



MINUTES
KEIZER CITY COUNCIL
Monday, June 17, 2013
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER Mayor Christopher called the meeting to order at 6:59 pm.

OATH OF OFFICE City Attorney Shannon Johnson issued the Oath of Office to incoming Councilor, Kim Freeman, filling the vacant Position #2. Councilor Freeman thanked her husband and family for their support.

Roll Call was taken as follows:

Present:

Lore Christopher, Mayor
Joe Egli, Council President
Cathy Clark, Councilor
Dennis Koho, Councilor
Marlene Quinn, Councilor
Jim Taylor, Councilor
Kim Freeman, Councilor
Youth Councilor Joaquine Bell-Urbe

Staff:

Chris Eppley, City Manager
Susan Gahlsdorf, Finance Director
Shannon Johnson, City Attorney
Marc Adams, Police Chief
Nate Brown, Community Development
Bill Lawyer, Public Works Director
Machell DePina, Human Resources
Tracy Davis, City Recorder

FLAG SALUTE Mayor Christopher led the pledge of allegiance.

PUBLIC TESTIMONY *Clint Holland, Keizer*, reported that the Parks Advisory Board has indicated the desire to increase funding to city parks through a fee which would be included on the water bill. Sharon Stong (daughter of Winifred Charge) had attended and expressed dismay at the neglect of the Charge home. Mr. Holland, Rick Day and Jim Taylor had volunteered to take care of the yard. Mr. Holland also mentioned Parks Board proposals for repurposing the house as an amphitheater support building. Mayor Christopher explained that the proposal should be voted upon by the Parks Board and then recommended to Council for action.

Mr. Holland continued his report noting that the Parks Board is renewing its efforts to provide signage at Keizer Rapids Park. The Board will present a proposed design to Council in the near future. Mr. Lawyer added that four signs are being discussed: One for the Charge family recognition which will be a free standing sign on a pedestal, two signs for history and one for the amphitheater.

Additionally Mr. Holland reviewed: the tracking mechanism that has been

put in place to track Parks Board recommendations, difficulties encountered regarding the soccer field at Claggett Creek Park, efforts being made toward completion of the wall at Keizer Little League fields, and proposed bands and events scheduled for the amphitheater. He also reminded everyone of the Willamette Manor play structure ribbon cutting.

Mayor Christopher recognized Youth Councilor Juaquin Bell-Urbe with a gift card and best wishes.

Sherrie Gottfried, Keizer Renaissance Inn, announced that the hotel is in Chapter 11 bankruptcy and has been put up for auction but it will continue to run as a hotel. She provided additional information regarding business, marketing and upcoming events.

Mayor Christopher pointed out that there will be changes in the membership of the Volunteer Coordinating Committee. Councilor Freeman was Councilor Clark's appointee so Councilor Clark will need to appoint a new person and Councilor Freeman will have the option of appointing a member other than the one appointed by former Councilor LeDuc. The announcements will be made at the next meeting.

PUBLIC HEARINGS None

ADMINISTRATIVE ACTION

a. ORDER – Adopting the Economic Opportunity Analysis and Housing Needs Analysis consistent with Periodic Review Requirements (Case No. 2012-03)

City Attorney Shannon Johnson reminded Council that following the recent public hearing Council had directed staff to prepare the appropriate Orders and Resolutions. The Order adopts both the Economic Opportunities Analysis and the Housing Needs Analysis consistent with the Periodic Review requirements.

Councilor Egli moved that the Keizer City Council approve an Order Adopting the Economic Opportunity Analysis and Housing Needs Analysis consistent with Periodic Review Requirements (Case No. 2012-03). Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Mr. Johnson pointed out that Councilor Freeman was not on Council for the Public Hearing and should therefore abstain from voting since this is a land use matter.

Councilor Koho moved to reconsider the previous vote. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Councilor Egli moved that the Keizer City Council approve an Order Adopting the Economic Opportunity Analysis and Housing Needs Analysis consistent with Periodic Review Requirements (Case No. 2012-03). Councilor Clark seconded. Motion passed as follows:

AYES: Christopher, Egli, Koho, Quinn, Taylor and Clark (6)

NAYS: None (0)

ABSTENTIONS: Freeman (1)

ABSENT: None (0)

**RESOLUTION –
Accepting
Reports of
Consultant
Relating to
Evaluation of
Land Use
Efficiency
Measures,
Residential
Development
Policies, and the
Keizer
Development
Code Consistent
with the Regional
Economic
Opportunities
Analysis and
Housing Needs
Analysis**

Mr. Johnson explained that this document is one in which Council directed staff to move forward with particular changes consistent with the Economic Opportunities Analysis and the Housing Needs Analysis local review order and the Periodic Review actions.

Councilor Egli moved that the Keizer City Council adopt a Resolution Accepting Reports of Consultant Relating to Evaluation of Land Use Efficiency Measures, Residential Development Policies, and the Keizer Development Code Consistent with the Regional Economic Opportunities Analysis and Housing Needs Analysis. Councilor Clark seconded.

Councilor Egli noted that this is an opportunity for Keizer citizens to get involved with the future of Keizer. The Urban Growth Boundary was determined in 1973; it was a 20 year plan to stop urban sprawl so in 1993 it was outdated. He explained that the infill code will be redeveloped and planning evaluated. He urged citizens to get involved in the planning process rather than waiting until action is already being taken.

Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**b. RESOLUTION –
Adopting the
City of Keizer
Council Rules
of Procedure
(Repealing
R2012-2275)**

Mr. Johnson explained that following a recent work session, Council had directed him to move forward with certain changes. Other than minor language tweaking, the main changes had to do with a procedure for internal review of Councilor action, tweaking of public testimony, the youth councilor process and the process for the new councilor selection.

Discussion followed regarding the councilor selection process, the tie process, and prohibition of serving on more than two city boards without Council approval.

Councilor Egli noted that on page 12 Section 11(b) "councilor" should be changed to "council member".

Councilor Egli moved that the Keizer City Council approve a Resolution Adopting the City of Keizer Council Rules of Procedure as amended (Repealing R2012-2275). Councilor Clark seconded. Motion passed

unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

CONSENT CALENDAR

- A. RESOLUTION - Authorizing City Manager to Enter Into Lease Agreement with Pitney Bowes for Keizer Police Department Postage Meter
- B. RESOLUTION – Initiating Aldine Meadows Street Lighting District
- C. RESOLUTION – Authorizing the City Manager to Award and Enter Into an Agreement with Roy Houck Construction LLC for Annual Street Resurfacing Project
- D. RESOLUTION – Granting Step Increase to the City Manager
- E. Approval of May 20, 2013 Regular Session Minutes

Items C, E and D were pulled from the Consent Calendar.

Councilor Egli moved for approval of Items A and B of the Consent Calendar. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Item C: Mr. Johnson noted that the resurfacing bid came in under budget so the extra money was going to be used to extend the River Road portion of the project. However the County attorneys agreed that this would cause bidding questions so for tonight the substitute resolution awards only the project. The correct bidding process will be taken for the extension.

Councilor Egli moved to adopt the substitute Resolution Authorizing the City Manager to Award and Enter Into an Agreement with Roy Houck Construction LLC for Annual Street Resurfacing Project. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Item D: Councilor Koho noted that Council has discussed the performance of the City Manager and agree that it is above average. He did not receive step increases when other City employees did not and now that others are receiving them it is appropriate that he does too.

Councilor Egli moved to adopt a Resolution Granting Step Increase to the City Manager. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Item E: Councilor Egli moved to approve the May 20, 2013 Regular Session Minutes. Councilor Clark seconded. Motion passed as follows:

AYES: Christopher, Egli, Koho, Quinn, Taylor and Clark (6)

NAYS: None (0)

ABSTENTIONS: Freeman (1)

ABSENT: None (0)

COMMITTEE REPORTS

a. Recognition of Keizer Police Department Volunteer Dee Rexroad

Taken out of Order.

Police Chief Mark Adams explained that Dee has worked with the Keizer Police Department for the last 13 years; every week she has assisted with the Police Records. He presented her with a token of appreciation. Ms. Rexroad responded that she felt like she should thank the Keizer Police Department for the opportunity to serve.

b. PROCLAMATION – Keizer Community Library Summer Reading Program

Taken out of Order.

Artoro Vargas, Marion County Coordinator for the Reading for All Initiative, provided background information regarding this project. He noted that during the summer many children spend little time reading but studies show that children who do not read during the summer lose skills in math and reading. He then asked Mayor Christopher and the City Council to proclaim the summer of 2013 as the Summer of Reading. Mr. Vargas added that the Keizer Community Library volunteers have been doing an awesome job of promoting reading.

Laura Bindley, Executive Director of the Keizer Community Library, explained that the program is targeting kindergarten and preschool children. She provided a brief history of the Keizer Community Library noting that for 25 years it has been run by volunteers with donated books. She noted that Steve Prothero passed away in February and it was one of his goals to have the computers upgraded so that there would be greater access for the public. With his donation the Library went out for a grant and raised over \$11,000. They now have 4 public computers, wireless printers and internet access.

Mayor Christopher added that she and Mayor Peterson are working on putting a grant together for a Kindle to be donated to the library to loan out to patrons. She then read the proclamation.

OTHER COMMITTEE REPORTS

Councilor Taylor reported that members of the Keizer Points of Interest Committee will be taking an interviewing class at the Keizertimes offices. Marion County Commissioners informed him that FEMA is planning on discontinuing subsidizing flood insurance costs and this would impact about 50 Keizer residents who will see a huge increase in their flood insurance premiums. He encouraged everyone to write their congressmen.

Councilor Egli announced that Third Bridge is coming to Salem, Planning Commission met and reviewed proposed changes to transit system routes, K-23 will meet on Monday.

Mayor Christopher reviewed grand opening/open house times for the new Keizer Transit Center and praised the facility's "green" and "eco-friendly" amenities and the artwork. She also reviewed times for the Outback grand opening and urged everyone to attend because 50% of the proceeds from the Community night will benefit the Chamber baskets and Foundation.

Councilor Clark welcomed the Volcanoes; announced the grand opening for Pastabilities and that Keizer Farmers market is operating; reviewed upcoming meetings including the Strategic Economic Development Corporation (SEDCOR) luncheon, the Girl Scout Gold Award Ceremony, Salem Leadership Dessert; extended condolences to Copper Creek Mercantile and praised local fire districts for getting the fire out quickly.

Councilor Koho announced that he had attended the Keizer Fire District and Marion County Fire District #1 luncheon. He expressed the desire that this will lead to better working relationships between the entities.

OTHER BUSINESS Public Works Director Bill Lawyer reported that the Splash Fountain would begin operating on June 26 if the replacement motor arrives by then.

Mr. Johnson announced that he had a "walk on" Resolution relating to the Keizer Station Area A Local Improvement District and the default on payment of the assessments in that area. The City needs to move forward with realizing on the security on the Rawlins property in Area A. He continues to work with the Rawlins attorney to reach a resolution but because of obligations on the bonds, money must be brought in, otherwise the City falls further behind on these obligations.

Councilor Taylor declared an actual conflict of interest: his step children are related to the Rawlins family.

Councilor Egli moved to suspend the rules. Councilor seconded. Motion passed as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman and Clark (6)

NAYS: None (0)

ABSTENTIONS: Taylor (1)

ABSENT: None (0)

Mr. Johnson explained that the Resolution names the holding companies owned by the Rawlins', declares the sums due, includes a description of the property, and authorizes the City Manager and the City Attorney to move forward with the foreclosure proceedings. He explained that the City has postponed action with the hope that an interested party would come forward.

Councilor Egli moved that the Keizer City Council adopt a Resolution – In the Matter of the Default of the Rawlins Holding Company, Inc., an Oregon Corporation Successor by Name Change to Rawlins Real Estate, Rich Rawlins & Associates, Inc. and Rawlins Investment Properties LLC, an Oregon Limited Liability Company with Regard to the Keizer Station Area A Local Improvement District and Authorizing the City Manager to Move Forward with Local Improvement District Lien Foreclosure. Councilor Clark seconded. Motion passed as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman and Clark (6)

NAYS: None (0)

ABSTENTIONS: Taylor (1)

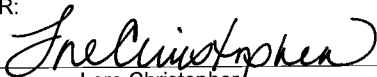
ABSENT: None (0)

WRITTEN COMMUNICATIONS None

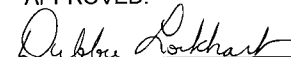
AGENDA INPUT **July 1, 2013**
6:00 p.m. – City Council Regular Session
July 8, 2013
5:45 p.m. – City Council Work Session
July 15, 2013
7:00 p.m. – City Council Regular Session

ADJOURNMENT Mayor Christopher adjourned the meeting at 8:33 p.m.

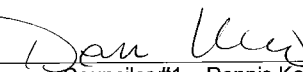
MAYOR:


Lore Christopher

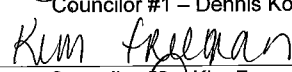
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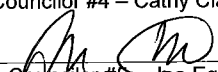

Debbie Lockhart, Deputy City Recorder

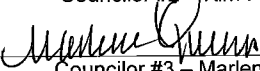
COUNCIL MEMBERS

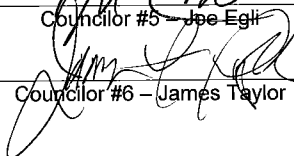

Councilor #1 – Dennis Koho

Councilor #4 – Cathy Clark


Councilor #2 – Kim Freeman


Councilor #5 – Joe Egli


Councilor #3 – Marlene Quinn


Councilor #6 – James Taylor

Minutes approved: July 15, 2013