MINUTES

KEIZER CITY COUNCIL
Monday, June 17, 1996
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Koho called the regular meeting to order at 7:07 p.m. Roll call was taken as follows:

Present:
Dennis Koho, Mayor
Carl Beach, Councilor
Jim Keller, Councilor
Jerry McGee, Councilor
Al Miller, Councilor
Bob Newton, Councilor
Jerry Watson, Councilor

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

PUBLIC TESTIMONY

There was no public testimony to come before the Council.

COMMITTEE REPORTS

KEIZER COMMUNITY POLICING REDISTRICTING

Charles Stull, Chief of Police reported the community policing program was initiated in November 1993 with the City being broken into three districts. These districts were determined using the 1992 total number of calls for service and the grids established by the Keizer Fire District. During the last few months, the department has evaluated these districts to determine if the best policing services are being provided to the citizens. Currently the districts are geographically different in size as well as unporportioned population wise.

The goal in developing a new plan was to balance the geographical areas, population and calls for service. Chief Stull noted the new plan establishes twelve reporting grids within the three districts. Each district will have an officer assigned to a specified grid. The department believes this will better serve the citizens of Keizer.

Chief Stull noted in the past District One has had the highest calls for service, however a large percentage of these are part three crimes. During the next seventy-seven days the department has devised a plan to increase the number of personnel to address these crimes and problems in this area. Utilizing the school resource officers during this time and reorganizing the detective and traffic teams, Chief Stull believes the calls of service and crimes can be reduced.

The Community Policing Committee has reviewed this revised plan and fully endorsed the implementation. Chief Stull indicated the revisions will affect the memberships of district one and two community policing committees, however he does not note any negative impact.

Chief Stull recommended the Council endorse the revised districts and the plan to reduce the number of calls for service over the specified time period. He pointed out a full evaluation will be provided to the Council upon completion.

Councilor Watson expressed his concern with the equality within the districts in the number of calls for service.

Chief Stull pointed out the new district one will encompass two entire neighborhood associations which will be of great assistance in decreasing the calls for service. Furthermore, if the redistricting plan is not effective, it will be reevaluated upon completion of the seventy-seven day time period.

Councilor Keller, as Council liaison to the Community Policing Committee, endorsed the plan which utilizes the current resources to address the calls for service and problem areas.

Councilor McGee noted he was impressed with the process used to create this plan and looked forward to a report after the completion of the trial period.

<u>Councilor McGee moved to support the staff recommendation of the Community Policing redistricting plan and evaluate it for seventy-seven days. Councilor Keller seconded the Motion.</u>

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

<u>AYES</u>: Beach, Keller, Koho, McGee, Miller, Newton and Watson (7)
<u>NAYS</u>: None (0)
<u>ABSTENTIONS</u>: None (0)
<u>ABSENT</u>: None (0)

COUNCIL LIAISON REPORTS

Councilor Watson reported the **Planning Commission** met on June 12, 1996. The agenda included an overview of several projects, such as the River Road design plan, the Cherry Avenue design plan and the Chemawa Activity Center plan. Also the changes to the development code and the Willow Lake study were discussed. In addition, the Keizer local transportation plan was introduced with a presentation from a representative of the Council of Governments. Several public forums will be scheduled on this issue. Councilor Watson pointed out the Commission is involved in many large projects at this time.

There were no further reports to come before the Council.

PUBLIC HEARINGS

Mayor Koho opened the public hearing.

RESCINDING CLAGGETT CREEK CEMETERY COMP PLAN/ ZONE CHANGE/ CONDITIONAL USE PERMIT

Shannon Johnson, City Attorney reviewed the applicable criteria and procedure in this case, which included the conditions of approval previously granted.

In response to a request by Mr. Johnson, no objections or conflicts of interest were raised.

John Morgan, Community Development Director pointed out this is an unusual case in which the Council will consider rescinding the conditional use permit previously granted on August 7, 1995. The comprehensive plan and zone change also granted in 1995 are not subject to this recinsion. However, Mr. Morgan requested the Council initiate the new comprehensive plan and zone change process setting a public hearing for July 1, 1996. These changes would result in a change to the land use map from Civic to Low Density Residential and a zone change from Public (P) to Residential Single Family (RS).

Mr. Morgan pointed out the conditional use permit for the 3.59 acres located immediately north of Claggett Cemetery included screening conditions, set backs requirements and a specific time frame for completion. These conditions have not been met after numerous requests by staff for compliance. Mr. Morgan believes the initial deal between the property owner and the Claggett Creek Cemetery Association has been voided.

Offering testimony to the Council were:

Jeff Jackson, 6889 Westridge Court N, Keizer pointed out he is the president of The Ridge Homeowners Association which is opposed to returning this property to single family residential zoning. He noted the Association desires this area be expanded for cemetery use and hoped the Cemetery Association and the property owners would conclude the deal in the near future. Due to several unknown issues, Mr. Jackson requested the City Council delay any action on this matter for a period of ninety days in order to allow further discussions to take place.

Responding to an inquiry by Councilor Miller, Mr. Jackson noted he cannot confirm the Cemetery Association is uninterested in pursuing purchase of this property. However, he believed the continuance will provide ample opportunity for negotiations to resume.

Mr. Morgan stated he believed the negotiations between the Cemetery Association and property owners was finished.

Mike Hoffman, 6849 Westridge Court N, Keizer pointed out upon purchase of his property, he was informed this area would be developed as a cemetery. Based on recent rumors, he believes the property owners intend to construct multi-family residences, which he objects to. Mr. Hoffman noted he purchased the lot in October of 1994 prior to the zone change, however the cemetery use was portrayed during acquisition of his lot.

Responding to a procedural question from Councilor McGee, Mr. Morgan noted this is a semi-public use for a parcel of property which was subject to specific conditions. Therefore, staff is requesting Council initiate the process based on the complaints received from the adjacent property owners.

George Lyman, Keizer Funeral Home, 4365 River Road N, Keizer noted he is the past president of the Claggett Cemetery Association and is associated with a company who owns several mortuaries and cemeteries around the world. He estimated there will be sixty-million seniors over the age of 55 by the turn of the century. Keizer must prepare and preserve land for the burial of the residents.

Responding to a comment from Councilor Newton, Mr. Lyman believes the property in question should be developed by a private individual or the City as a cemetery. Mr. Lyman noted negotiations on the subject property started four years ago to expand the present cemetery. Difficulties were encountered in determining who would maintain control in overseeing the selling of burial plots.

Mr. Lyman recommended the City grant a time extension to determine if there are any alternatives left to be discussed. He believes it will be unfortunate not to pursue development of this land as a cemetery.

Councilor Watson expressed his opinion the property owners are playing economic games on this issue.

Mr. Lyman pointed out this property was annexed into the City specifically for the development of a cemetery.

Gordon Haagland, 7288 Parkterrace Drive NE, Keizer noted he is the owner of the lot directly adjacent to the proposed cemetery property. Upon purchase he was led to believe the only use for this parcel was a cemetery. Mr. Haagland is very concerned with the potential development of multi-housing if the zoning is changed.

Leon Croteau, 7575 Hunsaker Road, Turner pointed out he is the owner of the parcel of property in question.

Responding to a question by Councilor Keller, Mr. Croteau indicated he is opposed to holding this matter over for additional negotiations with the Claggett Cemetery Association. During the last four years negotiations have continued with the Association to no avail. Mr. Croteau requested the Council proceed with the revoking of the conditional use permit and the changing of the zoning designation. Furthermore, Mr. Croteau indicated there is an interested party ready to purchase the property for development.

There was no further testimony to come before the Council.

<u>Councilor Miller moved to continue the public hearing until the second meeting in October (October 21, 1996). Mayor Koho seconded the Motion.</u>

Councilor Miller indicated he would like to provide an opportunity to allow the parties to discuss the negotiations further. It will also provide the residents of the area to become informed on possible future uses. Councilor Miller pointed out this parcel is necessary to provide additional cemetery space in Keizer.

Councilor Watson voiced his concerns with the process used in this matter. He noted the applicant does not wish to continue negotiations with the Cemetery Association and believes the City should move forward with the zone change hearing.

Councilor Keller reiterated it is important to preserve additional land for cemetery use within the City.

Councilor McGee implied this one-acre parcel will not solve the entire future need of cemetery land within the City. However, any chance of retaining this possible land resource should be considered.

The Motion passed as follows:

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

RESOLUTION - ADOPTION OF 1996-97 BUDGET, MAKING APPROPRIATIONS AND LEVYING TAXES

Mayor Koho opened the public hearing.

Dotty Tryk, City Manager reviewed the committee approved and Council modified budget for fiscal year 1996-97. She requested two additional changes based on the timing of two capital improvements; construction of the water reservoir and the Lockhaven street improvements. These actions would increase the fiscal year 97 beginning fund balance in the water facilities reserve by $270,000 and the reservoir line item by an equal amount and increase the beginning fund balance in the street fund by $375,000 and the street improvement line item by the same amount. City Manager Tryk indicated the tax rate will be approximately $1.55 per $1000 of assessed value.

There was no testimony to come before the Council.

Mayor Koho closed the public hearing.

Councilor Keller moved a Resolution Adopting the FY 97 Budget, Making Appropriations and Levying Taxes. Councilor Miller seconded the Motion.

Councilor McGee indicated the volunteer recognition awards have been previously taken from the miscellaneous line item. He requested a line item be created entitled volunteer recognition for this purpose.

Councilor McGee moved to amend the Motion to remove $1500 from the Administration Miscellaneous Expense line item and a new line item created for this amount entitled Volunteer Recognition. Mayor Koho seconded the Motion.

The amendment to the Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller, Newton and Watson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

The Motion as amended passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller, Newton and Watson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

CHEMAWA ACTIVITY CENTER PLAN

Mayor Koho reopened the hearing continued from May 20, 1996.

Councilor Keller announced he is the president of the Keizer Chamber of Commerce, however he did not attend the meeting in which a presentation was given and the Chamber's position was determined on the Chemawa Activity Center. He did not feel this would create a conflict of interest for him on this issue.

John Morgan, Community Development Director reported this public hearing was first opened on February 20, 1996 and has been continued several times over the last few months. One reason for the continuation was to develop a quick response design through the Land Conservation and Development Commission. This process involved two public forums conducted by the consultant, George Crandall. Based on these meetings, the Planning Commission revised their recommendation to lower the number of retail area from 30 acres to 15 acres.

In reviewing the traffic issues, Mr. Morgan indicated the traffic engineer has determined there are some possibilities to assist in the management of traffic. The most notable is the deletion of the traffic signal at Radiant and Lockhaven Drive and the creation of an underpass that would carry the traffic under Lockhaven Drive. Other plans include the dual exit ramps off

Interstate Five and the creation of a five-lane roadway through the McLeod signal. Mr. Morgan concluded traffic is manageable with these options.

Mr. Morgan pointed out the design detail of the plan is not imperative at this time, however a decision on the vision and desires for this area should be determined. He indicated the amount of retail acreage in the activity center will impact the property values, potential funding resources for building infrastructure, traffic, job availability and type, the current business base within the community, the potential for economic growth in existing commercial areas, and many other factors.

Responding to a question from Councilor Keller, Mr. Morgan noted in the original Chemawa Activity Center plan draft was developed in 1987 or 1988 by Bill Peterson and John Spencer. This plan was not adopted at that time. In 1993, the adopted plan did not reanalyze the land uses numbers.

Mr. Morgan added development of this area will cause a traffic impact on Lockhaven Drive, however the amount of retail or the determined uses for the area will determine how severe the impact will be.

Mr. George Crandall of Fletcher-Farr-Ayotte, an urban designer, who was assigned to prepare the quick response design plan. He showed a slide presentation entitled "Building Better Communities" which was presented in one of the public forums. This slide show included general applications for communities anywhere.

Mr. Crandall pointed out during the preparation of the quick response design three concerns were noted; the large amount of retail area at the interchange, the potential traffic problems for the interchange area and the long term vision for the community. He described the potential impact a commercial development would have on the present commercial businesses along River Road. Furthermore, retail development would increase the traffic congestion compared to an office industrial use. Mr. Crandall announced a town center should be discussed or determined to focus long term planning issues.

Mr. Crandall and another association from the Fletcher-Farr-Ayotte firm displayed three potential design maps showing retail area at ten, fifteen and thirty acres.

Responding to a question from Councilor Watson, Mr. Crandall indicated a regional development such as a hotel, theater or other uses that would serve the road side traveler, would not provide competition or a distraction from the River Road core area. Furthermore, Mr. Crandall believed the likelihood of traffic problems will be decreased if the retail area is reduced to fifteen acres and the prescribed uses as recommended.

Mr. Morgan noted according to the traffic engineer, five lanes will be required on Lockhaven through the McLeod signal. This may cause an increase in traffic farther west causing delays at 14th and River Road. These projections were based upon the regional transportation model prepared by the Council of Governments. In addition, the traffic engineer utilized the traffic analysis prepared by Kampe and Associates and Kittleson and Associates.

Commenting on an inquiry from Councilor McGee, Mr. Crandall noted there is not a rule of thumb in determining the tax generation potential or returns. However, he believes there are forms of development that may generate a substantial amount of revenue and some that would not. In addition, Mr. Crandall indicated the key entry way to Keizer is at the interchange and the quality of that development will reflect on the entire community. This quality will determine the revenue and economic potential. Mr. Crandall also pointed out the existing retail along River Road is precious and should be preserved.

Councilor Newton noted with the potential growth of the metro area, the development along the interchange could be valuable to others as well as Keizer, especially if a high speed rail system is implemented in the future.

Marty Matiskainen, Planning Commission Chair, 1771 Stonehedge Drive NE, Keizer reported the Commission has worked long on the development of a plan for the Chemawa Activity Center. There has been continuing debate by the Commission in making the recommendations being forward to the Council. He requested the Council consider this plan as a working document not the final recommendation. Mr. Matiskainen noted the development of the facilities of the area should be done by the developer rather than the City. In conclusion, Mr. Matiskainen urged the Council to come to a closure and adopt a final plan in the near future.

Dorothy Cofield, Attorney for the Chemawa NW Property Associations, 12725 SW 66th Avenue, Portland and Rodney Stubbs, Eldred Realty, 1860 Hawthorne Avenue NE, Salem appeared before the Council. Ms. Cofield indicated the Council and staff have been very helpful in working together to come to agreement on some points.

Mr. Stubbs indicated the property association has not requested commercial development north of the PGE easement line which would reduce the possibility for a large regional shopping center. In addition, Mr. Stubbs noted he understands the traffic concerns, however he feels the study done by the Council of Governments is not accurate or reflective of the potential traffic impacts. He suggested the City obtain a traffic analysis report designed to project the actual growth over the next twenty years. This should be used as the basis for making any transportation or development decisions.

Referring to a real estate demand report prepared in January of 1996, Mr. Stubbs noted employment vitality in an area is crucial. He believes allowing only fifteen acres of retail will not be adequate to preserve an employment base. Furthermore, the demand for business park space will decrease in the coming years.

Mr. Stubbs stated financing options are limited for the City to provide the needed infrastructure to the area. Therefore, the plan must be investor friendly to construct the necessary improvements. Mr. Stubbs pointed out there may be development difficulties associated with the property near the BPA power easements.

Responding to a question from Councilor Keller, Mr. Stubbs believes development in the industrial area would be ideal for a major power company who could afford to absorb the high development costs in the beginning.

Mayor Koho pointed out he is a member of the Board of Directors for Salem Electric. He requested the City Attorney investigate any potential conflict of interest if this use is targeted.

Councilor Watson questioned the benefit residents of Keizer will receive if the retail space is allowed at thirty acres. The business owners will avail, however they may not be residents dealing with the traffic impacts.

Mr. Stubbs noted the community will benefit by having a quality development that will remove the present blight from this area. In order to have a quality development, the investor must be convinced it will be a solid investment for the future. He further noted a residential development would be a greater impact to the traffic problems than a commercial or industrial development.

In response to a question from Councilor McGee, Mr. Stubbs stated he would prepare a report on the difference in tax generation between commercial retail and business park concept. Mr. Stubbs believed fifteen acres of retail would be restrictive and urged the Council to consider thirty acres to maintain full flexibility in any potential development. He also noted this is the last undeveloped urban interchange between British Columbia and Mexico.

Councilor Miller requested Mr. Stubbs prepare a map of the area showing restrictions associated with the BPA powerlines, traffic patterns and the desired uses. He believed an accurate traffic study would also be beneficial.

Mr. Stubbs noted a competent traffic report would cost approximately $20,000. He believed the traffic engineers report is adequate considering the base information from the Council of Governments model is outdated. He estimated this could take as long as six-months to complete.

Councilor Miller noted he is concerned a major decision on this area will be made lacking competent traffic information.

Dorothy Cofield announced the project outlined in the February Chemawa Activity Center draft plan is agreeable to the property owners of the area. This includes the thirty acres of commercial retail with the balance being industrial park. Ms. Cofield noted that she has discussed items of disagreement in the plan with staff. However, she agreed the traffic impact is a major concern. She requested the inclusion of language in the plan noting transportation will be improved with development paying the proportionate share for impacts generated. Ms. Cofield added that fifteen acres of retail is not feasible for any potential developer of this area. Furthermore, this contradicts the 20 to 50 acres of commercial as recommended in the Comprehensive Plan. This amount was not changed during the periodic review in 1992.

In addition, Ms. Cofield requested the standards for the Industrial Business Park be similar to those adopted by the City of Salem. She also noted the River Road development has not been a factor to this point.

Responding to a question from Councilor Beach, Mr. Stubbs indicated if a maximum commercial allowance could work for the area, however he cautioned this could open the doors for an undesirable retail development.

Mayor Koho commented on the number of negative impacts at other major interchanges in Oregon, he requested a report on some of the successful developments.

Sam Goesch, 1338 Marigold Street N, Keizer announced as the Chair of the Chamber of Commerce Governmental Affairs Committee, he has been chosen to relay the recommendation and position recently voted upon by the Chamber board.

The position of the Chamber of Commerce is as follows:

- The Chemawa Activity Center and the River Road project should complement and support each area, not compete for customers or community investment.
- Supports the Industrial Park concept.
- Supports the hotel requirement.
- Supports the idea of retail and services businesses in the activity center.
- Supports the 50,000 square foot limitation on any single retail use.
- Supports the revised Planning Commission ceiling of fifteen acres being zoned commercial retail including the hotel use. This would be counter productive to the goals of the River Road Redevelopment Board.

In conclusion, Mr. Goesch announced the greatest concerns are that our community investment in River Road will be threatened by a migration of business from River Road to the Chemawa Center and new business development along River Road would be diverted to the activity center in the future.

Mr. Goesch noted there were three trends that have compromised community core areas; rise of the interstate highway system, suburban growth and the development of big box retailers. The market area in Keizer is not substantial, therefore there would not be a significant need for the large area in the Chemawa Activity Center. Furthermore, the market area in Keizer is consumable goods rather than larger retail.

Mr. Goesch highlighted the recent retail investment and development occurring in Keizer. These include Creekside Shopping Center, Tarter's Auto Repair, Wittenberg purchase of the River/Chemaw Road property, Schoolhouse Square, Keizer Saw and Mower, Safeway, Shari's Restaurant, Taco Bell, Sandwich Express, Century 21, Craft World and Knechts. He pointed out very few of these are located south of Sunset Drive. Therefore, if a substantial amount of retail is allowed, the market will never develop for the southern portion of Keizer.

During a Chamber luncheon meeting, there was overwhelming support for a city center or core area. Mr. Goesch announced a community questionnaire is being developed to gain input on economic development.

Mr. Goesch indicated there has been several changes to the Comprehensive Plan during the last few years. The community continues to change and therefore this plan can change as well. Mr. Goesch also noted there is an abundance of retail space available in the area, therefore thirty additional acres would not be beneficial. Retail development will not provide an abundance of employment opportunities for the citizens.

In closing, Mr. Goesch urged the Council to protect the community interest in River Road. He encouraged the adoption of a plan and move forward with developing this area.

Responding to a question from Councilor McGee, Mr. Goesch noted commercial development on Cherry Avenue, Inland Shores and others will cease when the Council determines there is a risk to the community. This is the purpose of zoning regulations. He added the Chamber's recommendation of fifteen acres was the maximum amount they thought should be allowed.

Mr. Goesch indicated the Chamber reached their recommendation after a presentation by Community Development Director John Morgan and reviewing other information presented. However, Mr. Morgan did not influence the decision in recommending the fifteen acre retail maximum.

Councilor Watson thanked Mr. Goesch for his comments. He requested staff investigate the procedure and rationale for making changes to the Comprehensive Plan.

Mary Hupy, Keizer Florist, 5099 River Road North, Keizer stated she is a business owner on River Road and also a member of the Keizer Chamber of Commerce. She is concerned with the impacts this development may have on the River Road area. Ms. Hupy pointed out the empty retail space already available along River Road. She urged the Council to take their time to consider this very important issue.

Greg Lamb, 2323 Latona Drive N, Keizer addressed the Council as a representative of the Gubser Neighborhood Association. He reminded the Council of the Association's concern with potential general industrial development adjacent to the neighborhood and also the traffic impact to the residential neighborhood. Mr. Lamb offered the Association's assistance in moving this decision forward.

Tony Palucci, 3838 3rd Avenue N, Keizer noted he is a business owner along River Road and fully supports the Chamber of Commerce position. He believed if a substantial amount of retail is allowed at the interchange, the area along River Road will suffer tremendously. He relayed information on other areas which have allowed development outside the downtown core area and have suffered for this decision. Mr. Palucci urged the Council not to let this happen to the city of Keizer and limit the amount of retail to fifteen acres.

Elaine Smith, 2157 Waltman Court NE, Keizer noted as a member of the Keizer Planning Commission she fully supports the recommendation of limiting the fifteen acres of retail. Furthermore, she supports to establish a level of service standards at the intersections on Lockhaven Drive. Ms. Smith believes it would be better to have more industrial land in this area to provide jobs for the residents. These will provide a higher pay than retail employment.

Ms. Smith reviewed the statutes regarding moratoriums and the possibility of adopting a public facility strategy. She submitted a copy of these laws for the record. Ms. Smith also noted the possibility of a park and ride on the east side should be determined. She understands the frustrations of the property owners, however this is one of the largest decisions Keizer will ever make.

Karen Trucke, 6330 14th Avenue NE, Keizer noted Keizer consists of multiple neighborhoods wedged between the river, freeways and farm land with a "strip" through the center. The lack of a future plan for how Keizer should look and be in the future will make it impossible to recover. Ms. Trucke stated even though she has been gone from the area for several years, Keizer is still home. She believed there has been a change in the downtown core area during her absence. Ms. Trucke pointed out the development is moving north which leaves the southern portion to suffer.

Ms. Trucke also voiced her concern with widening Lockhaven Drive to five lanes. This will ruin the livability of the community.

Allen Marshall, 2041 SW 58th Avenue, Portland advised he represents the owners of the LaBish Stables on Radiant Drive. He supports the adoption of the Salem Industrial Business Park zone for the Chemawa Interchange area. He believes the power easements will be an issue in any potential development, however conditional uses could be granted for property surrounding the power lines. Mr. Marshall also indicated retail development would be beneficial to the residents to provide additional dollars for the community.

Jim Jacks, 6727 Fenwick Court N, Keizer thanked the Council for the undergrounding of the power lines along River Road and the sign regulations which makes Keizer a more livable community. Mr. Jack explained the city of Newberg recently allowed retail development outside the downtown core area and is now suffering for this decision. He believes this may happen to Keizer if the vision is not right and additional commercial retail is allowed at the interchange area. Mr. Jack also raised concerns with the traffic impact on Lockhaven Drive any potential development may cause. He noted this is the gateway to the City and should not be muddled.

Jean Johnson, daughter of Mildred Hayes of 5197 Radiant Drive NE, Keizer expressed her concern with the traffic flow and movement along River and Chemawa Roads. She believes Chemawa Road could be utilized for an entryway to "downtown" Keizer. Ms. Johnson urged the City to move forward with adoption of this plan.

Richard Rawlins, 7020 Lardon Road NE, Salem advised the Council he is a property owner in the Chemawa Activity Center area. He urged the Council to move forward and make some decisions on this issue. The delay projects a negative image of the City.

Mayor Koho recessed the public hearing until Monday, July 15, 1996 at 7:00 p.m.

ADMINISTRATIVE ACTION

MARION COUNTY BUILDING CODE ADMINISTRATION AGREEMENT

John Morgan, Community Development Director reported a subcommittee consisting of Council members, staff and representatives of the building industry interviewed applicants to provide a building code administration service to the City. This group has recommended negotiating a new agreement with Marion County to provide these services. Mr. Morgan reviewed the reasons for making this decisions as outlined in his staff report. The proposal includes the entire program being housed at City Hall with an in-house employee. The fees generated by this program will be used to cover these expenses.

Councilor Keller supported the program as presented except for the employee being placed on the City payroll. He noted during recent budget discussions, the Council announced there would not be any additional employees added except for the parks maintenance worker.

Mr. Morgan indicated this is part of the agreement proposed by the County to transfer this service to Keizer. It would be classified as a Building Code Technician.

Councilor McGee noted as a member of the subcommittee, he remembered the addition of a county employed clerk not a technician. He requested this issue be returned to the subcommittee for further exploration.

In response to a concern expressed by Councilor Miller, City Manager Tryk indicated if the level of building and development decreases, the hours will be reduced. She further noted this will provide better customer service for the developers in Keizer.

Councilor Miller reiterated he would not support the creation of a new position within the City. He further noted he was concerned with the lack of an agreement to review at this time.

Mr. Morgan noted Marion County was not comfortable with the lack of supervision a county employee would have while working in Keizer.

Mayor Koho directed staff to return this issue to the subcommittee for further exploration.

RESOLUTION - ADOPTING SUPPLEMENTAL BUDGET AND MAKING APPROPRIATIONS FOR FISCAL YEAR 1995-96

Dotty Tryk, City Manager reported there are a couple of changes to 95-96 fiscal year budget which required a supplemental budget. The two activities are associated with the Parks Improvement Fund and the City Hall Facilities Fund.

Mayor Koho moved a Resolution Adopting a Supplemental Budget and Making Appropriations for Fiscal Year 1995-96. Councilor Keller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller, Newton and Watson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

RESOLUTION - TRANSFERRING APPROPRIATIONS FOR FISCAL YEAR 1995-96

Dotty Tryk, City Manager reported this action would increase the contractual services in the parks fund and increase the amount in the materials and services in the 9-1-1 fund to cover the expense of the study.

Councilor Keller moved a Resolution Transferring Appropriations for Fiscal Year 1995-96. Mayor Koho seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller, Newton and Watson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

RESOLUTION - SETTING FORTH CHANGE IN COMPENSATION FOR UNREPRESENTED EMPLOYEES

Dotty Tryk, City Manager reported the Council reviews the compensation for the employees in order to adjust for an increase in the cost of living. The consumer price index for urban wage earners estimates an increase to be 2.88%.

Councilor McGee moved a Resolution Setting Forth a Change in the Classification and Compensation Plan by Amending Certain Unrepresented Classifications and a Change in Compensation for all Employees effective July 1, 1996. Mayor Koho seconded the Motion.

Responding to an inquiry by Councilor Newton, City Manager Tryk indicated there are no other changes in the resolution other than the wage increase.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller, Newton and Watson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

KEIZER LITTLE LEAGUE PARKING LOT PAVING

Dotty Tryk, City Manager reported information has not yet been received from the Little League Association. This item will be tabled until further information is received.

CONSENT CALENDAR

The consent calendar consisted of the following:

a. LaEstrellita Restaurant Liquor License - Change of Ownership

b. RESOLUTION - Election to Receive State Shared Revenues

c. RESOLUTION - Certifying the City Provides Four or More Services

d. Approval of June 3, 1996 Regular Session Minutes

e. Approval of June 10, 1996 Work Session Minutes

Councilor Keller moved for approval of the items on the consent calendar. Mayor Koho seconded the Motion.

Councilor Miller noted he will be abstaining from voting on the minutes due to his absence at the meeting.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller, Newton and Watson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

OTHER BUSINESS

●Mayor Koho announced there will be a meeting on Wednesday, June 19, 1996 with representatives from the City of Salem and Marion and Polk Counties to discuss recreational opportunities for children in the community. He invited other members of the Council to attend.

●Councilor Beach voiced his appreciation for the clean up work on the south entry gateway.

●Councilor Beach also voiced his appreciation for the monthly budget variance report prepared by the Finance Officer.

●Councilor Beach further inquired of the number of officers involved in the Sportsman Tavern gambling arrest.

●Councilor Miller voiced his concern with the recent flyer distributed on the wetland inventory. He noted he was concerned with the language used regarding permission to access citizen's property.

John Morgan noted he would relay these concerns to the Council of Governments who published the flyer.

●Councilor Newton inquired of the street improvements on 15th Avenue.

Wally Mull, Public Works Director reported this is an unimproved street which should be improved in the near future by the developer.

●Councilor Keller reminded everyone of the moving of the Keizer School Building on Sunday, June 23rd.

●Councilor McGee requested the Public Works Department investigate options for building or filling gaps on sidewalks using street funds.

WRITTEN COMMUNICATION — **There was no written communication to come before the Council.**

AGENDA INPUT — **Mayor Koho noted the agenda input items.**

ADJOURNMENT — **The meeting was adjourned at 11:59 p.m.**

Tracy L. Davis

Tracy L. Davis
City Recorder

APPROVED:

Dennis Koho

Dennis Koho-Mayor

COUNCIL MEMBERS:

Jerry Watson

Councilor #1 - Jerry Watson

Carl E. Beach

Councilor #4 - Carl Beach

Councilor #2 - Bob Newton

Councilor #5 - Al Miller

Jim Keller

Councilor # 3 - Jim Keller

Jerry McGee

Councilor #6 - Jerry McGee

Minutes approved:
July 15, 1996