



# City of Tualatin

www.ci.tualatin.or.us

APPROVED BY TUALATIN CITY COUNCIL

Date 9-13-10

Recording Secretary Maureen Smith

## SPECIAL CITY COUNCIL/DEVELOPMENT COMMISSION MEETING MINUTES OF AUGUST 2, 2010

PRESENT: Mayor/Chairman Lou Ogden; Councilors/Commissioners Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax

ABSENT: None.

### STAFF

PRESENT: Sherilyn Lombos, City Manager; Doug Rux, Community Development Director, Mike McKillip, City Engineer; Paul Hennon, Community Services Director; Brenda Braden, City Attorney; Dan Boss, Operations Director; Don Hudson, Finance Director; Carina Christensen, Assistant to the City Manager, Aquilla Hurd-Ravich, Senior Planner; Colin Cortes, Assistant Planner; Maureen Smith, Recording Secretary

---

The special work session was called to order at 5:08 p.m. at the Tualatin Operations Center.

1. ANNOUNCEMENTS – None.

2. ITEMS DISCUSSED

A. *Debrief of Recent Urban Renewal Project*

City Manager Lombos began discussion on urban renewal in Tualatin. The Central Urban Renewal District (CURD) and Leveton District recently closed, and the CURD process, in particular, had difficulty and did not achieve the original purpose/goal. Taking a look back to see what can be learned from the CURD and how it finished can be useful.

City Manager Lombos reviewed with Council various desired outcomes ranging from what was learned for use in future projects, understanding what went well with the urban renewal process and what could be modified, and understanding what was helpful and what was not.

Council members each expressed their thoughts on what happened with urban renewal and their ideas on how it could be better addressed for any possible future urban renewal districts. Discussion followed. It was mentioned it would be helpful to have issues/items presented in a more visual fashion. The size of Tualatin 20-30 years ago and the growth that has happened since then and how development has brought additional problems was also discussed.

Council continued to discuss the frustration of citizens on issues that could happen in their neighborhoods, and items that get presented in a plan, such as the Transportation System Plan (TSP), or the I-5 / 99W Connector project, which began back in the '70s. Also what could be done to better address issues to adequately address citizen concerns was discussed. It was noted the proposed Blake Street extension is an issue that has arisen with neighbors.

Discussion continued on how to get information disseminated and how Council could better understand the information that is presented by staff on a particular issue. It was suggested that Council could informally meet among themselves to review and better understand an issue to be talk with citizens in a knowledgeable manner.

Staff reviewed how potential controversial issues could be addressed, such as the "Blake Street" extension. Council discussed ways to be *proactive* versus reactive, having a type of mechanism to be able to immediately address an issue.

It was suggested having at least three councilors available at any one time to address a particular issue and hold a preliminary type of "open house" to make sure Council understands the specific issue thoroughly and be consistent as possible.

Staff will report back to Council in the coming months on how to move forward.

***A break was taken from 6:37 p.m. to 6:48 p.m.***

***B. Transportation System Plan Update Kick-Off***

City Manager Sherilyn Lombos began the discussion on the Transportation System Plan (TSP) update. Among other reasons, it is appropriate now because of Metro's pending adoption of the Regional Transportation Plan (RTP), requiring Tualatin's TSP to be updated by 2012. The goal is to understand what is on the horizon, the scope of the TSP and to get Council direction.

A PowerPoint was presented with four different TSP and projects topic areas; implementing Council/community goals; work plan and interrelationships between individual projects; Tualatin Planning Advisory Committee (TPAC)/TSP Transportation Committee; and citizen involvement. Implementation of the Council/community goals include Tualatin Tomorrow, the Strategic Management Plan, state and regional compliance, and the FY 2010/11 budget.

Discussion followed. It was mentioned and City Engineer Mike McKillip said consultants factor in what is happening in the region and beyond and what other cities are doing with regards to their transportation planning. It was also asked and responded to what would happen if Tualatin did not comply with regional requirements. City Manager Lombos reviewed the "daisy wheel" of projects that are integral and are all on the work plan for the coming year. A map of "Tualatin Plans and Projects" was displayed to graphically show where the plans/projects are located.

A flow chart of the projects was reviewed, beginning with the summer of 2010 through winter 2010, starting with creating land use assumptions and employment numbers. From winter 2010 through winter 2011 is the TSP, with winter 2011 through fall 2012, utilizing outputs and finalize plans.

Community Development Director Doug Rux explained and reviewed with Council a project spreadsheet on the areas of focus – Southwest Concept Plan, Economic Development Strategy, Southwest Area Urban Renewal, Highway 99W Corridor Plan, Town Center Plan, Basalt Creek Concept Plan, and Tonquin Trail Master Plan.

Community Services Director Paul Hennon reviewed the Tonquin Trail Master Plan and said currently in the middle of the study, and staff will be providing an update to Council in the near future. A Parks and Recreation Master Plan update was also mentioned and Council also requested a discussion on funding in preparing for parkland, etc. Staff will come back with a menu of possible ways to fund parkland acquisition.

Under the third flow chart area, City Engineer McKillip reviewed the 99W Corridor Plan. It was mentioned not having busses included in mass transit, and it was suggested that Tualatin pursue something to have transit or similar.

City Manager Lombos said as the process proceeds stakeholders will be identified, etc. City Engineer McKillip reviewed and explained a timeline/process to follow for the TSP. Staff is currently working on the public involvement process for the TSP. A chart of issues/modeling assumptions/evaluation criteria that should be done was reviewed. City Engineer McKillip continued with following a process to manage the TSP and how the flow would work to have the opportunity of continual discussions along the way. It was suggested to make sure that the process flow includes the loop around each of the stopping points, and not necessarily be a linear process, and make certain some key decision points are determined early on.

City Manager Lombos distributed a "Spectrum of Public Participation" information sheet and explained how it would work and tie into citizen involvement which involves not only Council, but the various advisory committees. City Manager Lombos said more will be discussed at the August 23, 2010 Council Work Session. City Manager Lombos continued with the "citizen involvement" piece of the process. It was asked and answered what other cities have done with their recent TSP process.

City Manager Lombos concluded with the "Next Steps" and mentioned some suggestions that have been made on what to name the actual work plan. It was suggested the ad hoc committee is the entity to name the process, and that it should be understandable to everyone. It was also mentioned that Council would like to see what other cities have done, such as Milwaukie, and the citizen involvement process.

3. EXECUTIVE SESSION  
None.

4. ADJOURNMENT  
The special work session adjourned at 8:09 p.m.

Sherilyn Lombos, City Manager

Recording Secretary / Maureen Smith



---