



**MINUTES
KEIZER CITY COUNCIL
WORK SESSION**

**Monday, May 24, 2004
Robert L. Simon Council Chambers
Keizer City Hall, Keizer, Oregon**

CALL TO ORDER

Mayor Christopher called the work session to order at 12:15 pm. Roll call was taken as follows:

Present:

Jacque Moir, Council President
Judy Smith, Councilor
Richard Walsh, Councilor
Charles Lee, Councilor

Absent:

Michel Gaynor, Councilor
James Taylor, Councilor

Staff Present:

Chris Eppley, City Manager
Rob Kissler, Director of Public Works
Nate Brown, Community Development
Marc Adams, Chief of Police
Dianne Hunt, Human Resources

DISCUSSION:

**a. Civic Center
Task Force
Recommendation**

The discussion began with an open question and answer session. Councilor Smith began asking why two buildings were being recommended instead of putting City Hall and the Police Department in the same building. City Manager Chris Eppley responded that after discussion, the task force agreed that it would be less expensive to build two one-story buildings rather than creating a footprint large enough to support a multi-story building and also there is a possibility that the buildings will not be constructed simultaneously. Nate Brown added that there was a functional issue with security: the Police Department requires considerably more security than the City Hall. Chief Adams added that the proposed buildings are somewhat connected as designed. Councilor Smith responded that she thought the project should not be done in phases but all at once. Councilor Moir agreed with Councilor Smith on not phasing the project.

Councilor Walsh questioned if there had been a comparison on the tearing down of the current structures and rebuilding vs. selling current structures and property, buying bare land and building there. Chief Adams responded that the task force had hoped that by remaining in the same location and making the improvements, the second street of downtown could be initiated forming a "heart" of the city. Mr. Eppley

added that the task force agreed that because we owned the ground already and there is a park nearby, it was more cost effective to stay at the present location. It was noted that there was no study done on the options offered by Councilor Walsh.

Chief Adams interjected that there are professional marketing surveys with follow-up assistance that can be done to help in presenting a measure to the public.

Discussion continued relating to investigating purchasing other land. Councilor Smith pointed out that the city had been buying up adjoining property with the intent of using it for a Civic Center. Chris Eppley noted that some consideration was given in the past to purchasing the Keizer Village area for the Civic Center, but those sites are becoming fewer and fewer. He concluded that it might not be a good idea to take over an area that is redeveloping itself and lead it in a different direction. Councilor Walsh responded that he felt voters would ask if this option had been investigated and if it had not, they might feel all possibilities had not been explored.

Mr. Eppley suggested that staff investigate available parcels that would serve the city needs and find out the cost as well as get an appraisal of the currently occupied property and compare the two.

Council President Moir pointed out that

- Costs will continue to go up so time is of the essence.
- Several other cities have been successful in getting voter approval for needed buildings.
- If the Police Department is relocated to an outlying area, response time will be increased.
- Many people have questioned why the City Hall is in such old buildings.

It was agreed that Public Hearings would be targeted for July, but Council would have another work session before then. Some discussion followed regarding Town Hall meetings vs. Public Hearings. Various suggestions followed for the format of a Town Hall meeting.

Staff agreed to check on the cost of conducting a scientific survey in addition to the annual survey that the City conducts. Chris Eppley added that the usual annual survey would not be distributed with the water bill this year, but would be circulated through a mailing.

Mayor Christopher summarized the next steps:

- The City Manager will work with the consultant to get an executive summary regarding the offer by the Wittenberg and any other pertinent

information.

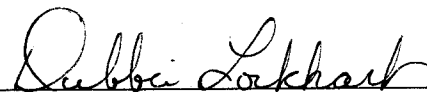
- City Manager and Staff will work together on determining the cost of 8+ acres of bare land.
- A market analysis will be done on the currently occupied property and buildings owned by the City.
- Develop a budget and present a plan and implementation for 60-month safety improvements for the Police Department.
- Determine cost of a scientific survey.

The next work session was scheduled for Monday, June 21 at 5:30 pm dedicated to the Civic Center Report. This work session will take the place of the normally scheduled Work Session on June 14.

Adjournment

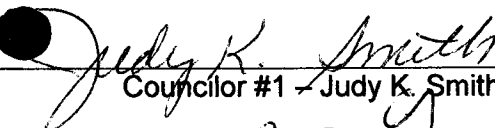
Meeting adjourned at 1:25 pm.

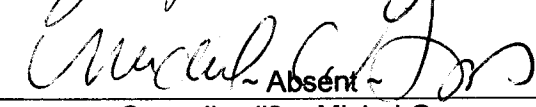
APPROVED:
MAYOR:

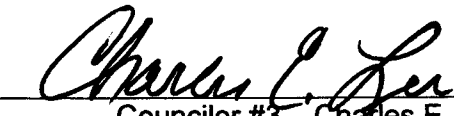

Debbie Lockhart, Recording Secretary

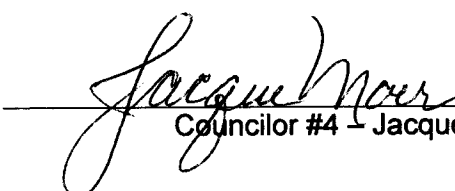

Lore Christopher

COUNCIL MEMBERS


Councilor #1 - Judy K. Smith


Councilor #2 - Michel Gaynor


Councilor #3 - Charles E. Lee


Councilor #4 - Jacque Moir


Councilor #5 - Richard Walsh

~ Absent ~
Councilor #6 - James Taylor

Minutes approved:


June 21, 2004