



City of Tualatin

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Approved By Tualatin City Council
Date 3/10/2008
Recording Secretary gKirby

TUALATIN CITY COUNCIL SPECIAL WORK SESSION MINUTES OF FEBRUARY 6, 2008

PRESENT: Mayor Lou Ogden; Councilors Chris Barhyte, Monique Beikman, 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; Don Hudson, Finance Director; Dan Boss, Operations Director; Carina Christensen, Assistant to the City Manager; Paul Hennon, Community Services Director; Eric Underwood, Development Coordinator; Carl Switzer, Parks & Recreation Coordinator; Ginny Kirby, Recording Secretary

ABSENT: [*denotes excused]

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

A. CALL TO ORDER

Mayor Ogden called the meeting to order at 4:03 p.m.
Councilor Boryska arrived at 4:13 p.m.
Councilor Maddux arrived at 4:28 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

2008 Bond Feasibility Study – Horizon Church/Pennington Property Partnership

Mr. Paul Hennon, Community Services Director, noted that the Ad Hoc Committee will hold its first meeting tomorrow night, February 7, 2008. Brief discussion followed.

Mr. Hennon said that during partnership will be a topic of discussion at the February 7, 2008 Tigard-Tualatin School District Board meeting. One major item of note – the 95th Avenue site is off the table due to some condemnation issues. At this point, the recreation center has no site. Selection criteria need to be defined now to assist in appropriate site selection.

Mr. Hennon stated that on February 26, 2008 he will be attending a Tigard meeting to discuss the potential new bike/pedestrian bridge (in the SW 108th area). It was noted that Tigard's greenway reaches from that most westerly point to the new bike/pedestrian bridge at Tualatin Community Park. Mr. Hennon said that some feasibility studies are being done to have information available before the February 26th meeting.

Councilor Harris asked if a 2-story building would be considered for the recreation center; Mr. Hennon said absolutely. Councilor Truax asked what site size would be needed for a recreation center; Mr. Hennon said that approximately 8 acres would be desirable. Councilor Truax said he felt the old Tualatin elementary school site would be a potential site to consider. Brief discussion followed.

Horizon/Pennington Property Partnership

Ms. Lombos noted that the City has been having conversations w/ Horizon about partnering. She noted that in speaking with the City attorney; how things are currently structured, not legal. Entity (church) buys land; agency (city) builds permanent structure on said land, entity and city enter into an agreement for joint access use of facility city built. Ms. Lombos said there are a couple of other options that would be "cleaner": if the City owned the land, or if in perpetuity, had an agreement that the City allows use by the church.

Councilor Barhyte asked if the facility could be leased to a church group? If it is open for use by various group and the church uses the same as any group – that is allowed (per our City attorney). There cannot have any appearance that the City has any relationship with a religious body.

Mr. Doug Rux, Community Development Director, gave a PowerPoint presentation. Policy considerations have been identified as a result of discussion between City staff and Horizon Community Church:

- Does the City want to expand its corporate limits south of Norwood Road to encompass the 25.18 acre Pennington property east of the Horizon Community Church/Horizon High School?
- Would the public benefits realized by creating more sports fields in partnership outweigh the public benefits and other considerations of not expanding the City limits south of Norwood Road at this time so the entire area (650 acres) can be planned and developed under a coordinated approach?
- Will the public support, and does the City wish, to partner with a religious organization?
- Can and does the City wish to place a measure on the ballot that requires a future City Council decision on annexation and other land use issues?

The I5 Connector is something to take into consideration; location, what type of ramps and land needed. Tualatin has had discussions with Wilsonville regarding these lands. Would this "fly in the face" of those discussions? The Pennington property is not currently included in Clean Water Services (CWS) jurisdiction. Since this piece of property is located "off in a corner" – is this the best location for a park?

Mr. Hennon said a measure could be on the ballot and not be site specific; but the more specific you can be on a ballot the better. Citizens may balk at voting in favor when a site is not specified.

Mayor Ogden asked how much money it would take to develop this site. Mr. Hennon said that this particular site is 10-acres, with sports fields (sand fields, good drainage, etc.); and would roughly be in the \$3 - \$5 million range. The Mayor asked if we had any idea how many school sites the School District may have for possibilities for joint use fields; Mr. Hennon said realistically, maybe 3 or 4 schools.

Discussion followed regarding location of the Pennington property and potential uses and the livability issues regarding the City. Council came to the conclusion that they do not like the Pennington property as a park/fields site.

Councilor Harris said he felt the City should keep their eyes open for potential park sites in the future in the south area of town. Mr. Hennon noted that 20 acres was typically the size of property they would look for.

Councilor Truax again mentioned the old Tualatin Elementary School site; if the entire site was not needed for a recreation center, then possibly sell off the extra property. Brief discussion followed.

[A 10 minute was taken at 4:55 p.m.]

Transportation Funding and Priorities

Ms. Lombos noted there were three items to cover tonight:

- Update on TIF;
- Update on MSTIP; and
- Transportation Priorities

Mr. Mike McKillip, City Engineer, distributed a copy of a letter addressed to ODOT from the Mayor, supporting ODOT's effort to secure Federal funding and to endorse their federal appropriations request for \$3 million to benefit the I-5/I-205 interchange.

TIF

Ms. Lombos clarified that all Traffic Impact Fee (TIF) collected in Tualatin stays in Tualatin. Mr. McKillip said the City has hit a "windfall", of sorts, lately due to Bridgeport Village and a few other large companies coming into town.

Ms. Lombos noted that TIF is a significant source of road improvements for the City. Mayor Ogden asked about the difference in 2003 – 2008 in trying to predict out in the future. Mr. McKillip said that TIF has been going up at 6% per year. Mr. Rux commented that over the next few years we could see 3 million to 3.5 million square feet of commercial, and potentially 1 million square feet of commercial/retail. Mr. McKillip stated the TIF rate is the same for surrounding cities, except for Sherwood. Sherwood adopted their own rate. Ms. Lombos said that the County is going with a Ballot Measure in May – it will double the current TIF.

Issues staff are working on:

Tax vs. System Development Charge (SDC): Try to do another tax (TIF or SDC). Leaning towards SDC. We could adopt and join in with the County. If everyone tried to do their own, you may not always have the same priorities. Councilor Boryska noted that if SDC, only applicable to capital improvement projects.

The question was asked if a TIF would tie the City's hands and we wouldn't be able to do projects; Mr. McKillip said no. Also, the City has had no problem in spending TIF dollars. Discussion followed regarding TIF rates and potential effects. Brief discussion followed and Council felt TIF was best idea.

Councilor Harris asked if there would be future conversations regarding SDCs and the City establishing their own SDC; Ms Lombos said this would come back in the future as a topic for discussion.

MSTIP4

Ms. Lombos said the issue before Council tonight is to decide what project(s) should be done with the \$6 million from MSTIP4. \$255 million is the total MSTIP dollars available. Discussion followed regarding what projects are currently on the Draft listing from the County. Tualatin-Sherwood Road widening is on the list (it is a County project); project cost is approximately \$25 million.

The question was raised if the City could opt out; a couple of scenarios were mentioned. One scenario would be to approach the County asking if the City could take the \$18 million of MSTIP4 funds on a project that is on the County's list and located partially "in"

Tualatin and put towards what the City wants. Discussion followed regarding participating vs. opting out. Ms. Lombos noted that they will be going out for a serial levy in 2008. She commented that she doesn't know if the City can opt out of MSTIP; but we do need to discuss the \$6 million.

There are four high priority projects:

1. Herman Road: Tualatin Road – Teton Avenue
2. Herman Road: 124th Avenue– Cipole Road
3. Teton Avenue/Tualatin-Sherwood Road turn lanes (SB to EB; NB to EB)
4. Avery Street/Boones Ferry Road turn lanes (SB to WB; EB to SB)

Ms. Lombos said that 124th Avenue extension doesn't really qualify; it is on the list as a "placeholder" at this time. It was asked if we put, for example, Herman Road on the list, then after the vote can we take the money but say we aren't going to do Herman Road, we are going to put it onto 124th Avenue instead. Mr. McKillip noted it cannot be changed after the ballot is out; changes are possible now.

Councilor Beikman asked what the advantage would be to take on the Herman Road projects. Mr. McKillip said Herman Road has been on the list for a long time, it would get this heavily traveled piece done.

Mayor Ogden asked if Project #2 above (\$4 million) would provide a way for traffic to move through and out of the City more efficiently. Discussion continued regarding Herman Road and what traffic issues would be alleviated. Concerns were expressed regarding traffic; it will increase in the future whether the City builds/improves any roadways or not. Mr. Dave Volz, Tualatin citizen, spoke to the issue of being aware of getting people away from the core area of Tualatin and asked Council to consider that project. Council liked the combination of Projects 1, 3, and 4 (listed above).

Mr. McKillip noted that 124th Avenue extension is a problem for MSTIP4 because there is so much that has not been done; preliminary engineering isn't done, right-of-way acquisition, etc. is needed. The County says you need to be able to show that you will relieve some of the current "pain and suffering" with proposed projects. It was noted that you could take some funds and put towards some of the needed preliminary work and have necessary preliminary work done and put it on the list next year.

Discussion continued regarding the potential benefits of the widening of Tualatin-Sherwood Road; does it truly benefit Tualatin, would it be possible to redirect a portion of those funds, possible east-west connection, and issues of improving 124th Avenue - Tonquin Road to Day Road. There are definite issues with Tonquin Road, as a portion lies on a peat bog. Councilor Harris suggested the City should consider approaching the County to get traffic numbers projected out for 25 – 30 years.

[A 10-minuted break was taken at 7:24 pm]

[Councilor Harris left at 7:32 pm]

Transportation Priorities in Tualatin:

Ms. Lombos asked Council what they see in these areas for the next 20 years:

Inner & Outer Neighborhoods

- * walkable (continuous sidewalks)
- * access (to schools & parks)
- * minimize through traffic
- * connectivity vs. congestion
- * grids vs. dead-end / cul-de-sac

- * transit access
- * cross Tualatin-Sherwood Road access/traffic
- * bike paths

[Councilor Harris returned at 7:50 pm]

Employment, Industrial, and Travel Corridor Areas

Ms. Lombos noted our industrial area is our economic driver.

- * multiple access points to major arterials
- * transit access
- * commercial traffic design streets
- * services that serve the employment sector (neighborhood commercial)
- * sidewalks & bike paths/lanes
- * housing types conducive to jobs we are attracting
- * multiple ways to get in & out
- * direct / deflect traffic from downtown

Town Center

- * destination vs. traffic hub (to vs. through)
- * parking
- * bike/pedestrian paths and connections to neighborhoods (across arterials and connectors)
- * vibrant night life
- * tall buildings
- * cultural entertainment facility
- * river oriented/integrated development (like downtown Spokane)
- * government center
- * inter-area shuttle/trolley
- * walkable retailer (farmer's market, etc.)
- * urban parks
- * own our own roads

Question arose regarding definition: regional center vs. town center. Discussion followed. Mr. Rux noted this is a topic on the agenda for the February 25th Council meeting.

It was decided to hold another special work session to have a 2-hr discussion regarding town center on Tuesday, February 26, 2008, 6:00 to 8:00 p.m.

C. CITIZEN COMMENTS

Not applicable.

D. CONSENT AGENDA

Not applicable.

E. PUBLIC HEARINGS - *Legislative or Other*

Not applicable.

F. PUBLIC HEARINGS - *Quasi-Judicial*

Not applicable.

G. GENERAL BUSINESS

Not applicable.

H. ITEMS REMOVED FROM CONSENT AGENDA

Not applicable.

I. COMMUNICATIONS FROM COUNCILORS

None.

J. EXECUTIVE SESSION

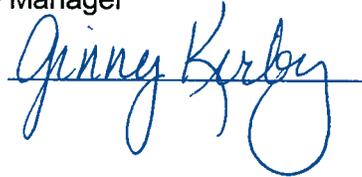
None.

K. ADJOURNMENT

Meeting adjourned at 8:52 p.m.

Sherilyn Lombos, City Manager

Recording Secretary

A handwritten signature in blue ink that reads "Ginny Kerby". The signature is written in a cursive style and is positioned to the right of the printed text "Recording Secretary".