



MINUTES
KEIZER CITY COUNCIL
Monday, May 17, 2010
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Christopher called the meeting to order at 7:30 pm. Roll Call was taken as follows:

Present:

Lore Christopher, Mayor
Jim Taylor, Council President
Richard Walsh, Councilor
Cathy Clark, Councilor
Mark Caillier, Councilor
David McKane, Councilor
Brandon Smith, Councilor

Staff:

Shannon Johnson, City Attorney
Chris Eppley, City Manager
Rob Kissler, Public Works
Nate Brown, Community Development
Marc Adams, Police Chief
Kevin Watson, Assist. to the City Mgr.
Tracy Davis, City Recorder

FLAG SALUTE

Gubser fourth grader, Noah Egli, led the pledge of allegiance.

PUBLIC TESTIMONY

Joe Egli, Keizer, Chamber of Commerce President, provided an update of the Iris Festival including giveaways, sponsors and highlights and thanked everyone who was participating in the event. Councilor Taylor added that the Bikeways Committee was sponsoring two bike rides at the Iris Festival.

Jeanne Bond-Esser, Keizer, Parks Board Chair, reported on the last Parks Board meeting including interaction with Jennifer Kellar regarding signage at the ball fields, and partnering with the Boys & Girls club to use the fields for football; the opening of the Whittam Park Community Garden; discussion on notification of park spraying, and use of volunteer labor. She explained that the Board had received a report from Vickie Hilgemann regarding the Wild Wild Rec program and that the Board had indicated support for the repurposing of the caretaker house at Keizer Rapids Park by committing \$50,000 of SDC funds and Rick Day committing a matching amount in labor, materials and funds.

Andrew Mulholland, Keizer, provided a brief history of the development of Keizer Station and urged Council to lower the square footage allowed for a retail establishment in Area C.

City Attorney Shannon Johnson explained that the reallocation of retail space ordinance before Council was not in a Public Hearing tonight; that

Public Hearing has been closed and any testimony regarding the proposed ordinance will not be part of the official record.

Kevin Hohnbaum, Keizer, voiced opposition to changing the text amendment process to a master plan process because public testimony would be limited. He expressed distrust of Council decisions and predicted increased traffic and Wal-Mart carts littering yards should this amendment pass.

PUBLIC HEARING

a. RESOLUTION~ Forming Benevan Court Street Lighting Local Improvement District

ORDINANCE ~ Spreading Assessments to Benevan Court Street Lighting Local Improvement District

City Manager, Chris Eppley, provided the history of the formation of this Street Lighting Local Improvement District and noted that the Public Hearing was to consider remonstrances to the project and objections to proposed assessments. Staff recommendation is that City Council open a Public Hearing to consider oral objections and written remonstrances to the formation of Benevan Court Street Lighting Local Improvement District and, if there are no objections, close the public hearing and consider adoption of the resolution forming the district and the proposed assessment ordinance. He noted that two written remonstrances opposed to the assessment had been received and there are five lots in the proposed district. He therefore recommended that the Public Hearing be held open so that staff can work on the issue and perhaps find a better solution. Discussion then took place regarding the requirement that developers establish a street lighting district, the location of the lights and who is responsible for paying the lighting costs.

Mayor Christopher opened the Public Hearing.

Mayor Christopher read letters from Randy, Troy and Lisa Fultz and James Saunders submitted in opposition to the formation of the street lighting district because the lighting does not benefit all parties.

Mark & Cheryl Johnson, Keizer, and Wade and Kendall Buckmaster, Keizer, expressed willingness to pay their fair share but added that they felt the five parcels paying are not the only beneficiaries of the lights, in fact their property gets no light from the fixtures, and all lots benefitting from the lights should share the cost.

Chris Eppley noted that Council has received valid remonstrances from 4 of the 5 property owners.

Mayor Christopher continued the Public Hearing until June 21.

ADMINISTRATIVE ACTION

a. ORDINANCE – Allowing Reallocation of Keizer Station Retail Limitation;

City Attorney Shannon Johnson explained that this was before Council following the public hearing for consideration of adoption of an ordinance that would change how the retail square footage would work in Keizer Station. He reminded Council of other matters that had already been addressed and of the effect of this change which does not reallocate square footage but simply changes the *process* to one in which a proponent could come in with a master plan for approval and request reallocation. Mr. Johnson then provided extensive detail regarding

**Amending:
Keizer
Development
Code Sections
2.107, 2.109,
2.110, 2.119,
2.125, 3.113;
Keizer Station
Plan Areas and
Design
Guidelines;
Ordinances 98-
389, 2003-479
and 2007-562**

additional criteria, fielded questions and provided clarification regarding conditions, opportunities for public testimony, traffic impact, allocation and master plan approval. Councilor Walsh pointed out that this amendment will give Council more information at the decision making time to safeguard the neighborhoods and the city. Councilor Clark indicated that she would oppose this amendment because she did not feel it was necessary; because it was overly complex and would be prohibitive to future development. Further discussion took place with each Councilor expressing their opinion.

Councilor Taylor moved to adopt an Ordinance Allowing Reallocation of Keizer Station Retail Limitation; Amending Keizer Development Code Regarding Section 2.107 (Mixed Use), Section 2.109 (Commercial Retail), Section 2.110 (Commercial Mixed Use), Section 2.119 General Employment), Section 2.125 (Activity Center Overlay Zone), and Section 3.113 (Keizer Station Master Plan Review); Amending Keizer Station Plan Areas and Design Guidelines (Pages 9 to 10 of Keizer Station Plan); Amending Ordinance 98-389, Ordinance 2003-479 (Exhibit 2, Pages 9 to 10) and Ordinance No. 2007-562 (Exhibit "C"). Councilor Walsh seconded. Motion passed as follows:

AYES: Christopher, Walsh, Smith, McKane and Taylor (5)

NAYS: Clark and Caillier (2)

ABSTENTIONS: None (0)

ABSENT: None (0)

Mayor Christopher noted that because it was not a unanimous vote, it would come back for a second reading on June 7, 2010.

**CONSENT
CALENDAR**

A. Approval of April 19, 2010 Regular Session Minutes

Councilor Taylor moved for approval of the Consent Calendar. Councilor McKane seconded. Motion passed as follows:

AYES: Christopher, Walsh, McKane, Caillier, Taylor and Clark (6)

NAYS: None (0)

ABSTENTIONS: Smith (1)

ABSENT: None (0)

**COMMITTEE
REPORTS**

**a. Gubser
Neighborhood
Association
Annual Report**

Allen Prell, President of the Gubser Neighborhood Association was not in attendance but had submitted the Annual Report for Council review.

Councilor McKane moved to accept the Gubser Neighborhood Association Annual Report and to extend recognition for another year. Councilor Caillier seconded. Motion passed unanimously as follows:

AYES: Christopher, Walsh, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Councilor Clark:

- Voiced appreciation for the opportunity to share a few words with attendees of the Mayor's Prayer Breakfast
- Thanked Council for the opportunity to guide three classes from Kennedy Elementary through the Civic Center, Heritage Center and the Police Department
- Added that she had discussed the importance of voting with a fourth grade class at Forest Ridge Elementary
- Reported that she attended the final League of Oregon Cities Transportation Committee meeting, the Commissioner Breakfast and the West Keizer Neighborhood Association meeting
- Reminded everyone of the upcoming Keizer 23 Advisory Committee meeting.

Councilor McKane reported that Parks Board met on the same night as the Budget Committee so he was unable to attend. He added that the Traffic Safety Commission would be meeting on the 27th.

Councilor Caillier reported that

- The League of Oregon Cities committee work (Telecom and Water Wastewater) has been completed;
- Claggett Creek Watershed Council meets June 2 at the Civic Center
- Planning Commission will meet June 9 at the Civic Center
- A fundraising project has begun to purchase a carpet cleaning machine for the community center with Keizer Rotary and the Chamber of Commerce together raising \$460 so far for the \$1800 machine. He asked people interested in donating to contact him.

Councilor Taylor reported that Bikeways Committee will be making final plans for the bike ride at the Iris Festival at their upcoming meeting.

Councilor Walsh complimented Councilor Clark for her participation in the Mayor's Prayer Breakfast and reported that

- The National Park Service representatives from Hawaii, California, Idaho, Washington and Alaska flew to Keizer to see Keizer Rapids Park and held a meeting at the Community Center.
- The Mid-Willamette Birding Group decided to designate Keizer Rapids Park as part of the Willamette Valley Birding Trail.
- Iris Festival is in full swing.
- He had participated in Texas Hold'em but was not in the final table.
- The Director of the Economic Development and Government Affairs committee is preparing to deal with the sign code.
- The Chamber luncheon would be in the Iris Festival Tent with several other activities to follow.

He also thanked

- Elizabeth Sagmiller for her guidance and assistance in the catch basin marking project,

- Marion County Commissioners Carlson and Brentano for their participation in the Commissioners Breakfast, and
- The Fire Department for the Mother's Day Breakfast.

Councilor Smith reported that he had attended the League of Oregon Cities Finance and Taxation Committee meeting adding that although it was hoped to be the last one, there may be more scheduled. He reviewed the recommendations of the committee and the action items for the Board relating to review of property tax exemptions and a general kicker reform support. He concluded with a reminder for everyone to vote.

Mayor Christopher thanked Councilor Clark for speaking at the Mayor's Prayer Breakfast, and for filling in at "Who's the Boss of Keizer?"

OTHER BUSINESS

City Manager Chris Eppley congratulated the Mayor for choosing Councilor Clark to speak at the Mayor's Prayer Breakfast and commended Councilor Clark for her inspirational presentation. He also reported that he had been working with Councilor Caillier on the League of Oregon Cities Telecom Committee and they have been working on their legislative proposal which will include a statewide telecom tax restructuring that would include a cell phone tax for the state.

Police Chief Marc Adams reported that he would be the speaker at the upcoming "Turnaround Awards". He explained that this is a program recognizing middle and high school students who have turned their lives around.

Public Works Director Rob Kissler reminded the public of upcoming paving projects. Councilor McKane commended Mr. Kissler on the recent Public Works/Fire District Open House. Mr. Kissler thanked the Fire District and the Police Department for their participation.

City Recorder Tracy Davis announced that applications are being accepted for the opening on the Bikeways Committee and that voting closes at 8 p.m. on the 18th.

Assistant to the City Manager, Kevin Watson, reminded everyone to submit announcements to him for posting on the City Facebook page. As of May 9 there were 306 fans, 57% female, 41% male, including fans in Aruba, Switzerland and Japan.

Mayor Christopher reported that the League of Oregon Cities and Mayors' Association are planning conference events at the Cottage Grove Disc Golf Course. She commended the Public Works Department for their annual water report.

WRITTEN COMMUNICATIONS

None

AGENDA INPUT

June 7, 2010

6:00 – Urban Renewal Agency Meeting

- 2010-2011 Keizer Urban Renewal Agency Budget Public Hearing

7:00 p.m. – City Council Regular Session

- 2010-2011 City of Keizer Budget Public Hearing

June 14, 2010

5:45 p.m. – City Council Work Session

- Chamber of Commerce – Sign Code

June 21, 2010

7:00 p.m. – City Council Regular Session

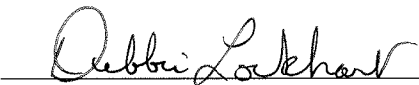
ADJOURNMENT

Mayor Christopher adjourned the meeting at 9:12 p.m.

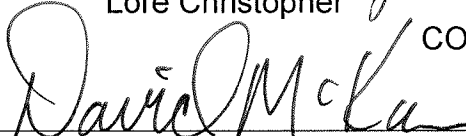
MAYOR:


Lore Christopher

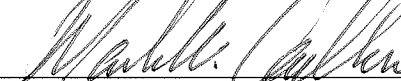
APPROVED:


Debbie Lockhart, Deputy City Recorder

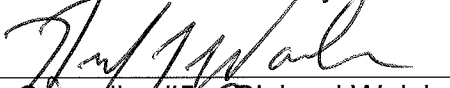
COUNCIL MEMBERS


Councilor #1 – David McKane


Councilor #2 – Brandon Smith


Councilor #3 – Mark Caillier

Councilor #4 – Cathy Clark


Councilor #5 – Richard Walsh


Councilor #6 – James Taylor

Minutes approved:

