



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Nicole Morris, Deputy City Recorder
DATE: 06/13/2016
SUBJECT: Consideration of Approval of the Minutes for the Regular Meeting of May 23, 2016

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the Regular Meeting of May 23, 2016.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Regular Meeting Minutes of May 23, 2016



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR MAY 23, 2016

Present: Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Mayor Lou Ogden

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Community Services Director Paul Hennon; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Library Manager Jerianne Thompson; Human Resources Director Janet Newport; Office Coordinator Merab Smith

A. CALL TO ORDER

Pledge of Allegiance

Council President Monique Beikman called the meeting to order at 7:03 p.m.

B. ANNOUNCEMENTS

1. Proclamation Designating the Week of May 15-21, 2016 as Emergency Medical Services Week in the City of Tualatin

Council President Beikman announced May 15-21, 2016 as Emergency Medical Services Week. Metro West EMT Operations Supervisor Daniel Robles stated they are honored to provide our community with emergency services since 1953.

Councilor Truax read the proclamation declaring May 15-21, 2016 as Emergency Medical Services Week. He thanked all the emergency services personnel for their dedication and hard work.

2. Tualatin Chamber of Commerce Trail Trekker 5K Check Presentation

Tualatin Chamber of Commerce Director Linda Moholt thanked the community and City for their participation and cooperation in the first Trail Trekker 5K Run. The event took place on April 9, 2016 and there were 130 participants. As promised the Chamber of Commerce contributed 25% of the profits to help offset costs for trail maintenance. The Chamber of Commerce thanked the City for allowing them to partner and invest in the community. Ms. Moholt presented Council President Beikman with a check in the amount of \$1,455. Council President Beikman thanked the Chamber of Commerce for all the work they do.

3. New Employee Introduction- Chris Ragland, Building Official

Assistant City Manager Alice Cannon introduced Building Official Chris Ragland. The Council welcomed him

4. New Employee- Sara Harris, Office Assistant II

Human Resources Director Janet Newport introduced Office Assistant II Sara Harris. The Council welcomed her.

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.

Leonard Schaber presented recommendations for the Stafford Hamlet Compromise. The compromise represents a solution for Stafford Hamlet residents and the recent Oregon Court of Appeals remand of Metro's Urban Reserve. The recommendation included designating Borland as urban reserve to be utilized for employment development. It also recommended removal of the urban reserve from the north area of the Tualatin River and Halcyon neighborhood to be reclassified as RFFF-5 or FF-10 zoning to protect the open space, rural character and allow for an additional 200 new homes. The Stafford Hamlet community asked for the support of City Council on these recommendations.

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 Nancy Grimes to adopt the consent agenda.

Aye: Council President Monique Beikman, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Mayor Lou Ogden (Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Regular Meeting of May 9, 2016
2. Consideration of **Resolution No. 5276-16** Authorizing the City Manager to Execute Intergovernmental Agreements with Washington County for Library Services.

E. PUBLIC HEARINGS – Quasi-Judicial

1. **Continued from March 14, 2016:** Consideration of a Petition Requesting Annexation of Property at 18600 SW Pacific Highway (Tax Map 2S1 21A, Tax Lot 1100) (ANN-15-0002)

Planning Manager Aquilla Hurd-Ravich presented a review of the annexation application for the property at 18600 SW Pacific Highway. She entered the staff report and attachments into the record. She stated the application was reviewed and the property meets all required criteria and is consistent with the Urban Service Agreement. The annexation agreement included restrictive covenants stating the property will not be used as an automotive service station or card lock automobile service station.

The applicant Mike Connors of Stein Woodburn LLC stated the primary concern of the residents was a gas station. Stein Woodburn LLC has removed any issues of controversy by included the restrictive covenant.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS/DELIBERATIONS

The Council commended the applicant and neighborhood for working together.

Councilor Davis gave her appreciation for the cooperation of the two parties. She would like staff to look into future developments of gas stations in the city and regulations that could affect homeowners with FHA financing.

MOTION by Councilor Ed Truax, SECONDED by Councilor Joelle Davis to prepare an ordinance to grant resolution of the annexation of property at 18600 SW Pacific Highway.

Aye: Council President Monique Beikman, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Mayor Lou Ogden (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 **Resolution No. 5275-16** Authorizing the City Manager to Execute an Annexation Agreement and Restrictive Covenant with Stein Woodburn LLC for Property Located at 18600 SW Pacific Highway (TAX MAP 2S121A, TAX LOT 001100).

Planning Manager Aquilla Hurd-Ravich presented an annexation agreement to consider a resolution to authorize the city to enter into an agreement with property owners at 18600 SW Pacific Highway. A public hearing was held on March 14, 2016 to present the proposal. The applicant agreed to not use the property as a gas station or card lock facility. Staff and the applicant drafted an annexation agreement and restrictive covenants. The property is vacant, undeveloped and utilities are available. The restrictions will be in place in perpetuity unless the Council authorizes removal of the restriction.

PUBLIC COMMENT

Linda Moholt complimented the wiliness of the applicant to listen and work with the community.

COUNCIL QUESTIONS/DELIBERATIONS

None.

MOTION by Councilor Ed Truax, SECONDED by Councilor Frank Bubenik to adopt Resolution No. 5275-16 approving recommendation of the annexation agreement and restrictive covenant with Stein Woodburn LLC for property located at 18600 SW Pacific Highway.

Aye: Council President Monique Beikman, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Mayor Lou Ogden (Absent)

MOTION CARRIED

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 Davis recommended looking at a ordinance to protect homeowners with FHA financing from future development of gas stations. Council consensus was reached to further explore this matter.

Councilor Davis would like to see a temporary approval process in place for mobile food vendors before the summer, as staff has not had time to bring the full ordinance back for review. City Manager Lombos agreed to bring a staff report back to the next council meeting for further discussion.

Councilor Bubenik thanked Neighbors Nourishing Communities (NNC) for their successful handout at Mitch Charter School. The students raised 600 plants for their volunteer gardener/donors. Their mission is to grow produce in the community with 20% of production donated to the Tualatin Food Pantry.

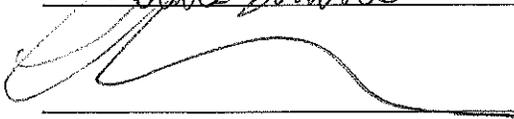
I. ADJOURNMENT

Councilor Truax adjourned the meeting at 7:47 p.m.

Sherilyn Lombos, City Manager



/ Merab Smith, Recording Secretary



/ Lou Ogden, Mayor