



City of Tualatin

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Approved By Tualatin City Council
Date July 13, 2009
Recording Secretary J Kirby

SPECIAL CITY COUNCIL MEETING MINUTES OF JUNE 1, 2009

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

STAFF

PRESENT: Sherilyn Lombos, City Manager; Doug Rux, Community Development Director, Cindy Hahn, Assistant Planner, Mike McKillip, City Engineer; Paul Hennon, Community Services Director, Eric Underwood, Development Coordinator; Carina Christensen, Assistant to the City Manager; Brenda Braden, City Attorney; and Stacy Crawford, Recording Secretary

The special work session was called to order at 6:40 p.m. at the Police Services Training Room.

1. ANNOUNCEMENTS – None

2. ITEMS DISCUSSED

A. Town Center Plan

Mr. Rux had everyone in the audience introduce themselves and state the committee, business or organization they represent.

Mr. Rux stated that staff has been working on the Town Center Plan since 2004. Staff put aside a version of the plan in 2005 when we embarked on the Tualatin Tomorrow program. Staff is re-engaging our Town Center process to see what our future is going to be. Recently as part of Metro's Local Aspirations, staff has come up with some numbers and idea concepts of what the Town Center might be like in 20-50 years. The handout was provided and also noted that its available on the website. Through the Transportation and Growth Management Program, there was a grant provided to allow the City to take another step forward in evaluating our opportunities in the Town Center.

Mr. Rux introduced Constance Beaumont with the Oregon Transportation and Growth Management (TGM) Outreach Program and George Crandall, Don Arambula and Jessie Maran with Crandall Arambula who are the consultants. The TGM grant program has a partnership with ODOT. A month ago staff, the consultants, City Manager and Councilor Barhyte went on a site walk to look at the unique nature of our downtown. There are a lot of good attributes to build on in the future. Based on the information from the site walk, the Town Center Plan from 2005 and additional information, the consultants are here with a presentation of that concept. We would like to make this an interactive aspect to get some feedback for the next step in working on the Town Center Plan.

Constance Beaumont thanked Mr. Rux and the Mayor and gave a little background information about more transportation choices.

The consultant team gave a presentation on potential concepts and goals based on the site visit walk, the Town Center Plan from 2005, and stakeholder meeting information. A copy of the presentation is available by request.

A key point about the overall concept is to use a center street to tie the downtown together. By organizing streets such as Seneca to Interstate-5, building a bicycle pedestrian bridge over the lake and having an urban grid layout. Where you have great streets you have great downtowns to help make a community joyful and pedestrian friendly. Visible shops, outdoor seating, street trees, things for children, public art, places to rest and relax, family elements, streetlights, restrooms, transit integration through shuttle buses and tri-met.

Seneca Street would become retail Main Street. A Main Street should only be a ¼ mile long. It should have anchor stores, such as grocery or department stores with small mom and pop retail shops in between. Critical mass of 150,000 sq. feet of continual retail. Parking needs to be shopper friendly. Parking garages need to be grandma friendly and not tucked out of the way.

The number of daily trips on Tualatin-Sherwood Road is 40,000 making it a hostile pedestrian zone. 8,000 trips per day is a good number for a Main Street.

The Town Center plaza concept they see as fitting in front of City Hall with a Santa Fe style open space that has a park adjacent to the city center. This would be a place for all ages. Around the plaza would be mixed income housing options with parks to relieve that kind of density. Two essential elements were discussed to create a successful town center: great streets and a plaza. A balanced center development would be one mile in radius, a common hot spot and bikes that are off the road. An expanded sidewalk that would support a bike path was discussed.

Mr. Nyberg stated that he has a lease with Kmart until 2022. It's a lease that he cannot break. He said a Loop Road was designed in here on the north side and that \$5 million is gone, and the loop portion on the south side \$14 million is gone. He stated that they don't have a dog in the fight and this property is for his family and his children's family. There is an economic impact on private property. It's not a question of if Wal-Mart is coming, it's when they are coming.

George Crandall responded that everything is negotiable. Everything changes overtime. A good idea has the power to transcend everything. Everyone needs some things. Mr. Nyberg needs to be very successful. Leases are changed as conditions change. Businesses also change. City has decision on where to spend its capital dollars. He asked Mr. Nyberg what the burden would be on him to redevelop his property, if he was to work with the City and come up with something other than a big box. Mr. Nyberg stated he couldn't answer that. Mr. Nyberg noted that he was on the Urban Renewal Committee years ago.

Marissa Houlberg asked what kind of burden is on the Nyberg's? Mr. Nyberg replied that he does not think the concept is workable because market conditions are always changing.

Mr. Emami noted that he was the owner of the theater in Tualatin over 30 years ago. He understands the concept of retail stores. He is the current owner of Clark Lumber, Rich's Kitchen, Seneca Building. Recently he has taken ½ of the rent to put in a beauty school. He feels that the City doesn't need more flower baskets or more sidewalks. What we need is to get people into the downtown. The Lunch Box closed after many years of operating. He paid \$5 million for Clark's Lumber and wants to see more aggressive actions to bring developers downtown.

Mr. Crandall stated that you need a plan that makes sense for the downtown and that can attract developers. Create a situation that developers will want to come. A predictable and economically viable downtown is why a developer would develop. You must decide what you want the downtown to be and what type of community you want.

Connie L. stated that if Wal-Mart comes into town she's selling her house. When Costco left she saw a reduction in traffic,

Beth R. stated that there is no way for the family to get downtown on a bike. She feels the bike path is a great idea and the idea of supporting local businesses and would like to see a farmer's market in Tualatin.

Marissa Houlberg stated that the library has been very successful. She stated that restaurants are successful in Nyberg Woods.

Linda Moholt, Chamber of Commerce, would like to see an active vibrant downtown that attracts businesses. Have industrial zoned land, but make the downtown an active, pedestrian friendly urban desire.

Don Ambrula stated there needs to be a great environment where people will want to hang out and a place that attracts a work force.

John Medvec likes the concept and this is just an idea to get conversations going. Should we decide to do this? Shows what downtown could be. There is success in Salem and Portland. He likes to support Oregon and shop locally.

Don Ambrula stated that retail is changing and this country is over retailed. George Crandall stated that Bridgeport Village is on the leading edge of the trend of having retail out on the edges and having a downtown. You don't want more Bridgeport's out on the edge of your city.

Mike H asked why the town center plaza is not at the lake.

George Crandall said that a hole in the ground is not a Town Center. The lake is a feature and an amenity in the downtown that people go around. The lake is an edge condition.

Don Arambula added that it's about economic development, not a public amenity. There is already a civic presence at the library, so you should build off your strengths. There is a 10-15% additional value of development around a plaza.

Sherilyn Lombos asked what do you do with Tualatin-Sherwood Road?

George Crandall stated that they didn't focus on things that didn't give value. Tualatin-Sherwood Road is not a big pay-off and should be dealt with later.

Mayor Ogden asked if Mr. Emami and Mr. Nyberg were wildly successful and there were no problems, how do you drive the public investment and how do you get the population to be supportive of the public investment? How do you get 12,000 voters to get involved and say what they want?

Mr. Crandall provided a menu approach and suggested \$3 million dollar expenditure to start. You need to have private commitment to spend the public dollars. The vision has to be clear and Mr. Nyberg and Mr. Emami have to be engaged and in control of the process.

Nic Herriges asked about Tualatin-Sherwood Road and this plan chooses to not address it. It's a barrier for pedestrians as well as for people trying to drive into the downtown area. It's essential to figure out different ways for traffic to permeate that barrier.

George Crandall reiterated that you need to concentrate on the heart then worry about the extremities.

Mr. Aplin asked about the redevelopment in that area. Could you keep some of businesses and buildings that are already facing Tualatin-Sherwood Road? George Crandall replied that you could keep those the way it is today and build another building out back behind it.

Brenda Braden asked how do we get retail in without being over retailled? Don Arambula stated by attaching the local shops to an anchor store so that money stays in the community.

Mayor Ogden is concerned about leaping into a traditional concept that works today and it becomes a fad with no substance and longevity.

George Crandall stated that it's not a fad. Main Street is going back to things that have worked over time. Places you have to drive will be in trouble because they are not pedestrian friendly. Bridgeport Village will be in trouble. You need to go back to a more traditional model that is bike friendly. Don Arambula added that fundamental DNA is setting the grid. Mayor Ogden asked why they are not using the river. George Crandall stated that you should go with all the height you can get.

Ed Truax stated that we need to hang our hat on this type of planning and he didn't think they needed to get hung up on the height issue. Need to work with owners, business and citizens to work out our downtown center. He hopes we succeed and we can create some excitement about this project.

Katie Ogden thinks there is a need for a strong town center plaza. There needs to be a place where the youth and families can go.

Marissa Houlberg wants the Community Park to tie into that area, bicycling. Need parking structures for the public – grandma friendly.

Constance Beaumont closed the meeting and shared an example of Target choosing to go into a building that's two-story, which is something they have never done before, but it penciled out for them to be multi-level. Tualatin needs to think about what they want and what the whole vision is for the Town Center.

David Emami stated that 27 years ago the downtown was more vibrant than it is today. We have failed over the years. He has had to cut rent in ½ for School of Beauty. City won't waive his core area parking fees. Need to make town more vibrant and prosperous. Had to landscape the downtown parking lot, which cost him \$55k and rent his property.

Mayor Ogden asked how we would continue to expand to get the word out to people and how to do this, still pass the word about these conversations.

B. Library – Clackamas County

Sherilyn informed the Council that she, Councilor Harris, Brenda, Paul, and Abigail met earlier in the day with Clackamas County Commissioner Bob Austin and some Clackamas County staff in preparation for a November 2009 election to annex the Clackamas County portion of Tualatin into the new Clackamas County Library District (District) per Council's direction.

The process, schedule, and key points for an intergovernmental agreement were discussed and late in the meeting it became clear that the Clackamas County staff was suggesting that the terms

presented to Tualatin for initial formation of the District probably would not be the same terms under which Tualatin could annex into the District.

Specifically, the annual reimbursement of taxes collected (in both incorporated and unincorporated areas) and the one-time capital funding would change from the earlier numbers of \$137,000 and \$150,000 to \$0 and \$0. The primary benefits to Tualatin for annexation into the District would become non-financial in that Tualatin would receive \$0 funding as 100% of the taxes collected (from the \$0.3974 per \$1,000 taxable assessed value) would be shared by the other members of the District, and Tualatin's residents would qualify for the use of all Clackamas Counties libraries, as well as the other libraries party to the MIX agreement (Metropolitan Interlibrary Exchange - Washington, Multnomah, Hood River, Clark, Skamania, and Klickitat). Through the MIX agreement Tualatin's residents would qualify for full service at the Tualatin library rather than qualifying for the reduced service level provided under the Tualatin Courtesy Card.

The notion that Tualatin would not receive any financial benefits from the annexation was a surprise to the Tualatin contingent as the previous discussions had included the annual reimbursement for the incorporated area of Tualatin, but perhaps none of the unincorporated area, and probably not all or any of the one-time capital funding.

To pursue the terms of annexation, the Clackamas County representatives suggested that Tualatin present a written proposal to the new District Advisory Board. That Board has not yet convened for the first time as the member cities are just now in the process of executing the required IGA's, but they thought they could get them together in time to meet the schedule needed by Tualatin for a November election. However, it was stated that the Board would not likely support reimbursing taxes to Tualatin since Tualatin does not have a library in the District. It was suggested that the Board would be more amenable to reimbursing Tualatin if Tualatin could work with Multnomah and Washington counties to resolve similar situations with those counties and Lake Oswego and Wilsonville. It was surmised that this was not likely to be able to be achieved within the time line for a November 2009 election. The meeting concluded with the understanding that Tualatin would consider submitting a proposal to the Advisory Board.

Sherilyn and Paul presented several alternative approaches which were discussed: (1) Accept the new terms, (2) make a proposal to the District Advisory Board, (3) work with Multnomah and Washington counties and Lake Oswego and Wilsonville to resolve the common issue, (4) work with WCCLS to purchase services for the Clackamas County area of Tualatin, (5) tax residents and buy out of district library cards for them, (6) do nothing - don't place an annexation measure on the November 2009 ballot.

Council favored not placing an annexation measure on the November 2009 ballot under these terms at this time. Staff indicated that an informational letter would be prepared and sent to Tualatin's Clackamas County residents so they would understand that their library service level would be changing, and that the letter would be coordinated to include messages that both the District and WCCLS were including in letters they had intended to mail. Council directed staff to prepare a draft of the information letter and to explain the causes of the circumstance, and to run the letter by Lynn Peterson, Chair, Clackamas County Commission, prior to issuing it to gauge the Commission's position on this matter. Council also directed staff to schedule an informational meeting at Bridgeport Elementary School in the near future and to invite residents to the meeting in the aforementioned letter to residents.

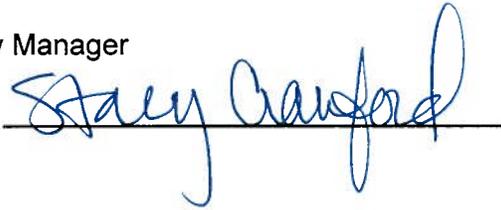
In an unrelated matter, the Council directed Sherilyn to cancel the upcoming Clackamas County dinner due to scheduling conflicts.

3. ADJOURNMENT

The special work session adjourned at 9:03 p.m.

Sherilyn Lombos, City Manager

Recording Secretary

A handwritten signature in blue ink, reading "Stacy Crawford", is written over a horizontal line. The signature is cursive and extends above and below the line.