



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR  
MARCH 23, 2015

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APPROVED BY TUALATIN CITY COUNCIL  
Date 04-13-15  
Recording Secretary C. Resch

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; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Project Engineer Dayna Webb; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Management Analyst II Kelsey Lewis; Parks and Recreation Manager Rich Mueller; Management Analyst II Zoe Monahan; Recording Secretary Colleen Resch; Public Works Director Jerry Postema

#### CALL TO ORDER

Mayor Ogden called the meeting to order at 5:30 pm.

#### 1. *Financial Analysis of Water Supply Options.*

Public Works Director Jerry Postema introduced Nicki Pozos from HDR, Inc. to present the water supply financial evaluation results. Ms. Pozos explain the City's current water supply comes from the Portland Bull Run Watershed and the Columbia South Shore Well Field. In addition the City has its own Aquifer Storage and Recovery system and emergency interconnections with Lake Oswego, Tigard, Sherwood and Wilsonville. Last December, the Council was presented with other water supply developments within the region and the possible benefits to the City. There was also discussion on the cost impacts and other criteria associated with each water source. This financial evaluation will compare projected costs for these water sources over the next 30 years.

Ms. Pozos explained the City of Tualatin will require additional water supply within the next 10 years. She shared the comparison between the Portland supply and the Willamette River Water Sources and the potential rate projections. She said the analysis relies on a number of assumptions including the following: 1) Options dependent on partnerships with other agencies, 2) Portland rate structure is very complex, 3) Relies on reasonable and best information available within the period and scope of the study. The study compared expansion of the Portland supply to switching to the Willamette River. She explained the limitations of the analysis and within those limitations the Portland Supply rates were estimated to be lower than the Willamette Supply option over the 30-year period. The study also evaluated hybrid options, where the use of the existing Portland supply was maximized and then expanded to the Willamette. Within the limitations of this analysis, the Portland Supply was estimated to have similar relative rates to the hybrid options by the end

of the 30-year analysis period.

She concluded saying depending on Portland's future investments in their water infrastructure, there is the potential for any of the options presented to have the lowest relative rates by the end of the 30-year period.

Councilor Bubenik asked if the projections factor in the cost of buy-in. Ms. Pozos stated the projections assume for service in 2026.

Mayor Ogden commented that buying into the Willamette later will not be cheaper, and the additional capital costs for Portland beyond five years is unknown. He commented on the risk analysis of a 100 year old system.

Councilor Truax stated cities have to participate in funding the costs for the pipe in order to use it in the future. He said there are serious unknowns and risks that cannot be analyzed. He said this presentation is informative, but there are no decisions to be made right now.

Councilor Grimes asked about neighboring water supply and capacity for Tualatin tapping into these systems. Ms. Pozos replied neighboring supplies will be able to meet the demands in the future.

Councilor Davis stated she agrees with Councilor Truax that there are no decisions to be made at this time. She commented on Tigard's desire to sell Tualatin water and suggested a cost analysis on that scenario. Ms. Pozos stated Tigard is interested in short term supply as they have excess currently but over the long term this is not an option.

City Manager Lombos stated there will be an update on the Willamette Water Supply project and 124<sup>th</sup> project at the next work session.

## **2. *City Facilities Study Update.***

Deputy City Manager Singer presented information about the City Facilities Study project. She shared a PowerPoint presentation which provided an update on the space requirements study from YGH Architecture and the projected square feet required for future City offices and library space. This data was compiled by YGH using industry standards in addition to interviews with City staff. YGH projected the City will need approximately 25,464 of usable square feet for City offices for the next 20 years, and approximately 32,230 usable square feet for the Library. The study also looked for complimentary adjacencies to determine which City functions should be located next to each other for maximum efficiency.

Manager Singer shared an update on the public outreach process noting the following methods which have been used to reach the community: paper survey, fliers, the online #TualatinTownHall forum, briefings to Advisory Committees and CIOs, newsletter articles, e-news blast, social media and Spanish outreach materials. Share shared some of the preliminary results of the survey and discussed the feedback received from the February Open House. She said the next Open house will be held on April 16, 6:30 pm, at the Library.

Manager Singer shared some of the alternatives being reviewed by YGH including the expansion of the existing library, new construction next to the Police Department, and the Oregon Nurses Association building on Lower Boones Ferry Road. She said additional alternatives and the cost information for each alternative would be presented at the April 16 Community Open House, and would also be available for review and comment on the #TualatinTownHall online forum.

Mayor Ogden asked about the time frame for the project. Manager Singer said the Task Force will meet on April 29 to discuss the outcomes and a potential recommendation to present to the Council in May.

**3. Council Advance Debrief.**

City Manager Sherilyn Lombos presented a summary of the January 9 and 10, 2015 City Council Advance, including agreements, priorities and next steps. She explained the Council Advance was an opportunity to reaffirm the Council's vision, set priorities for the coming years and think about how to maximize effectiveness with Council and staff. She shared information about the eight priority projects including Basalt Creek, Marijuana, Development Code Review, Local Transit, Regional Transit/SW Corridor, Water Supply, Parks Master Plan, and the City Hall/Town Hall. She reviewed the framing process and decision-making process, and the credimus the Council discussed at the Advance. Manager Lombos said staff is working with the facilitator to create a graphic placemat summarizing this information.

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

None.

**ADJOURNMENT**

The work session adjourned at 6:40 p.m.

Sherilyn Lombos, City Manager

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/ Colleen Resch, Recording Secretary

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/ Lou Ogden, Mayor



# STAFF REPORT

## CITY OF TUALATIN

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

**THROUGH:** Sherilyn Lombos

**FROM:** Colleen Resch, Recording Secretary

**DATE:** 04/13/2015

**SUBJECT:** Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of March 23, 2015

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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 March 23, 2015.

### RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

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**Attachments:** City Council Work Session Minutes March 23, 2015  
City Council Meeting Minutes March 23, 2015