

NOTICE OF CITY COUNCIL MEETING

The City Council of the City of King City will hold a Regular City Council Meeting at 7:00 pm., Wednesday-March 20, 2019 at the **Crown Center, 16880 SW 126th Ave, King City, Oregon 97224**

AGENDA		Action Item
REGULAR SESSION		
<i>Moment of Silence</i>		
7:00 p.m.	1. CALL TO ORDER	Time:
	2. ROLL CALL	M S A
	3. PLEDGE OF ALLEGIANCE	
	4. APPROVAL OF MINUTES: February 6th and 20th 2019 at meeting.	
7:15 p.m.	5. OPEN FORUM: We welcome public comment. At this time, the Council will be happy to receive your comment pertaining to items on the agenda (including, questions, suggestions, complaints and items for future agendas). Each person's time will be limited to three minutes.	
7:20 p.m.	6. UNFINISHED BUSINESS:	
7:20 p.m.	7. NEW BUSINESS:	M S A
	7.1 Audit RFP Evaluation	
	1) Grove, Mueller & Swank PC	
	2) Pauly Roger	
	7.2 2040 Grant Resolution	M S A
	7.3 January Financials	M S A
	7.4 Police Levy - Update	Discussion
7:50 p.m.	8. POLICE CHIEF'S REPORT	
8:00 p.m.	9. CITY MANAGER'S REPORT	
8:10 p.m.	10. MAYOR'S AND COUNCILOR'S REPORTS	
8:40 p.m.	11. ADJOURN	M S A
NEXT COUNCIL MEETING APRIL 3, 2019, AT 10:00 AM (WORKSHOP)		
The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Ronnie Smith, City Recorder, 503-639-4082.		Time:
M=Motion; S=Second; A=Action/Vote		

CITY OF KING CITY
CITY COUNCIL MEETING MINUTES (CORRECTED)

Administer Oath: City Manager Mike Weston administered the Oath of Office to the following newly elected council members:

Jaimie Fender
David Platt
Kenneth Gibson
Micah Paulsen

Call to Order: A regular meeting of the King City – City Council was held at the King City Hall beginning at 7:00 p.m. on Wednesday, January 16, 2019, Mayor Gibson requested a moment of silence then proceeded to call the meeting to order at 7:01 p.m., followed by roll call and the Pledge of Allegiance

Roll Call: **The following City Council members were present:**

Mayor Ken Gibson
Councilor Jaimie Fender
Councilor John Boylston
Councilor Smart Ocholi
Councilor Gretchen Buchner
Councilor David Platt
Councilor Micah Paulsen

Absent: None

Staff present included:

City Manager (CM) Mike Weston
Chief of Police (CP) Ernie Happala
City Recorder (CR) Ronnie Smith

Agenda Item 4: **Approval of Minutes:** July 18, 2018
December 5, 2018

MOTION MADE BY COUNCILOR BOYLSTON TO APPROVE JULY 18, 2018 MINUTES, SECONDED BY COUNCILOR BUEHNER

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

**MOTION MADE BY COUNCILOR BOYLSTON TO APPROVE
DECEMBER 5, 2018 MINUTES, SECONDED BY COUNCILOR
FENDER.**

**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.

Cherree Weeks – 12540 SW Prince Albert: Has concerns where the current US Postal service mailbox is currently located. She would like it to be easier for folks that have a harder time getting out of the car.

Agenda Item 6: Unfinished Business: None

Agenda Item 7: New Business:
7.1 Officer Appointment

The Council Voted for the following appointments.

- o Mayor – Ken Gibson
- o President – Jaimie Fender
- o Secretary – John Boylston
- o Treasurer - Gretchen Buehner

Mayor Gibson welcomed the new council members and mentioned that Metro approved the URA 6D and that he is excited about the future.

7.2 Consider Committee Appointments

CM Weston presented the Committee appointment calendar. Council discussed the committees. Council members volunteer. Please see Governmental Organizations Related to King City Council Representatives attached.

MOTION MADE BY COUNCILOR BUEHNER TO APPROVE COMMITTEE APPOINTMENTS, SECONDED BY COUNCILOR BOYLSTON.

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

7.3 Ordinance 2018-06 – Municipal Code Amendment – Section 8.16 & 8.20 Regarding Disposal Rates – Second Reading

The City Council had a public hearing On December 5, 2018, where the council accepted public testimony. The Public hearing was closed that night.

MOTION MADE BY COUNCILOR BUEHNER TO APPROVE ORDINANCE 2018-06 MUNICIPAL CODE AMENDMENT – SECTION 8.16 & 8.20 REGARDING DISPOSAL RATES, SECONDED BY COUNCILOR PLATT.

ROLL CALL VOTE:
Councilor Gretchen Buehner – Aye
Councilor Smart Ochoi - Aye
President Bob Olmstead – Aye
Councilor Billie Reynolds – Aye
Councilor Jaimie Fender - Aye
Mayor Gibson – Aye
THE MOTION CARRIED 7-0.

CM Weston read the title – ORDINANCE NO. 2018-06, AMENDING THE KING CITY MUNICIPAL CODE SECTIONS 8.16 AND 8.20 RELATING TO THE COLLECTION OF SOLID WASTE AND IMPLEMENTATION OF ANNUAL COST OF LIVING INDEX.

7.4 Public Hearing – Case No. LU 18-03 Zone Change

CM Weston Read the title - ORDINANCE O-2019-01 AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP ON PROPERTY LOCATED AT 16935 SW 131 STREET FROM R-12 TO THE NMU (NEIGHBORHOOD MIXED-USED ZONE.)

Mayor Gibson Read from the Public hearing script.

The purpose of this hearing is to consider Ordinance No. O-2019-01 - Case No. LU 18-03 Zone Change-plan amendment.

I will identify the subject, announce when the public hearing is open, and request anyone interested in stating their feelings regarding the matter being considered. Failure to raise an issue in person or by letter to the City Council precludes the raising of that issue at a subsequent time on appeal. Any party with standing may appeal the decision of the City Council to the Attorney General or district attorney according to the rules adopted by that Board.

If you wish to speak for, against, or comment in any way:
Please identify yourself as wishing to speak when I call for testimony.
When called to speak, please come forward, give your name, address and make your statement. The maximum time allotted for testimony shall be:
3 minutes..... For Individuals.
20 minutes..... For Applicants and persons representing four or more persons.
10 minutes..... For Applicant's rebuttal.

I call to order the public hearing regarding Ordinance O-2019-01 pertaining to application Number LU-18-03 for Zone Change-plan amendment.

Staff, please read the title of Ordinance No. O-2019-01
ORDINANCE O-2019-01 AN ORDINANCE AMENDING THE
COMPREHENSIVE PLAN AND ZONING MAP ON PROPERTY
LOCATED AT 16935 SW 131 STREET FROM R-12 TO THE NMU
(NEIGHBORHOOD MIXED-USED ZONE.)

Do any members of the City Council wish to abstain? None.

Do any members of the City Council wish to report any significant ex parte contact? If so, is there any members of the audience wish to comment or challenge that report? None.

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 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.

For all those wishing to testify, please be aware that if you fail to raise an issue in person or by letter today, you will be unable to raise that issue at a subsequent item on appeal to the Land Use Board of Appeals. Failure to specifically address the approval criteria that staff will describe also precludes the raising of an issue related to those criteria on appeal.

At this time, I call for the staff to present the applicable approval standards.

Keith Liden – City Planner: The application consists of four parts that are summarized below.

Zone Change/Comprehensive Plan Amendment and Related Applications

The property is currently zoned R-12 – Attached Residential, which allows a variety of housing types with a maximum density of 12 units per acre. The applicant requests a change in the zoning to NMU – Neighborhood Mixed-Use, which allows the same residential uses as R-12 with the addition of neighborhood-scale commercial uses. The King City Comprehensive Plan provides criteria for evaluating changes in zoning.

Zone changes and plan amendments must be approved by the King City Council. The remaining elements of this application may be approved by the Planning Commission, and no City Council review is required (however, Planning Commission decisions may be appealed to the City Council). Therefore, the Planning Commission action had two parts: 1) recommendation to the City Council regarding the zone change; and 2) a decision pertaining to the subdivision, tree removal, and Goal 5 safe harbor review subject to City Council approval of the zone change.

The applicant received approval from the King City Planning Commission for a proposed subdivision of the property along with approval of related applications for tree removal and Goal 5 Safe harbor review pertaining to the drainageway located only the west edge of the property. The Planning Commission approved these three applications, subject to conditions and City Council approval of the zone change.

Community Meeting

Chapter 16.46 of the King City Community Development Code (CDC) requires applicants to hold a community meeting to introduce a development proposal to neighboring property owners prior to submitting a formal application. As described in the application, this meeting was held on January 8, 2018, in compliance with the requirements stipulated in Chapter 16.46

Agency Comments

No agency comments were received pertaining to the zone change.

FINDINGS AND CONCLUSIONS

The King City Comprehensive Plan contains the applicable evaluation criteria when considering a zone change in the Land Use Designations and Location Criteria section.

Land Use Designations and Location Criteria – Mixed Use (Comprehensive Plan)

The location criteria are intended to provide guidance for the Planning Commission and City Council when land use and zoning designations for specific properties are proposed to be amended. They describe the basic characteristics a property or properties should have to be eligible for a particular land use designation.

The NMU Zone is designed to allow for a mix of neighborhood-scale and medium density residential uses. Properties designated NMU should have six basic location characteristics.:

1. The site shall have direct access to a collector or arterial street. Access to a collector or arterial street via a local street may be appropriate to comply with driveway access requirements and if it is found that adverse traffic impacts will not be created for surrounding properties, which are greater than what is possible under the existing zoning.

The property has access to SW 131st Avenue, which is designated as a collector street. The portion of SW Fischer Road, which abuts the property, is designated as a neighborhood collector. SW Fischer Road is designated as a collector to the east of the SW 131st Avenue intersection.

2. Sufficient facility and service capacity to accommodate this type of development. The important facilities and services to be considered include but are not limited to sewer, water, storm drainage, police and fire protection, health services, public transit, and street capacity.

The facilities serving the West King City area were designed to accommodate development of the properties including this one. The proposed zone change will affect the mix of uses on the property but the intensity of development and its potential demand on public facilities and services will remain comparable to the current R-12 Zone. Necessary public facilities and services can be provided.

3. Traffic congestion, parking, or safety problems shall not be created or exacerbated by commercial development on the site. This determination shall be based upon such considerations as street capacity, existing and projected traffic volumes, speed limits, number and type of turning movements, and the traffic generating characteristics of the potential commercial and residential activities on the site.

The potential traffic impacts of this development have been analyzed by a qualified traffic engineer. Given the comparable level of development allowed by the R-12 and proposed NMU zones, the traffic impact of the proposed zone change and resulting development is found to be a negligible difference from the existing R-12 zoning. The NMU Zone includes development limitations (Section 16.102.040) including 12 units per acre for residential development and a Floor

Area Ratio (FAR) of 1.5 to 1 to ensure that resulting development is consistent with surrounding residential neighborhoods. The applicant has demonstrated that functional and safe access can be provided.

4. No natural development limitations such as unstable soils or flooding that affect significant portions of the property.

The only development limitations are found in the extreme western portion of the property. This area will be protected, and no development is proposed for this area.

5. Opportunities will be available to achieve a compatible relationship with surrounding land uses including but not limited to:

- The site configuration and characteristics that allow for the privacy of adjacent residential uses.
- Commercial activities on the site that will not interfere with nearby residential uses.

SW 131st Avenue and SW Fischer Road provide physical separation from residences across the street, and street trees will provide some visual screening. The residences on the east side of SW 131st Avenue are oriented toward SW Carmel Street and have a solid fence and vegetative screening along the SW 131st frontage. The residences along the south side of SW Fischer on both sides of SW 131st, have a landscaped buffer between the homes and the street. The two recently completed three-story apartment buildings to the north have a landscaped buffer along the south property line. The single-family homes to the west are separated by the vegetated drainageway, which is protected from development.

As noted herein, the commercial uses allowed in the NMU Zone include a limited array of neighborhood-scale service, retail, and dining uses. Auto-oriented uses and drive-through windows are not permitted. The NMU Zone also features a full range of design requirements, such as maximum height limits, parking lots only to the rear or side of buildings, buffering from noise, lights, and limits on hours of operation, which are all designed to address potential compatibility issues. Finally, the future development of Lot 17 will be subject to site development review approval, where CDC requirements and a specific development proposal will be reviewed by the city, including a public hearing with the Planning Commission. The commission would have the authority to impose conditions of approval to further address specific compatibility issues.

6. Significant unique natural features on the site which can be maintained.

The significant natural resource area on the site is the drainageway on the western boundary of the property. As noted herein, it will be protected from development and preserved.

The applicable criteria in the Comprehensive Plan are satisfied, and the proposed zone change from R-12 to NMU should be approved.

Would the applicant please come to the podium, state your name, address and make any comments you may have for the Planning Commission.

Mark Dane – Mark Dane Planning: Was on the phone. He stated that he has been working on this project for about a year with the city. He also spoke about the neighborhood meeting. He also mentioned that he incorporated as much parking as he could.

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

David Loprivzi – 13321 SW Timara Lane: He is in support of the development. He also asked is there going to be a restaurant or a coffee shop? Mayor mentioned he said that is the plan.

Marc Manelis – 17454 SW 128th: He would like for the council to approve the zone change.

Does any member of the audience wish to speak in opposition to this application?
None.

Does anyone wish to provide neutral comment?

John Walter – 16560 SW Monterey Lane: has concerns over traffic.

At this time, I call for the staff report and recommendation.

Keith Liden - Based upon the above facts, findings, and conclusions, the Planning Commission determined that it should RECOMMEND APPROVAL of the proposed zone change-plan amendment from R-12 to NMU to the King City Council.

Does the applicant have any rebuttal? No rebuttal.

If there are no further questions, I will entertain a motion to either close or continue the public hearing.

MOTION MADE BY COUNCILOR FENDER TO APPROVE CLOSE THE PUBLIC HEARING, SECONDED BY COUNCILOR BUEHNER.

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

ROLL CALL VOTE:

Councilor Gretchen Buehner – Aye

Councilor Smart Ochoi - Aye

President Bob Olmstead – Aye

Councilor Billie Reynolds – Aye

Councilor Jaimie Fender - Aye

Mayor Gibson – Aye

THE MOTION CARRIED 7-0.

I declare this public hearing closed at 8:37 PM.

Is there any council discussion?

If there are no further questions, The date for the seconded reading of Ordinance O-2019-01 to February 20, 2019, at 7 pm

7.5 Consider Planning Commission Applicants.

Billie Reynolds has applied.

MOTION MADE BY COUNCILOR BOYLSTON TO APPROVE BILLIE REYNOLDS APPOINTMENT TO THE PLANNING COMMISSION, SECONDED BY COUNCILOR BUEHNER.

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

7.6 Consider RFP for Community Park Improvements

CM Weston explained the reason for this RFP. The main reason is to smooth the field and install a drainage system.

MOTION MADE BY COUNCILOR BUEHNER TO APPROVE THE RFP FOR PUBLICATION, SECONDED BY COUNCILOR FENDER.

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

7.7 Consider RFP for Professional Auditing Services

CM Weston mentioned that this RFP is best practices and is good for five years.

MOTION MADE BY COUNCILOR BUEHNER TO APPROVE THE RFP FOR PUBLICATION, SECONDED BY COUNCILOR BOYLSTON.

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

7.8 Consider ODOT Local Agency Agreement MTEP Amendment No. 3 (SW Royalty Parkway – SW Durham Rd

ODOT has awarded a contract to a construction firm and will start work in February 2019.

MOTION MADE BY COUNCILOR BUEHNER TO AUTHORIZE THE CITY MANAGER TO SIGN THE ODOT AMENDMENT, SECONDED BY COUNCILOR BOYLSTON.

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

Councilor Buehner was feeling ill and was excused.

7.9 November 2018 Financial Summary

CM Weston introduced the November 2018 Financial Summary.

MOTION MADE BY COUNCILOR BOYLSTON TO APPROVE THE NOVEMBER FINANCIALS SECONDED BY COUNCILOR PLATT.

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

Agenda Item 8: Police Chief's Report

No reports.

Agenda Item 9: City Manager's Report

No Reports

Agenda Item 10: Mayor and Councilor's Reports

- No Reports

Agenda Item 12: Adjournment

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

Respectfully Submitted by:

Attested by:

Ronnie Smith
City Recorder

Mike Weston
City Manager

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

Call to Order: A work session of the King City – City Council was held at the King City Hall beginning at 10:00 a.m. on Wednesday, February 6th, 2019, Mayor Gibson requested a moment of silence then proceeded to call the meeting to order at 10:01 a.m., followed by roll call.

Roll Call: **The following City Council members were present:**

Mayor Ken Gibson
Councilor Gretchen Buehner
Councilor David Platt
Councilor Micah Paulsen
Councilor Jaimie Fender – Called in

Absent:

Councilor John Boylston
Councilor Smart Ocholi

Staff present included:

City Manager (CM) Mike Weston
Chief of Police (CP) Ernie Happala
City Recorder (CR) Ronnie Smith

Agenda Item 4: **Approval of Minutes:** at the Regular meeting on February 20, 2019.

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.

None.

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

Agenda Item 7: **New Business:**

7.1

Goal Setting:

CM Weston Mention a memo (below)

OBSERVATION SUMMARY

Over the past three years we started out with numerous goals listed here for your reference, we were able to accomplish a number of them, and others remain stubbornly illusive. Our primary goal over the last few years has been submitting our Title 11 Concept Plan and achieving our Annexation Goals of the immediate areas adjacent to King City. We have accomplished a very large portion of our Goal, but we still have elements adjacent to our City Limits that will require an extended effort to annex. With Metro's UGB Decision we now have a very bright future, and as our focus shifts from Concept Planning to Master Planning we will have a great opportunity to shape the future of our Great City. In addition to these goals, we will still have short term goals as we head into a new budget and funding cycle.

Staff priorities will continue to be focused on our efforts to improve and address a number of pedestrian and infrastructure defects and hopefully address the sewer issues in the Garden Villa area (This will require intergovernmental collaboration between Clean Water Services, Garden Villa HOA, and King City). Currently, the GVHA is considering a pilot program with CWS to provide service down Matador. More to follow on that matter in the near future. We are expecting to go to bid on our pavement and street improvement project next month as well as launch our education and support campaign for the Police Levy.

Lighting at the Park has been Completed and we have released the RFP for the Drainage Project.

Our Web Page has a new fresh look and Public Information is Readily available.

Remodel of the Current City Hall is Underway..

Should we secure land in the expansion area for a new city hall/library/recreation center? Where should we focus our search? I think we have narrowed it down considerably following the Concept Planning, but I am hesitant to go further in debt until we know the final extent of the remodel.

What methods should we use to engage the Business Community? Mayor's Forums? Outreach from City Hall? Etc?

We also have a lot of Master Planning Coming our way in 2019/2020 that we will need to start gearing up for.

It is my opinion that we must continue our outreach efforts to attain our goals. We have made our presence known in the Metro Region and positioned ourselves on the Stage for a great opportunity. We must continue to build on these relationships and be cautious not to burn any bridges along the way. Council involvement and outreach plays a critical part in these matters, but we must also tread lightly and build relationships that have not previously existed.

SHORT TERM GOALS

- Budget 2018/19 In Preparation
- Ensure effective police coverage for our citizenry - completed
- Establish Reporting and Communication Guidelines - completed
- Build Relationships with local reps (State & Fed - Senate & House Representatives) - completed
- o Local Government Reps (Metro, Tigard, Developers, Etc) - completed
- Provide effective response to citizen concerns (potholes, trees, clogged storm drains, etc.) - completed
- Preparation for 50th year celebration - Completed
- Fisher Road Sidewalk Project – completed - Note Resurface Projected for 2020/2021
- o County IGA – Fisher Road - completed

- 131st Subdivision Construction Projects – completed - Note Construction SP/SU 2019
 - o River's Edge completed
 - o Arden Village – Construction Underway
 - o Castle Oaks East – completed
- Parking Permit Plan Implementation -completed
- Finalize Water Rights at the Park – completed
- Bond Measure for Emergency Communications. – completed

MEDIUM TERM GOALS

- Community Outreach – Ongoing – New Website Continue to Improve Outreach
- System upgrade and integration – New Web Page, New MDTs, New Police Vehicles, New Tech Systems in City Hall – Well Underway
- Town Center Implementation – Ownership Complications Working with New Owners looks Promising
- Concept Planning Urban Reserve – Completed
 - o Community Planning Workshops – See Above
 - ☐ Land Use Zoning – Units Per Acre (Commercial, Professional, Industrial, Retail, Multi-Family & Single Family Residential) – See Above
 - o Transportation Network – See Above
 - o Stormwater Network – See Above
 - o Infrastructure (Water, Sewer, Power, Cable, Fiber, Etc) – See Above
- Infrastructure Extensions & Pump Station on Roy Rogers: Under Development - completed
- Stormwater Planning & Upgrades – Discussions with CWS, but little headway. Will require investment by the City to improve current system
- City Hall Remodel – Upgrade – Project is Under Development
- King City Sidewalk Infill Beef Bend to Durham – Project is Under Development
- Clean Waters Drainage System along Hwy 99 North of City Hall – Will likely continue to plague us until we have money to throw at it, but we are trying to assign this to ODOT and that appears within reason

LONG TERM GOALS

- Infill/Annexation to Natural Boundaries – Beef Bend and Tualatin River – Highlands Annexation is Complete, areas south of Fischer have proven more difficult.
- Establish Jurisdictional Boundaries (Hwy 99, Beef Bend, Etc.) – Pending Annexations
- o Expand Jurisdictional Court Coverage (Avoid Hillsboro Court System – Keep in House)
- o Justice Court (Hwy 99 Goes to County Court in Beaverton)
- Annexation to Roy Rogers – Concept Planning Complete – TSP Underway, Master Plan TBD
- Identify Type of Destination Commercial Development for Roy Rogers & Beef Bend - Concept Planning Completed ☐ Transportation Planning Underway
- Address Stormwater Infrastructure
- Beef Bend Road Urbanization
- Fisher Road Extension – (May not be ready)
- Urban Reserve beyond Roy Rogers, North, South, East, West?? - completed

2019 PROJECT LIST

5G WIRELESS ORDINANCE

RECREATIONAL MARIJUANA ORDINANCE

POLICE LEVY – MAY BALLOT

CITY HALL

131ST STREET IMPROVEMENTS & BIKE PED SAFETY

KING RICHARD RESURFACING (SCA) Phase 1 and 2

KING CITY PARK PLAYING FIELDS AND DRAINAGE

ADU ORDINANCE

2019/2020 BUDGET

DOG PARK

PARK UNDER POWER-LINES

AUGUST 2019 DEADLINE FOR ANNEXATIONS AROUND KING CITY

JUNE 2019 STATE OF THE CITY

WALL ALONG FISCHER ROAD

2020 GAS TAX -PR EDUCATION

Agenda Item 8: Police Chief's Report

No reports.

Agenda Item 9: City Manager's Report

No Reports

Agenda Item 10: Mayor and Councilor's Reports

- No Reports

Agenda Item 12: Adjournment

**COUNCILOR FENDER MOVED TO ADJOURN THE MEETING, COUNCILOR
BOYLSTON SECONDED, THE MEETING ADJOURNED AT 11:55 A.M**

Respectfully Submitted by:

Attested by:

Ronnie Smith
City Recorder

Mike Weston
City Manager

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

Call to Order: A regular meeting of the King City – City Council was held at the King City Hall beginning at 7:00 p.m. on Wednesday, February 20th, 2019, Mayor Gibson requested a moment of silence then proceeded to call the meeting to order at 7:01 p.m., followed by roll call and the Pledge of Allegiance

Roll Call: **The following City Council members were present:**

Mayor Ken Gibson
Councilor Jaimie Fender
Councilor Smart Ocholi
Councilor David Platt
Councilor Micah Paulsen

Absent:

Councilor Gretchen Buehner
Councilor John Boylston

Staff present included:

City Manager (CM) Mike Weston
Chief of Police (CP) Ernie Happala
City Recorder (CR) Ronnie Smith

Agenda Item 4: **Approval of Minutes:** August 1, August 15, September 5, September 19, October 3, October 13, 2018 – January 16, 2019.

MOTION MADE BY COUNCILOR FENDER TO APPROVE AUGUST 1, AUGUST 15, SEPTEMBER 5, SEPTEMBER 19, OCTOBER 3, OCTOBER 13, 2018 – JANUARY 16, 2019. MINUTES, SECONDED BY COUNCILOR OCHOLI.

**VOICE VOTE: 5-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED
THE MOTION CARRIED 5-0.**

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.

Couldn't hear name or address in the audio. Question from a resident that lives on Queen Victoria wants to know when the speed bumps are going in. Staff said the city has a no speed bump policy. The speed bumps that are in King City were placed many years ago. They also mentioned that speed bumps are expensive and don't effectively slow traffic. The City will do a speed study in that area.

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

Agenda Item 7: **New Business:**

7.1 Recognitions

Mayor Gibson thanked Billie Reynolds for her years of service. A Certificate was handed to her.

Bob Olmstead was also recognized – but was unable to attend

- 7.2 Sergeant Siglar - Promotion
CM Weston swore-in Brain Siglar as Lieutenant.

- 7.3 Women's History Month Proclamation
CM Weston read the proclamation into the record.

Women's History Month Proclamation
MARCH 2019

WHEREAS: Women of every race, class, ethnicity, sexual orientation, gender identity and abilities have made historic contributions to the strength of our state and nation in countless recorded and unrecorded ways; and

WHEREAS: In overcoming discrimination, harassment and hardship, women have been bold and fearless, never giving up on the promise that with hard work and determination, nothing is out of reach; and

WHEREAS: In remembering the trailblazers of the past and the heroines of present day, we honor their legacies by carrying forward the valuable lessons learned from the powerful examples they set.

Whether teaching our children, caring for our sick, serving in our wars, starting businesses, serving in elected positions, or venturing into unknown frontiers, generations of women believed their gender was no obstacle to what they could achieve; and

WHEREAS: During Women's History Month, we recognize the advances we have made in this state for women but acknowledge that more needs to be achieved so women can gain gender equity and access to the prosperity of Oregon.

We proudly join with the Oregon Commission for Women to expand our efforts to help all women overcome the challenges they face to live in a more equitable, more inclusive and more just state.

NOW, THEREFORE: I, Kenneth Gibson, Mayor for the City of King City, hereby proclaim March 2019 to be Women's History Month in City of King City and call upon all citizens of King City and upon all professional, civic and educational organizations to join in this observance.

In witness thereof, I have hereunto set my hand and caused the Seal of the City of King City to be affixed on this ____ day of February 2019.

- 7.4 Consider and discuss King City Ordinance regulating to Street trees in King City Highlands

City Staff and Council discussed the street trees ordinance. In order for us to change it, we would have to have a citywide notice go out and public hearings.

Council would like for staff to start a temp Moratorium for Tree cutting application with-in an HOA until the master planning is done.

7.5 Public Hearing – Case No. LU 18-03 Zone Change

CM Weston mentioned that on January 16th a public hearing was held by the City Council and based on the findings, the public comments, and the recommendation from the Planning Commission. The City Council motioned and seconded to close the public hearing. It was noted that the seconded reading of Ordinance O-2019-01 would be February 20, 2019, at 7 pm

MOTION MADE BY COUNCILOR FENDER TO APPROVE THE ZONE CHANGE CASE NO. LU 18-03, SECONDED BY COUNCILOR PLATT.

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

CM Weston Read the title - ORDINANCE O-2019-01 AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP ON PROPERTY LOCATED AT 16935 SW 131 STREET FROM R-12 TO THE NMU (NEIGHBORHOOD MIXED-USED ZONE.)

ROLL CALL VOTE:

**Councilor Smart Ochoi - Aye
President Bob Olmstead – Aye
Councilor Billie Reynolds – Aye
Councilor Jaimie Fender - Aye
Mayor Gibson – Aye
THE MOTION CARRIED 5'-0.**

7.5 Consider RFP's for community Park Improvements.

The City received one RFP from Pacific Sports Turf (PST.) After a short discussion, the council motioned.

MOTION MADE BY COUNCILOR FENDER TO ACCEPT THE PROPOSAL FROM PST, SECONDED BY COUNCILOR PLATT.

VOICE VOTE: 5-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED THE MOTION CARRIED 5-0.

Agenda Item 8: Police Chief's Report

WACCA user fee is about \$20,000. He also mentioned that the air-time would go up.

PC spoke about the police levy.

Agenda Item 9: City Manager's Report

Gave an update on the city hall remodel.

Agenda Item 10: Mayor and Councilor's Reports

- Councilor Ocholi – no report
- Councilor Platt – No Report
- Councilor Fender – 4th of July parade is underway. She also reported on attending the CPO4K.
- Councilor Paulsen – No Report
- Mayor Gibson – will be attending the legislature weeks at the capital.

Agenda Item 12: Adjournment

**COUNCILOR PLATT MOVED TO ADJOURN THE MEETING, COUNCILOR FENDER
SECONDED, THE MEETING ADJOURNED AT 8:30 P.M**

Respectfully Submitted by:

Attested by:

Ronnie Smith
City Recorder

Mike Weston
City Manager

Audit RFP Evaluation

- 1) Grove, Mueller & Swank PC
- 2) Pauly Roger

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: June 5, 2018

Order ____	Ordinance ____	Resolution <u>X</u>	Motion ____	Information ____
No.	No.	No. R-2019-02		

**SUBJECT: A RESOLUTION SUPPORTING A 2040
PLANNING AND DEVELOPMENT
GRANT APPLICATION BEING SUBMITTED BY
THE CITY OF KING CITY, OREGON TO
MERTO FOR A LOCAL PALNNING PROJECT**

**Contact Person (Preparer) for this
Motion: Ronnie Smith, City Recorder
Dept.: City Manager & Legal**

RECOMMENDATION:

EXECUTIVE SUMMARY:

FISCAL IMPACT:

STRATEGIC ASSESSMENT:

File can be found at:

RESOLUTION No. R-2019-02

A RESOLUTION SUPPORTING A 2040 PLANNING AND DEVELOPMENT GRANT APPLICATION BEING SUBMITTED BY THE CITY OF KING CITY, OREGON TO METRO FOR A LOCAL PLANNING PROJECT

RECITALS:

WHEREAS, the City passed and adopted by Resolution R-2018-03 on April 18, 2018, the City of King City Concept Plan for Urban Reserve Area 6D prepared by Urbsworks in conjunction to be a guide for future planning activities within Urban Reserve Area (URA) 6D; and

WHEREAS, Metro's 2040 Planning and Development Grant program supports a range of local planning projects and activities, and

WHEREAS, The City needs a comprehensive Master Plan to help make inform decisions citywide; and

WHEREAS, the City needs a Master Land Use Plan for URA6D, and

WHEREAS, it is imperative that all the stakeholders in this project, to include the affected business owners and the community at large put forth a collaborative effort towards the completion of the comprehensive Master Plan; and

WHEREAS, the citizens of the City of King City, Washington County and the State of Oregon would benefit from Metro's 2040 Planning and Development Grant program.

NOW, THEREFORE, THE CITY OF KING CITY RESOLVES AS FOLLOWS:

- 1) The City Council of King City is supportive of the Metro's 2040 Planning and Development Grant program; and
- 2) The City Council of King City hereby authorizes the Mayor, City Manager, and staff to apply and to Metro's 2040 Planning and Development Grant program; and
- 3) The City Council of King City hereby authorizes the Mayor, City Manager, and staff to work with Metro's 2040 Planning and Development Grant program staff; and

This resolution was PASSED and ADOPTED this ____ day of _____, 2019, and takes effect upon passage.

Signed by the Mayor on _____.

Kenneth Gibson, Mayor

ATTEST:

Ronnie L. Smith, City Recorder

CITY OF KING CITY

SUMMARY

GENERAL FUND

AS OF 1/31/2019

Revenues	Accrual Basis	Accrual Basis	Year to Date	% of Budget
	Adopted Budget	Current January		
OPENING BALANCE Assets Net		\$ (2,125.70)	\$ 190,348.00	
OPENING BALANCE Assets Net		\$ (2,804.10)	\$ 61,128.05	
OPENING BALANCE Assets Net				
OPENING BALANCE Operating	\$ 1,448,774.00	\$ -	\$ 1,447,030.36	99.88%
INTEREST				
Interest	\$ 20,000.00	\$ 3,804.28	\$ 19,757.43	98.79%
REVENUES				
Property Tax	\$ 760,000.00	\$ 4,064.62	\$ 740,239.77	97.40%
Other Taxes	\$ 256,800.00	\$ 21,662.19	\$ 111,854.11	43.56%
Total Grants	\$ 13,295.00	\$ -	\$ 12,000.00	90.26%
Fees - License	\$ 20,000.00	\$ 545.00	\$ 11,875.25	59.38%
Fees - Franchise	\$ 240,000.00	\$ 71,853.51	\$ 122,336.32	50.97%
Fees - Passports	\$ 55,000.00	\$ 9,555.00	\$ 45,385.25	82.52%
Fees - Building Permits	\$ 125,000.00	\$ 1,288.71	\$ 33,494.68	26.80%
Fees - New Development Review	\$ 14,000.00	\$ -	\$ 5,015.50	
Fees - Building Permits Taxes	\$ 158,000.00	\$ 165.13	\$ 21,395.91	13.54%
Fees - Annexation	\$ -	\$ -	\$ -	
Proceeds - Court	\$ 80,000.00	\$ 9,393.97	\$ 65,905.34	82.38%
Proceeds - Court Fine Delinquent	\$ -	\$ -	\$ (11.95)	
Revenue - Water	\$ 65,000.00	\$ -	\$ -	0.00%
Business Oregon Loan	\$ 1,250,000.00			
Miscellaneous	\$ 1,000.00	\$ 355.55	\$ 5,604.15	560.42%
Total Transfer In	\$ 411,735.00	\$ 37,128.65	\$ 281,089.83	68.27%
CURRENT REVENUES	\$ 3,469,830.00	\$ 159,816.61	\$ 1,475,941.59	42.54%
TOTAL REVENUES	\$ 4,918,604.00	\$ 159,816.61	\$ 2,922,971.95	59.43%
Expenditures				
	Accrual Basis	Accrual Basis	Year to Date	% of Budget
	Adopted Budget	Current January		
CITY COUNCIL	\$ 73,660.00	\$ 25,058.66	\$ 53,928.18	73.21%
CITY MANAGER	\$ 1,545,869.00	\$ 135,860.34	\$ 326,031.59	21.09%
PLANNING & FINANCE	\$ 629,493.00	\$ 43,888.82	\$ 276,175.77	43.87%
PUBLIC INFORMATION	\$ 6,000.00	\$ 233.33	\$ 1,783.31	29.72%
POLICE MUNICIPAL COURT	\$ 114,400.00	\$ 7,447.38	\$ 56,188.79	49.12%
BUILDING DEPARTMENT	\$ 272,761.00	\$ 3,891.76	\$ 62,360.59	22.86%
POLICE ADMINISTRATION	\$ 91,047.00	\$ 6,463.90	\$ 46,244.08	50.79%
POLICE OPERATION	\$ 902,033.00	\$ 71,065.57	\$ 458,979.41	50.88%
GENERAL SERVICES - TRF & CONT	\$ 1,183,341.00	\$ -	\$ -	0.00%
GENERAL SERVICES - DEBT SERVICE	\$ 100,000.00	\$ -	\$ -	0.00%
TOTAL EXPENDITURES	\$ 4,918,604.00	\$ 293,909.76	\$ 1,281,691.72	26.06%
Account's Receivable - Collection/Fines			(\$144,961.48)	
ENDING FUND BALANCE	\$ -	\$ (134,093.15)	\$ 1,496,318.75	

*****Highlighted Numbers are Due to Supplemental Budget*****

CITY OF KING CITY

SUMMARY

STREET FUND

AS OF 1/31/2019

Revenues

Accrual Basis	Adopted Budget
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Accrual Basis	Current January
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Year to Date	% of Budget
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OPENING BALANCE Assets Net
OPENING BALANCE Operating

\$	129,500.00	\$	(2,380.30)	\$	12,898,293.65	100.00%
\$	-	\$	-	\$	129,500.72	

INTEREST

Interest

\$	5,500.00	\$	171.84	\$	1,659.99	30.18%
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REVENUES

Total Taxes

\$	276,250.00	\$	25,056.03	\$	153,002.16	55.39%
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Total Grants

\$	50,000.00	\$	-	\$	-	
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FEES - CWS/SWM

\$	54,000.00	\$	55,165.02	\$	55,165.02	102.16%
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Miscellaneous

\$	500.00	\$	-	\$	-	
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TRANSFERS IN

Trf: Park SDC Fund

\$	20,000.00	\$	-	\$	-	
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CURRENT REVENUES

\$	406,250.00	\$	80,392.89	\$	209,827.17	51.65%
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TOTAL REVENUES	\$	535,750.00	\$	80,392.89	\$	339,327.89	63.34%
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Expenditures

Accrual Basis	Adopted Budget
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Accrual Basis	Current January
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Year to Date	% of Budget
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Roadway/Signs/Markings/Lighting

\$	35,194.00	\$	443.90	\$	4,730.13	13.44%
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Street Operation

\$	234,556.00	\$	16,939.74	\$	101,886.05	43.44%
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capital improvements

\$	266,000.00	\$	18,630.50	\$	114,341.87	42.99%
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TOTAL EXPENDITURES	\$	535,750.00	\$	36,014.14	\$	220,958.05	41.24%
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ENDING FUND BALANCE	\$	-	\$	44,378.75	\$	118,369.84
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*****Highlighted Numbers are Due to Supplemental Budget*****

CITY OF KING CITY

SUMMARY

LOCAL OPTION FUND

AS OF 1/31/2019

	Accrual Basis	Accrual Basis	Year to Date	% of Budget
Revenues	Adopted Budget	Current January		58.33%
OPENING BALANCE Assets Net		\$	21,189.08	
INTEREST				
Interest	\$ 500.00	\$ 316.06	\$ 450.60	90.12%
REVENUES				
Tax -Property	\$ 275,000.00	\$ 1,359.46	\$ 263,438.03	95.80%
Tax -Property Delinquent	\$ 3,000.00	\$ 128.67	\$ 7,847.13	261.57%
TRANSFERS IN				
Tff: General Fund	\$ -	\$ -	\$ -	
CURRENT REVENUES	\$ 278,500.00	\$ 1,804.19	\$ 271,735.76	97.57%
TOTAL REVENUES	\$ 278,500.00	\$ 1,804.19	\$ 292,924.84	105.18%

Expenditures

	Accrual Basis	Accrual Basis	Year to Date	% of Budget
	Adopted Budget	Current January		58.33%
Transfers Out	\$ 278,500.00	\$ 23,208.33	\$ 183,647.43	65.94%
TOTAL EXPENDITURES	\$ 278,500.00	\$ 23,208.33	\$ 183,647.43	65.94%
ENDING FUND BALANCE	\$ -	\$ (21,404.14)	\$ 109,277.41	

CITY OF KING CITY

SUMMARY

PARK SYSTEM DEVELOPMENT FUND

AS OF 1/31/2019

Revenues	Accrual Basis	Accrual Basis Current	Year to Date	% of Budget
	Adopted Budget	January		
OPENING BALANCE Assets Net	\$ 440,000.00	\$ -	\$ 445,964.08	101.36%
INTEREST				
Interest	\$ 3,000.00	\$ 1,030.02	\$ 6,425.65	214.19%
REVENUES				
System Development Charges	\$ 105,000.00	\$ -	\$ 22,365.00	21.30%
METRO	\$ -	\$ -	\$ -	
TRANSFERS IN				
Trf: General Fund	\$ -	\$ -	\$ -	
CURRENT REVENUES	\$ 108,000.00	\$ 1,030.02	\$ 28,790.65	26.66%
TOTAL REVENUES	\$ 548,000.00	\$ 1,030.02	\$ 474,754.73	86.63%

Expenditures

	Accrual Basis	Accrual Basis Current	Year to Date	% of Budget
	Adopted Budget	January		
Transfers Out - to General Fund	\$ 50,000.00	\$ 4,166.66	\$ 29,166.70	58.33%
Transfers Out - to Street Fund	\$ 20,000.00			
Park Improvements	\$ 100,000.00	\$ -	\$ 5,228.37	
Contingency	\$ 100,000.00	\$ -	\$ -	
Reserved for Future Expenditure	\$ 278,000.00			
TOTAL EXPENDITURES	\$ 548,000.00	\$ 4,166.66	\$ 34,395.07	6.28%
ENDING FUND BALANCE	\$ -	\$ (3,136.64)	\$ 440,359.66	

*****Highlighted Numbers are Due to Supplemental Budget*****

CITY OF KING CITY

SUMMARY

Transportation Development Tax Fund

AS OF 1/31/2019

	Accrual Basis	Accrual Basis	Year to Date	% of Budget
Revenues	Adopted Budget	Current January		
OPENING BALANCE Assets Net	\$ 2,400,000.00	\$ -	\$ 2,457,077.92	102.38%
INTEREST				
Interest - TDT	\$ 32,000.00	\$ 4,815.65	\$ 34,694.51	108.42%
REVENUES				
TDT	\$ 253,740.00	\$ -	\$ 59,702.00	23.53%
METRO	\$ -	\$ -	\$ -	-
TRANSFERS IN				
Trf: General Fund	\$ -	\$ -	\$ -	-
CURRENT REVENUES	\$ 285,740.00	\$ 4,815.65	\$ 94,396.51	33.04%
TOTAL REVENUES	\$ 2,685,740.00	\$ 4,815.65	\$ 2,551,474.43	95.00%

Expenditures

	Accrual Basis	Accrual Basis	Year to Date	% of Budget
	Adopted Budget	Current January		
Capital Outlay TDT				
Street Improvements -	\$ 1,000,000.00	\$ -	\$ 449,193.22	44.92%
Transfers Out	\$ 48,000.00	\$ 4,000.00	\$ 28,000.00	58.33%
Contingency	\$ 100,000.00	\$ -	\$ -	0.00%
Reserved for Future Expenditure	\$ 1,537,740.00	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ 2,685,740.00	\$ 4,000.00	\$ 477,193.22	17.77%
ENDING FUND BALANCE	\$ -	\$ 815.65	\$ 2,074,281.21	

*****Highlighted Numbers are Due to Supplemental Budget*****