



City of Tualatin

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Approved By Tualatin City Council

Date 3-9-09

Recording Secretary W. Smith

SPECIAL TUALATIN CITY COUNCIL MEETING MINUTES OF FEBRUARY 4, 2009

PRESENT: Mayor Lou Ogden; Councilors Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris [arrived at 8:00p], Donna Maddux, and Ed Truax

STAFF

PRESENT: Sherilyn Lombos, City Manager; Doug Rux, Community Development Director, Aquilla Hurd-Ravich, Senior Planner; Paul Hennon, Community Services Director, Abigail Elder, Library Manager; Brenda Braden, City Attorney; and Maureen Smith, Recording Secretary

The special work session was called to order at 6:15 p.m. at the Tualatin Police Facility.

1. ANNOUNCEMENTS – None.

2. ITEMS DISCUSSED

A. Library Issues

City Manager Sherilyn Lombos welcomed Community Services Director Paul Hennon and Library Manager Abigail Elder. In addition to the memorandum prepared, additional information was made available to Council that included a report on options for Washington County libraries, and current trends and future directions of public libraries. Three areas of discussion will include: Washington County Cooperative Library Services (WCCLS) Strategic Plan, WCCLS funding and governance models and options, and Clackamas County Library Services.

Mr. Hennon began discussion on the Strategic Planning for Services and said this planning process will assist the WCCLS in planning and services for Washington County residents and provide options for long-term, stable funding. The plan includes performance measures, recommendations for serving urban and unincorporated populations, service levels defined by scope, and recommendations for services that are more efficiently or economically delivered centrally or in a decentralized manner. The study is now underway and will be complete in spring 2009. Surveys of public and library staff will be available in the coming week.

Staff has brainstormed priorities for Tualatin, with focus groups currently taking place. Issues such as local control, population, demographics, and youth focus have been discussed. Council discussed their views of what is valued for the future of the library and the types of services to provide. Mention was made of promotion of adult literacy, integration of cultures, and to continue to provide and "maintain" the same level of services Tualatin currently provides.

Four funding and governance models / options were reviewed and discussed:

- 1) *Status Quo*
 - a. *Format*: countywide cooperative with some centralized services
 - b. *Funding*: County General Fund and Local Option Levy
 - c. *Governance*: Locals manages libraries

- 2) *Cooperative County Service District*
 - a. *Format*: countywide district with some centralized services
 - b. *Funding*: County levies a permanent tax, and locals can supplement
 - c. *Governance*: Locals manage libraries

- 3) *Consolidated County Service District*
 - a. *Format*: Countywide library district
 - b. *Funding*: County levies a permanent tax
 - c. *Governance*: Washington County manages the libraries

- 4) *Special District*
 - a. *Format*: Countywide library district
 - b. *Funding*: District levies a permanent tax
 - c. *Governance*: District has an elected board and manages the libraries

Mr. Hennon said a permanent rate system is being looked at which would allow for predictability in funding and to provide capital funding for unincorporated areas as stated in the study. Discussion followed about providing library services to unincorporated areas, and whether or not to include unincorporated areas. A suggestion was made to keep the countywide rate (as currently) and be one service district, have the district's charter fund each city library based upon a service area, with each *individual* service area serving the unincorporated areas within their respective areas. Also discussed was whether it could be done to require the unincorporated areas to pay their share, and how WCCLS is currently funded.

Discussion followed, and Council noted their desire to stay *status quo* for Tualatin. Council is not opposed to a countywide cooperative with local control, with Washington County still contributing its share of the permanent tax base. All Councilors present indicated they were not interested in a *consolidated county service district* or a *special district*. Any changes would happen sometime after 2010 according to Mr. Hennon.

Clackamas County Library Service was reviewed with Council. The issue at hand is addressing Clackamas County's discontinuance of funding its libraries through their county permanent tax rate. Voters passed a new Clackamas County Library District with a permanent tax rate of \$0.3974 per \$1,000 taxable assessed value. It was noted that Council had previously opted out of being part of the Clackamas County Library district, with the provision that Tualatin's Clackamas County residents could vote to join the district in the future if desired. With the passage of the district, Tualatin residents located in *Clackamas County* will not be eligible for the same level of library service at *non-Tualatin* libraries as Tualatin's *Washington County* residents as they will not be a part of the new Clackamas County Library District nor part of the WCCLS.

The Clackamas County portion of Tualatin is an area east of 65th Avenue, with approximately 3,000+ residents. The number of active card holders for Clackamas County residents is almost 800. Also reviewed were tax rates and what is currently designated to library funding in both counties, and what the tax rate would end up to be in Clackamas County if Tualatin residents chose to be part of the new district.

Three options to initiate discussion were reviewed:

Option 1 would provide Tualatin Library "courtesy cards". Residents would then have the option to purchase "non-resident" library cards from other libraries. Mr. Hennon reviewed a chart listing the differences between regular, non-resident, and courtesy card options. A non-resident card would cost \$95 per year. The Tualatin Library currently has a courtesy-card program, but does not offer the same privileges of either county's resident library card. Option 2 would be to hold an election giving Tualatin's Clackamas County voters the opportunity to join the new district, and Option 3 is contract with Washington County for library services.

Discussion followed on how to address library services for Tualatin's Clackamas County residents. Putting the issue to a vote to Clackamas County residents was discussed and that it should be done as soon as possible. Discussion followed on the timeline needed to get this to the ballot. Annexing was also discussed.

City Manager Lombos summarized the discussion – direction from Council is to move forward with placing the issue on the ballot in November, which puts in motion a number of steps. Staff will bring back a sequence of events that will need to happen to be able to place on the November ballot. It was asked and staff replied that it would likely cost less than \$10,000 to put this on the ballot in November 2009.

B. Local Aspirations – Urban/Rural Reserves Discussion

Community Development Director Doug Rux began with a PowerPoint on urban/rural reserves local aspirations. This is the third meeting with Council where this has been discussed. Mr. Rux gave a brief background on the history of the Urban Growth Boundary (UGB) expansion. Metro manages the UGB with the last expansions occurring in 2002 and 2004. Addressing communities concerns of the requirement to first look at urban reserve lands (none were identified), followed by exception lands and then consideration of soils classifications, a one-time extension of the evaluation and expansion process was passed by the legislature. Also passed was a new process to establish urban and rural reserves in the metropolitan region. The region has been involved since January 2008 in Metro's "Making the Greatest Place" urban/rural reserve program, with a subcomponent entitled "Local Aspirations."

The role for the City Council and the community is the future of Tualatin in the next 20 to 50 years. Metro is looking at roughly 400,000 acres of land. Committees in Washington and Clackamas counties meet regularly to discuss this issue. A map of a five mile buffer of land was displayed. The goal for this meeting to identify potential candidate urban reserves. There will be more detailed discussion in the coming months as this moves forward.

[Councilor Harris arrived at 8:00 p.m.]

Senior Planner Aquilla Hurd-Ravich continued with the PowerPoint. The town center area was reviewed and its redevelopment potential over next 20 to 50 years, with the current zoning as it is today. Businesses by type were looked at and based on redevelopable acreage, with hundreds of additional jobs in the next 20 and 50 years. Industrial building square footage was reviewed, with the gross square feet calculated. A planning area map of net developable vacant land was displayed. Commercial building square footage per year was reviewed and the current vacant commercial land available. Medical Center district land was separated out and reviewed. Residential land was reviewed, with map review of net developable vacant residential land.

Capacity outside the planning area was reviewed; Southwest Concept Plan, South Tualatin (North Wilsonville Study Area), and Sphere of Influence (Stafford Basin acreage and Knife River/Morse Brothers area acreage).

Discussion followed, and staff noted more detail of these projections/calculations will be reviewed in future discussions that will be held.

A Stafford Study "Sphere of Influence" done in 2000 was reviewed, and a map of Stafford Basin net vacant acres was displayed. Staff arrived at two scenarios of the Stafford Basin area of lows and highs of dwelling units per acre calculation, population, and jobs. Discussion followed on the two scenarios presented and the uncertainty of population growth.

The unknown factor of what would be best for Tualatin is difficult to know. Discussion followed with mention of cities not wanting to actually expand the UGB, and keep all land all in rural reserves, which is not necessarily realistic if Tualatin does not want the community to end up like large cities that have high density.

Considerable discussion followed on how to arrive at local aspirations and the density levels. It was suggested to preserve the most options by keeping a potential urban reserve candidate (sphere of influence area of Morse Bros 117 acres, and Stafford Basin 2,900 gross acres (north of 205 is some model of a little more dense, mixed use, south of 205 is rural reserve) and what Council is okay with

The discussion concluded, and staff said the next step is to schedule another special work session, and relay information to Clackamas and Washington counties on potential urban reserve candidates. Updates will be given through February with the counties on the what has been determined by cities, and staff will then come back to the City Council the first part of March for another in-depth discussion.

4. ADJOURNMENT

The special work session adjourned at 9:35 p.m.

Sherilyn Lombos, City Manager

Recording Secretary

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