



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 02/27/2017

SUBJECT: Consideration of Approval of the Minutes for the Work Session and Regular Meeting of February 13, 2017

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the Work Session and Regular Meeting of February 13, 2017.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of February 13, 2017
City Council Regular Meeting Minutes of February 13, 2017



Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Community Services Director Paul Hennon; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Management Analyst II Kelsey Lewis; City Engineer Jeff Fuchs; Senior Planner Karen Fox; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:06 p.m.

1. *Basalt Creek Planning Area Land Uses.*

Planning Manager Aquilla Hurd-Ravich and Senior Planner Karen Fox presented an update on the Basalt Creek Planning Area land uses. Manager Hurd-Ravich briefly reviewed the history of the project. She highlighted the guiding principles and the scenario progression. The current option is option 6 where Council directed staff to explore Tualatin Central Subarea further including OTAK proposal C. Staff's opinion on the area is it is suitable for long term employment. Planner Fox noted Washington County commissioned a study on the Central Subarea on the proposed Tualatin side. The conclusion of the study was that it is feasible to develop employment uses on the land. Planner Fox summarized stating the most recent land use concept map has support from Tualatin's IGA partners, represents a balanced approach to employment and residential, and provides a long-term supply of land.

Councilor Kellogg stated the Metro ordinance bringing the land into the area referenced all land north of an arterial should be residential. He noted Basalt Creek Parkway would qualify and should be deemed residential according to the ordinance. Manager Hurd-Ravich responded that Metro has shown flexibility with designations since the beginning of the process.

Councilor Morrison asked about the trip cap in relation to the area being residential. Manager Hurd-Ravich stated the area has above the recommended jobs so Metro's requirements will still be met.

Councilor Morrison asked why the Metro ordinance deemed the area residential. Mayor Ogden provided history on the ordinance and land designations.

Councilor Morrison asked about the tree cut of 18-20 feet on both sides of Basalt

Creek Parkway. Manager Hurd-Ravich stated Washington County would have to answer that question since they will be in charge of constructing the road.

Council President Davis stated the road needs to be moved further south to improve the ability for freight to use the road safely.

Councilor Bubenik asked if the discrepancies in the Washington County Finance and Engineering report had been followed up on. Assistant City Manager Cannon stated staff raised the concerns with the County but they have yet to receive a response.

Mayor Ogden stated he believes long term the area is good for manufacturing uses. Manager Hurd-Ravich stated this specific area was more challenging than the rest because of the topography and access. She noted long term there is already available employment land in both cities and the employment land proposed for Wilsonville is more desirable.

Council President Davis asked if there was Council consensus on whether the area immediately south of Victoria Gardens should be RML/Medium Low Density. Council consensus was it should be.

Council President Davis asked the Council if the Central Subarea is suitable for employment uses. Council President Davis stated she feels it is not appropriate to build industrial businesses on that type of topography. She would like to see affordable housing in the area, thus she is in favor of a residential designation.

Councilor Bubenik stated he would like to see the area designated residential.

Councilor Kellogg asked what type of residential it would be designated. Assistant City Manager Cannon stated staff would have to make a recommendation on that once Council has decided a designation.

Councilor Grimes stated she has seen nothing in writing that contradicts the original directive from Washington County and Metro for the area and would be fine with a residential designation. She asked how a residential designation would affect the trip cap. Assistant City Manager Cannon stated the hope is it would remain neutral.

Councilor Morrison stated he is in favor of a residential designation.

Council consensus was reached to direct staff to designate the central subarea residential.

Councilor Kellogg stated he would like to address the concept of public transit stations being included in the concept plan. Assistant City Manager Cannon stated if there is a consensus staff can begin to have discussion to add placeholders to the plan.

Council President Davis said the area would also be considered in future Transportation System Plans.

Council consensus was reached to proceed with discussions on how to carry out

adding place holders for transit stations.

2. 2018-2027 Capital Improvement Plan.

Management Analyst Kelsey Lewis and City Engineer Jeff Fuchs presented the 2018-2027 Capital Improvement Plan (CIP). Analyst Lewis stated projects are prioritized by staff based on the following criteria: council goals, health and safety, regulatory requirements, master plans, and service delivery needs. She added projects are broken into five project categories including facilities equipment, parks and recreation, technology, transportation, and utilities. Funding sources for these projects include system development charges, water, wastewater, and storm rates, gas taxes, the general fund, and grants and donations. This year's CIP projects total roughly \$6 million dollars. Analyst Lewis briefly reviewed the project list by category. She noted the CIP is a planning tool to help guide the annual budgeting process. The public involvement process was reviewed and summary of the comments were provided.

Councilor Kellogg asked if the trail acquisition funds were for the greenway trail. City Manager Lombos stated those funds are a place holder for when opportunities to purchase properties become available. There is nothing specific earmarked at this time.

Councilor Grimes asked about funding for the signal on 65th and Sagert. Assistant City Manager Cannon stated the contractor is putting in improvements instead of paying all the SDC's in the area.

Councilor Bubenik asked about the Pohl Center Kitchen Design renovation project. City Manager Lombos stated funding for that project would have to come from the Community Development Block Grant, only matching funds were included in the CIP. Councilor Bubenik stated funding from the grant will be competitive and recommended increasing the matching funds.

Councilor Morrison asked about the funding for a traffic light at Teton and Tualatin Road. Engineer Fuchs stated the light is scheduled in the 5-10 year project range. Councilor Davis said she would like the option of a traffic circle explored instead of a light.

Councilor Morrison asked about funding for the Martinazzi and Sagert project. Engineer Fuchs stated the project falls outside of the 10 year milestone for the CIP but will be considered for the Transportation System Plan (TSP) update.

Councilor DeHaan asked how it would even be possible to fund the unfunded list at a total \$430 million. Engineer Fuchs stated the project list contains mainly projects identified in the TSP which are several years from being funded. City Manager Lombos stated the largest majority of projects are transportation and parks and recreation.

3. Public Meetings – a Briefing.

City Attorney Sean Brady presented an informational briefing on public meetings. He covered topics including public meeting types and requirements of public meeting laws. A recess was taken at 6:59 p.m. to conduct the Regular Council Meeting. The meeting resumed at 7:23 p.m. Attorney Brady continued covering the topics of serial meetings, information gatherings, and tips to avoid violations.

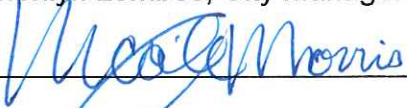
4. Council Meeting Agenda Review, Communications & Roundtable.

None.

ADJOURNMENT

The work session adjourned at 8:12 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor