



## STAFF REPORT CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** 12/08/2014

**SUBJECT:** Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of November 24, 2014

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### ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of November 24, 2014.

### RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

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**Attachments:** City Council Work Session Minutes of November 24, 2014  
City Council Regular Meeting Minutes of November 24, 2014



## OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR NOVEMBER 24, 2014

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

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Engineering Manager Kaaren Hofmann; Assistant City Manager Alice Cannon

### CALL TO ORDER

Mayor Ogden called the meeting to order at 5:38 p.m.

#### 1. *Civic Facilities Update.*

Deputy City Manager Sara Singer updated the Council on the Civic Facilities Study. The Civic Facilities Study Task Force has been formed and their first meeting was held in October.

Councilor Bubenik stated the Chamber of Commerce would like to be represented on the task force. Council consensus was to allow the chamber a position on the task force.

Manager Singer spoke to the Civic Facilities Study goals and project objectives. A group of two task force members and two city staff members served on the consultant selection committee. The committee met with candidates and unanimously selected Yost Grube Hall (YGH) Architecture. The Civic Facilities Study Task Force will have their next meeting on December 10 at 6:30 p.m. where the consulting group will attend for the first time.

Mayor Ogden urged all citizens to actively participate in this process.

#### 2. *Charter Amendment Implementation Ordinance.*

City Attorney Sean Brady presented a draft ordinance to implement the rail charter provisions from the September 16<sup>th</sup> election. He noted many of the terms in the charter amendment were undefined and the intent of this implementation ordinance is to provide guidance to city staff. The draft ordinance carries out the intent of the voters through language in the amendment with consideration to the explanatory statement and the arguments provided in the voters pamphlet. Attorney Brady provided a brief summary of each section of the draft ordinance.

Mayor Ogden asked about using City resources to prepare election information for a authorization ordinance. Attorney Brady stated that the amendment was silent on that matter.

Councilor Davis asked about a section referencing the constitutionality of a vote. Attorney Brady stated the section had been removed as it is not needed as a provision of this ordinance.

Mayor Ogden asked how the definitions were drafted. Attorney Brady stated he based the definitions on a project based approach as he believes this was the intent of the voters.

### **3. *Basalt Creek Project Update.***

Assistant City Manager Alice Cannon, Planning Manager Aquilla Hurd-Ravich, and Associate Planner Cindy Hahn presented a update on the Basalt Creek Concept Plan. Manager Hurd-Ravich presented the project timeline stating the plan is half way through the process. The land suitability analysis was briefly recapped. The base case scenario was presented. Manager Hurd-Ravich stated the base case was built by analyzing the land suitability analysis and how certain areas could be served by infrastructure and roads. For the base case the city boundaries were placed along the east/west arterial. This location is not set in stone but was placed here to start identifying costs.

Planner Hahn spoke to the layout of infrastructure in the base case scenario. Councilor Davis stated she would like to see the main arterial run further to the south to better protect the neighborhoods from noise and environmental pollution.

Planner Hahn compared new households, jobs, and trips generated against Metro's Transportation Refinement Plan forecast and the Urban Growth Report forecast. This comparison has been discussed with Metro and they are fine with the lower forecast of housing. The base case scenario for roads and sewer were presented. The scenario shows each city serving their portion of infrastructure based on the jurisdictional boundary. Planner Hahn stated five new pump stations with several additional upgrades to the existing infrastructure would be needed to serve the area. The cost for these additions would cost \$25.1 million.

Council President Beikman asked about upgrades to the east side of Boones Ferry Road. Planner Hahn stated no upgrades would need to be in this area.

Planner Hahn presented the base case scenario for stormwater and drinking water. The advantages of Tualatin serving its jurisdictional area would be a smaller waiting period for infrastructure to reach the area, as phasing from Wilsonville would be coming from the north and moving south. The disadvantage of this is higher construction cost due to gravity flow. The total cost estimate for completing the base case infrastructure for Tualatin is \$44.6 million, \$12 million greater than Wilsonville. These figures do not include upgrades to the existing system that may be needed or the cost of operation and maintenance.

Next steps for the project include a joint City Council meeting on December 2. Alternative scenarios for the project will be presented in February followed by a

public open house on all scenarios in March.

Councilor Grimes asked if a revenue forecast would be developed. Manager Cannon stated the consultants will be able to answer that question at the joint meeting.

Council President Beikman would like to see more of a residential buffer built into the alternate scenarios.

Councilor Bubenik asked when Wilsonville would be briefed on these materials. Planner Hahn stated they would be briefed at their December 1 Council meeting.

Mayor Ogden asked how the base case scenario was formulated and if the city's values, objectives, and interests were factored in. Manager Hurd-Ravich explained the balance of single family vs. multi-family housing that must be met in the area. She noted that it is a known factor that the northern part of Wilsonville is not going to be residential, making a balance further south necessary.

Councilor Truax would like to see the least amount of this area annexed into the city. He would only be open to annexation if no infrastructure is needed to be put in place by the City.

Council President Beikman agreed with Councilor Truax. She would like to see residential put in place, with a buffer, and not have to make any infrastructure upgrades. She wants to ensure minimal impact to the southern neighborhoods of Tualatin.

Councilor Grimes would like to see the jurisdictional boundary placed lower. She would also like to explore a scenario where Wilsonville would be in charge of the infrastructure system. Engineering Manager Hofmann stated further analysis would need to be done on Wilsonville's system to determine if their system could handle the additional impact. City Manager Lombos added there are potential phasing issues with this approach. Manager Cannon stated the consultant team can look at this when they are studying alternate scenarios.

Councilor Brooksby wants to ensure there is enough residential housing available to accommodate the growth of new jobs in the area. He does not want to see industrial growth without residential growth and have this create further traffic issues in Tualatin. Manager Hurd-Ravich stated the base model is able to factor in the impacts to traffic.

Councilor Davis agreed with the need for more residential area than what has been forecasted in the base case scenario. She also emphasized the need to work with Wilsonville to ensure some natural spaces in this area remain protected.

Mayor Ogden emphasized that it will be important for the Council to see the revenue forecast for each scenario.


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


None.

**ADJOURNMENT**

The work session adjourned at 7:04 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor