MINUTES

KEIZER CITY COUNCIL
Monday, June 3, 2002
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

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

Present:
Lore Christopher, Mayor
Michel Gaynor, Councilor
Charles E. Lee, Councilor
Jerry McGee, Councilor
Jacque Moir, Council President
Judy K. Smith, Councilor
Richard Walsh, Councilor

Staff:
Chris Eppley, City Manager
Susan Gahlsdorf, Finance Director
Maria Meier, Senior Planner
Marc Adams, Chief of Police
Dianne Hunt, Human Resources Director
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

Larry Monagon, 1585 Chemawa Rd North-spoke in opposition to the purchase of park land near the Sturgill's home, which was being referred to as the west Keizer park. Mr. Monagon submitted a letter from Marion County also expressing concerns regarding the possible use of this site as a park. He urged the Council to review this information.

Wayne Sturgill, 1656 Willow Lake Road North- submitted and read a letter into the record a letter pertaining to land located at 6000 Windsor Island Road, Tax Lot 700, which he indicated has the possibility to be used as a city park. Mr. Sturgill urged cooperation between Salem and Keizer to make this happen.

COMMITTEE REPORTS

FMAGIC

a. Library Task Force Report-
Chair Jerry Watson, 1237 Manzanita Way NE, Keizer- submitted and reviewed the report from the Task Force.

He noted the Task Force's charge and the review of five library alternatives.

Mr. Watson summarized these options, which included remaining status quo, a threshold library, a 21st Century Library, partnering with Salem or a library district. The Task Force provided data from each option for analysis by the Council. He also addressed some of the budget issues that would need to be reviewed by the Council.

Jane Kirby, 6657 14th Avenue NE, Keizer-member of the Library Task Force provided a copy of a document from the Salem Library. The map indicated the number of Keizer residents that currently hold a Salem library card.

Mayor Christopher and members of the Council thanked the Task Force for their report.

Councilor Walsh moved to accept the report submitted by the Library Task Force. Councilor McGee seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. Council Liaison Reports

- **Traffic Safety Commission**
- **Emergency Operations Committee**
- **Claggett Creek Watershed Council**
- **Keizer Urban Renewal Board**

Due to the number of items on the agenda Mayor Christopher postponed the above Council Liaison reports until the next Council meeting.

- **Focal Point-**

Councilor Lee supplied a brief history of the project and what had taken place to bring the project into fruition. He noted the businesses that had provided donations to assist with the project. Councilor Lee expressed optimism that an adequate amount of donations had been acquired to move forward with the project.

Councilor Lee noted a variation in the type of brick that was originally proposed for the project. He indicated that the new brick had been donated and was complimentary to surrounding development in the area. He requested consensus of the Council to move forward with the brick variation described.

Councilor McGee moved for consensus of the Council to proceed with the construction of the focal point with the change in the type of brick as described. Council President Moir seconded the motion.

Responding to questions, Councilor Lee indicated the Task Force would soon be making a recommendation to Council regarding the name of the Focal Point.

Mayor Christopher and Council expressed their gratitude for the work done on the project.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

OTHER BUSINESS
(reviewed after Public Hearings)

Finance Updates
Finance Director Susan Galshdorf requested clarification regarding continuation of the Park Donation Program. Council President Moir agreed to bring this up during the next Parks Board meeting.

Human Resource Updates
Human Resource Director Dianne Hunt reported that the final ductwork had been completed and that she was reviewing insurance quotes.

PUBLIC HEARINGS

a. Chemawa Activity

Mayor Christopher reopened the public hearing continued from May 20, 2002.

Center/Keizer Station Plan-Text Amendment/Comprehensive Plan Change/Zone Chang Case No 01-50 (cont. from May 20, 2002) (heard after public hearing b.)

Planning Director Maria Meier reported on May 20, 2002 that the City Council had continued the public hearing until this evening. Additional testimony may be received and the hearing continued to a date as defined by the Council.

Mrs. Meier also noted that staff would be compiling the SKAPAC record to enter into the legislative review record for Council consideration. Due to this staff recommended that the Council continue the public hearing until July 1, 2002. Mrs. Meier provided copies of additional comments, which were to be submitted to the record.

Public Testimony

Karen Trucke, 6330 14th Avenue NE, Keizer-spoke in favor of the additional items that had been added relating to the traffic flow consideration. She urged the continued input from the public when this process is further reviewed.

Mrs. Trucke continued to urge the careful planning and management of traffic designs for the development. She felt an additional access to the freeway, in addition to Lockhaven, should be reviewed as part of the plan and suggested Chemawa Road as this additional access.

Council President Moir indicated that the discussion of increasing Lockhaven to five lanes was only between McLeod and the freeway.

Mayor Christopher thanked Mrs. Trucke for her testimony.

David Schriner, 6233 13th Avenue NE, Keizer-addressed the 1997 Chemawa Activity Center Plan and it's philosophy versus the current plan which he felt differed largely when comparing retail and light industrial. He requested that the Council balances the two plans and incorporate a plan that would be in the best interest of the community.

Councilor Moir provided additional history from the 1988 and 1993 Chemawa Activity Center Plans noting that these two plans were more in-line with the current proposal, regarding the amount of commercial land.

Responding to questions Mrs. Meier answered that in the current plan the IBP zoning was only in Area A with the proposed plan IBP zoning being suggested in sections within Area D.

Ross Day, 7478 Everwood Street NE-speaking as a member of the Planning Commission Mr. Day outlined the process which the Commission undertook to reach their decision that was forwarded onto the Council for review. Mr. Day strongly expressed his opinion that this was a good plan for the city to move forward with. He noted that the Commission did express some concern regarding possible traffic impacts and received evidence supporting the plan via the traffic analysis. Mr. Day noted although there was a great deal of testimony regarding perceived traffic impacts, but no evidence was provided that contested the traffic analysis presented by the development team.

Responding to questions Mr. Day indicated the Commission did not review Design Standards for the plan as it was not the role, which the Planning Commission was assigned.

Mrs. Meier also noted that the Development Code provided conditions of approval for review of the design standards that would take place during the master planning process.

Mr. Day also addressed the 75/25 split in the IBP zone, and his opinion regarding the future of River Road and the buffer between the development and residential.

Mayor Christopher thanked Mr. Day for his testimony.

Jacob Brostoff, Transportation Advocate for 1000 Friends of Oregon-provided a study that indicated that the market for office space was stronger than retail space. He indicated based on his estimation the development would render the amount of retail space in Keizer twice that of the national average.

Council President Moir felt the statement was erroneous as the figures included Salem and Keizer. She requested that a study based strictly on Keizer would be more beneficial to the Council.

Mr. Brostoff shared that 1000 Friends did not commission the study, but he would attempt to see if this type of analysis was available.

Mrs. Meier answered questions from the Council regarding the IBP and the EG zone.

City Manager Eppley questioned Mr. Brostoff regarding 1000 Friends position about the advantage of industrial development versus retail development.

Mr. Brostoff felt the trip generation trip impacts of industrial versus retail were less and that industrial revenue may bring about more revenue into the tax base through industrial land assessments and providing family wage jobs for the area.

Councilor Smith urged Mr. Brostoff to provide information to the Council that would address their concerns relating to the area to be developed and or the City of Keizer in general.

Mr. Brostoff indicated he would be happy to further address 1000 Friends concerns in writing to meet the Council's needs and questions.

Development Team

Charlie Marcheck, Ankrom Moisan Associated Architects, Portland-noted the antidotal stories presented to Council regarding the development and the possible impacts to the city as a whole. He provided a map with a segment of Portland showing the various jurisdictions that have worked in conjunction with each other to develop a successful retail development that worked well with the surrounding residential areas.

Responding to questions Mr. Marcheck indicated that an area, which may have more similarities to Keizer, would be the in Willamette Area.

Steve Ferrarini, 610 SW Alder, Portland-reported that their analysis showed that Keizer had more than enough residential and industrial land over a twenty year period. He indicated the analysis indicated there was not enough commercial land to meet this need over the next twenty-years.

Mr. Ferrarini discounted the Shil's report noting the lack of supporting evidence to meet its claims. He indicated that the team, before the close of the record would provide written testimony pertaining to this information.

Chuck ~~Side~~ Sides, 2555 Hollywood Drive NE, Salem- provided copies of a document with amended language regarding the retail limits. (Exhibit A-78) corrected 8-5-02 tl

Mr. Sides thanked the Council and staff regarding the work done on the project and noted an amendment, which would be presented to the Council regarding the 75/25 split.

Wendi Kellington, Legal Counsel-responding to questions Ms. Kellington indicated that the 25/75 percent split was not needed to comply with statewide planning goals. She addressed additional questions from the Council.

Mayor Christopher continued the public hearing until July 1, 2002.

b. <u>RESOLUTION-</u> Adopting City of Keizer 2002-2003 Budget, Making Appropriations, and Imposing and Categorizing Taxes

Finance Director Susan Gahlsdorf reported that the Budget Committee approved the Manager's Recommended Budget on May 14, 2002. The appropriate publications were placed in the local newspaper.

Staff recommended that the Council hold a public hearing, deliberate and adopt the budget with amendments, if any.

Mayor Christopher opened the public hearing.

Public Testimony

Vic Backlund, State Representative-spoke regarding the Power After School Program. Mr. Backlund spoke in favor of the program and urged the Council to continue their financial support.

Cyndi Astley, 4766 Coloma Drive SE, Salem-Program Director of the Salem-Keizer Together Community Drug Prevention Network. Ms. Astley provided a brief history of the program and the changes that had taken place within the program with the opening of the new middle school. She noted the dedicated efforts of those involved in making the program work, and their continued attempts to acquire funding.

Ms. Astley urged the Council to continue their financial commitment.

Responding to questions, Ms. Astley indicated that the Power Program augments other programs such as the Boys and the Girls Club, which are unable to handle the number of children that the program now provides services for.

Members of Council spoke in support of the program as a whole, but some Councilors questioned the continued use of city funds for the program.

Councilor Lee suggested a letter of support, or a proclamation, for the program rather than financial support.

Ms. Astley continued to answer questions from the Council pertaining to the program such as fees, scholarships and the continued financial support of Council to allow the program to seek additional in-kind funding.

Mayor Christopher thanked Ms. Astley for her report.

Janet Porter, Chairperson of Keizer Visitor Center Services Committee-spoke in support of the Budget Committee's recommendation that 20% of the Hotel/Motel tax is used to the Keizer Chamber of Commerce/Visitor Center.

Ms. Porter expressed appreciation for the support from the Council and provided data, which summarized their budget, projected projects for 2002-2003 and accumulated volunteer hours.

Councilor McGee provided a brief history of the Hotel/Motel tax and expressed support of the grant request for the upcoming budget year.

Mayor Christopher thanked Ms. Porter for her testimony, and with no one else wishing to testify she closed the public hearing.

<u>Council President Moir moved to drop the $1,000 allocated for the POWER Program from the 2002-2003 budget. Councilor McGee seconded the motion.</u>

Council President Moir addressed her motion indicating her decision was due to fiscal reasons within the city's budget and did not reflect on the program.

Councilor Walsh argued for the financial support of the POWER Program. He reasoned that submitting a proclamation in support of the program would not hold the same weight as financial backing.

Councilor McGee differed from Councilor Walsh's comments noting that the issue was not the quality of the program, but rather a philosophical one pertaining to local governments financially supporting social programs.

Mayor Christopher indicated she would be voting against the motion. She noted changes within the structure of the program, which had caused the need for the program to have to rebuild and that the use of these funds was important to help the program succeed. She also strongly felt that the lack of funding would send a message to the community that the Council does not care about children in the community.

Councilor Lee expressed his uneasiness with Mayor Christopher's comments. He indicated he would vote against the motion, but would work diligently to assist the program in acquiring other sorts of funding.

The motion passed as follows:

AYES: Lee, McGee, Moir and Smith (4)
NAYS: Christopher, Gaynor and Walsh (3)
ABSTENTIONS: None (0)
ABSENT: None (0)

Councilor McGee requested that the issue with the Lighting District be addressed prior to the adoption of the budget. He went on to summarize the *Street Lighting District Fund Administration Fee Analysis* in 7b of the packet and proposed that his information be passed on indexing and requeted that staff address the remaining deficit.

Ms. Gahlsdorf indicated staff involvement was reallocated in this program to address more accurate costs within this fund.

Councilor McGee moved to approve the Resolution to Establish the Administrative Costs for the Formation and Maintenance of Street Lighting Districts (Repealing R99-1106). Mayor Christopher seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Council President Moir moved a Resolution Adopting the FY'03 Budget, Making Appropriations and Imposing and Categorizing Taxes as amended. Councilor McGee seconded the motion.

Responding to questions regarding the financial impact of contracted computer services versus an Information System Specialist Human Resources Director Dianne Hunt noted some of the potential duties for this position and the costs. Her research indicated that the cost for this position would run approximately $4,680 a month and that the line item used for computer contractual services could fund this position at half time for twelve months.

Councilor McGee felt that a carefully described job description would need to be outlined before a vote could be taken on this position.

Ms. Hunt agreed that this would need to be analyzed and brought back before Council for review.

Councilor McGee outlined input received during various work sessions. He indicated concern from the public for the need to have additional officers patrolling the streets and felt this position should be filled prior to an administrative position being filled.

Councilor McGee moved a motion as a policy to direct the City Manager to fill the open police position as soon as practical. Councilor Smith seconded the motion.

Responding to questions, Chief Adams indicated the only way to add another police position with the current dollars allocated would be to layoff from another position.

City Manager Eppley indicated that the Council's authority in this type of process would be through the allocation of funds.

Councilor McGee felt it would be appropriate for the Council to address the issue at this time.

Council and staff discussed this topic. City Manager Eppley strongly encouraged Council to request a work session with the police department if they wished to iron out the issues being addressed.

City Attorney Johnson addressed some of the philosophical issues within the budget pertaining to the funding of various positions within the police department. He read excerpts from the City Charter pertaining to powers and duties of the City Manager and the City Council.

Councilor McGee agreed that it would be appropriate to further review the issue in a work session setting.

At this point Councilor McGee withdrew his motion.

Councilor Smith noted the additional planning position written into the budget. She requested that the position be of limited duration and approved on a yearly basis during the budget process.

Councilor Smith moved a motion to make the planning position a six month limited duration position with review at the next budget cycle. Mayor Christopher seconded the motion.

Ms. Hunt cautioned the Council against the six- month duration as the Council would only be analyzing a position that would actually have three months of duty before being reviewed again. She also noted a six-month duration could also have a negative impact on the recruitment process.

City Manager Eppley indicated that the funding be allocated by Council pending approval of classification.

Councilor Smith agreed with this process and withdrew her motion.

Mayor Christopher requested of the Finance Director that this issue be added to the budget notes for future reference.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Mayor Christopher recessed the meeting at 9:25 p.m. and reconvened the meeting at 9:30 p.m.

ADMINISTRATIVE ACTION

a. RESOLUTION- Authorization of

Finance Director Susan Gahlsdorf provided a brief outline of Interfund loans and their purpose because of

Interfund Loans to the General Fund and Street Lighting District Fund

a revenue shortfall.

Council President Moir moved a Resolution Authorizing Interfund Loans to the General Fund and Street Lighting District. Councilor Lee seconded the Motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. RESOLUTION- Establishing Administrative Costs for Formation and Maintenance of Street Lighting Districts (Repealing R99-1106)

This issue was addressed under the adoption of the budget.

c. RESOLUTION- Authorizing City Manager to Enter Housing Consortium Agreement with City of Salem RESOLUTION- Authorizing City Manager to Enter Intergovernmental Agreement with City of Salem for Administrative Housing Rehabilitation Program.

Planning Director Maria Meier provided a brief report regarding the housing partnership between Salem and Keizer. This was an agreement, which was reviewed every three years.

Council President Moir moved a Resolution Authorizing the City Manager to Enter Housing Consortium Agreement with the City of Salem. Councilor. Councilor McGee seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Council President Moir moved a motion Authorizing the City Manager to Enter Intergovernmental Agreement with City of Salem for Administrative Housing Rehabilitation Program. Councilor Smith seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

CONSENT CALENDAR

a. RESOLUTION- Certifying that the City of Keizer Provides Four or More Municipal Services

b. RESOLUTION-Declaring City's Intention to Receive State Revenue Sharing

c. Approval of Change of License Type and Trade Name for Kat's Korner Billiards and Sports Lounge

d. Approval of April 22, 2002 Work Session Minutes

Councilor Lee requested that item "c" is pulled from the consent calendar.

Council President Moir moved for approval of the remainder of the items on the consent calendar. Councilor Smith seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Responding to questions City Recorder Tracy Davis noted that the change of license type and social gaming would be issues dealt with separately. Councilor Lee agreed with this.

Council President Moir moved for approval of item "c" on the consent calendar. Councilor Smith seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

WRITTEN COMMUNICATIONS

None

AGENDA INPUT

June 10, 2002
5:30 p.m. City Council Work Session
- Marion County Juvenile Facility Tour

June 17, 2002
7:00 p.m. City Council Regular Session
- 2001-2002 Supplemental Budget
- Increasing Sanitation Franchise Fee
- Establishing Sewer Franchise Fee
- Audit Services Agreement

July 1, 2002
7:00 p.m. City Council Regular Session

Mayor Christopher noted the agenda items with Councilor's Lee and McGee noting they would not be in attendance of the July 10th work session.

ADJOURNMENT

Mayor Christopher adjourned the meeting at 11:20 P.M.

Cindy Perry

Cindy Perry
Recording Secretary

APPROVED:
MAYOR:

Christopher

Lore Christopher

COUNCIL MEMBERS:

Councilor #1 - Judy K. Smith

Jacque Moir

Councilor #4 - Jacque Moir

Councilor #2 - Michel Gaynor

Councilor #5 - Richard Walsh

Charles E. Lee

Councilor #3 - Charles E. Lee

Jerry McGee

Councilor #6 - Jerry McGee

Minutes approved:

August 5, 2002
w/correction on
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