



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JUNE
22, 2015**

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Council President Monique Beikman; Councilor Wade Brooksby

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Library Manager Jerianne Thompson; Management Analyst II Kelsey Lewis; Human Resources Director Janet Newport; Public Works Director Jerry Postema

A. CALL TO ORDER

Pledge of Allegiance

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

B. ANNOUNCEMENTS

1. Community Enhancement Award Presentation to CenterCal Properties

Management Analyst Kelsey Lewis and Tualatin Arts Advisory Committee Member Gary Thompson presented a recommendation for the Community Enhancement Award. Mr. Thompson announced CenterCal Properties as the proposed recipient for the "I Wonder" bronze sculpture at the Nyberg Rivers Shopping Center. Yvonne Addington provided information on the background of the Ice Age theme for the sculpture.

Mayor Ogden thanked the committee for their recommendation. The Council accepted the recommendation and granted the award to CenterCal Properties. Chad Hastings, General Manager for CenterCal Properties, accepted the award. He thanked the Council and the Committee.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Washington County Sheriff Pat Garrett spoke to the public safety local option levy renewal. He noted the current levy has allowed the County to provide support services to the City for the past 15 years.

Tualatin Chamber of Commerce CEO Linda Moholt announced the Chamber would be donating \$1,000 to the America's Best Community grant. She encouraged other businesses and citizens to donate.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Councilor Ed Truax, SECONDED by Councilor Frank Bubenik to adopt the consent agenda.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Joelle Davis,
Councilor Nancy Grimes, Councilor Ed Truax

Other: Council President Monique Beikman (Absent), Councilor Wade Brooksby
(Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of June 8, 2015
2. Consideration of **Resolution No. 5241-15** Amending Water, Sewer and Surface Water Management Rates Inside the City of Tualatin and Rescinding Resolution 5202-14
3. Consideration of **Resolution No. 5242-15** Authorizing Changes to the Adopted 2014-2015 Budget
4. Consideration of **Resolution No. 5244-15** Approving and Authorizing the Provision of Workers' Compensation Insurance Coverage to Volunteers of the City of Tualatin and Repealing Resolution No. 5194-14

E. PUBLIC HEARINGS – Legislative or Other

1. Consideration of **Resolution No. 5243-15** Adopting the City of Tualatin Budget for the Fiscal Year Commencing July 1, 2015, Making Appropriations, Levying Ad-Valorem Taxes, and Categorizing the Levies

Finance Director Don Hudson presented a resolution to adopt the fiscal year 2015-16 City budget. He stated this year's total budget is \$78,964,170. The proposed budget was approved by the Budget Committee on May 27. The tax rate, if approved, would be \$2.2665 per \$1,000 assessed value with \$975,000 to be levied for bonded debt. Director Hudson highlighted proposed additions to this year's budget including growth in recreation programming, youth programming in the library, and staffing to the police and public works departments.

PUBLIC COMMENT

None

COUNCIL QUESTIONS/DELIBERATIONS

None

MOTION by Councilor Joelle Davis, SECONDED by Councilor Nancy Grimes to adopt Resolution No. 5243-15 adopting the City of Tualatin budget for the fiscal year commencing July 1, 2015, making appropriations, levying ad-valorem taxes, and categorizing the levies.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Council President Monique Beikman (Absent), Councilor Wade Brooksby (Absent)

MOTION CARRIED

F. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

1. Consideration of **Ordinance No. 1380-15** Relating to Blocks 28 And 29 of the Central Urban Renewal Plan Area; Amending Tualatin Development Code 60.030 to Allow Office, Retail, Service and Other Commercial Uses in Blocks 28 And 29; Restricting Such Office, Retail, Service, And Other Commercial Uses to No More Than 60,000 Square Feet Per Parcel; Prohibiting Retail and Cardlock Automobile Service Stations; Prohibiting Motels or Tourist Courts; Deleting Tualatin Development Code 60.050; Amending Tualatin Development Code Map 9-4 to Remove the Employment Area Designation on Blocks 28 And 29; and Adding New Provisions. (PTA-15-02).

Mayor Ogden noted a staff report for PTA 15-02 was presented during a public hearing held on June 8.

PUBLIC COMMENT

None

COUNCIL QUESTIONS/DELIBERATIONS

None

MOTION by Councilor Joelle Davis, SECONDED by Councilor Frank Bubenik for first reading by title only.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Council President Monique Beikman (Absent), Councilor Wade Brooksby (Absent)

MOTION CARRIED

MOTION by Councilor Joelle Davis, SECONDED by Councilor Frank Bubenik for second reading by title only.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Council President Monique Beikman (Absent), Councilor Wade Brooksby (Absent)

MOTION CARRIED

MOTION by Councilor Joelle Davis, SECONDED by Councilor Frank Bubenik to adopt Ordinance No. 1380-15 relating to Blocks 28 and 29 of the Central Urban Renewal Plan area; amending Tualatin Development Code 60.030 to allow office, retail, service and other commercial uses in Blocks 28 and 29; restricting such office, retail, service, and other commercial uses to no more than 60,000 square feet per parcel; prohibiting retail and cardlock automobile service stations; prohibiting motels or tourist courts; deleting Tualatin Development Code 60.050; amending Tualatin Development Code map 9-4 to remove the employment area designation on blocks 28 and 29; and adding new provisions. (pta-15-02).

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Council President Monique Beikman (Absent), Councilor Wade Brooksby (Absent)

MOTION CARRIED

2. Consideration of **Ordinance No. 1382-15** Adopting the Core Area Parking District Tax Rate and Credit for Fiscal Year 2015/16

Finance Director Don Hudson presented an ordinance to adopt the Core Area Parking District tax rate and credit for fiscal year 2015-16. He stated the Core Area Parking District Board and staff recommend the tax rate remain at the current rate of \$155.34 for the fiscal year. With the rate remaining the same the total estimated tax revenue for the district would be \$55,000. Approval of the rate will allow services to remain at their current levels.

PUBLIC COMMENT

None

COUNCIL QUESTIONS/DELIBERATIONS

None

MOTION by Councilor Joelle Davis, SECONDED by Councilor Frank Bubenik for first reading by title only.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Council President Monique Beikman (Absent), Councilor Wade Brooksby (Absent)

MOTION CARRIED

MOTION by Councilor Frank Bubenik, SECONDED by Councilor Joelle Davis for second reading by title only.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Council President Monique Beikman (Absent), Councilor Wade Brooksby (Absent)

MOTION CARRIED

MOTION by Councilor Joelle Davis, SECONDED by Councilor Frank Bubenik to adopt Ordinance No. 1382-15 adopting the Core Area Parking District tax rate and credit for Fiscal Year 2015/16.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Council President Monique Beikman (Absent), Councilor Wade Brooksby (Absent)

MOTION CARRIED

3. City Facilities Study Report

Deputy City Manager Sara Singer presented the City Facilities Study report. Goals and objectives for the project were recapped. Public involvement tools were reviewed. Additional data was presented including general parking requirements, municipal court caseloads and attendance, and information on neighboring cities. Facility alternatives at Aspen Place, the Police Department, the River House site, the Commons site, and the Library were reviewed.

City Facilities Task Force recommendations were presented. Prioritization criteria for the task force were reviewed. Two recommendations from the task force were presented. Recommendations included moving forward with due diligence on the Aspen Place Building and new construction on the Tualatin Commons with the caveat that a traffic analysis be completed for both options. An additional recommendation to expand the library functions into the existing City Office space was proposed.

Deputy City Manager Singer stated next steps include Council giving direction on

preferred alternatives. After preferred alternatives are established the due diligence process can begin.

Mayor Ogden asked the task force's opinion on the Police Department site. Deputy City Manager Singer stated the task force did not recommend the site as a preferred alternative because the city owns the site making it a non-time sensitive alternative. Additionally the task force presented concerns regarding access to the site. Councilor Grimes added the task force was focused on bringing people into the downtown area.

Mayor Ogden asked if costs of the alternatives were discussed. Deputy City Manager Singer stated no specific comments to costs were raised, as cost was just one piece of the prioritization criteria.

Councilor Davis asked when access concerns at the Aspen Place building would be analyzed. Deputy City Manager Singer stated these concerns would be reviewed during the due diligence process.

Mayor Ogden asked if city staff input had been received. Deputy City Manager Singer stated staff comments are available for review in the public involvement report. She noted staff recommended further researching the Aspen Place Building and the Police Department site, as well as reviewing both library alternatives.

Councilor Grimes asked about costs for moving three alternatives forward instead of two in the due diligence process. Deputy City Manager Singer stated each alternative would need to be scoped before costs would be available. City Manager Lombos recommended Council narrow the alternatives to two based on staff workloads.

Mayor Ogden asked if the property owners at the commons site were interested in selling the property. Deputy City Manager Singer stated attempts had been made to reach out to the property owner and the city has yet to hear back.

Councilor Davis requested to specifically see feedback from the police department on the potential of locating next door to their department. Police Chief Kent Barker stated he would rely on traffic engineers to determine the feasibility of positive ingress and egress on the site.

Council consensus was reached to move forward with the due diligence process on the Aspen Place Building and to continue to try and contact the property owners at the commons site. Council requested the Police Department site be scoped and a cost of due diligence be established. Consensus was reached to expand library functions into existing City Office space.

G. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

H. COMMUNICATIONS FROM COUNCILORS

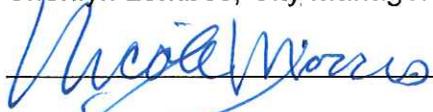
Councilor Bubenik thanked the Police Department for putting on a successful Citizen's Academy.

Councilor Bubenik reminded citizens about the America's Best Community grant. The group must raise \$15,000 by August 1 to reach the next round in the grant process. He directed citizens to visit www.tualatinabc.org for more information.

I. ADJOURNMENT

Mayor Ogden adjourned the meeting at 8:38 p.m.

Sherilyn Lombos, City Manager



/ Nicole Morris, Recording Secretary



/ Lou Ogden, Mayor