



City of Tualatin

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Approved By Tualatin City Council

Date: 10/27/2008

Recording Secretary J. Kirby

TUALATIN CITY COUNCIL WORK SESSION MINUTES OF JULY 14, 2008

PRESENT: Mayor Lou Ogden; Councilors Chris Barhyte, Bob Boryska, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Paul Hennon, Community Services Director; Kent Barker, Police Chief; Dan Boss, Operations Director; Don Hudson, Finance Director; John Stelzenmueller, Building Official; Will Harper, Associate Planner; Kathy Kaatz, Program Coordinator; Carina Christensen, Assistant to the City Manager; Maureen Smith, Recording Secretary

ABSENT: Councilor Monique Beikman* [** denotes excused*]

[Unless otherwise noted, MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Mayor Ogden called the work session to order at 5:34 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. Emergency Preparedness Discussion

Operations Director Dan Boss presented information on the City of Tualatin's emergency preparedness program. Mr. Boss explained how the program works and staff involved in the process. There is also various exercises done each year with staff to make sure the organization continues to be prepared for an emergency. Mr. Boss explained Council's role in the emergency management process. Also, the City recently participated in a countywide disaster drill / exercise with the entire organization.

Council suggested staff present this information at the regular meeting under "Presentations" for community awareness of the program and what the City is doing for emergency preparedness.

2. Floodplain Regulations Briefing

City Manager Lombos noted on the public hearings portion of the regular Council agenda a plan text amendment regarding floodplain regulations. Staff is present to give a briefing on why the issue is before Council and to answer any questions.

Associate Planner Will Harper gave an update on regulation changes, which is revising and adding definitions in the Development Code to be consistent with the current Federal Emergency Management Agency (FEMA) and Flood Insurance Administration (FIA) provisions. This is not a change to the existing flood map however.

Brief discussion followed. It was suggested that there be a clearer explanation in Section 5, subsection 4 of the resolution regarding recreational vehicles. Staff will follow up.

3. *Recreation Bond Measure Voter Information Program*

****SEE ATTACHED VERBATIM MINUTES FOR THIS PORTION OF THE MEETING****

4. *Urban / Rural Reserves Update*

Councilor Barhyte represents cities in Washington County on the Urban/Rural Reserve committee and gave a brief PowerPoint presentation on the proposed study areas, work program overview and key milestones for designation of urban and rural reserves. Brief discussion followed. If Council has any comments, let Councilor Barhyte or Community Development Director Rux know.

C. CITIZEN COMMENTS

N/A

D. CONSENT AGENDA

N/A

E. PUBLIC HEARINGS – Legislative or Other

N/A

F. PUBLIC HEARINGS – Quasi-Judicial

N/A

G. GENERAL BUSINESS

N/A

H. ITEMS REMOVED FROM CONSENT AGENDA

N/A

I. COMMUNICATIONS FROM COUNCILORS

None.

J. EXECUTIVE SESSION

None.

K. ADJOURNMENT

The work session adjourned at 6:54 p.m.

Sherilyn Lombos, City Manager

Recording Secretary

Maureen Smith

VERBATIM Transcript from a portion of the July 14, 2008 Work Session

SL = Sherilyn Lombos
BBR = Brenda Braden
PH = Paul Hennon
CC = Carina Christensen
LO = Lou Ogden
BB = Bob Boryska
CB = Chris Barhyte
JH = Jay Harris
DM = Donna Maddux
ET = Ed Truax

MB = Monique Beikman (was absent from this meeting)

3. Recreation Bond Measure Voter Information Program

SL: Paul.....(PH stepped up to the table) this next one is to talk....

ET: Oh, you have one minute left....

(laughter)

SL: Um, so why don't you go ahead and talk about the purpose and what we need out of the Council tonight.

PH: I'll do that. So Carina and I have been, and Sherilyn, and to some extent Brenda, have been working on the voter information program and we've only talked about it in general terms and now we need to get the OK to use public funds to pay for, um for that and we want to advise you of the status of the filing and also talk about prohibitive and allowable activities for elected officials.

So, the first, actually, I spoke out of sequence, the...advising Council of filing status is on the...previously Council said OK, refer this to the...place it on the ballot, so we're going through the process of making that happen. There is a defined process, there is an advertisement that's been done, we plan on filing it on July 16 of...

LO: Excuse me...I'm not looking for the notes here am I?

PH: No...this is just my notes....and the ballots will be mailed on October 17th, now that's like you'll get the ballots about October 17 and of course election's on 11/4, so that's what the filing...there's nothing else the Council needs to do at this point. And, voter information materials, so the purpose here is to provide impartial, factual information on the recreation bond measure and associated fees, and uh, we're working on a portfolio of ways to communicate the

information on the bond measure and on the fees. And so that would be flyers and newsletters and the kinds of approaches we've taken in the past.

SL: Basically, pretty much mirroring the library....

PH: Pretty much mirroring the last four times, although I think that we've, we've increased the quantity of a couple of things, given that we're starting a little bit earlier than in the past. I think the last ones it was usually into September, maybe later, when we were able to get started, and this is earlier, so there's a little bit more time...so we're looking at, uh, around \$25,000 and we can set that a "not to exceed"...right now our little list is a little higher than that, but we can prune it down some. Uh, and that would come from the general fund contingency transfer and that would be approved by Council at a later date.

And so what we need tonight is "yeah, it's OK to move forward with that..." or "nope, don't want you to do that" or "you know what, we want to talk more about the details and here are my ideas."

LO: Questions....Jay?

JH: Um, I was wondering. I know the last time we did the Back to School night, and some other things, uh Meet and Greets, that sort of thing. And I showed up for some of them to, ya know...

PH: Yeah, I remember...

JH: to just talk about....are we, are you proposing the same....

PH: So we have a list....Carina's been...uh, we don't have it for you tonight, but by the next meeting we'll be doing as we have in the past, we'll be circulating that, saying here are all of the opportunities essentially, and like Ice Cream Back to School Nights, ice cream socials, various clubs and organizations....

SL: Concerts on the Commons, Movie Nights..

PH: There's a lot of them, and we're working on the documents aren't done yet.

JH: I think even football night we had ten or something up there...

PH: Yeah...so those would be there, there was a TVCTV video on the bond measure the last time and so we're talking about doing another one of those...

LO: From an expense standpoint, it runs in my mind that in the past those have been \$15,000.

PH: That's about where they were.

LO: So this is substantially higher, so help me understand that....

PH: Direct mail, um and more inserts I think...bigger inserts. So we've had a postcard that we mailed out...so we're doing two of those instead of one, and you might know off the top of your head about what one costs....

CC: Postcard...(unintelligible)

PH: One...one whole batch of mail....

CC: Oh (unintelligible)

PH: Postage included I think you have...

CC: Yeah, postage is (unintelligible)....

PH: So that's a chunk because, while she's looking that number up ...that's one, and that also means printing those...

CC: So, a batch of mailings is \$2,452. So if we do two of those...

PH: So, that's the postage...

CC: That's the postage...yes...

PH: And then there's the cost of the cards too...

CC: And, right, then there's the cost of printing the cards, and that's all included, so you add the cost of the cards, you have another \$2,697, we add printing of the cards....

LO: So, that's about \$5 or \$6,000...

CC: Yeah...

PH: Yeah...

LO: So, um, what I'm asking is...I don't want to review the list in great detail tonight, but seems to me...our objective is public information, obviously. And how much information is enough, and how much of it is too much, and how much of it is money that you'll need to spend, and how much of it is penny-wise and pound foolish...you've got a \$50 million bond, you know, what's another \$5,000 to spend on public information? So I don't have a good sense for what you do...what you don't do...etc. All I was thinking is what we've done in the past, I thought it's been pretty effective. And, so, um, if we replicated that...substantially just replicated it...I would expect the cost to be up a little bit, the postage is about 9-10%, a little bit more for the number of houses have increased, but programmatically do we....do we need to do, you know, another 60 – 70 % of what we did before....functionally?

PH: Yeah, and I think the two big things that drive the increase...good question...but the two things that are different are the second mailing and a second run in the newsletter...

SL: In the newsletter...oh like an insert in the newsletter...and, the reason that we have the option to do more is because we're starting earlier, so that gives...so you know, so we backed it up into August now, instead of starting in September, and so additional opportunities to get information out.

LO: I guess, my other question is, and I don't need an answer tonight, is to think through, is that necessary? Is that...there's a theory that work expands to fill the time available...well...the budget expands to fill the project and you've got to spend it...so, I just asked question. I'm concerned about those things.

PH: Well, I guess it would be...this would be a good time to actually talk about it, because we're getting ready to launch and to print. If it's good to go, we actually have to print them and it's cheaper to print, for example, the flyers all in one fell swoop. So if we knew we were going to do one or two inserts, into the newsletter and some into newspapers we'd want to run them all at once....

LO: And are the quantities of print such that you don't get any more benefits of scale. You know, there's a certain point where after so many thousand, if it's the same rate per thousand...

PH: Right, we were just talking about that increment...we're up and around probably 50-60,000 on the flyers...

LO: So whether you go 60 or whether you go 80....

PH: Minute....

LO: the direct cost...I mean, I can't answer those questions. I don't want to...I don't want to burden the Council to hear when it's time to go through the pro forma in detail. I'd be happy to meet with you afterwards...whatever, ...but...not that my judgment is more important than the other six...but

PH: I think it'd be helpful....

ET: Is it your concern that the budget's too big?

LO: Well, I'm just saying, we typically spend about \$15,000, this year it's \$25,000. And I don't mean to be...I don't mean to be, uh...(unintelligible) about this, but you know the answer is well we've got more time to spend more money...and I don't mean that uh...I mean it's true, we have more time so we can make more things to do, we can make more communications, but you know if we started in January we could spend \$100,000...and give everybody you know....three to four million...

- SL: So we can certainly pare down the list to match any budget that you set. So if \$25,000 seems...is too much of an increase then...or too much...we can go back, relook at it, make it basically be exactly what we did before.
- LO: So forget about the dollars...I don't want to be penny wise and pound foolish about it... but if you looked at the hits, what information are you getting out, and how...and you've got, I mean I don't know what that is, but if you've got 1 million and you've got three stuffers in The Oregonian, one stuffer in the Times, two stuffers in the newsletter...I mean I'm just saying do you really need that other 5,000 or 6,000 to mail...do you really get substantial benefit, and if the answer is yeah, people don't read stuff anyway, sometimes they gotta get it five or six times before they see it, why does Fry's send out their ad in the Sunday paper every week...just asking the question...if everyone else is just fine with it then....
- PH: Well, our broad strategy was start early, and starting early means getting more information out, so if uh, we....
- ET: So, when would you start doing what?
- PH: We would have information in the August newsletter....
- ET: OK.
- PH: So, August 1...and uh...
- LO: And the cost of that is approximately a couple thousand bucks...
- CC: (in background) uh-huh....
- PH: Well, I would say...we have to look at that...cause there's printing numbers, there's insertion numbers...and there's design numbers...so, you know the very first thing we do, of course, is the spendy one, because you design it up once, you get to use it five times, you've only designed it once, unless you have five separate concepts, which we aren't talking about doing that....
- SL: No...we're just going to do one design concept....
- LO: So...in terms of making any more decisions, you put it in the newsletter twice...
- PH: We should make that call up front...and there are you know, you can insert a document and fold it into the newsletter and you can print it into additional pages and embed it in the newsletter and we have a combination of those two approaches.
- ET: Is that what you're talking about in terms of direct mail?
- PH: The direct mail was for a postcard, um, I shouldn't say a postcard, it's like an

11x17" piece of paper....

ET: Yeah, like we did last time...

PH: Right...yeah, so we talked about two of those this time...

ET: In addition to being in the City newsletter how many times?

PH: Uh...three, September, October....August, September, October...

LO: How many newspaper stuffers?

PH: Five...six, right...I think to get at \$25,000 we were just talking about dropping it to five as opposed to six, but currently it is six of twenty-six...

ET: That's a lot...

LO: That's what I'm thinking....I mean...

ET: I mean that's a lot, because really, each....the newsletter thing can't be...have a much different list than direct mail....

LO: And there will be some additional coverage...

ET: I mean...we mail the City newsletter to every household in Tualatin...

PH: Right...of course the whole theory is people don't see....

ET: Well, I know, I know what the theory is....but I'm just counting noses here....and so we're at what...six...?

LO: Eight...

ET: Eight?

LO: Nine...oh, we got five and three....five newspapers...and three newsletters....if we didn't do any direct mail...that's eight...direct mail's nine

ET: You do that twice, that's ten...

PH: You're looking at total exposures. There's also some project locator signs. They're just....sort of this is what it is....

ET: Well I'm looking....I'm looking at mail exposures and you're dividing these up into categories and it finally dawned on me that at the core of them they're all direct mail pieces. It doesn't matter if we direct mail 'em or if they go out in the City newsletter, they're all direct mail pieces....

PH: Right....

ET: And they go largely to the same list of people....

SL Yes...

ET: And so I'm sitting here counting...I mean, oh my goodness...you know, ten direct pieces is a lot...

JH: If they contain the same information...

ET: Well, they'd have to because we already talked about the fact that they're all gonna have the same design element...

PH: The cards and the flyers are a little different....

LO: Bob, you're on....

BB: OK, I would, uh, be in favor of going back and revisiting this, cause I remember the \$15,000 number from the last time. And I remember being back at one of the Back to School nights, and handing these things out....got it, got it... you know it's like every parent you saw...yep, got it, got it, have it...yep, know all about it...I mean it was like, it was already there so I mean, it's like, you know you get to a certain point of diminishing returns, and maybe, and maybe it's not \$15 maybe it's \$17? But I think you do \$25, and you know you're just filling the recycling bins then...so I would be...you know something...I don't know what that number is...but maybe just take a look at it and see...because it seems like whatever we did the last time...the library...when we handed those things out. Cause I remember at the school, I was just amazed at how many people already knew about it...which was...which was a good thing....

CB: I was just going to propose, what if we just said \$18,500 and then let staff go figure out how to spend \$18,500, because if we wait 'til next meeting we're getting that much further behind...I'd be...I'd propose we just give them a number....

BB: Well, let's tell them up to \$18,500..

LO: Another approach would be...to say do what you did last time, adjusted for inflation and growth...

PH: And I'm gonna to guess that's gonna be....Carina's done all the numbers this time, so I'm thinking it's in the \$17,000 range....

CC: I would agree...

ET: I would too...here we go....here we go....

BB: Alright...put that book to bed ...

LO: And I commend you for making this stab, because we got the time, we're gonna utilize it...we're all good with that?

BB: I thought it was great last time.....

PH: And we've done it like four times now...

BB: Yep....yep....the Back to School nights and stuff...you get so many people with that...

PH: We may even be forwarding that through....probably Sherilyn, before the next meeting, um, because there's a couple of early dates if we're ready...ready to go early...

SL: We'll start shooting that out as soon as we have everything...

LO: So I think you know our intent ...in fact I think we'd be comfortable saying do what you did last time in terms of the activity...

PH: Yeah..

LO: Increases for inflation....increases for growth in terms of number of houses and businesses, and you know, not to exceed \$20,000 and go do it, but I expect it to be less than that....anyway, you don't have to come back to us for approval...is that fair?

PH: Yeah...

SL: Perfect...

LO: So I expect it to be less than \$20, but I don't want to give you a number you're going to be strangled with...

PH: That'll work....

DM: Are we going to get to see the piece before you mail it?

PH: Yeah, we'll mail it to you...

(Group laughter)

PH: No , we did not intend to bring it to you before we've printed, we don't have that built into the schedule, so you know, your options can be to tell us you're not happy with that, I wanna proof it, the individual words, and if that's the case...

BB: Can you e-mail us the proofs?

DM: Yeah, I'd like to see it...

BB: Are you e-mailing the proofs back to the printer?

ET: We don't have to have a meeting, but I'd like to see it before it prints...

DM: Yeah....uh-huh

BB: Just e-mail us the proofs....

PH: And the turnaround is gonna have to be in about a day...which we can

ET: Well, that's fine...

BB: And if you don't hear from us full speed ahead...

CB: We did that on the park one....if you remember there was one....you told us you have until tomorrow at 10:00....to comment...and if not, we're assuming you are fine...

BB: Yeah....that's right....

LO: We have extra time this time....

PH: We need to get this off for the August newsletter....

JH: My wife had 8,000 mailers....

DM: August is still early...

ET: You could give up the August newsletter....

PH: There are people chomping on this one already...I think it's a good idea to get it out early...

LO: Absolutely...cause everybody's talking about it...not to belabor the point...but what we did last time, I thought was enough, but spreading it out....you don't want to spread it out too much cause it will spread us too thin...but if you get us comfortable up front...

PH: Right, right...so the newsletter was going to be the early lead...so Brenda has a few comments on prohibited and allowable activities for elected officials....

BBR: And since we're down to a really short time, I can make it very, very short....council can advocate from the dais...or oppose from the dais...staff has to be impartial and unbiased....provide factual and impartial information, and you can't ask them to do anything on city time or with city money....uh, or

materials...we can put things on the agenda, but we can't do the work for you....that's the short version...the handouts are from the Secretary of State, if you have questions about it...

SL: So, Chris and I were having a conversation about urban/rural reserves...(conversation moves to next item on the agenda)

End



TUALATIN CITY COUNCIL MINUTES OF JULY 14, 2008

PRESENT: Mayor Lou Ogden; Councilors Chris Barhyte, Bob Boryska, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Doug Rux, Community Development Director; Mike McKillip, City Engineer; Paul Hennon, Community Services Director; Carina Christensen, Assistant to the City Manager; and Maureen Smith, Recording Secretary

ABSENT: Councilor Monique Beikman* [* denotes excused]

Mayor Ogden called the meeting to order at 7:04 p.m.

[Unless otherwise noted, MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Councilor Barhyte led the Pledge of Allegiance.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. *Graffiti Apology – Eduardo Pliego-Ramirez*

Eduardo Pliego-Ramirez was present to give an apology for possession of graffiti instruments. Mayor Ogden said there is concern about graffiti in Tualatin and asked Mr. Pliego-Ramirez' help in discouraging graffiti to his friends.

2. *Tualatin Youth Advisory Council Update*

Representatives from the Youth Advisory Council were present and gave a brief update on upcoming events, and on new membership in the coming school year. It was also noted that the City's Teen Coordinator Ryan Dinneen is leaving the City for other employment and will be missed. Mayor Ogden commended the group for being active during the summer months.

3. *Swearing-In of New Reserve Police Officers – Kendall Heinrich, Evelena Powlison & Bret Rudolph*

Chief Barker introduced and swore-in the new reserve officers and gave a brief background on each.

4. *Library Project Update*

Library Manager Darrel Condra presented a brief PowerPoint on the recent opening of the newly remodeled library, and the construction progression of the library. There are new library hours and the grand opening is scheduled in August.

Mayor Ogden thanked staff for all the hard work that has been done on getting the remodeled library up and going. Mayor Ogden also thanked Mr. Condra for his work and noted his upcoming retirement.

C. CITIZEN COMMENTS

None.

D. CONSENT CALENDAR

MOTION by Councilor Harris, SECONDED by Councilor Barhyte to adopt the Consent Agenda as read:

1. Approval of the Minutes for the Meeting of April 28, 2008 and May 27, 2008
2. Citizen Involvement Committee Appointments
3. Approval of Change of Ownership Liquor License Application for La Barca Guerrero
4. Resolution No. 4809-08 Accepting Deed of Dedication and Easements Associated With the SW Herman Road Improvement Project (Walgraeve Property)
5. Resolution No. 4810-08 Accepting Applications for Bancroft Bonding Connection Fees and Authorizing the City Recorder to Enter Certain Real Properties Within the City of Tualatin on SW Killarney Lane Onto the City of Tualatin Lien Docket
6. Resolution No. 4811-08 Accepting Public Improvements for a New Domestic Water Service Connection at 19745 SW 65th Avenue
7. Resolution No. 4812-08 Accepting Public Improvements for a Replacement Driveway at 20740 SW 90th Avenue
8. Resolution No. 4813-08 Accepting Public Improvements for American Classic Deck and Fence

MOTION CARRIED.

E. PUBLIC HEARINGS – Legislative or Other

1. An Ordinance Relating to Floodplain Management; Amending Floodplain District Definitions and Provisions; and Amending TDC 70.020, 70.030-70.040, 70.160 and 70.180 (PTA-08-02)
-

Mayor Ogden opened the public hearing.

Associate Planner Will Harper presented the staff report and entered the entire staff report into the record. The proposal was initiated by the City's Engineering Division, and is related to Development Code Floodplain District, for some changes that are consistent with the floodplain management of Federal Emergency Management Agency (FEMA), the Flood Insurance Administration (FIA), and the National Flood Insurance program. It is recommended for Tualatin's continued part in the floodplain program. It is not a change to the existing floodplain map and not a change to flood protection process or standards. It was noted that Council made a change during the work session discussion regarding a minor change in the draft ordinance, Section 5, subsection 4, regarding recreational vehicles. The Tualatin Planning Advisory Committee (TPAC) recommended Council approve PTA-08-02.

Staff recommends Council consider the staff report and supporting attachments and direct staff to prepare an ordinance granting PTA-08-02 based on the draft ordinance in Attachment A of the staff report.

PROPOSERS/OPPONENTS – None.

COUNCIL DISCUSSION

Mayor Ogden closed the public hearing.

COUNCIL DELIBERATIONS

MOTION by Councilor Barhyte, SECONDED by Councilor Harris, to accept the staff report and direct staff to prepare an ordinance granting PTA-08-02 based on the draft ordinance in Attachment A of the staff report, and to include the minor change made by Council. MOTION CARRIED. [Vote: 6-0; Beikman absent]

F. PUBLIC HEARINGS – *Quasi-Judicial*

1. Conditional Use Permit for Building Materials and Supplies, Warehousing and Wholesaling, and Home Improvement Materials and Supplies Retail; TDC Section 61.030(1) (CUP-08-02)
-

Mayor Ogden read language required by legislation before a comprehensive plan or land-use regulation [ORS 197.763(5) and (6)] and opened the public hearing. No bias or ex parte contact noted.

Assistant Planner Colin Cortes presented the staff report and entered the entire staff report into the record. He gave a brief background on the proposal which is a request for a conditional use permit (CUP) to allow the warehousing and wholesale distribution of building materials and retail sales of home improvement materials and supplies in the General Manufacturing (MG) Planning District at 10700 SW Tualatin-Sherwood Road.

Staff recommends Council consider the staff report and supporting attachments and direct staff to prepare a resolution granting CUP-08-02.

PROPOSERS

Theresa Paulson, project planner for Group Mackenzie, representing the applicant noted their project team members were present and would be available if Council has any questions.

OPPONENTS – None.

COUNCIL DISCUSSION

Mayor Ogden closed the public hearing.

COUNCIL DELIBERATIONS

MOTION by Councilor Barhyte, SECONDED by Councilor Harris to accept the staff report and direct staff to prepare a resolution granting CUP-08-02. MOTION CARRIED. [Vote: 6-0; Beikman absent]

G. GENERAL BUSINESS**1. Fiscal Year 2007/08 Tualatin Tomorrow Vision Implementation Committee Annual Report**

Frank Bubenik and Candice Kelly, co-chairs of the Tualatin Tomorrow Committee presented the first annual report of the Tualatin Tomorrow Visioning Committee.

A brief PowerPoint presentation on the background of the "Tualatin Tomorrow" project progress to date was viewed, and the purpose of the "Vision Action Committee". A reminder that it is a 30-year plan and not all can happen in the next few years. The City is already implementing many of the recommendations that were made, and will be implementing more in the coming years.

Mayor Ogden thanked all that have participated and particularly co-chairs Frank Bubenik and Candice Kelly, for all the work that has been done on Tualatin Tomorrow visioning.

MOTION by Councilor Truax, SECONDED by Councilor Boryska to accept the Tualatin Tomorrow Visioning Committee Annual Report as presented. MOTION CARRIED.

2. Ordinance No. 1264-08 Relating to Rental Housing Maintenance Standards; Establishing a Rental Unit Maintenance Fee; Adding a New Chapter 6-13 to the Tualatin Municipal Code and Providing an Effective Date
[CONTINUED from June 23, 2008]

Mayor Ogden noted this matter was first heard at the June 23, 2008 Council meeting and was continued to this date to incorporate changes that were suggested by the Council. Mayor Ogden reopened the hearing for discussion.

City Attorney Braden briefly reviewed the specific changes to the proposed ordinance that were made from the last meeting.

Mayor Ogden asked if anyone wished to speak on the issue.

Katie Bailey, SW Seminole Trail, Tualatin, OR, expressed her concern about the proposed ordinance language and off-street parking. Ms. Bailey said she has spent time measuring many cul-de-sacs in Tualatin and Seminole Trail is the smallest. Ms. Bailey mentioned many subdivisions in Tualatin have Covenants, Conditions and Restrictions (CC&Rs), and older neighborhoods either do not have any or they are outdated. Ms. Bailey suggested the Rogers Park Subdivision CC&Rs language be used. Ms. Bailey asked Council to take the opportunity to ensure livability and safety of streets across the City, and adopt the Rogers Park Subdivision CC&R language.

Four amendments to the rental housing maintenance ordinance were proposed by Councilor Barhyte and reviewed with Council. Changes or additions were proposed for Sections 6-13-040(8), 6-13-040(10)(b), 6-13-040(10)(c) and 6-13-040(10)(e).

Council reviewed the ordinance and proposed amendments. It was suggested that Section 5, subsection 9 language be removed, and replaced with a reference directed to the appropriate section of the Tualatin Development Code dealing with parking. It was also suggested to add some type of language addressing insect and/or rodent control.

Katie Bailey, SW Seminole Trail, Tualatin, OR, spoke again and said sufficient off-street parking IS a safety issue. She also does not believe the conversion of a garage for the purpose of adding more square footage should be allowed. Ms. Bailey reiterated her concern of safe on-street parking and sufficient off-street parking. Older subdivisions deserve as much safety as newer subdivisions.

It was asked if the option of permit parking has been explored by residents on Seminole Trail. Ms. Bailey said it may come to that, but she believes that by allowing the garage conversion, the City created the problem.

Mayor Ogden closed the hearing.

COUNCIL DELIBERATIONS

Mayor Ogden said his hope is to be able to move forward and get an ordinance passed at this meeting. He reiterated the issues that have been raised at this meeting and prior discussions, such as vector control, garage conversions, off-street parking, occupancy rates, and density of rentals within a defined area that remain to be addressed.

MOTION by Councilor Barhyte, SECONDED by Councilor Harris to adopt the ordinance as written and amended with changes as discussed to Sections 6-13-040(8), 6-13-040(10)(e), 6-13-040(10)(b) and 6-13-040(10)(c) of the ordinance. MOTION CARRIED. [Vote: 6-0; Beikman absent]

H. ITEMS REMOVED FROM CONSENT AGENDA

None.

I. EXECUTIVE SESSION

None.

J. COMMUNICATIONS FROM COUNCILORS

Councilor Maddux noted she attended a great show at the Broadway Rose Theatre, a local professional summer theater company, and is looking forward to seeing more shows.

Councilor Harris reported on the Washington County Consolidated Communications Agency (WCCCA) and said WCCCA is proposing a district be formed with Portland and Washington's Clark County to enhance WCCCA's size. He will report as more information becomes available.

K. ADJOURNMENT

MOTION by Councilor Barhyte, SECONDED by Councilor Maddux to adjourn the meeting at 9:36 p.m. MOTION CARRIED.

Sherilyn Lombos, City Manager

Recording Secretary

