESOURCES	\$249,169	\$249,169	\$249,169

EXPENDITURES

\$15,044	\$19,680	\$15,500	Dist. to 911 Agencies	\$18,704	\$18,704	\$18,704
\$65,852	\$66,000	\$66,000	Transfer to General Fund	\$66,500	\$66,500	\$66,500
\$80,896	\$85,680	\$81,500	TOTAL EXPENDITURES	\$85,204	\$85,204	\$85,204

CONTINGENCY

\$0	\$0	\$0	Contingency	\$0	\$0	\$163,965
\$200,056	\$170,678	\$168,355	Unappropriated End Fund Balance	\$163,965	\$163,965	\$0
\$280,952	\$256,358	\$249,855	TOTAL EXPENDITURES/FUND BAL	\$249,169	\$249,169	\$249,169

**CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96**

FACILITIES MAINTENANCE

Actual 1992-1993	Actual 93-94	94-95 Adopted	Manager Recommended	Committee Approved	Council Modified
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RESOURCES

\$0	\$0	\$0	Rentals	\$0	\$0	\$0
\$20,000	\$0	\$0	Transfer from General Fund	\$0	\$0	\$0
\$20,000	\$0	\$0	TOTAL RESOURCES	\$0	\$0	\$0

EXPENDITURES

PERSONAL SERVICES

\$3,750	\$0	\$0	Maintenance Worker	\$0	\$0	\$0
\$416	\$0	\$0	Retirement	\$0	\$0	\$0
\$109	\$0	\$0	Medicare	\$0	\$0	\$0
\$319	\$0	\$0	Workers Comp	\$0	\$0	\$0
\$120	\$0	\$0	Health & Dental Ins.	\$0	\$0	\$0
\$4,714	\$0	\$0	TOTAL EXPENDITURES	\$0	\$0	\$0
\$15,286	\$0	\$0	Unappropriated Fund Bal	\$0	\$0	\$0
\$20,000	\$0	\$0	TOTAL EXP/ENDING FUND BAL	\$0	\$0	\$0

CITY OF KEIZER
COMMITTEE APPROVED PUBLIC WORKS FUND BUDGETS
SUMMARY OF RESOURCES AND EXPENDITURES
FY'96

	WATER	FACILITIES RESERVE	UTILITIES	SEWER FACILITIES	STREETS	TOTALS
Activity Generated Resources	\$1,635,000	\$661,200	\$2,410,645	\$51,000	\$2,810,960	\$7,568,805
Expenditures	\$1,635,000	\$661,200	\$2,410,645	\$51,000	\$2,810,960	\$7,568,805
Personal Services	\$594,121	\$0	\$54,390	\$0	\$129,294	\$777,805
Materials & Services	\$438,523	\$0	\$2,201,855	\$0	\$591,150	\$3,231,528
Capital Outlay	\$53,000	\$310,000	\$5,000	\$51,000	\$965,000	\$1,384,000
Contingencies	\$50,000	\$0	\$0	\$0	\$50,000	\$100,000
Debt Service	\$371,270	\$0	\$43,400	\$0	\$0	\$414,670
Transfers	\$0	\$0	\$106,000	\$0	\$100,000	\$206,000
Reserve for Future Requirements	\$0	\$351,200	\$0	\$0	\$0	\$351,200
Ending Balance	\$128,086	\$0	\$0	\$0	\$976,916	\$1,105,002
	\$1,635,000	\$661,200	\$2,410,645	\$51,000	\$2,812,360	\$7,570,205

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS - WATER

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
RESOURCES						
\$ 494,190	\$ 118,564	\$ 142,321	Beginning Fund Balance	\$ 95,000	\$ 95,000	\$ 95,000
\$ 7,515	\$ 385	\$ 10,000	Interest	\$ 0	\$ 0	\$ 0
\$ 1,255,322	\$ 1,235,974	\$ 1,500,000	Water Sales	\$ 1,417,000	\$ 1,417,000	\$ 1,417,000
\$ 7,350	\$ 5,465	\$ 8,000	Set Up Fees	\$ 8,000	\$ 8,000	\$ 8,000
\$ 5,422	\$ 6,090	\$ 3,000	Shut Off Fees	\$ 6,000	\$ 6,000	\$ 6,000
\$ 53,726	\$ 73,992	\$ 50,000	Service Fees	\$ 60,000	\$ 60,000	\$ 60,000
\$ 4,825	\$ 3,640	\$ 4,000	Other Income	\$ 4,000	\$ 4,000	\$ 4,000
\$ 333	\$ 0	\$ 0	Fill Station Fees	\$ 0	\$ 0	\$ 0
\$ 0	\$ 45,072	\$ 20,000	Planning & Construction Fees	\$ 45,000	\$ 45,000	\$ 45,000
\$ 14,079	\$ 0	\$ 0	Transfer from General Fund	\$ 0	\$ 0	\$ 0
\$ 1,832,762	\$ 1,489,182	\$ 1,737,321	TOTAL RESOURCES	\$ 1,635,000	\$ 1,635,000	\$ 1,635,000

EXPENDITURES

PERSONAL SERVICES

\$ 0	\$ 0	\$ 13,068	City Manager	\$ 13,591	\$ 13,591	\$ 13,591
\$ 13,819	\$ 14,951	\$ 15,056	Public Works Director	\$ 16,367	\$ 16,367	\$ 16,367
\$ 36,370	\$ 38,908	\$ 40,632	Water Superintendent	\$ 43,006	\$ 43,006	\$ 43,006
\$ 14,479	\$ 15,134	\$ 15,011	Community Dev. Dir.	\$ 16,367	\$ 16,367	\$ 16,367
\$ 172,143	\$ 145,450	\$ 214,230	Water Utility Maintenance	\$ 227,520	\$ 227,520	\$ 227,520
\$ 19,099	\$ 20,239	\$ 21,671	Finance Officer	\$ 21,913	\$ 21,913	\$ 21,913
\$ 0	\$ 8,047	\$ 7,825	Administrative Assistant	\$ 5,046	\$ 5,046	\$ 5,046
\$ 0	\$ 29,514	\$ 30,396	Water Office Supervisor	\$ 33,592	\$ 33,592	\$ 33,592
\$ 56,016	\$ 67,256	\$ 44,582	Clerical	\$ 46,458	\$ 46,458	\$ 46,458
\$ 359	\$ 0	\$ 0	Seasonal & Relief	\$ 0	\$ 0	\$ 0
\$ 5,200	\$ 5,360	\$ 7,000	Duty Pay	\$ 7,000	\$ 7,000	\$ 7,000
\$ 13,850	\$ 13,253	\$ 0	Overtime	\$ 16,000	\$ 16,000	\$ 16,000
\$ 36,971	\$ 40,059	\$ 42,763	Retirement	\$ 55,512	\$ 55,512	\$ 55,512
\$ 50,973	\$ 46,492	\$ 60,894	Health Insurance	\$ 56,808	\$ 56,808	\$ 56,808
\$ 7,675	\$ 12,000	\$ 10,961	Medicare	\$ 12,148	\$ 12,148	\$ 12,148
\$ 827	\$ 853	\$ 904	Life Insurance	\$ 970	\$ 970	\$ 970
\$ 4,765	\$ 5,248	\$ 6,191	Disability Insurance	\$ 6,751	\$ 6,751	\$ 6,751
\$ 7,741	\$ 7,647	\$ 9,600	Workers Compensation	\$ 10,072	\$ 10,072	\$ 10,072
\$ 0	\$ 5,000	\$ 5,000	Vacation Pay	\$ 5,000	\$ 5,000	\$ 5,000
\$ 440,287	\$ 475,411	\$ 545,574	TOTAL PERSONAL SERVICES	\$ 594,121	\$ 594,121	\$ 594,121

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS - WATER

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
MATERIALS & SERVICES						
\$ 12,193	\$ 12,688	\$ 11,000	Office Supplies	\$ 13,000	\$ 13,000	\$ 13,000
\$ 11,081	\$ 12,034	\$ 15,000	Postage	\$ 15,000	\$ 15,000	\$ 15,000
\$ 6,386	\$ 8,749	\$ 6,800	Telephone	\$ 9,000	\$ 9,000	\$ 9,000
\$ 3,651	\$ 3,674	\$ 4,200	Natural Gas	\$ 4,200	\$ 4,200	\$ 4,200
\$ 75,239	\$ 88,365	\$ 80,080	Electricity	\$ 92,773	\$ 92,773	\$ 92,773
\$ 2,513	\$ 2,518	\$ 2,000	Diesel Fuel	\$ 3,000	\$ 3,000	\$ 3,000
\$ 7,273	\$ 9,535	\$ 8,000	Florida	\$ 10,000	\$ 10,000	\$ 10,000
\$ 18,225	\$ 18,396	\$ 19,000	Insurance	\$ 19,000	\$ 19,000	\$ 19,000
\$ 798	\$ 1,575	\$ 4,370	Dues & Subscriptions	\$ 2,500	\$ 2,500	\$ 2,500
\$ 1,315	\$ 2,469	\$ 2,000	Advertising	\$ 2,000	\$ 2,000	\$ 2,000
\$ 6,448	\$ 4,830	\$ 6,700	Laundry	\$ 6,700	\$ 6,700	\$ 6,700
\$ 4,259	\$ 1,250	\$ 2,000	Legal Services	\$ 2,000	\$ 2,000	\$ 2,000
\$ 14,416	\$ 6,786	\$ 15,000	Engineering Services	\$ 15,000	\$ 15,000	\$ 15,000
\$ 18,668	\$ 19,744	\$ 13,000	Contractual Services	\$ 13,000	\$ 13,000	\$ 13,000
\$ 1,311	\$ 2,370	\$ 5,000	Flagging	\$ 4,000	\$ 4,000	\$ 4,000
\$ 3,428	\$ 3,016	\$ 5,000	Audit	\$ 5,000	\$ 5,000	\$ 5,000
\$ 3,043	\$ 3,822	\$ 3,000	Janitorial	\$ 3,300	\$ 3,300	\$ 3,300
\$ 10,592	\$ 8,523	\$ 11,250	Travel & Training	\$ 11,250	\$ 11,250	\$ 11,250
\$ 20,283	\$ 14,432	\$ 22,000	Plant Maintenance	\$ 22,000	\$ 22,000	\$ 22,000
\$ 4,546	\$ 13,824	\$ 12,000	Pumphouse Maintenance	\$ 15,000	\$ 15,000	\$ 15,000
\$ 18,049	\$ 32,086	\$ 25,000	Pump Maintenance	\$ 25,000	\$ 25,000	\$ 25,000
\$ 3,808	\$ 4,091	\$ 3,000	Office Equip. Maintenance	\$ 4,000	\$ 4,000	\$ 4,000
\$ 10,929	\$ 12,705	\$ 11,000	Vehicle Maintenance	\$ 13,000	\$ 13,000	\$ 13,000
\$ 5,758	\$ 6,271	\$ 6,000	Gasoline	\$ 6,500	\$ 6,500	\$ 6,500
\$ 10,558	\$ 12,846	\$ 20,000	Op Mat/Supply-New Service	\$ 20,000	\$ 20,000	\$ 20,000
\$ 6,447	\$ 5,766	\$ 6,000	Rock & Backfill	\$ 6,000	\$ 6,000	\$ 6,000
\$ 3,020	\$ 285	\$ 4,000	Concrete	\$ 2,000	\$ 2,000	\$ 2,000
\$ 11,818	\$ 8,223	\$ 10,000	Paving	\$ 10,000	\$ 10,000	\$ 10,000
\$ 1,541	\$ 0	\$ 0	Municipal Code Codification	\$ 0	\$ 0	\$ 0
\$ 3,709	\$ 3,816	\$ 4,100	Well Property Lease	\$ 4,100	\$ 4,100	\$ 4,100
\$ 6,886	\$ 9,139	\$ 8,000	Telemetry	\$ 9,200	\$ 9,200	\$ 9,200
\$ 27,424	\$ 64,811	\$ 100,000	Lab Tests	\$ 70,000	\$ 70,000	\$ 70,000
(\$ 191)	\$ 639	\$ 0	Cash-Over (short)	\$ 0	\$ 0	\$ 0
\$ 410	\$ 505	\$ 1,000	Miscellaneous	\$ 1,000	\$ 1,000	\$ 1,000
\$ 335,634	\$ 399,773	\$ 445,500	TOTAL MATERIALS & SERVICES	\$ 438,523	\$ 438,523	\$ 438,523

CAPITAL OUTLAY						
\$ 3,008	\$ 3,500	\$ 15,000	New Base Maps	\$ 0	\$ 0	\$ 0
\$ 0	\$ 4,895	\$ 0	Telephone System	\$ 0	\$ 0	\$ 0
\$ 16,176	\$ 0	\$ 23,000	Water Meters	\$ 23,000	\$ 23,000	\$ 23,000
\$ 13,890	\$ 16,339	\$ 0	Public Works Vehicle	\$ 0	\$ 0	\$ 0
\$ 3,302	\$ 0	\$ 0	Portable Radios	\$ 0	\$ 0	\$ 0
\$ 15,867	\$ 0	\$ 15,000	Large Meter Replacement	\$ 10,000	\$ 10,000	\$ 10,000
\$ 390,742	\$ 154,852	\$ 0	Water Main Replacement	\$ 0	\$ 0	\$ 0
\$ 2,726	\$ 0	\$ 0	New Hydraulic System	\$ 0	\$ 0	\$ 0
\$ 9,880	\$ 0	\$ 20,000	Water Pump	\$ 20,000	\$ 20,000	\$ 20,000
\$ 6,966	\$ 5,537	\$ 0	Computer System Upgrade	\$ 0	\$ 0	\$ 0
\$ 0	\$ 10,904	\$ 0	Back Hoe Pavement Breaker	\$ 0	\$ 0	\$ 0
\$ 0	\$ 1,400	\$ 0	Meter Vault Replacement	\$ 0	\$ 0	\$ 0
\$ 462,555	\$ 197,427	\$ 73,000	TOTAL CAPITAL OUTLAY	\$ 53,000	\$ 53,000	\$ 53,000

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS - WATER

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
FUND TRANSFERS						
\$ 100,000	\$ 0	\$ 0	Transfer to Facility Repl. Reserve	\$ 0	\$ 0	\$ 0
\$ 100,000	\$ 0	\$ 0	TOTAL FUND TRANSFERS	\$ 0	\$ 0	\$ 0
OPERATING CONTINGENCY						
\$ 0	\$ 0	\$ 50,000	Operating Contingency	\$ 50,000	\$ 50,000	\$ 50,000
\$ 0	\$ 0	\$ 50,000	TOTAL OPERATING CONTINGENCY	\$ 50,000	\$ 50,000	\$ 50,000
BONDED DEBT PAYMENT						
\$ 230,000	\$ 240,000	\$ 255,000	Bond Principal-6/3/1991 Issue	\$ 270,000	\$ 270,000	\$ 270,000
\$ 145,720	\$ 134,450	\$ 122,210	Bond Interest-6/3/1991 Issue	\$ 101,270	\$ 101,270	\$ 101,270
\$ 375,720	\$ 374,450	\$ 377,210	TOTAL DEBT SERVICE	\$ 371,270	\$ 371,270	\$ 371,270
\$ 1,714,196	\$ 1,447,062	\$ 1,491,284	TOTAL EXPENDITURES	\$ 1,506,914	\$ 1,506,914	\$ 1,506,914
\$ 118,566	\$ 42,120	\$ 246,037	UNAPPROPRIATED ENDING FUND BALANCE	\$ 128,086	\$ 128,086	\$ 128,086
\$ 1,832,762	\$ 1,489,182	\$ 1,737,321	TOTAL EXP & ENDING FUND BAL	\$ 1,635,000	\$ 1,635,000	\$ 1,635,000

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS - FACILITY REPLACEMENT RESERVE

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
RESOURCES						
\$ 460,525	\$ 697,100	\$ 736,837	Beginning Fund Balance	\$ 566,200	\$ 566,200	\$ 566,200
\$ 145,312	\$ 0	\$ 0	Cash on Hand-SDC			
\$ 71,290	\$ 106,697	\$ 85,000	Systems Dev'l. Fees	\$ 85,000	\$ 85,000	\$ 85,000
\$ 26,437	\$ 24,052	\$ 15,000	Earnings from Investments	\$ 10,000	\$ 10,000	\$ 10,000
\$ 100,000		\$ 0	Transfer from Water Fund	\$ 0	\$ 0	\$ 0
\$ 803,564	\$ 827,849	\$ 836,837	TOTAL RESOURCES	\$ 661,200	\$ 661,200	\$ 661,200

EXPENDITURES						
\$ 106,464	\$ 141,850	\$ 0	Meadows Well	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 125,000	New Willow Lake Well	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	Reservior	\$ 300,000	\$ 300,000	\$ 300,000
\$ 0	\$ 39,982	\$ 38,000	Meters	\$ 0	\$ 0	\$ 0
\$ 0	\$ 20,000	\$ 20,000	Pump	\$ 0	\$ 0	\$ 0
\$ 0	\$ 141,897	\$ 0	Telemetry System Replacement	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 30,000	Land Acquisition	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 10,000	Flouride Injector	\$ 10,000	\$ 10,000	\$ 10,000
\$ 0	\$ 22,903	\$ 0	Pressure Tank Replacement	\$ 0	\$ 0	\$ 0
\$ 106,464	\$ 306,650	\$ 223,000	TOTAL EXPENDITURES	\$ 310,000	\$ 310,000	\$ 310,000
\$ 697,100	\$ 521,199	\$ 613,837	Reserve for Future	\$ 351,200	\$ 351,200	\$ 351,200
\$ 803,564	\$ 827,849	\$ 836,837	TOTAL EXP & RESERVES	\$ 661,200	\$ 661,200	\$ 661,200

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS - UTILITIES

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
RESOURCES						
(\$ 175,812)	(\$ 23,296)	(\$ 62,217)	Net Working Capital	(\$ 57,128)	(\$ 57,128)	\$ 48,872
(\$ 23)	\$ 0	\$ 0	Prior Year Taxes to be Received	\$ 0	\$ 0	\$ 0
\$ 2,702	\$ 544	\$ 4,000	Interest	\$ 1,000	\$ 1,000	\$ 1,000
\$ 96,664	\$ 101,283	\$ 100,500	Sewer Administration Fee	\$ 107,451	\$ 107,451	\$ 107,451
\$ 1,546,942	\$ 1,603,217	\$ 1,829,233	Salem Sewer Billing	\$ 1,975,572	\$ 1,975,572	\$ 1,975,572
\$ 0	\$ 0	\$ 0	Sewer Surcharge	\$ 60,000	\$ 60,000	\$ 60,000
\$ 188,836	\$ 188,553	\$ 225,000	Lighting Districts	\$ 209,250	\$ 209,250	\$ 209,250
\$ 847	\$ 5,113	\$ 92,047	Miscellaneous	\$ 5,000	\$ 5,000	\$ 5,000
\$ 16,223	\$ 3,012	\$ 0	Plan review	\$ 3,500	\$ 3,500	\$ 3,500
\$ 1,676,379	\$ 1,878,424	\$ 2,188,563	TOTAL RESOURCES	\$ 2,304,645	\$ 2,304,645	\$ 2,410,645

EXPENDITURES

PERSONAL SERVICES

\$ 4,202	\$ 6,328	\$ 4,574	City Manager	\$ 4,757	\$ 4,757	\$ 4,757
\$ 13,280	\$ 14,951	\$ 15,056	Public Works Director	\$ 16,436	\$ 16,436	\$ 16,436
\$ 2,759	\$ 2,844	\$ 3,105	City Recorder	\$ 3,756	\$ 3,756	\$ 3,756
\$ 5,558	\$ 6,053	\$ 6,004	Community Dev. Dir.	\$ 6,547	\$ 6,547	\$ 6,547
\$ 10,292	\$ 7,880	\$ 7,878	Clerical	\$ 10,318	\$ 10,318	\$ 10,318
\$ 0	\$ 2,327	\$ 0	Merit & Incentive Reserve	\$ 0	\$ 0	\$ 0
\$ 4,390	\$ 4,945	\$ 4,525	Retirement	\$ 5,340	\$ 5,340	\$ 5,340
\$ 2,835	\$ 3,263	\$ 3,602	Health Insurance	\$ 4,847	\$ 4,847	\$ 4,847
\$ 436	\$ 596	\$ 1,098	Medicare	\$ 1,213	\$ 1,213	\$ 1,213
\$ 75	\$ 68	\$ 47	Life Insurance	\$ 75	\$ 75	\$ 75
\$ 512	\$ 613	\$ 592	Disability Insurance	\$ 674	\$ 674	\$ 674
\$ 291	\$ 253	\$ 320	Workers Compensation	\$ 427	\$ 427	\$ 427
\$ 44,610	\$ 50,122	\$ 46,601	TOTAL PERSONAL SERVICES	\$ 54,360	\$ 54,360	\$ 54,360

MATERIALS & SERVICES

\$ 474	\$ 526	\$ 600	Utilities	\$ 600	\$ 600	\$ 600
\$ 1,323	\$ 1,323	\$ 1,375	Insurance	\$ 1,375	\$ 1,375	\$ 1,375
\$ 228	\$ 1,779	\$ 3,000	Advertising	\$ 2,000	\$ 2,000	\$ 2,000
\$ 65	\$ 275	\$ 1,437	Dues/Subscriptions	\$ 1,500	\$ 1,500	\$ 1,500
\$ 0	\$ 91	\$ 50	Postage	\$ 100	\$ 100	\$ 100
\$ 824	\$ 650	\$ 1,000	Office Materials/Supplies	\$ 1,000	\$ 1,000	\$ 1,000
\$ 6,287	\$ 4,988	\$ 4,000	Legal Services	\$ 5,000	\$ 5,000	\$ 5,000
\$ 0	\$ 0	\$ 20,000	Engineering Services	\$ 15,000	\$ 15,000	\$ 15,000
\$ 654	\$ 4,174	\$ 700	Telephone	\$ 700	\$ 700	\$ 700

**CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96**

PUBLIC WORKS - UTILITIES

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
\$ 0	\$ 263	\$ 100	Miscellaneous	\$ 100	\$ 100	\$ 100
\$ 17,715	\$ 41,387	\$ 20,000	Contractual services	\$ 18,000	\$ 18,000	\$ 18,000
\$ 3,240	\$ 3,237	\$ 5,000	Audit	\$ 3,643	\$ 3,643	\$ 3,643
\$ 500	\$ 500	\$ 500	Travel & Transportation	\$ 500	\$ 500	\$ 500
\$ 773	\$ 1,100	\$ 1,100	Equipment Maintenance	\$ 1,100	\$ 1,100	\$ 1,100
\$ 178,484	\$ 186,220	\$ 205,000	Lighting Costs	\$ 203,352	\$ 203,352	\$ 203,352
\$ 1,561,383	\$ 1,668,581	\$ 1,829,000	Salem Sewer Payments	\$ 1,947,885	\$ 1,947,885	\$ 1,947,885
\$ 1,771,950	\$ 1,915,094	\$ 2,092,862	TOTAL MATERIALS & SUPPLIES	\$ 2,201,855	\$ 2,201,855	\$ 2,201,855

CAPITAL OUTLAY

\$ 3,006	\$ 3,500	\$ 4,000	New Base Maps	\$ 5,000	\$ 5,000	\$ 5,000
	\$ 1,713	\$ 0	Telephone System	\$ 0	\$ 0	\$ 0
	\$ 1,455	\$ 0	Computer Equipment	\$ 0	\$ 0	\$ 0
\$ 3,006	\$ 6,668	\$ 4,000	TOTAL CAPITAL OUTLAY	\$ 5,000	\$ 5,000	\$ 5,000

DEBT SERVICE

\$ 40,000	\$ 40,000	\$ 40,000	KSD Principal	\$ 40,000	\$ 40,000	\$ 40,000
\$ 8,500	\$ 6,800	\$ 5,100	KSD Interest	\$ 3,400	\$ 3,400	\$ 3,400
\$ 48,500	\$ 46,800	\$ 45,100	TOTAL DEBT SERVICE	\$ 43,400	\$ 43,400	\$ 43,400

TRANSFERS

\$ 0	\$ 0	\$ 0	Transfer to Street Fund	\$ 0	\$ 0	\$ 106,000
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\$ 1,868,066	\$ 2,018,665	\$ 2,188,563	TOTAL EXPENDITURES	\$ 2,304,645	\$ 2,304,645	\$ 2,410,645
(\$ 191,687)	(\$ 140,260)	\$ 0	ENDING FUND BALANCE	\$ 0	\$ 0	\$ 0

\$ 1,676,379	\$ 1,878,424	\$ 2,188,563	TOTAL EXP & ENDING FUND BAL	\$ 2,304,645	\$ 2,304,645	\$ 2,410,645
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CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS - SEWER RESERVE

Actual 1992-1993	Actual 93-94	94-95 Adopted	Manager Recommended	Committee Approved	Council Modified
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RESOURCES

\$0	\$0	\$0	Beginning Fund Balance	\$0	\$0	\$0
\$0	\$0	\$0	Cash on Hand-SDC	\$0	\$0	\$0
\$0	\$0	\$0	Systems Dev'l. Fees	\$0	\$0	\$50,000
\$0	\$0	\$0	Earnings from Investments	\$0	\$0	\$1,000
\$0	\$0	\$0	TOTAL RESOURCES	\$0	\$0	\$51,000

EXPENDITURES

\$0	\$0	\$0	Sewer Line Extensions	\$0	\$0	\$0
\$0	\$0	\$0	TOTAL EXPENDITURES	\$0	\$0	\$0
\$0	\$0	\$0	Reserve for Future	\$0	\$0	\$51,000
\$0	\$0	\$0	TOTAL EXP & RESERVES	\$0	\$0	\$51,000

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS - STREETS

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
RESOURCES						
\$ 789,800	\$ 674,816	\$ 300,000	Net Working Capital	\$ 1,175,925	\$ 1,175,925	\$ 1,175,925
\$ 978,367	\$ 1,077,346	\$ 1,148,000	State Fuels Tax	\$ 1,198,035	\$ 1,198,035	\$ 1,198,035
\$ 35,712	\$ 28,964	\$ 40,000	Interest	\$ 30,000	\$ 30,000	\$ 30,000
\$ 0	\$ 0	\$ 222,000	ODOT Bike Grant	\$ 222,000	\$ 222,000	\$ 222,000
\$ 0	\$ 0	\$ 37,250	Developer Contributions	\$ 40,000	\$ 40,000	\$ 40,000
\$ 0	\$ 0	\$ 100,000	Grants	\$ 0	\$ 0	\$ 0
\$ 0	\$ 54,419	\$ 25,000	Planning Construction Fees	\$ 45,000	\$ 45,000	\$ 45,000
\$ 0	\$ 0	\$ 0	Transfer from Utility Fund	\$ 0	\$ 0	\$ 100,000
\$ 0	\$ 384,700	\$ 0	Transfer/Lockhaven Fund	\$ 0	\$ 0	\$ 0
\$ 1,803,869	\$ 2,220,265	\$ 1,872,250	TOTAL RESOURCES	\$ 2,710,960	\$ 2,710,960	\$ 2,810,960

EXPENDITURES

PERSONAL SERVICES

\$ 6,303	\$ 9,492	\$ 9,148	City Manager	\$ 9,514	\$ 9,514	\$ 9,514
\$ 26,521	\$ 29,903	\$ 30,800	Public Works Director	\$ 32,872	\$ 32,872	\$ 32,872
\$ 2,759	\$ 2,844	\$ 3,105	City Recorder	\$ 3,756	\$ 3,756	\$ 3,756
\$ 6,387	\$ 3,963	\$ 3,912	Administrative Asst	\$ 5,159	\$ 5,159	\$ 5,159
\$ 13,894	\$ 15,134	\$ 15,133	Community Dev'l. Dir.	\$ 19,367	\$ 19,367	\$ 19,367
\$ 9,132	\$ 10,179	\$ 10,179	Street Maintenance	\$ 24,500	\$ 24,500	\$ 24,500
\$ 0	\$ 2,695	\$ 0	Overtime	\$ 2,500	\$ 2,500	\$ 2,500
\$ 8,786	\$ 8,553	\$ 7,167	Retirement	\$ 12,633	\$ 12,633	\$ 12,633
\$ 4,166	\$ 4,294	\$ 2,460	Health Insurance	\$ 12,817	\$ 12,817	\$ 12,817
\$ 831	\$ 1,207	\$ 1,935	Medicare	\$ 2,860	\$ 2,860	\$ 2,860
\$ 79	\$ 85	\$ 77	Life Insurance	\$ 239	\$ 239	\$ 239
\$ 738	\$ 891	\$ 903	Disability Insurance	\$ 1,560	\$ 1,560	\$ 1,560
\$ 1,259	\$ 1,470	\$ 1,342	Workers Compensation	\$ 1,487	\$ 1,487	\$ 1,487
\$ 80,855	\$ 90,708	\$ 86,161	TOTAL PERSONAL SERVICES	\$ 129,294	\$ 129,294	\$ 129,294

MATERIALS & SERVICES

\$ 0		\$ 1,000	Office Supplies	\$ 1,000	\$ 1,000	\$ 1,000
\$ 10,048	\$ 13,820	\$ 25,000	Sidewalk Maintenance	\$ 25,000	\$ 25,000	\$ 25,000
\$ 90,777	\$ 109,014	\$ 100,000	Street Maintenance	\$ 110,000	\$ 110,000	\$ 110,000
\$ 14,545	\$ 15,355	\$ 65,000	Street Sweeping	\$ 65,000	\$ 65,000	\$ 65,000
\$ 299,128	\$ 271,482	\$ 300,000	Street Resurfacing	\$ 300,000	\$ 300,000	\$ 300,000
\$ 29,335	\$ 30,373	\$ 35,000	Street Light Utilities	\$ 35,000	\$ 35,000	\$ 35,000
\$ 0	\$ 2,387	\$ 0	Equipment Maintenance	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 2,324	Dues/Subscriptions	\$ 2,400	\$ 2,400	\$ 2,400
\$ 0	\$ 0	\$ 750	Travel	\$ 750	\$ 750	\$ 750
\$ 32,046	\$ 28,105	\$ 50,000	Engineering Services	\$ 50,000	\$ 50,000	\$ 50,000

COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS - STREETS

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
\$ 12,807	\$ 19,321	\$ 0	Contractual Services	\$ 0	\$ 0	\$ 0
\$ 3,016	\$ 1,456	\$ 2,000	Legal Services	\$ 2,000	\$ 2,000	\$ 2,000
\$ 1,686	\$ 0	\$ 0	Municipal Code Codification	\$ 0	\$ 0	\$ 0
\$ 493,368	\$ 491,313	\$ 581,074	TOTAL MATERIALS & SERVICES	\$ 591,150	\$ 591,150	\$ 591,150

CAPITAL OUTLAY

\$ 0	\$ 6,072	\$ 200,000	Bike Paths	\$ 200,000	\$ 200,000	\$ 200,000
\$ 2,801	\$ 4,838	\$ 10,000	Base Maps	\$ 15,000	\$ 15,000	\$ 15,000
\$ 0	\$ 0	\$ 0	Vehicle	\$ 25,000	\$ 25,000	\$ 25,000
\$ 0	\$ 6,337	\$ 16,000	Equipment	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 50,000	Master Plan	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 125,000	Signal	\$ 125,000	\$ 125,000	\$ 125,000
\$ 0	\$ 0	\$ 200,000	Pedestrian Bridge	\$ 0	\$ 0	\$ 0
\$ 511,632	\$ 240,781	\$ 287,500	Street Improvements	\$ 500,000	\$ 500,000	\$ 500,000
\$ 20,024	\$ 56,607	\$ 100,000	Storm Drains	\$ 100,000	\$ 100,000	\$ 100,000
\$ 534,467	\$ 314,635	\$ 988,500	TOTAL CAPITAL OUTLAY	\$ 965,000	\$ 965,000	\$ 965,000

TRANSFERS

\$ 0	\$ 0	\$ 0	Transfer to Utility Fund	\$ 0	\$ 0	\$ 100,000
------	------	------	--------------------------	------	------	------------

OPERATING CONTINGENCY

\$ 0	\$ 0	\$ 50,000	Contingency	\$ 50,000	\$ 50,000	\$ 50,000
\$ 1,108,700	\$ 896,656	\$ 1,705,735	TOTAL EXPENDITURES	\$ 1,735,444	\$ 1,735,444	\$ 1,835,444
\$ 665,169	\$ 1,323,609	\$ 166,515	UNAPPROPRIATED END FUND BAL	\$ 975,516	\$ 975,516	\$ 975,516
\$ 1,803,869	\$ 2,220,265	\$ 1,872,250	TOTAL EXP & FUND BALANCE	\$ 2,710,960	\$ 2,710,960	\$ 2,810,960

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS-LOCKHAVEN RESERVE

Actual 1992-1993	Actual 93-94	94-95 Adopted	Manager Recommended	Committee Approved	Council Modified
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RESOURCES

\$369,069	\$384,700	\$0	Beginning Fund Balance	\$0	\$0	\$0
\$420,000	\$0	\$0	FAU Funds	\$0	\$0	\$0
\$0	\$0	\$0	Transfer Street Fund	\$0	\$0	\$0
\$22,000	\$0	\$0	Interest	\$0	\$0	\$0
\$811,069	\$384,700	\$0	TOTAL RESOURCES	\$0	\$0	\$0

EXPENDITURES

\$393,000	\$0	\$0	Construction	\$0	\$0	\$0
\$393,000	\$0	\$0	TOTAL CONSTRUCTION	\$0	\$0	\$0

TRANSFERS

\$0	\$384,700	\$0	To Street Fund	\$0	\$0	\$0
\$0	\$384,700	\$0	TOTAL TRANSFERS	\$0	\$0	\$0
\$418,069	\$0	\$0	TOTAL FUND BALANCE	\$0	\$0	\$0

CITY OF KEIZER
 COMMITTEE APPROVED ASSESSMENTS FUND BUDGETS
 SUMMARY OF RESOURCES AND EXPENDITURES
 FY'96

	UTILITIES ASSESSMENTS	STREET ASSESSMENTS	TOTALS
Activity Generated Resources	\$95,387	\$86,500	\$181,887
	<u>\$95,387</u>	<u>\$86,500</u>	<u>\$181,887</u>
Expenditures			
Personal Services	\$0	\$0	\$0
Materials & Services	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0
Debt Service	\$47,800	\$11,200	\$59,000
Transfers	\$0	\$9,500	\$9,500
Reserve for Future Requirements	\$47,587	\$65,800	\$113,387
Ending Balance	\$0	\$0	\$0
	<u>\$95,387</u>	<u>\$86,500</u>	<u>\$181,887</u>

CITY OF KEIZER
RECOMMENDED BUDGET 95-96

PUBLIC WORKS - UTILITIES ASSESSMENT FUND

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
RESOURCES						
Oakwood Sewer District						
\$62,625	\$28,383	\$23,383	Cash on Hand	\$24,298	\$24,298	\$24,298
\$10,579	\$4,641	\$4,641	Sewer Assessments	\$5,000	\$5,000	\$5,000
\$7,698	\$6,784	\$8,079	Interest	\$7,000	\$7,000	\$7,000
\$80,902	\$39,808	\$36,103	TOTAL	\$36,298	\$36,298	\$36,298
Lower Labish Sewer District						
\$200,838	\$104,209	\$97,284	Cash on Hand	\$58,029	\$58,029	\$58,029
\$12,054	\$2,140	\$108	Sewer Assessments	\$1,000	\$1,000	\$1,000
\$5,578	\$5,858	\$12	Interest	\$60	\$60	\$60
\$218,470	\$112,207	\$97,404	TOTAL	\$59,089	\$59,089	\$59,089
\$299,372	\$152,015	\$133,507	TOTAL RESOURCES	\$95,387	\$95,387	\$95,387

EXPENDITURES

BONDED DEBT PAYMENT

Bond Principal						
\$5,000	\$5,000	\$5,000	Oakwood Sewer 11/1/88	\$5,000	\$5,000	\$5,000
\$30,000	\$30,000	\$35,000	Lower Labish	\$35,000	\$35,000	\$35,000
\$35,000	\$35,000	\$40,000	TOTAL PRINCIPAL	\$40,000	\$40,000	\$40,000
Bond Interest						
\$7,725	\$7,270	\$6,805	Oakwood Sewer 11/1/88	\$6,330	\$6,330	\$6,330
\$9,365	\$7,010	\$4,375	Lower Labish 8/1/88	\$1,470	\$1,470	\$1,470
\$17,090	\$14,280	\$11,180	TOTAL BOND INTEREST	\$7,800	\$7,800	\$7,800
Bond Reserve						
\$0	\$0	\$24,298	Oakwood Sewer	\$24,968	\$24,968	\$24,968
\$0	\$0	\$58,029	Lower Labish Sewer	\$22,619	\$22,619	\$22,619
\$0	\$0	\$82,327	TOTAL BOND RESERVE	\$47,587	\$47,587	\$47,587
\$52,090	\$49,280	\$133,507	TOTAL DEBT SERVICE	\$95,387	\$95,387	\$95,387
\$247,282	\$102,735	\$0	ENDING FUND BALANCE	\$0	\$0	\$0
\$299,372	\$152,015	\$133,507	TOTAL DEBT & FUND BALANCE	\$95,387	\$95,387	\$95,387

CITY OF KEIZER
COMMITTEE APPROVED BUDGET FY 95-96

PUBLIC WORKS - STREETS ASSESSMENTS

Actual 1992-1993	Actual 93-94	94-95 Adopted		Manager Recommended	Committee Approved	Council Modified
RESOURCES						
Keizer Heights LID						
\$71,708	\$74,164	\$63,459	Cash on Hand	\$71,800	\$71,800	\$71,800
\$11,588	\$3,690	\$8,233	Assessments	\$7,200	\$7,200	\$7,200
\$5,784	\$3,896	\$1,217	Interest	\$7,500	\$7,500	\$7,500
\$89,080	\$81,750	\$72,909	TOTAL	\$86,500	\$86,500	\$86,500
Kamet Court LID						
\$1,540	\$0	\$0		\$0	\$0	\$0
\$0	\$0	\$0	Interest	\$0	\$0	\$0
\$1,540	\$0	\$0	TOTAL	\$0	\$0	\$0
\$90,620	\$81,750	\$72,909	TOTAL RESOURCES	\$86,500	\$86,500	\$86,500
DEBT SERVICE						
Keizer Heights						
\$15,000	\$10,000	\$15,000	Principal	\$10,000	\$10,000	\$10,000
\$3,417	\$2,695	\$1,950	Interest	\$1,200	\$1,200	\$1,200
\$18,417	\$12,695	\$16,950	TOTAL DEBT SERVICE	\$11,200	\$11,200	\$11,200
\$378	\$0	\$55,959	Bond Reserve	\$65,800	\$65,800	\$65,800
\$378	\$0	\$55,959	TOTAL RESERVES	\$65,800	\$65,800	\$65,800
\$18,795	\$12,695	\$72,909	TOTAL DEBT & RESERVES	\$77,000	\$77,000	\$77,000
TRANSFERS						
\$0	\$0	\$0	Transfer to Street Fund	\$9,500	\$9,500	\$9,500
\$71,825	\$69,055	\$0	ENDING FUND BALANCE	\$0	\$0	\$0
\$90,620	\$81,750	\$72,909	TOTAL EXP & FUND BAL	\$86,500	\$86,500	\$86,500

CITY OF KEIZER
COMMITTEE APPROVED BUDGET 95-96

STAFFING PLAN

Position	General Fund	Water Fund	Utility Fund	Street Fund	Urban Renewal	TOTAL
ADMINISTRATION						
City Manager	0.57	0.20	0.07	0.14	0.02	1.00
Finance Officer	0.40	0.50			0.10	1.00
Administrative Assistant	0.70	0.30				1.00
Clerical Specialist	2.00	0.50				2.50
TOTAL	3.67	1.50	0.07	0.14	0.12	5.50
RECORDER/COURT						
City Recorder	0.80		0.10	0.10		1.00
Court Clerk	1.00					1.00
TOTAL	1.80	0.00	0.10	0.10	0.00	2.00
COMMUNITY DEVELOPMENT						
Community Development Director	0.15	0.25	0.10	0.25	0.25	1.00
Associate Planner	1.00					1.00
TOTAL	1.15	0.25	0.10	0.25	0.25	2.00
PUBLIC WORKS						
Public Works Director		0.25	0.25	0.50		1.00
Water Office Supervisor		1.00				1.00
Utility Billing Clerk		1.15	0.50	0.25	0.10	2.00
Water Superintendent		1.00				1.00
Parks Superintendent/Cross Connectio	0.50	0.50				1.00
Street Maintenance Worker				1.00		1.00
Water Works Operator		3.00				3.00
Water Utility Worker		3.00				3.00
Water Quality/Customer Service		1.00				1.00
Maintenance	0.50					0.50
TOTAL	1.00	10.90	0.75	1.75	0.10	14.50
POLICE						
Chief	1.00					1.00
Lieutenant	1.00					1.00
Sergeant	5.00					5.00
Police Officer	16.00					16.00
Detective	5.00					5.00
School Liason Officer	2.00					2.00
Administrative Assistant	1.00					1.00
Police Support Specialist	4.00					4.00
Community Services Officer	3.00					3.00
TOTAL	38.00	0.00	0.00	0.00	0.00	38.00
GRAND TOTAL	45.62	12.65	1.02	2.24	0.47	62.00

CITY COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 6b

TO: MAYOR KOHO AND CITY COUNCIL MEMBERS

FROM: DOTTY TRYK *Dotty*
CITY MANAGER

**SUBJECT: RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET AND
MAKING APPROPRIATIONS**

BACKGROUND:

Several events have occurred since the adoption of the FY'95 budget which could not have been anticipated and require modification of the original appropriations. State law recognizes several ways to bring a budget into compliance. The two that are being recommended tonight are a transfer resolution which will be discussed in a later action and a supplemental budget.

A supplemental budget process is used to recognize unanticipated events which cannot be covered by a contingency or allowable funds transfers and when there is unexpected additional revenue to fund the budget requirements. If the requested changes are less than 10% of the affected fund, the Council may adopt a supplemental budget by resolution.

This supplemental budget request gives budgetary authority for three activities:

- The City received a planning grant from LCDC to pay for outside consulting in writing our new zoning ordinance. The grant is paid on reimbursable costs. Through FY'95 we will have spent \$18,000 and have requested reimbursement from DLCD. The supplemental budget increases grant revenues in the General Fund and Materials & Services expenditures in the Community Development activity.
- The Council approved an interfund loan from the Street Fund to the Utility Fund of \$100,000. This loan will be used to repay the assessment fund for LID cash that had been inappropriately included in the utility fund balance. It is budgeted as a transfer to the Assessment Fund.
- Revenues from 911 excise tax collections were in excess of budget. They will be used to pay appropriate expenses that had been paid through the Police Department Budget. At the time the supplemental budget was advertised, \$10,262 in unanticipated resources were identified. At this time I believe that there are \$20,000 in

unanticipated resources. The attached resolution appropriates \$20,000 of unanticipated revenues and an equivalent amount in Materials & Services in the 911 Fund.

FISCAL IMPACT:

Changes to the budget have no direct fiscal impact. They give legal authority for the fiscal activities described.

RECOMMENDATION:

It is recommended that the resolution be adopted.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R95-_____

ADOPTING A SUPPLEMENTAL BUDGET AND MAKING APPROPRIATIONS

FOR FISCAL YEAR 1994-95

WHEREAS, the Keizer City Council adopted a budget for the City of Keizer for the 1994-95 fiscal year on June 20, 1994;

WHEREAS, there have been occurrences which were not ascertained at the time of the preparation of the 1994-95 budget which require a change in the City's fiscal planning; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Keizer that the budget appropriations shown below are hereby adopted:

	BUDGET CHANGES		
	Current Budget	Supplemental Budget	Change
General Fund:			
Revenue	0	18,000	<u>18,000</u>
Planning Grant			
Expenditures			
Materials & Services	47,400	65,400	<u>18,000</u>
Utility Fund:			
Revenue			
Interfund Loan	0	100,000	<u>100,000</u>
Expenditures			
Transfers	0	100,000	<u>100,000</u>
911 Emergency Fund			
Revenue			
Beginning Fund Balance	177,267	197,267	<u>20,000</u>
Expenditures			
Materials & Services	18,407	38,704	<u>20,000</u>

PASSED this _____ day of _____, 1995

SIGNED this _____ day of _____, 1995.

Mayor

City Recorder

CITY COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 6c

TO: MAYOR KOHO AND CITY COUNCIL

FROM: DOTTY TRYK *Dotty*
CITY MANAGER

SUBJECT: RESOLUTION TRANSFERRING APPROPRIATIONS

BACKGROUND:

A few events occurred in fiscal year 1995 which were not anticipated in the adopted budget. State Law requires that municipal expenditures remain within the dollar amount appropriated in the categories adopted by the Council in the Resolution adopting the Budget.

- The Police Department incurred \$33,000 in unanticipated expenses. The major cause of the overexpenditure was \$25,000 in unbudgeted legal fees.
- The Utility Fund owes the Assessment fund cash that was inappropriately included in the utility fund balance. A transfer must be budgeted to accomplish this repayment.
- The Council approved a loan from the Street Fund to the Utility Fund. This must be budgeted as a transfer. The Street Fund also owes the assessment fund cash collected from property owners for a local improvement district which is also budgeted as a transfer.

RECOMMENDATION:

Staff recommends adoption of the Resolution.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R95-_____

TRANSFERRING APPROPRIATIONS FOR FISCAL YEAR 1994-95

WHEREAS, the Keizer City Council adopted a budget for the City of Keizer for the 1994-95 fiscal year on June 21, 1993;

WHEREAS, there have been occurrences which were specifically unanticipated at the time of the preparation of the budget for the 1994-95 fiscal year for the funds indicated below;

WHEREAS, ORS.294.450 (3) provides for the transfer of appropriations within a fund;
NOW, THEREFORE,

BE IT RESOLVED by the Council of the City of Keizer, that appropriations for the fiscal year ending June 30, 1995 be transferred in the amounts indicated below:

General Fund:

	Increase	Decrease
Police	33,000	
Municipal Court		27,000
Contingency		<u>6,000</u>
Total General Fund	<u>33,000</u>	<u>33,000</u>

Utility Fund:

Materials & Services		33,000
Transfers	<u>33,000</u>	

Street Fund:

Capital Outlay		168,500
Transfers	<u>168,500</u>	

PASSED this _____ day of _____, 1995.

SIGNED this _____ day of _____, 1995.

Mayor

City Recorder

COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 7a

TO: MAYOR KOHO AND CITY COUNCIL MEMBERS

THROUGH: DOTTY TRYK *Dotty*
CITY MANAGER

FROM: TRACY L. DAVIS *Tracy*
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 they want to receive state revenue sharing money. The law also requires the City to certify the public hearings for the budget were held. The adoption of this Resolution will accomplish both of these items.

RECOMMENDATION:

It is recommended the Council adopt the Resolution declaring the City's election to receive state revenue sharing and certify the dates of the budget public hearings.

COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 7b

TO: MAYOR KOHO AND CITY COUNCIL MEMBERS

THROUGH: DOTTY TRYK *Doty*
CITY MANAGER

FROM: TRACY L. DAVIS *Tracy*
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:

It is recommended 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 R95-_____

**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,**

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- 1) **Police protection**
- 2) **Street construction, maintenance and lighting**
- 3) **Planning, zoning and subdivision control**
- 4) **One or more utility services**

SIGNED this ____ day of _____, 1995.

City Recorder

CITY COUNCIL MEETING: June 19, 1995

AGENDA ITEM NUMBER: 7c

TO: MAYOR AND CITY COUNCIL

THROUGH: DOTTY TRYK *Dotty*
CITY MANAGER

FROM: WALLY G MULL
PUBLIC WORKS DIRECTOR

SUBJECT: 1995 STREET RESURFACING

BACKGROUND

On June 14, 1995 bids were opened for the annual street resurfacing program in the City of Keizer. The work will be completed between July 1995 and October 1995. Portions of several city streets will be resurfaced. The streets (see attached list) were selected after conducting the annual pavement management road analysis.

The streets were broken down into two groups in the hope of obtaining the best price on each project.

CONTRACT 95-157

D & D PAVING	\$158,362.10
NORTH SANTIAM PAVING	\$161,528.00
MORSE BROS, INC	\$162,707.00
SALEM ROAD & DRIVEWAY	\$178,299.77

CONTRACT 95-156

MORSE BROS, INC	\$126,393.00
D & D PAVING	\$135,984.00
NORTH SANTIAM PAVING	\$144,576.00
SALEM ROAD & DRIVEWAY	\$149,916.89

RECOMMENDATION

Staff recommends the City Council adopt a resolution authorizing the City Manager to award a contract to D & D Paving at a cost of \$158,362.10 for contract # 95-157 and to Morse Bros, Inc at a cost of \$126,393.00 for contract #95-156.

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AWARDING OF BID FOR

1995 STREET RESURFACING PROJECTS

WITHIN THE CITY OF KEIZER

WHEREAS, on June 13, 1995, four bids were opened. Low bidder on the project #95-157 was D & D Paving with a total bid of \$158,362.10 and Morse Brothers on project #95-156 with a bid of \$126,393.00 for resurfacing portions of the streets listed in Exhibit "A" which is attached hereto; NOW THEREFORE;

BE IT RESOLVED by the City Council of the City of Keizer to authorize the City Manager to sign the necessary contracts awarding the contract to D & D Paving and Morse Bros, Inc. for resurfacing of the listed portions of streets within the City of Keizer at a total cost of \$284,755.10.

PASSED this _____ day of _____, 1995.

SIGNED this _____ day of _____, 1995.

Mayor

City Recorder

BID SUMMARY

13-Jun-95

CONTRACT #: 95-157

K-6237 FROM:

6237k ARCADE AVE

VENDOR #

5776

D & D PAVING

Project Number	Total Cost	Est. cost	% of Estimate
1	\$17,367.00	\$16,368.00	106.10%
2	\$71,560.40	\$64,680.00	110.64%
3	\$36,667.70	\$34,432.00	106.49%
4	\$32,767.00	\$30,878.00	106.12%
	<u>\$158,362.10</u>	<u>\$146,358.00</u>	<u>108.20%</u>

VENDOR #

640288

MORSE BROS, INC

Project Number	Total Cost	Est. cost	% of Estimate
1	\$21,684.00	\$16,368.00	132.48%
2	\$69,466.00	\$64,680.00	107.40%
3	\$38,502.00	\$34,432.00	111.82%
4	\$33,055.00	\$30,878.00	107.05%
	<u>\$162,707.00</u>	<u>\$146,358.00</u>	<u>111.17%</u>

VENDOR #

644427

NORTH SANTIAM PAVING CO

Project Number	Total Cost	Est. cost	% of Estimate
1	\$18,608.00	\$16,368.00	113.69%
2	\$68,282.00	\$64,680.00	105.57%
3	\$39,488.00	\$34,432.00	114.68%
4	\$35,150.00	\$30,878.00	113.84%
	<u>\$161,528.00</u>	<u>\$146,358.00</u>	<u>110.36%</u>

VENDOR #

655465

SALEM ROAD & DRIVEWAY

Project Number	Total Cost	Est. cost	% of Estimate
1	\$22,111.02	\$16,368.00	135.09%
2	\$74,339.34	\$64,680.00	114.93%
3	\$44,079.01	\$34,432.00	128.02%
4	\$37,770.40	\$30,878.00	122.32%
	<u>\$178,299.77</u>	<u>\$146,358.00</u>	<u>121.82%</u>

BID SUMMARY

13-Jun-95

CONTRACT #: 95-156

K-24 FROM: 64

24k WHEATLAND

VENDOR #

5776 D & D PAVING

Project Number

1

Total Cost	Est. cost	% of Estimate
\$135,984.00	\$141,066.00	96.40%
\$135,984.00	\$141,066.00	96.40%

VENDOR #

640288 MORSE BROS, INC

Project Number

1

Total Cost	Est. cost	% of Estimate
\$126,393.00	\$141,066.00	89.60%
\$126,393.00	\$141,066.00	89.60%

VENDOR #

644427 NORTH SANTIAM PAVING CO

Project Number

1

Total Cost	Est. cost	% of Estimate
\$144,576.00	\$141,066.00	102.49%
\$144,576.00	\$141,066.00	102.49%

VENDOR #

655465 SALEM ROAD & DRIVEWAY

Project Number

1

Total Cost	Est. cost	% of Estimate
\$149,916.89	\$141,066.00	106.27%
\$149,916.89	\$141,066.00	106.27%

CONTRACT #: 95-157

PROJECT #: 1 ARCADE AVE NE

[illegible]

TO: KALAMIA DRIVE FROM: LARCHWOOD STREET

225.490 FLAGGERS

490.100 ADJUSTING MANHOLES

490.200 ADJUSTING CATCH BASINS AND JUNCTION BOXES

490.300 ADJUSTING BOXES

741.140 LIGHT DUTY CLASS "C" ASPHALT CONCRETE

CONCRETE
749.150 EXTRA FOR ASPHALT ROAD

PROJECT SUBTOTAL:

PROJECT #: 2 VERDA LINE

K-703 FROM: CHEMAWA RD TO: DEARBORN AVE

225.490 FLAGGERS

330.220 GENERAL EXCAVATION TO A

NOMINAL DEPTH OF 1

GEOTEXTILE

499.300 ADJUSTING BOYES
499.100 ADJUSTING MANHOLES

640.100 1"-0 AGGREGATE BASE

640.250 1/4"-0 AGGREGATE SHOULDERS

741.140 LIGHT DUTY CLASS "C" ASPHAL.
CONCRETE

CONCRETE
741.240 STANDARD DUTY CLASS "C"

ASPHALT CONCRETE
741 260 STANDARD DENSITY 21.400 "20"

ASPHALT CONCRETE

PLUG
749.100 EXTRA FOR ASPHALT

APPROACHES

PROJECT SUBTOTAL:

PROJECT #: 3 KEIZER RD NE

K-702 FROM: VERDA LN TO: RIDGE DR

225.490 FLAGGERS

490.100 ADJUSTING MANHOLES

490.300 ADJUSTING BOXES

		ENGINEER		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL	
PROJECT #:	1	ARCADIE AVE NE	QUANTITY	ESTIMATE	UNIT	PRICE	TOTAL	UNIT	PRICE	TOTAL	UNIT	PRICE	TOTAL	UNIT	PRICE
K-6237 FROM: LARCHWOOD ST TO: KALAMIA DR.															
225,490	225,490	FLAGGERS	32.00	34.00	32.00	1024.00	32.00	1024.00	34.00	1088.00	42.85	1371.20			
490,100	490,100	ADJUSTING MANHOLES	4.00	50.00	40.00	160.00	35.00	140.00	50.00	200.00	24.53	98.12			
490,200	490,200	ADJUSTING CATCH BASINS AND JUNCTION BOXES	1.00	50.00	50.00	50.00	35.00	35.00	50.00	50.00	24.53	24.53			
490,300	490,300	ADJUSTING BOXES	1.00	50.00	25.00	25.00	35.00	35.00	50.00	50.00	49.05	49.05			
741,140	741,140	LIGHT DUTY CLASS "C" ASPHALT CONCRETE	440.00	32.00	35.70	15708.00	45.00	19800.00	38.00	16720.00	45.19	19893.60			
749,150	749,150	EXTRA FOR ASPHALT ROAD CONNECTIONS	2.00	450.00	200.00	400.00	325.00	650.00	250.00	500.00	342.26	684.52			
PROJECT SUBTOTAL:						16368.00	17367.00	21684.00		18608.00		22111.02			
PROJECT #: 2 VERDA LN NE															
K-703 FROM: CHEMMAWA RD TO: DEARBORN AVE															
225,490	225,490	FLAGGERS	104.00	34.00	32.00	3328.00	32.00	3328.00	34.00	3536.00	42.85	4456.40			
330,220	330,220	GENERAL EXCAVATION TO A NOMINAL DEPTH OF 12"	2260.00	2.00	4.10	9286.00	2.75	6213.50	2.00	4520.00	2.65	5589.00			
350,200	350,200	PAVEMENT OVERLAY GEOTEXTILE	4300.00	1.50	1.00	4300.00	1.25	5375.00	1.00	4300.00	1.29	5547.00			
490,100	490,100	ADJUSTING MANHOLES	3.00	50.00	40.00	120.00	35.00	105.00	50.00	150.00	24.53	73.59			
490,300	490,300	ADJUSTING BOXES	7.00	50.00	25.00	175.00	35.00	245.00	50.00	350.00	49.04	343.28			
640,100	640,100	1"-0" AGGREGATE BASE	460.00	18.00	16.60	7636.00	13.00	5960.00	15.00	6900.00	16.50	7590.00			
640,250	640,250	1 1/4"-0" AGGREGATE SHOULDERS	250.00	18.00	15.50	3875.00	19.00	4750.00	19.60	4900.00	20.76	5190.00			
741,140	741,140	LIGHT DUTY CLASS "C" ASPHALT CONCRETE	152.00	32.00	35.70	5426.40	45.00	6840.00	36.00	5776.00	33.89	5151.28			
741,240	741,240	STANDARD DUTY CLASS "C" ASPHALT CONCRETE	670.00	32.00	35.70	23919.00	34.40	23048.00	36.00	25660.00	38.61	25668.70			
741,260	741,260	STANDARD DUTY CLASS "C" ASPHALT CONCRETE IN BASE	230.00	32.00	48.00	11040.00	45.00	10350.00	38.00	8740.00	38.11	8765.30			
PLUG															
749,100	749,100	EXTRA FOR ASPHALT APPROACHES	11.00	250.00	125.00	1375.00	200.00	2200.00	250.00	2750.00	313.41	3447.51			
749,150	749,150	EXTRA FOR ASPHALT ROAD CONNECTIONS	2.00	450.00	250.00	500.00	325.00	650.00	250.00	500.00	342.26	684.52			
1350,100	1350,100	RELOCATE MAILBOX	4.00	125.00	150.00	600.00	95.00	380.00	100.00	400.00	308.19	1232.76			
PROJECT SUBTOTAL:						64680.00	71560.40	69466.00		66282.00		74339.34			
PROJECT #: 3 KEIZER RD NE															
K-702 FROM: VERDA LN TO: RIDGE DR.															
225,490	225,490	FLAGGERS	100.00	34.00	32.00	3200.00	32.00	3200.00	34.00	3400.00	42.85	4285.00			
490,100	490,100	ADJUSTING MANHOLES	10.00	50.00	40.00	400.00	35.00	350.00	50.00	500.00	24.53	245.30			
490,300	490,300	ADJUSTING BOXES	3.00	50.00	25.00	75.00	35.00	105.00	50.00	150.00	49.04	147.12			
PROJECT SUBTOTAL:						3600.00	3950.00	3950.00		3600.00		3950.00			

Marion County Public Works Contract Bid Detail Report

	D & D PAVING	MORSE BROS. INC.	NORTH SANTIAM PAVING CO	SALEM ROAD & DRIVEWAY	
	QUANTITY	ENGINEER ESTIMATE	UNIT PRICE	TOTAL	UNIT PRICE
620,100 COLD PLANE PAVEMENT REMOVAL	360.00	3.00	5.00	1800.00	
640,250 1/4"-0 AGGREGATE SHOULDERS	150.00	18.00	15.50	2325.00	
741,140 LIGHT DUTY CLASS "C" ASPHALT CONCRETE	81.00	32.00	35.70	2891.70	
741,240 STANDARD DUTY CLASS "C" ASPHALT CONCRETE	680.00	32.00	35.70	24276.00	
749,150 EXTRA FOR ASPHALT ROAD CONNECTIONS	4.00	450.00	200.00	800.00	
1070,400 RAISING MAIL BOX HEIGHTS	6.00	75.00	150.00	900.00	
PROJECT SUBTOTAL:		34432.00		36667.70	
PROJECT # 4 STONE HEDGE DR NE K-6282 FROM: 14TH AVE TO: #2030 STONE HEDGE DR.				38502.00	
225,490 FLAGGERS	40.00	34.00	32.00	1280.00	
225,510 PILOT CARS	8.00	36.00	38.00	304.00	
490,100 ADJUSTING MANHOLES	8.00	50.00	40.00	320.00	
490,300 ADJUSTING BOXES	3.00	50.00	25.00	75.00	
741,140 LIGHT DUTY CLASS "C" ASPHALT CONCRETE	90.00	32.00	35.70	3213.00	
741,240 STANDARD DUTY CLASS "C" ASPHALT CONCRETE	750.00	32.00	35.70	26775.00	
749,150 EXTRA FOR ASPHALT ROAD CONNECTIONS	4.00	450.00	200.00	800.00	
PROJECT SUBTOTAL:		30878.00		32767.00	
CONTRACT SUBTOTAL:		146338.00		158362.10	
				325.00	
				1300.00	
				250.00	
				1000.00	
				290.10	
				3770.40	
				178299.77	
				.00	

MINUTES

KEIZER CITY COUNCIL

Monday, June 5, 1995

Robert L. Simon Council Chambers

Keizer City Hall

Keizer, Oregon

CALL TO ORDER

Mayor Koho called the regular meeting to order at 7:00 p.m.
Roll call was taken as follows:

Present:

Dennis Koho, Mayor
Carl Beach, Councilor
Jim Keller, Councilor
Jerry McGee, Councilor
Al Miller, Councilor
Jerry Watson, Councilor

Absent

Chet Patterson, Councilor

Staff:

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

PUBLIC TESTIMONY

There was no public testimony to come before the Council.

COMMITTEE REPORTS

Charles Stull, Chief of Police introduced Lance B. Fredericks as the recently hired Sergeant for the Keizer Police Department. Chief Stull gave a brief presentation on the background of Sergeant Fredericks.

SWEARING IN OF POLICE SERGEANT

Shannon Johnson, City Attorney issued the oath of office to Sergeant Fredericks.

Mayor Koho and the Council welcomed Sergeant Fredericks to the City of Keizer.

**PRESENTATION BY
MARION COUNTY ON
INCREASED
FACILITY BOND
PROPOSAL**

Mary Pearmine, Marion County Commissioner, 2251 Matheny Road, Gervais and Randy Curtis, Marion County Director of General Services appeared before the Council to give an overview of the proposed facility plan for Marion County. Ms. Pearmine noted with the growing population of Marion County and the present age and repair needs of the various facilities, a steering committee was created to evaluate programs, service levels and space needs for Marion County for the next 20 years. As a result of this year long study, the committee identified an immediate need for \$65-\$85 million of new and upgraded facilities. Health, public safety and service efficiency were the most significant issues needing attention. Ms. Pearmine reviewed the recommendations of the steering committee in each of these areas:

Juvenile Detention and Public Health

- construction of a new 126,000 square foot 96 bed juvenile facility (estimated cost \$20.5 million)
- remodeling the existing Juvenile and Health buildings to accommodate the Health Department's need for space. (estimated cost: \$2 million)

Adult Corrections and Law Enforcement

- construction of at least one new jail pod (estimated cost \$10 million)
- construction of a 165,000 square foot law enforcement facility on 25 acres east of the corrections campus to house Marion County Sheriff's Department, Oregon State Police and the City of Salem Police Department (estimated cost \$30 million)

Government Services/Courts & Security

- the purchase and remodel of the equitable building or, if this option is not feasible, construct a new public service building on the Senator block (estimated cost \$11-20 million)
- construction of an 18,000 square foot building at the Silverton Road facility to house the Public Works Department (estimated cost \$2 million)

Ms. Pearmine noted the steering committee is making several area presentations to gain reaction to these proposals. The County is considering placing a ten-year bond on the September 1995 ballot.

In response to a question from Mayor Koho, Ms. Pearmine noted it is intended for the elections office to move to a down town location.

The Council discussed how the passage of this bond could affect the tax rate for the citizens of Keizer. Mr. Curtis stated it will not affect the \$10 cap for government agencies.

Councilor McGee encouraged the County to educate the residents on the location and structural appearance of the present facilities.

Ms. Pearmine thanked the Council for allowing this presentation on these important issues and invited anyone to call if they had additional questions.

PUBLIC HEARINGS

RESOLUTION - AUTHORIZING CITY MANAGER TO COMMENCE WITH DESIGN AND CONSTRUCTION FOR LOCKHAVEN DRIVE IMPROVEMENTS

Mayor Koho opened the Public Hearing.

Wally Mull, Public Works Director reported during 1994 a meeting was held with the residents in the area of Lockhaven Drive to discuss potential improvements to Lockhaven between Trail Avenue and 14th Avenue. These improvements would include the construction of sidewalks and bike paths. The residents voiced their opposition to participating in a local improvement district to cover the construction costs of sidewalks. This hearing has been scheduled to provide the residents another opportunity to present testimony regarding this project.

In response to a recently adopted council pedestrian safety goal, Mr. Mull recommended the Council proceed with these improvements using city street funds to cover the costs. Mr. Mull noted the basic improvements to Lockhaven are estimated to be \$474,000. The additional cost to construct sidewalks would be \$149,000, bringing the total costs to \$623,000. Mr. Mull stated the full amount is available in the street fund.

Councilor Watson favored the addition of sidewalks near the school, however he is concerned about the design of the bike paths and sidewalks.

Mr. Mull stated the existing right of way is 70 feet which will be broken down by two travel lanes, a turn lane, 2 six-foot bike lanes and sidewalks. The bike lane would separate the sidewalk from the vehicle travel lanes.

Councilor Watson asked staff to consider design options for placing the sidewalks farther away from the traffic lanes.

In response to a question from Councilor McGee, Mr. Mull stated Lockhaven Drive is part of a regional bike route and therefore would not recommend combining the sidewalks and bike paths. He noted it is safer for the bike riders to have their own lane of travel.

Providing testimony to the Council were:

Robert Brown, 1020 Lockhaven Drive, Keizer questioned the need for the bike paths and sidewalks. As a resident, he has not experienced the high volume of bike riders or pedestrians along Lockhaven Drive. Mr. Brown stated a fourteen-foot turn lane is not needed due to the lack of large vehicle traffic along Lockhaven. He suggested a twelve-foot turn lane, four-foot bike lanes and five-foot sidewalks would preserve ten-feet for parking in front of the homes. Mr. Brown said in discussions with the Marion County Assessor, the property value of his home will decrease if parking is not provided in front of the house. As the owner of a motor home, Mr. Brown stated it will become impossible to park his vehicle near his house.

In response to a clarification question from Councilor McGee, Mr. Brown stated his main concern is the loss of parking in front of his home and the inability to maneuver his motor home into his driveway.

Irene Fernandez, 1163 35th Avenue NW, Salem, Principal of Whiteaker Middle School, stated she is very concerned with the lack of sidewalks along Lockhaven Drive. With the anticipated enrollment of 1240 students for next year, many students will be walking to school. These sidewalks would create a safety area for the students. Ms. Fernandez stated the combination of bike riders and pedestrians in the path causes the bike riders to move into the lane of traffic to avoid those walking. This becomes a very dangerous situation for those on bikes.

Ms. Fernandez encouraged the Council to construct the sidewalks along Lockhaven Drive to provide safety for all the students at Whiteaker Middle School.

In response to a question from Councilor McGee, Ms. Fernandez stated there will be many students from Gubser and Kennedy Elementary schools which will be walking along Lockhaven to get to Whiteaker.

Star Patterson, 1424 Lockhaven Drive, Keizer stated as a resident of Lockhaven for 18 years and raising three children who walked to school, she is thrilled the City is finally considering constructing sidewalks. Ms. Patterson has personally observed the children walking and riding their bikes who have had close encounters with vehicles along Lockhaven Drive.

Ms. Patterson stated Lockhaven Drive has become a main thoroughfare for traffic going to Interstate 5. With the growing population of Keizer, she noted this situation will continue to get worse. Ms. Patterson stated it is the responsibility of the Council to provide safe access for the young citizens to get to and from school.

Jere Patterson, 1424 Lockhaven Drive, Keizer stated as a retired Oregon State Police Officer he strongly supports the addition of sidewalks along Lockhaven Drive. Mr. Patterson said there is an abundant amount of children who walk near his home. In addition, Mr. Patterson has experienced vehicles using the bike lanes for travel, which becomes a potentially dangerous situation for the pedestrians.

Mr. Patterson stated he was present at the previous meeting and feels the objection to the sidewalks was due to the fact the City would be requiring the residents to pay for them. He stated the City has a legal and moral obligation to provide sidewalks along Lockhaven Drive for the citizens of Keizer.

Jan Moch, 733 Maine Avenue, Keizer stated as a parent of a Whiteaker student she is very concerned about the safety of the children walking and riding their bicycles to school. Ms. Moch said the Local School Advisory Committee (LSAC) has been discussing safety issues for the children attending Whiteaker. The addition of sidewalks would provide another safety factor for the students walking or riding their bicycles to school. Ms. Moch

noted a combination sidewalk/bike path would not be beneficial due to the large volume of pedestrians and bike riders. Ms Moch stated the children need to have the ability to get to and from school in a safe way. Ms. Moch strongly encouraged the Council to proceed with the construction of sidewalks along Lockhaven Drive.

In response to a question from Councilor Watson concerning the present design of the project, Ms. Moch believes when a bike lane is provided for the bike riders, it will provide a safe area for pedestrians on the sidewalks. In addition, Ms. Moch supported additional bike education programs for the children.

Mark Miedema, 419 Dorcas Drive N, Keizer stated he is the incoming LSAC chair for the 95-96 school year. He has observed the dangerous situation that exist with the pedestrians and bike riders using the same lane. With the increase in students proposed for Whiteaker next year, he encouraged the Council to construct the sidewalks along Lockhaven Drive. Mr. Miedema added since Lockhaven is the main route to Interstate 5, traffic will continue to increase. He urged the Council to construct sidewalks to protect the children.

Ward DeBeck, 1334 Lockhaven Drive, Keizer stated he is concerned about the safety of the pedestrians along Lockhaven Drive. With the high volume of traffic, it is essential to provide sidewalks for the pedestrians. Mr. DeBeck added he has observed two accidents involving injuries to children on Lockhaven Drive which required emergency medical aid. This type of incident will continue to happen until safety measures are provided to protect the pedestrians.

Mr. DeBeck also voiced his concerns regarding the appearance of Lockhaven Drive. He stated there area many residents with nice houses, however there are several near Verda Lane and east which have been ignored. He believes the appearance will be improved with the addition of sidewalks.

Mr. DeBeck encouraged the Council to proceed with this project to provide additional safety for the children and improve the appearance of the area.

Ken Swarthout, 1224 Lockhaven Drive, Keizer appeared before the Council on behalf of relatives who own property at 1024 Lockhaven Drive. He has experienced the unsafe condition as a pedestrian who walks on Lockhaven Drive. Mr. Swarthout also relayed the concerns of his uncle at the rate of speed vehicles travel along Lockhaven Drive. Mr. Swarthout fully supported the construction of sidewalks along Lockhaven Drive to provide safety to the children and other pedestrians who use this area.

Councilor McGee noted the posting of speed limits in Keizer is not within the jurisdiction of the City.

Jacques, 18974 Powers Creek Loop Road NE, Salem stated he owns the residence at 1354 Lockhaven Drive, however he has not reviewed the plans for these improvements. Jacques stated he is concerned about the loss of parking along Lockhaven Drive. In addition, he believes Lockhaven Drive will become a commercial area and these improvements will be wasted as this change in development occurs. Jacques stated the bike riders and pedestrians should be diverted to the side streets instead of traveling along Lockhaven Drive.

Don Earle, 1075 Lockhaven Drive, Keizer stated there is an abundance of traffic which drives on Lockhaven Drive. He feels traffic will continue to be added to this street and suggested the City consider another access into Keizer. Presently Lockhaven and River Road are the main access into the City and they are becoming bottlenecked. Mr. Earle noted Lockhaven does not need to have a turn lane since there are only two streets to turn to and not a large volume of truck traffic. He encouraged the Council to spend these funds on pursuing additional access routes into Keizer.

Joanie Mann, 2129 Flagstone Court, Keizer addressed the Council representing the Gubser Neighborhood Association. Ms. Mann stated at their last meeting, the association voted to strongly support the placement of sidewalks and bike paths along Lockhaven Drive. The Association is concerned for the safety of the pedestrians along this busy street.

Ms. Mann also thanked the staff for their help and continued open line of communication on projects such as these.

Mayor Koho closed the public hearing.

Councilor Watson believed the proposed plan is only a temporary fix to the safety problems along Lockhaven. He suggested the City consider investing additional funds and look at alternative design options.

Wally Mull, Public Works director stated it is not recommended the bike paths be on the same side for safety reasons. In addition, bike paths are considered legal travel lanes and should be moving in the same direction as traffic.

Councilor Keller supported the addition of sidewalks along Lockhaven Drive based upon his pedestrian experience walking along this busy street.

Councilor Beach stated he understands the concern of the residents with removing the parking in front of their homes. However he fears a child will be hurt if safety issues are not addressed at this time.

Councilor Miller also voiced his support of the addition of sidewalks on Lockhaven Drive. He has personally observed accidents in this area of Keizer.

Councilor McGee stated when weighing all the factors, safety needs to be the overall concern. He also agreed these additions will improve the aesthetics of the Lockhaven area.

Councilor McGee moved a Resolution Authorizing the City Manager to Commence with Design and Construction for Lockhaven Drive Improvements. Mayor Koho seconded the Motion.

Mayor Koho noted from his experience he favored keeping the bike paths separate from the pedestrians and motorized traffic lanes along Lockhaven Drive.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

Councilor Watson asked staff to investigate alternatives to the design on this project.

**RESOLUTION -
FORMATION OF
KEIZER PRAIRIE
STREET LIGHTING
LOCAL
IMPROVEMENT
DISTRICT**

**ORDINANCE -
SPREADING
ASSESSMENTS TO
KEIZER PRAIRIE
STREET LIGHTING
LOCAL
IMPROVEMENT
DISTRICT**

Mayor Koho opened the public hearing.

Dotty Tryk, City Manager reported a local improvement district was initiated at the request of the developer and some of the residents of the Keizer Prairie subdivision. An engineering report was completed and notice of the public hearing was mailed as required by Ordinance. Ms. Tryk noted she has not received any written remonstrance to this project.

Presenting testimony to the Council were:

Susanne Barker, 1359 Parkmeadow Drive NE, Keizer inquired if this is standard procedure for the placement and funding of street lights within the City.

Mayor Koho noted there are approximately 117 lighting districts within the City at this time. The costs are assessed on the property tax statements for the electricity and maintenance costs throughout the year for each of the property owners.

Kurt Barker, 1359 Parkmeadow Drive NE, Keizer stated as an area home builder he was not aware property owners were assessed costs for the electricity and maintenance of their street lights. Mr. Barker felt the costs of street lights should be a service included as part of the property taxes.

Mayor Koho stated it is not included in the general taxation because all areas of Keizer do not have street lights.

Councilor Watson noted the assessment costs as part of the lighting districts should be approximately the same as if the costs were included in the general property taxes.

Mayor Koho closed the public hearing.

Councilor Beach moved a Resolution forming the Keizer Prairie Street Lighting Local Improvement District. Councilor McGee seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

Councilor Beach moved an Ordinance Spreading Assessments to the Keizer Prairie Street Lighting Local Improvement District. Councilor Miller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

**RESOLUTION -
FORMATION OF
ALDER DRIVE
STREET LIGHTING
LOCAL
IMPROVEMENT
DISTRICT**

**ORDINANCE -
SPREADING
ASSESSMENTS TO
ALDER DRIVE
STREET LIGHTING
LOCAL
IMPROVEMENT
DISTRICT**

Mayor Koho opened the public hearing.

Dotty Tryk, City Manager reported a local improvement district was initiated at the request of the developer of the Alder Drive subdivision. An engineering report was completed and notice of the public hearing was mailed as required by Ordinance. Ms. Tryk noted she has not received any written remonstrance to this project.

There was no testimony to come before the Council.

Mayor Koho closed the public hearing.

Councilor Keller moved a Resolution forming the Alder Drive Street Lighting Local Improvement District. Councilor Miller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

Councilor Keller moved an Ordinance Spreading Assessments to the Alder Drive Street Lighting Local Improvement District. Councilor Miller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

ORDINANCE -
ASSESSMENT FOR
NUISANCE
ABATEMENT COSTS
(KACHATURIAN)

Mayor Koho opened the public hearing.

Shannon Johnson, City Attorney reported the property at 680 Sunset Drive North was cleaned up at the expense of the City. The owners of the property, Joseph and Diane Kachaturian were notified of the complaints and then cited for the ordinance infractions. After noncompliance, the City moved forward cleaning the property. Mr. Johnson noted the total costs of cleaning the property are \$1,727.77.

In response to a question from Mayor Koho, Mr. Johnson noted the Municipal Court fines were not paid.

Mr. Johnson stated there was some communication with a representative for the property owner, however the promises were not followed through. He noted the complaints were initiated in November, 1994.

In response to a question from Councilor Keller, Mr. Johnson stated the fines assessed will remain a judgment for ten years and may be renewed after that. In addition, the vehicles towed are in the possession of the towing company and there will be no further costs to the City.

Councilor McGee stated the goal is to receive compliance in these cases. He hopes the word will get out to the community the Council is serious and does not look the other ways these issues.

Councilor Keller commended the staff for the work done on this case.

There was no testimony to come before the Council.

Mayor Koho closed the public hearing.

Councilor Keller moved a bill for an Ordinance Declaring a Lien Against Property located at 680 Sunset Drive North and Directing the City Recorder to Enter Such Lien in the Minor Lien Docket Pursuant to Ordinance No. 94-282 (Nuisance Abatement) Declaring an Emergency. Councilor Miller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

ADMINISTRATIVE ACTION

RESOLUTION - EXECUTION OF COMMUNITY DEVELOPMENT BLOCK GRANT CONTRACT

Dotty Tryk, City Manager reported the staff has reviewed the proposed contract for the administration of the Housing Rehabilitation Program with VanDerlip and Associates. Ms. Tryk noted Mr. VanDerlip is charging 17% of the total for the administration of this program. In reviewing other agencies to administer this program, the City of Salem was the only other alternative for Keizer to consider. Ms. Tryk reviewed the comparison between VanDerlip and Associates and the City of Salem as outlined in her staff report. Ms. Tryk felt the greatest benefit of having VanDerlip and Associates administer the program, was the payment is based on closing loans. This provides him an incentive to get the money into the community.

In addition, Ms. Tryk noted the references for Mr. VanDerlip were glowing and was impressed he was chosen to write the operating manual for housing rehabilitation for the Oregon Economic Development Department.

Councilor Keller supported entering into an agreement with VanDerlip and Associates to administer the Housing Rehabilitation Program.

Councilor McGee moved a Resolution Authorizing Execution of a Contract for Administration of the Housing Rehabilitation Program. Mayor Koho seconded the Motion.

Councilor McGee stated he is pleased with the results of the investigation even though it delayed the program for an additional three weeks.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

CONSENT CALENDAR

The consent calendar consisted of the following:

- a. RESOLUTION - No Parking - Portion of Dearborn
- b. Approval of May 15, 1995 Regular Session Minutes

Councilor Miller removed item "a" from the consent calendar.

Councilor Keller moved for approval of the remaining item on the Consent Calendar. Mayor Koho seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

"item a" - RESOLUTION - No Parking - Portion of Dearborn

Councilor Miller voiced his concern with the final paragraph of the Resolution, the hours for the commercial loading zone are not specified. He requested the hours of 8:00 a.m. to 5:00 p.m. be specified on line 26 of the Resolution.

The Council agreed by consensus to add this language to line 26 of the Resolution.

Mayor Koho moved to adopt a Resolution Designating Portions of Dearborn Drive NE as a "No Parking" Zone and Allowing Use as A Commercial Loading Zone During Certain Hours with the added language as agreed upon by Council. Councilor Beach seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

OTHER BUSINESS

Councilor Keller asked for an update on the status of the house on Cherry Avenue.

City Manager Tryk stated the owner of the property has asked for a judicial review of the decision to demolish the house. A date for this review has not been set at this time.

Councilor Keller encouraged the staff to move forward as soon as possible with this matter.

Mayor Koho requested a volunteer to replace Councilor Patterson on the school siting committee. Councilor McGee volunteered to fill this position.

Councilor McGee asked the Council to consider having staff prepare guidelines for the responsibility of costs when considering improvements to areas within the City. He voiced his concern with the lack of criteria for the Council to use in making financial responsibility decisions.

Councilor McGee moved to direct staff to develop a set of criteria or guidelines to determine the financial responsibility for street, sidewalk and bike path improvements. The Motion was seconded by Councilor Beach.

Councilor Beach with the creation of these guidelines, it will avoid any possible conflicts with determining the financial responsibility.

Councilor Keller stated the Council has done a good job in deciding the financial responsibility to this point.

Mayor Koho suggested the staff bring this issue back at an upcoming Council worksession for further discussion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller and Watson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Patterson (1)

John Morgan, Community Development Director announced an Urban Renewal Agency meeting has been scheduled for Monday, June 19, 1995 at 6:30 p.m. Agenda items include the authorization of an agreement with Portland General Electric and adoption of the 1995-96 budget.

In addition, Mr. Morgan stated Anton Nellison, an urban designer, presented a work session on the River Road/Chemawa intersection. Lots of good ideas were generated by his presentation.

Charles Stull, Chief of Police updated the Council on the hostage situation on O'Neil Road which happened earlier in the day.

Kim Krause, Finance Officer stated she received an acknowledgment from the Internal Revenue Service that the letter regarding the 1991 tax charges has been received and will be reviewed within the next 90 days.

Wally Mull, Public Works Director noted the recently purchased aerial photos provided the Police Department an overhead view of the house during the hostage situation. This is just one instance in how these photos will be beneficial to the City.

In addition, Mr. Mull noted the sign at McDonalds was replaced with a small sign.

Dotty Tryk, City Manager stated the agreement with Keizer Heritage has been reviewed by both parties and should be before the Council at the next meeting.

Ms. Tryk also noted the first meeting under the SKPAC process regarding the Willow Lake Treatment Center area has been scheduled for Friday, June 9th at 11:00 a.m.

WRITTEN COMMUNICATION

There was no written communication to come before the Council.

EXECUTIVE SESSION

The Council adjourned to executive session at 9:30 p.m. pursuant to ORS 192.660(1)(e) - real property transactions.

The executive session was adjourned at 9:50 p.m.

The Council reconvened the regular session at 9:50 p.m.

Mayor Koho announced no action was required from the discussions during executive session.

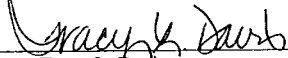
AGENDA INPUT

Mayor Koho noted the agenda input items.

Mayor Koho requested the Urban Renewal Agency meeting scheduled for Monday, June 19, 1995 start at 6:30 p.m. rather than 6:55 p.m.

ADJOURNMENT

The meeting was adjourned at 9:51 p.m.


Tracy L. Davis
City Recorder

APPROVED:

MAYOR:

Dennis Koho

COUNCIL MEMBERS:

Councilor #1 - Jerry Watson

Councilor #4 - Carl Beach

(absent)

Councilor #2 - Chet Patterson

Councilor #5 - Al Miller

Councilor #3 - Jim Keller

Councilor #6 - Jerry McGee



H^{A^N}B Painting Co.

"Repaints Our Specialty"

FAX: 393-6590

3604 Cherry Ave. N.E. • Keizer, Oregon 97303

393-3521

June 14, 1995

Tracy L. Davis
City Recorder
P.O. Box 21000
Keizer, Oregon 97307

Tracy,

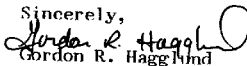
In regards to the Claggett Creek Cemetery Comprehensive Plan/Zone change, I own the lot next to that piece of property, lot 22 on the West side of the street.

I welcome the change from RS to P but I do have three (3) concerns that I would like to share:

1. Due to the designed use of the property, I feel that proper setbacks be established (75' minimum).
2. That A professional landscaped barrier be constructed which would completely obscure the cemetery from the residential neighborhood. (Professionally maintained)
3. The cemetery not be accessible from Westridge Ct. N..

Thank you for considering my input.

Sincerely,


Gordon R. Hagg

6-19-95

Gentlemen :

I have just found out about the meeting tonight. Due to the late notice, I will not be able to attend.

My property boarders the property requesting a zone change.

I am opposed to any change without seeing details of plans, setbacks, visual blocking etc.

Received
into Record

By Mayor

Date 6/13/95

Sincerely,

Lon Clemens

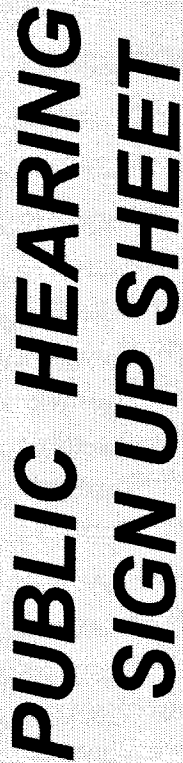
Property 6758 Westridge Ct W.

mailing address 1865 Church WE
Salem, Ore 97303

6-19-95

He gave this note to me to give to City Council. He and another neighbor who have vacant houses in the zone change area did not receive a "notice" of zone change. He "heard" about this from another neighbor in the area.

- Anne Rasmus
Volunteer

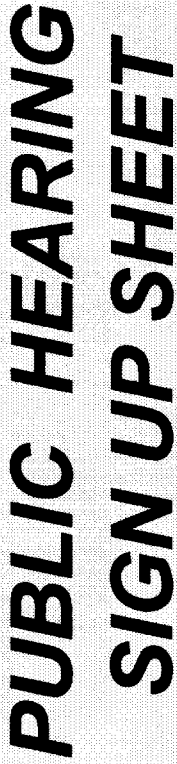


PUBLIC HEARING RE: CONDITIONAL USE CASES OF THE WINDY HILLS HERITAGE

DATE: June 19, 1995 TIME: 7:00 p.m. AGENDA ITEM # 5 b.

BEFORE THE: KEIZER CITY COUNCIL **PLACE: ROBERT L. SIMON COUNCIL CHAMBERS**

[illegible]



DATE: June 19, 1995 6:55p.m. **AGENDA ITEM # 5a**

BEFORE THE: KEIZER URBAN RENEWAL AGENCY PLACE: ROBERT L. SIMON COUNCIL CHAMBERS

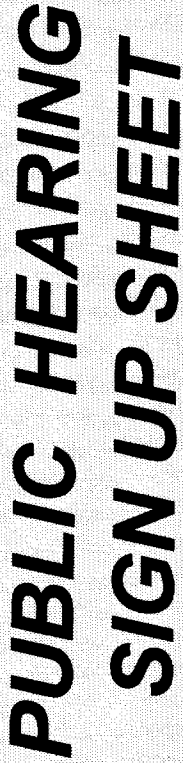
[illegible]



DATE: June 19, 1995 TIME: 7:00 p.m. AGENDA ITEM # 5 a.

BEFORE THE: KEIZER CITY COUNCIL **PLACE: ROBERT L. SIMON COUNCIL CHAMBERS**

[illegible]



DATE: June 19, 1995 TIME: 7:00 p.m. AGENDA ITEM # 5 c.

BEFORE THE: KEIZER CITY COUNCIL **PLACE:** ROBERT L. SIMON COUNCIL CHAMBERS

[illegible]