

City of King City
City Council Minutes
August 24, 2016 Regular Meeting

Call to Order: Mayor Gibson called the meeting to order at 7:00 pm

Roll Call: Present: Al Reu, Bob Olmstead, Billie Reynolds, Chi Nguyen-Ventura, Smart Ochoi, Dennis Gelfand, Ken Gibson

Agenda Item 5: Open Forum: No comments

Agenda Item 6: Unfinished Business

6.1 Ordinance 2016-01 and Accompanying Resolution 2016-06 Regarding a Marijuana Tax Referendum, Second Reading

A question was raised regarding whether medical marijuana would be subject to a local tax. Per state law, medical marijuana is exempt from tax. Motion made by Councilor Olmstead, seconded by Councilor Reu, to place Ordinance 2016-01 on the fall ballot for voter approval.

Roll Call: All ayes (7-0)
Motion passed.

6.2 Ordinance 2016-02 and Accompanying Resolution 2016-07 Regarding a Gas Tax Referendum, Second Reading

Council discussion focused on the desire to educate voters regarding the benefits of the proposed tax and resulting revenue, and about the presence of similar taxes in adjacent cities. City Manager will draft explanatory material for inclusion on the voters pamphlet. Motion made by Councilor Reynolds, seconded by Councilor Reu, to place Ordinance 2016-02 on the fall ballot for voter approval.

Roll Call: 6-1 with Councilor Gelfand Dissenting
Motion passed.

Agenda Item 7: New Business

7.1 Washington County IGA – Fischer Road

City Manager explained the cost share with the county for improvements. Except for construction of a wall by King City at a cost of \$103,000, the city and county will split costs 50/50

for the \$1.4M project. Project completion is expected by Fall 2017. Motion made by Councilor Olmstead, seconded by Councilor Gelfand, to approve entering the intergovernmental agreement.

Roll Call: All ayes (7-0)
Motion passed.

7.2 Year-End Financials – June 2016

City Manager reported that the City was on-budget, except that the building department's actual costs exceeded earlier estimates because the rate of development in the city exceeded expectations. Additional development approvals generated more revenue than forecasted, but department expenditures cannot exceed the allocated budget. City Manager is working with City's accountant to address the problem of unanticipated budget exceedances using a discretionary line item for variable expenses. Motion made by Councilor Reu, seconded by Councilor Olmstead to approve the financial report.

Roll Call: All ayes (7-0)
Motion passed.

7.3 Supplemental Budget

City Manager presented revised budget numbers, including \$450,000 for acquisition of the Purkey Building and approximately \$200,000 for building renovations, \$40,000 for urban reserve area/urban growth area expansion planning, and \$100,000 for Title 11 concept planning. Motion made by Councilor Gelfand, seconded by Councilor Reu, to approve the supplemental budget.

Roll Call: All ayes (7-0)
Motion passed.

Agenda Item 8: Police Chief's Report

Police Chief Chuck Fessler noted above-average calls for police service, which for the last two months exceeded 2015 levels by approximately 10 percent. Many of these are "quality of life" issues, such as concerns with neighbors, rather than criminal incidents.

Agenda Item 9: City Manager's Report

City Manager discussed results of Purkey Building inspection, which revealed problems with the roof and basement plumbing. The extent of needed roof repairs is not known until the existing roof is removed, but estimates range from \$28,000 to \$45,000. Plumbing repairs are estimated to run from \$2,000 to \$5,000. The building owner declined to make repairs, but offered to reduce the sales price by \$20,000. Council discussed the City's options, which include accepting the owner's proposal, proposing a counter-offer, or withdrawing from the purchase. Motion made by Councilor Gelfand, seconded by Councilor Olmstead, for the City Manager to proceed with purchase negotiations with special consideration of a counter-offer to better offset estimated repair costs.

Roll Call: All ayes (7-0)
Motion passed.

City Manager also reported activities on the requested parking regulations on Jordan Way, the selection of Urbsworks for urban growth area concept planning, the hiring of a new planning/administration/utility specialist, and a proposed 16-unit apartment development.

Agenda Item 10: Mayor and Councilors' Reports

- Councilor Reu: Discussed his experience over the past month with the intergovernmental water board and the latest on the system upgrades and implementation of the water system.
- Councilor Olmstead: Had nothing to report.
- Councilor Nguyen-Ventura: Discussed the CDBG meeting that was hosted by King City and effects of Hillsboro's withdrawal from the program.
- Councilor Gelfand: Commented about the events surrounding the 50th celebration and explained the success of the efforts that had been put forth by all those involved.
- Councilor Reynolds: Discussed the Oregon Small cities meeting in September and the League of Oregon Cities meeting in Keiser on the 14th and 15th.
- Councilor Ocholi: Expressed his gratitude to all those that participated in the 50th anniversary celebration and remarked about the success of the combined events.
- Mayor Gibson: Discussed Tobacco awareness week and the lack of smoking ordinances within the city.
- Agenda Item 11: Councilor Olmstead Moved, Councilor Reu seconded to adjourn. Hearing no objections the meeting was adjourned at 8:24 pm