

**CITY OF KING CITY  
CITY COUNCIL MEETING MINUTES**

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**Call to Order:** A regular meeting of the King City – City Council was held at the King City Hall beginning at 8:00 p.m. on Wednesday, April 4, 2018. Mayor Gibson requested a moment of silence then proceeded to call the meeting to order at 8:01 p.m., followed by roll call and the Pledge of Allegiance

**Roll Call:** **The following City Council members were present:**  
Mayor Ken Gibson  
President Bob Olmstead  
Councilor Jaimie Fender  
Councilor John Boylston  
Councilor Gretchen Buehner  
Councilor Billie Reynolds  
Councilor Smart Ocholi  
**Absent:**

**Staff present included:**  
City Manager (CM) Mike Weston  
Interim Chief Ernest Happala  
City Recorder Ronnie Smith

**Agenda Item 4:** **Approval of Minutes:** February 7, 2018

**MOTION MADE BY COUNCILOR BUEHNER TO APPROVE THE MINUTES OF REGULAR SESSION FEBRUARY 7, 2018, SECONDED BY COUNCILOR REYNOLDS.**

**VOICE VOTE: 7-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED  
THE MOTION CARRIED 7-0.**

**Agenda Item 5:** **Open Forum:**

Mayor Gibson opened public comment on any item on the agenda (including questions, suggestions, complaints, and items for future agenda) and stated each person's time would be limited to three minutes.

Tara Ropp of Roseberry HOA – 16628 SW 134<sup>th</sup> Terrace:  
Spoke about the safety concerns (e.g., stop signs yellow lines, parking signs that have fallen) on 134<sup>th</sup> and Macbeth area. CM Weston said that we need to do a traffic study to warrant the stop sign.

Brad Vandermark of King City – Small is Beautiful – 11955 SW King James, Place:  
Spoke about 7.2 amendment of the SCJ Alliance contract that estimates the transportation system improvements. He would like the Council to withdraw from this agreement. Stating it is premature because the council does not know if Metro will approve the URA 6D.

**Agenda Item 6: Unfinished Business:**

None

**Agenda Item 7: New Business:**

7.1 Truck Bed Selection – Purchase Authorization

CM Weston reported that staff has been working on the bids for the last month and staff would like to recommend the Carco bid.

A short discussion was had over the other companies that bid.

**MOTION MADE BY COUNCILOR BOYLSTON TO APPROVE THE PURCHASE AUTHORIZATION FROM CARCO, SECONDED BY COUNCILOR FENDER.**

**VOICE VOTE: 7-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED  
THE MOTION CARRIED 7-0.**

7.2 Amendment No.2 SCJ Alliance Contract -Scope Change

CM Weston reported that this an amendment of the partnership agreement with Metropolitan Land Group and SCJ Alliance contract with the city. This amendment covers the preparation of planning level cost estimated for off-site transportation system improvements that are identified in the traffic operations analysis (appendix I in the Concept Plan.) CM Weston also said that the city will pay for the contract and will be reimbursed.

Mayor asked if there was any questions or concerns.

Councilor Boylston stated that he would recuse himself from the vote due to possible conflict of Interests.

**MOTION MADE BY COUNCILOR BUEHNER TO APPROVE AMENDMENT NO. 2 SCJ ALLIANCE CONTRACT, SECONDED BY COUNCILOR REYNOLDS.**

**VOICE VOTE: 6-AYES – 0-NEYS – 0 ABSTENTIONS– 1- RECUSED  
THE MOTION CARRIED 6-0.**

**Agenda Item 9: Police Chief's Report**

The Chief report was moved up.

Acting Chief Happala was introduced to the Council members. He reported that the new police vehicles would be here in a few weeks.

**Agenda Item 7: New Business:**

7.3 Resolution 2018-03 King City Concept Plan – Public Comment

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING CITY, OREGON, APPROVE THE CONCEPT PLAN TO GUIDE FUTURE PLANNING ACTIVITIES WITHIN THE URA 6D.

CM Weston explained the public hearing process and order of presentation and comments.

Mayor Gibson opens the public hearing for agenda item number 7.3 Resolution 2018-03 King City Concept Plan at 7:18 pm.

Mayor Gibson asked the following questions:

Do any members of the City Council wish to abstain or recuse themselves?

None

Do any members of the City Council wish to report any significant ex parte contact? (If there are any, ask if any member of the audience wishes to comment or challenge that report)

Councilor Buehner stated she has been out on the site.

Does any member of the audience wish to challenge the jurisdiction of the City Council to hear this matter?

None.

Does any member of the audience wish to challenge any individual member of the City Council?

None.

At this time, I call for the staff to present the proposal along with applicable approval standards and make a recommendation.

Keith Liden, City Planner, presented the concept plan to the Council members and audience. The Main points are as followed:

**Vision and Goals** (pp. 9 – 11). The vision and goals emphasize the importance of:

- Sensitivity to the Tualatin River and surrounding natural areas
- Creating a community of great neighborhoods
- Providing universal access and fluidity of transportation

• **Evaluation of Base Conditions** (pp. 13 – 26). Existing conditions for natural resources and sensitive lands, land use, transportation, and public utilities were inventoried and evaluated in a series of reports.

• **Concept Planning Frameworks** (pp. 27 - 80). In response to the existing conditions evaluation, appropriate planning approaches were developed for natural systems, future land use, mobility, and public utilities and services.

• **Infrastructure Funding** (pp. 81 – 85). Based upon the identified transportation and utility facility needs, the associated costs were estimated along with a method for new development to finance the necessary transportation and utility infrastructure.

• **Development Phasing** (pp. 87 -89). A two-phase development approach is described in the document beginning with urban development initially occurring in the western and northern portions of the area followed by a second phase of development and some redevelopment in the central and southeastern portions of URA 6D. The level of property owner interest annexing into the city and development will largely determine the pace of development, which is envisioned to take 20 years or more.

Mayor Gibson asked Keith and CM Weston for clarification, would the development cost be taxed to the current King City residents? CM Weston stated the question that has been posed to him several times. You king city raise the taxes. He mentioned that measure five caps local governments abilities to raise residents permanent tax rate. CM Weston did point out that the City does have a Police – Local Option Levy that is voted by King City residents.

Councilor Reynolds asked CM Weston, is the SDC \$26 – 32 thousand per house the contractor responsibility to pay not the existing king city residents. CM Weston responded saying yes.

CM Weston had a few written testimonies that he summarized:  
Dan Brenner - Rivermeade: Mr. Brenner is against the expansion of Green Blvd thru the community.

Zach Pelz - AKS Engineering and Forestry:  
They are in favor of the concept plan, and the letter also mentioned the ORS rules and goals 10 and 14.

Does any member of the audience wish to speak in favor of this application?

Zach Pelz of AKS Engineering and Forestry: Support the resolution to approve the Concept plan because it allows the City to determine how this area is developed and it is consistent with the City's statutory obligations to plan (letter attached.)

Jamie Stasny of Metropolitan Land Group – 17933 NW Evergreen Parkway # 300:  
Is in favor of the Concept Plan, she spoke about being apart of the SAC team. She also commended the staff for all the hard work for all the public hearings, Open Houses.

Does any member of the audience wish to speak in opposition to this application?

William F (Fritz) Paulus – 1207 SW 6<sup>th</sup> Ave Portland is the Attorney for Elaine Eudaly of – 16900 SW Elsner rd. The main objection is that his client's property that is reflected on the concept plan pages 25 and 78 the property is shown as not being buildable land or being serviced by sanitary sewer. These maps were not modified as requested. Mr. Paulus did mention that CM Weston did speak to him before the council meeting and said that the plan for possible LDR zoning in this part of the URA might be including. He also pointed out that the city has an inherent conflict of interest in not including the property as buildable land in the concept planning due to its stated interest in acquiring the property as a public park.

Gregg Russel – 14100 SW River Lane:  
Is in Opposition to the URA. Mr. Russel mentioned that residents west of 137<sup>th</sup> opposed of the annexation of the URA area this also includes homes River lane, Myrtle Lane and 150<sup>th</sup> they also oppose the Fischer road expansion. He mentioned that the parks are not adequate for the home that would be coming in.

Brad Vandermark of King City – Small is Beautiful – 11955 SW King James place:  
Is in Opposition to the concept plan and the URA expansion. Mr. Vandermark mentioned that this expansion would be destructive for three reasons:

1. By expanding the city is saying that they want to destroy the small, neighborly and friendly nature of king city.
2. It strategically flawed. Mr. Vandermark stated that the city would be 1 to 3 miles long. This would increase the cost of public service and increased the response time for the Police.
3. Existing residents will be subsidizing the new construction. Mr. Vandermark also stated that he never said the taxes would be raised he said that “King City – Small is Beautiful does not believe that existing residents should even paying one penny for new development by a private developer for new residents. I have already stated you have spent \$130,000.00 of existing King City resident’s money for this concept plan”.

Councilor Boylston thanked Mr. Vandermark for his passionate position and asked “I was not on the Council at the time but, I understand that you applied to be on the City Council at one point. Is that true?” Mr. Vandermark responded “yes-correct” Councilor Boylston then asked, “My understanding is when you came in you actually wanted King City to dissolve at that point. Is that right? Mr. Vandermark replied by saying “No I didn’t, no I did not say that, and if I did I would love to see it in writing. What I said - no I didn’t”.

Ron Johnson – Rivermeade Community Club – 13880 SW River Lane:  
Is in Opposition to the concept plan. One of their most significant concerns is the Fischer Road expansions. He also mentioned that some trees would need to be removed and a lot of the neighborhood would not be happy about cutting old growth.

Does anyone wish to provide a neutral comment?  
None.

Mayor Gibson asked for a motion to either close or continue the public hearing.

**MOTION MADE BY PRESIDENT OLMSTEAD TO CLOSE THE PUBLIC HEARING FOR RESOLUTION 2018-03 KING CITY CONCEPT PLAN – PUBLIC COMMENT, SECONDED BY COUNCIL BUEHNER.**

**VOICE VOTE: 7-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED  
THE MOTION CARRIED 7-0.**

Mayor Gibson declared the public hearing closed at 8:30 p.m.

Staff recommended that to postpone the vote until April 18, 2018. CM Weston mentioned that at the next meeting the staff would have the Executive Narrative and appendix I and other final documents.

**Agenda Item 10: City Manager’s Report**

CM Weston reported that staff has been busy helping with writing reports for the URA.

The staff has been looking at doing a soccer and baseball field at the park. Staff will also be meeting with Tigard little league soon.

The lighting at the park is done.

**Agenda Item 11: Mayor and Councilor's Reports**

- Councilor Buehner reported that she is on the Policy Committees for League of Oregon Cities – Transportation and Finance and Taxation. She would like to propose an agenda item for the next city council meeting. She would like to present some finding.
- Councilor Olmstead reported attending KCCA has elections going on.
- Councilor Fender mentioned on April 28 she will be reading at the Tigard Library for Fair Housing Event. She also would like to represent King City at the Drive-in Sleep-out event at Tigard High School May 26, 2018. This is a fundraising event for Family Promise.


Council members gave Councilor Fender permission to represent the city.

- Councilor Reynolds – She reported that she attended the Small Cities meeting in Donald.
- Councilor Boylston – No Report.
- Councilor Ocholi – No Report
- Mayor Gibson – mention that he attended that Small Cities Consortium where they spoke about housing and development.

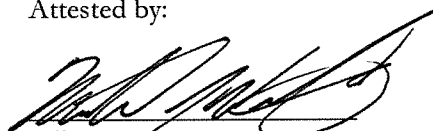
**Agenda Item 12: Adjournment**

**COUNCILOR BOYLSTON MOVED TO ADJOURN THE MEETING, PRESIDENT OLMSTEAD SECONDED, THE MEETING ADJOURNED AT 9:07 P.M**

Respectfully Submitted by:

  
Ronnie Smith  
City Recorder

Attested by:

  
Mike Weston  
City Manager