

CITY OF KING CITY
CITY COUNCIL MINUTES
City Council Chambers
City Hall

November 2, 2016

Call to Order: Mayor Gibson called the regular council meeting to order at 7:00 p.m.

Roll Call: Present: Al Reu, Billie Reynolds, Smart Ocholi, and Ken Gibson.
Absent: Bob Olmstead; Chi Nguyen-Ventura, Dennis Gelfand

Agenda Item 4: Approval of Minutes from October 19, 2016

MOTION MADE BY COUNCILOR REU, SECONDED BY COUNCILOR OCHOLI, TO APPROVE THE MINUTES OF OCTOBER 19, 2016

Roll Call: All ayes (4-0)
The motion passed.

Agenda Item 5: **Open Forum:**

Jerry Crane from the Highlands discussed the pending annexations and interest in being involved in the Council business.

Agenda Item 6: **Unfinished Business:** None

Agenda Item 7: **New Business:**

7.1 Mayor Gibson opened the discussion on the Purkey Building, inquiring about the Council's interest in acquiring the structure. City Manager (CM) Weston explained to the council that previous sales offers on the building have fallen through and the building is back on the market.

CM Weston presented the options: 1: Purchase the Building, 2: Remodel our current location, 3: Purchase land outside current UGB and Build for future location

Mayor Gibson expressed his interest in investigating the option further until there was a clear and cost efficient direction.

Councilor Reu and Councilor Reynolds like the option of the Purkey Building over other options, and perhaps bring in an appraiser to do a thorough investigation of the building and potentially come back to make an offer based on evidentiary facts.

Councilor Ocholi asked if we could contact the other potential buyers to find out why they pulled out of the deal.

CM Weston discussed the steps to purchasing a bare lot and building a town center anew in an area to be determined.

The Council, discussed committing funds to retaining an appraiser and architect to assess the costs to remodeling, buying the Purkey building and remodeling it,

or buy a bare lot in the expansion area and build a new city hall, library, and recreation center.

Councilor Reynolds expressed her desire to see the city acquire the Purkey building to prevent a marijuana retailer, casino or some other unfavorable operation from being established on the site. Stating that there is value to the property with the city's role here at the clubhouse and KCCA.

Mayor Gibson expressed his concern that we pursue these options for the right reasons and make sure it is a good investment for the city.

CM Weston asked for the opportunity to assess the total expense of the three options and present the council with the monetary figures associated with the three options so the Council can evaluate the three options from a monetary investment standpoint and see a fair comparison to evaluate the decision.

Motion to give CM an assignment to investigate the three options and determine which option is would be the best opportunity for the City and determine what option is the best investment.

MOTION MADE BY COUNCILOR REU - SECONDED BY COUNCILOR OCHOLI TO INVESTIGATE THE MATTER FURTHER, THROUGH THE RETENTION OF A CONSULTANT WHO CAN ASSESS THE SITUATION AND PROVIDE A COST BENEFIT ANALYSIS OF THE THREE OPTIONS.

Roll Call – All Ayes (4-0)

The motion passed

- 7.2 CM Weston gave a brief update on the Tract H development at Deer Creek Woods over on 131st Avenue. CM Weston suggested that the new development presents an opportunity to do something nice at the corner of 131st and Fischer. CM Weston also discussed the Park SDC and proposed pending modifications to the ordinance.
- 7.3 CM Weston discussed the upcoming meeting with the TTSD Superintendent, the circulation problems at deer creek, and the pedestrian crossing situation at the school. CM Weston also discussed the URA expansion and consulting process and the need to plan for the added capacity the expansion would require for the school district.

Agenda Item 8: Police Chief's Report

- No Report
- Mayor Gibson also wanted to thank the KC Police for their quick thinking and response to help his neighbor

Agenda Item 9: City Manager's Report

- City Manager Weston expressed his concern about the Highway 99 Sidewalk infill project and the growing costs associated with the project.

Agenda Item 10: Mayor and Councilor's Reports

Councilor Reu: No Report

Councilor Ocholi: Nothing to Report.

Councilor Reynolds: Mentioned the Law Enforcement Charitable Foundation and funding options through the foundation that the City may be able to apply for.

Mayor Gibson: Announced the upcoming meeting with the WCCC and the UGB Task Force, and that he will be traveling east to Delaware for the rest of the week.

Agenda Item 11: COUNCILOR OCHOLI MOVED - COUNCILOR REU SECONDED TO ADJOURN, THE MEETING WAS ADJOURNED AT 7:45 P.M

Respectfully Submitted

Michael Weston, City Manager/City Recorder