



## OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR JANUARY 28, 2013

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Present: Mayor Lou Ogden; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Council President Monique Beikman; Councilor Joelle Davis

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Community Development Director Alice Rouyer; Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Engineering Manager Kaaren Hofmann; Maintenance Services Division Manager Clayton Reynolds; Management Analyst Ben Bryant

### CALL TO ORDER

Mayor Ogden called the work session to order at 5:00 p.m.

#### 1. *Water Master Plan*

Councilor Truax worked with staff to prepare the presented plan and is comfortable with what the report shows. He stated that policy decisions will need to be made. Brian Ginter & Michael McKillip from Murray, Smith & Associates who helped to prepare the plan were present. Engineering Manager Kaaren Hofmann and Community Development Director Alice Rouyer presented. Engineering Manager Hofmann stated that the last Water Master Plan was updated in 2004 and is due to be updated this year. Hofmann briefly recapped Tualatin's current water supply and future water needs. Ginter stated that if conservation and slow economic growth continue the current supply will be adequate until 2030. Staff recommended revisiting the water demand projections in three years to determine if more supply is needed at that time. Hofmann addressed that most of the water system improvements are going to come from growth related development. The total estimated costs of such improvements are \$20.5 million and should be budgeted for at \$1.2 million a year for the next 20 years. There are two revenue sources that are typically used to fund these improvements: rates from ratepayers and SDC's through growth. Staff presented two options for a water rate policy, one to have rates fund growth at a rate of 4.25% a year starting in 2013 and for every year and beyond and if rates do not fund growth an increase of 3.2% starting in 2014.

Mayor Ogden expressed concerns over rate fluctuations that could come from the City of Portland. Councilor Truax stated that modest rate increases will always be there and have been factored into the analysis. Councilor Truax stated that he believes that the city needs to have a balance of both modest rate and SDC increases to pay for infrastructure needs.

Mayor Ogden stated concerns about not having a better idea about alternate sources of water. Councilor Truax outlined many options on the tables about source issues going on at other cities. He noted that this is not a water source discussion this is more about supply and demand at this point and that we need to focus on new areas in regards to infrastructure. City Manager Lombos noted that planning for the Basalt Creek area is happening right now and as they work through the plan over the next couple years the source issues will then be discussed.

Staff presented options for an SDC policy. The options include dividing SDC's into two categories. The categories include a city-wide SDC or keeping the current SDC with a SW Area SDC. Community Development Director Rouyer stated that the second option is proving to be a burden in other cities and they have reverted back to the first option of a city-wide SDC.

The next steps for updating the master plan include a public comment period during February, presentation to the Tualatin Planning Commission on February 21, and then will return to Council on March 11 for potential acceptance of the plan.

## **2. *Southwest Corridor Potential Transit Alignments***

Management Analyst Ben Bryant and Community Development Director Alice Rouyer presented the current status of the SW Corridor plan in relation to the potential high capacity transit alignments. Cities from Sherwood to Portland have completed transit studies and they have been compiled and analyzed. The committee completed an online forum which developed key places for transit in the region. This data was then used to help draw five potential transit alignments. The steering committee will meet on February 11 to evaluate the alignments. The recommendations will then be forwarded to the Technical Team for further evaluation. Public outreach will then begin in March and April. The City of Tualatin is looking at open houses for input to be held in April. Once all the feedback is gathered the SW Corridor Steering Committee will meet in June to make a final decision.

Councilor Bubenik stated concerns over the hub and spoke option that was presented as it does not help the City reach an east-west transit route. Analyst Bryant stated that the City has been successful so far at advocating for a transit service study to identify better routes to meet the needs of the riders and is slated to be started this year.

## **3. *Linking Tualatin – Phase II***


Associate Planner Cindy Hahn and Community Development Director Alice Rouyer presented Phase II of the Linking Tualatin project. Phase II focuses on land use implementation specifically to refine transit ready recommendation, conduct property owner and business outreach, participate in and reflect results of Job Access Mobility Institute, and integrate components of SW Corridor Plan. The goals of Linking Tualatin are to explore ways to increase transit use, improve transit connection to the rest of the region, and make Tualatin more "transit ready" over the next 20 years. The next step in this phase is to target outreach to inform businesses and

property owners about the broad concepts. Staff will present the broad concepts for land use changes to the Tualatin Planning Commission and Tualatin Parks Advisory Committee in February as well as conduct property owner and business outreach February thru April. Staff will return to Council work session in April to present results of the outreach efforts.

**ADJOURNMENT**

The work session adjourned at 6:11 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor



# STAFF REPORT

## CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL

Date 2-11-13

Recording Secretary N. Morris

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** 02/11/2013

**SUBJECT:** Approval of the Minutes for the City Council Work Session and Regular Meeting on January 28, 2013

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### ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve minutes from the City Council Work Session and Regular Meeting on January 28, 2013.

### RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

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**Attachments:** Attachment A- City Council Work Session Meeting Minutes of January 28, 2013  
Attachment B- City Council Regular Meeting Minutes of January 28, 2013