



Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Joelle Davis

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Deputy City Manager Sara Singer; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Police Captain Mark Gardner; Assistant City Manager Alice Cannon; Management Analyst II Zoe Monahan

## CALL TO ORDER

Mayor Ogden called the meeting to order at 5:04 p.m.

### 1. *SW Corridor Plan Update.*

Assistant City Manager Alice Cannon and Management Analyst Zoe Monahan presented an update on the SW Corridor Plan. Manager Cannon reviewed the steering committee schedule. She stated the landscape of the plan continues to change as further research is conducted. Upon review it has been determined there is not enough funding to bring high capacity transit to downtown Tualatin. The Bridgeport location is still being reviewed. Bus transit improvements are still being worked on and additional bus service will be added in Tualatin.

Mayor Ogden stated the plan is still in the cost analysis and ridership analysis phase. The steering committee is still determining where high capacity transit would be the most beneficial.

Manager Cannon stated she will be back in a month to present the key issues report to the Council.

Mayor Ogden added the best chance for improved high frequency service to the area is to be connected to the SW Corridor High Capacity System.

### 2. *City Facilities Study.*

Deputy City Manager Sara Singer presented an update on the City Facilities Study. She stated initial results were presented to the Council in June where the Council directed staff to proceed with the due diligence process on the Oregon Nurses Association (ONA) Building and to continue reaching out to the property owners of the lot on the Commons. Manager Singer stated staff is working with the architects to develop the scope of work and cost estimates for the due diligence process on the ONA building. Council was updated that ONA is now the sole owner of the building and is currently considering a long term lease for the first floor. Manager

Singer received the quote back from DKS for a complete traffic study in the amount of \$16,000. Once all of the estimates have been compiled Manager Singer will bring the information to Council for further direction.

Councilor Bubenik asked what the cost to buy out the lease in the ONA building would be. City Manager Lombos stated it would be over a million dollars.

Manager Singer stated the owners at the Commons location expressed interest in selling the site. The site is estimated to cost \$2.7 million. One of the current tenants at the location has a ten year lease. New construction on the site is estimated at \$13.8 million.

Manager Singer is working with SRG on a scope of services that would examine how the existing City Offices could be reconfigured to meet the Library's needs. The estimated cost to renovate is \$900,000.

Councilor Bubenik asked what the cost of construction at the Police Department site would be. City Manager Lombos stated the cost of new construction on the site would be about \$14 million.

Mayor Ogden asked if Block C could be added to the list of potential sites. He is not interested in doing another study but is curious to see if the footprint of the space needed for City Hall would work in the location.

Mayor Ogden expressed concerns with traffic at the Commons location. Manager Singer stated staff's recommendation is to complete a traffic analysis to determine if additional traffic could be accommodated.

Councilor Truax stated he is not in favor of moving forward with studying the ONA building as there are better options for the same amount of money. He would like to move forward with a traffic study for the Commons site, Block C, and the Police Department.

Council President Beikman would like to proceed with a traffic study first to see what is viable in that respect. After the traffic study is complete she would then be able to make a decision on which locations to proceed with a due diligence process. City Manager Lombos asked for clarification on which locations she would like studied. Council President Beikman stated the Police Department, ONA building, the Commons, and Block C.

Councilor Grimes would like the property owners of Block C contacted first to see if they are even interested in selling. If they are interested she would then like the property included in the traffic study.

City Manager Lombos summarized stating staff will follow-up with the owners of Block C to see if they are willing sellers, move forward with the traffic study, and put the due diligence process on hold for the ONA building until the results of the traffic study are available.

### **3. *Outside Agency Grants.***

City Manager Sherilyn Lombos presented the Outside Agency Grant applications. She noted proposals were solicited through the City's grant process that opened July 15 and \$30,000 has been allocated in the budget this year for grant awards. After review and discussion, Council determined the award amounts.

#### **4. *Regulation of Marijuana Facilities.***

City Attorney Sean Brady presented an update of regulations of marijuana facilities and House Bill (HB) 3400. Attorney Brady reviewed the current city regulations for retail and medical marijuana facilities and a map of where facilities are allowed. In light of HB 3400 the Council now has three options: refer a ban to voters, buffer modifications, and impose a local option tax. HB 3400 provides a state approved process for Council to refer an ordinance to voters to ban marijuana facilities. Referring a ban would create a moratorium and the state would not issue licenses until after the election. If this option is selected the city would be prohibited from imposing a tax and would not receive a share of state tax revenue. The next option provided was to modify the City's current buffer of 2,000 feet between facilities. HB 3400 provides the buffer between facilities cannot be greater than 1,000 feet. The last option is to refer a local option tax to voters. The city's current tax is 10% for retail and 5% for medical. HB 3400 states only retail can be taxed, the rate cannot exceed 3%, and must be referred to voters at a general election.

Councilor Bubenik stated he does not want to refer a ban to the voters as a statistically valid survey was conducted by the City stating that is not what the citizens want.

Councilor Truax stated he is not interested in a referral at this time.

Mayor Ogden stated he has not seen a outpouring of citizens actively concerned with this issue. He would need to see a grass roots effort around the topic come together before he would be interested in a referral.

Councilor Grimes agreed she would need to see a community swelling of support for a ban before she would be interested in a referral.

Council consensus was reached to not move forward with a referral.

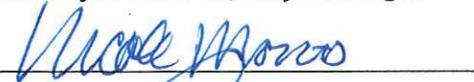
#### **5. *Council Meeting Agenda Review, Communications & Roundtable.***

Councilor Truax stated he would like to see a process put in place for the granting of proclamations. City Manager Lombos stated staff would research and return to Council with a process in the near future.

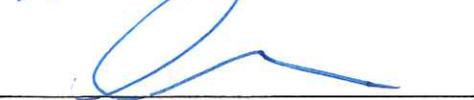
## **ADJOURNMENT**

The work session adjourned at 6:16 p.m.

Sherilyn Lombos, City Manager



/ Nicole Morris, Recording Secretary



/ Lou Ogden, Mayor