MINUTES
KEIZER CITY COUNCIL
Monday, June 18, 2007
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Christopher called the regular meeting to order at 7:04 pm. Roll Call was taken as follows:

Present:
Lore Christopher, Mayor
Richard Walsh, Council President
Troy Nichols, Councilor
Jim Taylor, Councilor
Jacque Moir, Councilor
Cathy Clark, Councilor

Absent:
David McKane, Councilor

Staff:
Chris Eppley, City Manager
John Lien, City Attorney
Nate Brown, Community Development
Rob Kissler, Public Works
Susan Gahlsdorf, Finance Director
Marc Adams, Chief of Police
Tracy Davis, City Recorder

FLAG SALUTE

Mayor Christopher led the pledge of allegiance.

PUBLIC TESTIMONY

Jim Parent, Salem, explained that he had been involved in the soccer community since 1995 and encouraged the city to develop a soccer facility in Keizer. He reviewed the local participation and various programs and detailed monetary benefits that the organization brings to a city. Mr. Parent then fielded questions from Councilors regarding other fields and was encouraged to talk with the Parks Advisory Board.

Garry Whalen, Parks Advisory Board, Keizer, thanked Councilor Clark for attending Bill Riesland's funeral and thanked the Budget Committee for supporting increased personnel resources. He reported that:

- The Master Plan has been completed and will be reviewed at the July Parks Advisory Board meeting. He encouraged the public to attend the meeting and provide input.
- The second annual "Showdown in K-town" is August 11 at the Carlson Skate Park. The Boys & Girls Club will sponsor the event with the Bikeways Committee doing a rodeo at the event.

Chief Marc Adams introduced David Carpenter, the new reserve Police Officer, reviewing his history and qualifications. City Attorney, John Lien, issued the Oath of Office.

PUBLIC HEARING

a. Plaza Morelia Liquor License Application

City Manager Chris Eppley reported that an application was submitted for a Full Off Premises Sales Liquor License for Plaza Morelia at 3877 River Road North, Keizer, Oregon. A public hearing was scheduled, notice published, necessary notification given, a background check was done; Keizer Planning Department finds the location of the establishment to be properly zoned and has no comment on the application. Staff recommends that following a public hearing Council approve the application.

Mayor Christopher opened the Public hearing. With no testimony, Mayor Christopher closed the Public Hearing.

Councilor Walsh moved to recommend approval of the application for a Limited Off-Premises liquor license for Plaza Morelia under the guidelines as established by ORS 471.178 and the Ordinances of the City of Keizer and to forward this recommendation to the Oregon Liquor Control Commission for final approval. Councilor Moir seconded.

Councilor Taylor noted that he would vote against this approval because the owners had not attended the meeting.

Motion passed as follows:

AYES: Christopher, Walsh, Nichols, Moir and Clark (5)
NAYS: Taylor (1)
ABSTENTIONS: None (0)
ABSENT: Mckane (1)

b. Keizer Storm Water Utility Program and Fee

Public Works Director, Rob Kissler, reviewed requirements and recommended rates and requested Council direction on policy decisions. Discussion followed at length regarding the program, compliance, testing and cost.

Mayor Christopher opened the Public hearing.

Gordon Miller, Keizer, voiced concern about implementation of the program, the lack of information regarding requirements, consequences for non-compliance and the cost of the program. Mayor Christopher assured Mr. Miller that this is a mandate from the Federal Government to manage our stormwater. Mr. Kissler added details about the program.

Steve Stocker, Keizer, questioned requirements of the program regarding separation components and questioned if remedial measures were planned for Rivercrest. Mr. Kissler explained that as a Phase 2 city, Keizer has fewer requirements, adding that outreach and education programs are planned and explaining that implementation of remedial measures will be addressed in the planned stormwater master plan.

Bill Quinn, Keizer, questioned if there would be a franchise fee for this program. City Manager responded that this had not yet been discussed.

With no further testimony, Mayor Christopher closed the public hearing.

Councilor Walsh moved to direct staff to bring back an Ordinance approving and adopting the Stormwater Implementation Plan and setting a rate of $2.70 per month per ESU. Councilor Taylor seconded.

Mayor Christopher noted that additional testimony would be possible at the July 2 meeting. Additional discussion took place regarding consequences of non-compliance.

Motion passed unanimously as follows:

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

c. ORDINANCE – Setting Water Rates (2007) – Repealing Ordinance No. 2006-541

Finance Director Susan Gahlsdorf explained that the cost service model indicates a 4.5% system-wide increase necessary to pay for operating and infrastructure/capital improvements costs. Mr. Kissler added that monitoring wells to ensure safe drinking water would be paid for with this fund as well and reviewed other infrastructure items.

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

Councilor Walsh moved to adopt a Bill for an Ordinance setting Water Rates (2007); Repealing Ordinance 206-541. Councilor Moir seconded. Motion passed unanimously as follows:

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

d. RESOLUTION – Adopting FY 07-08 City of Keizer Budget, Making Appropriations and Imposing and Categorizing Taxes

Finance Director Susan Gahlsdorf reviewed the adjustments allowed by Oregon law adding that the budget must be approved by June 30, 2007. She concluded recommending that Council adopt the Budget.

Mayor Christopher opened the Public Hearing.

Jerry ~~*Gerry*~~ *McGee, Keizer,* commended the Budget Committee and staff for developing a budget that was easy to read and understand. He challenged possible excessive salary increases proposed in the budget and the ending fund balance and encouraged the consideration of changing the City's fiscal year. Ms. Gahlsdorf explained that changing the fiscal year would have zero financial impact. Mayor Christopher explained the rationale for increased salaries and pointed out that salaries need to be fair but not excessive. Councilors Taylor and Walsh voiced the opinion

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that the work and workload of the employees needs to be taken into consideration.

Bill Quinn, Keizer, suggested that some salary increases were exorbitant and recommended that funding be cut to Neighborhood Associations as well. Prolonged discussion followed.

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

<u>Councilor Walsh moved to adopt Resolution R2007 Adopting the Fiscal Year 07-08 Budget Making Appropriations and Imposing and Categorizing Taxes. Councilor Moir seconded. Motion passed unanimously as follows:</u>

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

e. Zoning Text Amendments for Tree Replacement; Partition Requirements; Street Frontage Improvements; and Reallocation of Commercial Square Footage in Keizer Station

Community Development Director, Nate Brown, reminded Council that they had expressed support of the proposed text amendments on May 9, reviewed the amendment to Section 2.309 (Site and Landscaping Design) and fielded questions from Council. Discussion took place at length regarding replacement/relocation of significant trees.

<u>Mayor Christopher moved to direct staff to prepare a text amendment establishing an improved tree mitigation process. Councilor Moir seconded.</u>

Councilors agreed that this should be done as soon as practicable and that staff should explore policies of other cities.

<u>Motion passed as follows:</u>

AYES: Christopher, Walsh, Moir, Clark and Taylor (5)
NAYS: Nichols (1)
ABSTENTIONS: None (0)
ABSENT: McKane (1)

Mr. Brown continued with his report reviewing Section 3.107 (Partitions), Section 2.310 (Development Standards for Land Divisions) and the Reallocation of Commercial Square Footage in Keizer Station and fielded questions from Council.

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

<u>Councilor Walsh moved to direct staff to prepare an Ordinance to adopt the proposed revisions to zone code regulations regarding zoning text amendments for tree replacement, partition requirements, street frontage</u>

improvements and reallocation of commercial square footage in Keizer Station. Councilor Moir seconded.

Additional discussion took place regarding the impact of the reallocation of retail space in Keizer Station including traffic, parking and the intent of the original allocation.

Motion passed as follows:

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

ADMINISTRATIVE ACTION

a. RESOLUTION – Authorization for Appropriation Transfer

Ms. Gahlsdorf reviewed various reasons for transfer of funds allowed by Oregon law and the proposed expenditures and fielded questions.

Councilor Walsh moved to adopt Resolution R2007 Authorization for Appropriation Transfer. Councilor Moir seconded. Motion passed as follows:

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

b. RESOLUTION – Extending Little League Hours for Lighted Fields for Tournament Play

City Manager Chris Eppley advised Council that Keizer Little League had requested an extension of the normal closing time to midnight in order to accommodate State/District Tournament play beginning July 5, 2007.

Councilor Walsh moved to adopt Resolution R2007 Authorizing Extended Hours for Little League Park. Councilor Taylor seconded. Motion passed as follows:

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

c. Technical Advisory Committee for Transportation System Plan Update

Community Development Nate Brown requested that a Technical Advisory Committee be established with representatives from ODOT Region 2 and District 3, ODOT Transportation Planning analysis Unit, Marion County, Department of Land Conservation and Development, Salem-Keizer Transit District; Keizer Public Works, Community Development, City Council, Planning Commission, Traffic Safety Committee, Bikeways Committee; a business representative and interested citizens. This committee will meet approximately 5 to 6 times during the next 9 months to review the work product of the consultant retained and make a recommendation on the recommendations of the consultant.

Councilor Moir agreed to serve as the chair with Councilor Clark serving as the second Councilor. As Chair of the Committee Councilor Moir will select the members.

Mayor Christopher moved to form a Technical Advisory Committee with Councilor Moir as Chair and Councilor Clark as the Vice Chair and the two of them work with Rob Kissler and Nate Brown to determine the balance of the committee. Councilor Taylor seconded. Motion passed as follows:

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

CONSENT CALENDAR

A. RESOLUTION – Declaring City's Election to Receive State Shared Revenue
RESOLUTION – Certifying the City of Keizer Provides Four or More Services

Councilor Walsh moved to approve the consent calendar. Councilor Nichols seconded. Motion passed as follows:

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

COMMITTEE REPORTS

None

OTHER BUSINESS
a. New Business
b. Old Business

Rob Kissler updated Council on progress of Chemawa Road construction adding that he anticipated project completion prior to October 1.

Nate Brown reported that the Local Government Grant was not awarded to the Keizer Rapids Project. He has requested a meeting with the governing board to explore options to capture some grant funding.

Mayor Christopher mentioned that

- Bill Riesland of the Parks Advisory Board passed away on June 11. She voiced appreciation for his work and dedication to the city. Councilor Clark added that Mr. Riesland exemplified the spirit of volunteerism, volunteering at his church, meals on wheels and in his church choir. Councilor Walsh echoed those sentiments adding that Mr. Riesland truly wanted to make Keizer a better place to live for everyone.
- The deadline for the "If I were Mayor" contest has been extended to June 30th. She urged parents of school age children to encourage their children to participate.
- A Community Forum will take place at the July 2 Council meeting to talk about the water tower.

- The annual citizen survey went out in the mail. Chris Eppley explained that information received from this survey is used by the city to set goals which are used to set the budget and encouraged all citizens to fill out and return their surveys.

WRITTEN COMMUNICATIONS

Mayor Christopher read a letter

- To Chief Adams regarding outstanding service provided by Officer Richardson and commending all officers in the department; and
- From Ron and Mikki Hittner thanking Council for the Volunteer of the Quarter award.

Mayor Christopher also shared letters received from students at Kennedy School who had visited City Hall and commended Keizer teachers.

AGENDA INPUT

<u>**July 2, 2007**</u>

7:00 p.m. City Council Regular Session

- Storm Water Program
- Zone Text Amendment Ordinance
- Community Forum on Water Tower

<u>**July 9, 2007**</u>

5:45 p.m. City Council Work Session

- City of Keizer Public Works Building – Telemetry System Tour

<u>**July 16, 2007**</u>

7:00 p.m. City Council Regular Session

ADJOURNMENT

Mayor Christopher adjourned the meeting at 10:40 p.m.

APPROVED:

MAYOR:

Debbie Lockhart

Debbie Lockhart, Deputy City Recorder

Lore Christopher

COUNCIL MEMBERS

~ Absent ~
Councilor #1 – David McKane

Cathrine R. Clark
Councilor #4 – Cathy Clark

Councilor #2 – Troy Nichols

Councilor #5 – Richard Walsh

Jacque Moir
Councilor #3 – Jacque Moir

Councilor #6 – James Taylor

Minutes approved:

July 16, 2007