



# 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:** 09/11/2017

**SUBJECT:** Consideration of Approval of the Minutes for the Work Session and Regular Meeting of August 28, 2017

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### **ISSUE BEFORE THE COUNCIL:**

The issue before the Council is to approve the minutes for the Work Session and Regular Meeting of August 28, 2017.

### **RECOMMENDATION:**

Staff respectfully recommends that the Council adopt the attached minutes.

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**Attachments:** [City Council Work Session Minutes of August 28, 2017](#)  
[City Council Regular Meeting Minutes of August 28, 2017](#)



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

Absent: Councilor Nancy Grimes

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele;

Present: Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Management Analyst II Zoe Monahan; IS Director Bates Russell; Human Resources Director Stacy Ruthrauff

## **CALL TO ORDER**

Mayor Ogden called the meeting to order at 5:04 p.m.

### **1. *Economic Development Update.***

Assistant City Manager Alice Cannon and Economic Development Manager Melinda Anderson presented an update on Economic Development activities. Manager Anderson provided an update on employment and wage growth. She spoke to statistics and economic indicators noting the City is showing a strong economy with good growth. Manager Anderson has been working with local businesses to assist them with development. There is approximately 100,000 square feet of new industrial constructions and an additional 458,000 square feet in various stages of planning. She also stated there are 740 industrial zoned acres in the city with 83 acres in 6 separate parcels that can still be built on. Manager Anderson spoke to industry impacts and new business in the area, noting Tualatin has seen 127 new businesses this year.

Councilor Bubenik asked about the permitting and food beverage guide that has been created. He asked if would be translated into Spanish. Manager Anderson stated they could look into that as an option.

Councilor Kellogg asked why the administration support services category had such significant growth. Manager Anderson stated she did not have specifics but could research it further.

Councilor Kellogg asked how all the industrial growth is impacting traffic in the area. Manager Cannon stated it has a significant impact due to the job creation.

### **2. *Tualatin's Housing Inventory.***

Assistant City Manager Alice Cannon and Jerry Johnson of Johnson Economics Consulting presented information on Tualatin's Housing Inventory. Manager Cannon stated one of Council's goals is to address housing in the area and this analysis is the first step in exploring the goal. Mr. Johnson presented facts and figures on housing inventory, pricing, vacancy rates, and regulated affordable housing in the city.

Mayor Ogden asked how Tualatin compared to other parts of the region. Mr. Johnson stated Tualatin aligns with the other higher end suburban areas and is not out of alignment with other similar jurisdictions.

Council President Davis asked if there were statistics on who lives and works in Tualatin. Mr. Johnson stated that statistic was out of scope for this study.

Councilor Bubenik asked what year the numbers were based off of. Mr. Johnson stated figures were used from the fourth quarter of 2016.

Mayor Ogden asked what the top drivers for affordable housing creation are. Mr. Johnson stated accelerated permitting and financing of system development charges provide significant value to those types of projects.

Mayor Ogden asked what kind of environment is needed for a developer to sell affordable housing and make good returns. Mr. Johnson stated it is important to allow developers to cut lot sizes and adjust SDC rates.

### **3. Council Rules.**

Mayor Ogden asked if the footnotes for the Charter had been updated. City Attorney Brady stated the footnotes had been updated with the Charter references per the Council's request.

Council President Davis requested to have Mayor Ogden submitted his comments in writing to the sub-committee for review and integration.

Mayor Ogden stated he would like to see the document reduced in size and in more general terms.

Councilor Morrison stated he feels the current document doesn't make it any easier to interpret the charter.

Council President Davis stated the document is to outline how the Council operates and is very similar to other legislative bodies.

Council consensus was reached that Council members will provide written feedback to the sub-committee for prioritization. Further discussion on the Council Rules will be held on September 11, 2017.

### **4. Climate Mayors Project.**

Councilor DeHaan joined the meeting at 6:37 p.m.

Mayor Ogden asked what tangible local level action participation would offer, if the Council had to adopt the goals of the Paris Climate Agreement, and who would be the representative for the Council on the monthly calls.

Council President Davis stated joining starts the conversation about potential activities the Council could participate in to support reductions in climate change. She added that joining is not an obligation to anything but in turn a chance to participate and facilitate discussions on the topic.

Councilor Kellogg stated he is in support of joining.

City Manager Lombos stated she spoke with the City of Milwaukie and Hood River. Both have joined and neither has adopted a resolution.

Councilor DeHaan stated he is in support of joining.

Councilor Morrison stated greenhouse gas emissions is not currently a city goal and is not a priority for him at this time.

Council consensus was reached to place the item on tonight's agenda for a vote.

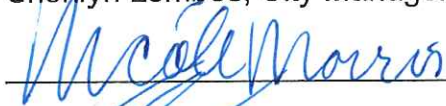
**5. Council Meeting Agenda Review, Communications & Roundtable.**

Council discussed the proclamation request for the Bicentenary of Birth of Bahauallah. The request was denied for lack of consensus.

**ADJOURNMENT**

The work session adjourned at 7:05 p.m.

Sherilyn Lombos, City Manager



/ Nicole Morris, Recording Secretary



/ Lou Ogden, Mayor