



STAFF REPORT CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL
Date 5-11-15
Recording Secretary C. Resch

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Colleen Resch, Recording Secretary

DATE: 05/11/2015

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of April 27, 2015.

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of April 27, 2015.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes for April 27, 2015
City Council Meeting Minutes for April 27, 2015



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR APRIL 27, 2015

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

Absent: Councilor Ed Truax

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;

Present: 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; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Management Analyst II Zoe Monahan; City Engineer Jeff Fuchs; Recording Secretary Colleen Resch; Human Resources Director Janet Newport

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:05 p.m.

1. TriMet Service Enhancement Study Update.

Management Analyst Zoe Monahan introduced TriMet Senior Planner Tom Mills to present an update on the SW Service Enhancement Plan. Mr. Mills presented the Refined Draft Vision. He said this process started with community outreach, data gathering, and working with Tualatin City staff to understand future growth projections. Previously he presented the draft vision which was followed by a public comment period providing input into this Refined Draft Vision. TriMet is currently gathering input on this refined plan and TriMet hopes to have the final plan available in July.

Mr. Mills reviewed the plan and gathered the Council's input. He said people in Tualatin really liked what was proposed by TriMet. He said they are proposing frequent service for Line 76 from Beaverton Transit Center to Tualatin. He stated TriMet is proposing a new Line A along Tualatin-Sherwood Road from Tualatin to Sherwood and up 72nd Avenue to the Tigard Transit Center. He commented on the large concentration of employment in this area and said it is a top priority. He said TriMet is also recommending extending Line 44 from Tualatin to the PCC Sylvania Campus. He said one of the other proposals is a bus line into the Basalt Creek area when it develops.

Mr. Mills mentioned the community jobs connector, which partners with groups like Ride Connection, and said they are proposing to expand west of 124th and the Bridgeport/Durham to Oregon City route.

He said they hope to finalize the process in July and begin looking at ways to

prioritize and implement these proposed improvements. He said the Tualatin-Sherwood Road proposed enhancement is very high on the list.

Councilor Grimes asked when Line A will be implemented. Mr. Mills said TriMet would like to start making improvements as soon as possible. He mentioned that the financial standing for TriMet is now sustainable and as their revenues increases, they will begin expanding service. He said he expects it to happen in the next 2 years. He said TriMet will work with the City and County regarding new bus stop locations. Councilor Davis commented on bus stops and stated the bus stops on Tualatin-Sherwood Road should have pull out areas instead of stopping traffic.

Mayor Ogden referred to Line 96 from Tualatin to downtown Portland and commented on the need for more frequency during the week and on the weekends and provide service to the WES. Mr. Mills said they originally decided not to service WES because Line 96 is considered an express line. Mayor Ogden asked Mr. Mills to consider these suggestions.

Councilor Davis asked about any additional park and rides on these routes. Mr. Mills said they work with churches to have shared use agreement for park and rides on some of their lots. He said typically the park and rides get constructed in conjunction with high capacity transit.

Mayor Ogden commented on Line A going south on 124th Avenue to Basalt Creek and said while this is in the future this currently serves our industrial area employees.

2. Ride Connection Service Update.

Alex Page from Ride Connection provided the Council with an update on Tualatin Shuttle routes and their efforts to meet the transit needs of the community. He stated their mission is to link existing transportation with community needs. He said they are currently working on two projects including a survey targeted towards seniors and community members with disabilities to identify transit needs and the survey is available online and in paper form. He noted they also applied for funding to increase mid-day services.

Mr. Page said they are currently providing shuttle service in Tualatin. It is available for commuters, the general public and is ADA accessible. He said they took this service over from the Tualatin Chamber who ran it for 17 years. He said they are working on connecting to Line 96 and the Line 76, and getting people to and from the WES station.

He said they are expanding the service area to better serve the neighborhoods and the City's employment areas. He noted it would still be fare free and open to the public.

Mayor Ogden asked about the rider capacity and the possibility for volunteer drivers. Julie Wilcke from Ride Connection said this is 5 days a week early morning and evening shift and it takes a time commitment so they would not use volunteer

drivers. She said they continue to monitor capacity and the shuttle can now accommodate 14 passenger and 3 standees.

Mayor Ogden asked how people find the service and if this service is included in trip tracker on the TriMet website. Tom Mills said he will follow up with an answer to this question in the coming weeks.

Mayor Ogden thanked Ride Connection for the presentation and noted that transportation and alleviating congestion are high priorities and the number one problem in Tualatin.

3. Blocks 28 & 29 / Mohave Court Area Update.

Associate Planner Cindy Hahn and Planning Manager Aquilla Hurd-Ravich presented the report Blocks 28 & 29 Allowed Uses. Planner Hahn said Council gave direction last March to expand uses and allow more flexibility in this area, while limiting some types of uses. Since then, the City hired DKS and Associates to assist in looking at options for the area.

Ms. Hahn said the current zoning is light manufacturing, the Central Urban Renewal Plan allows commercial uses and the changes would allow retail commercial uses. She shared a list of the new uses allowed by the code changes. She noted two uses that are currently allowed, fueling stations and motels, will be prohibited by this proposed code change.

Ms. Hahn shared the next steps regarding the planning commission review, public hearing, followed by the adoption. Planning Manager Hurd-Ravich briefed the Council on the Planning Commission discussion on this proposal.

Councilor Davis asked about the list of allowed uses. She said the list includes pawn shops which causes her concern. Planning Manager Hurd-Ravich said this is an existing use in the central commercial area. She said the committee from the Commercial CIO conducted some outreach to request these specific uses. Councilor Bubenik said he does not have an issue with including pawn shops and noted it is allowed in other areas in town.

Councilor Davis said a pawn shop in this area is too close to neighborhoods and is hidden. She said currently the closest pawn shop is in Tigard.

Mayor Ogden asked if a majority of the Council supports Councilor Davis' request to remove pawn shops from allowed uses in blocks 28 & 29. Councilor Davis, Mayor Ogden, Councilor Beikman, and Councilor Bubenik supported removing pawn shops.

Ms. Hahn asked if Council was in favor of authorizing the staff to submit a letter to Metro's COO and address criteria as to why the Design Type should be removed. Council ageed.

4. City Facilities Study Update.

Deputy City Manager Sara Singer presented information about the City Facilities Study project. She shared a PowerPoint regarding the progress of the City Facilities study, including the feedback from the April 16 Open House and online outreach. She discussed the public outreach activities and preliminary survey results. She commented on the assessment by YGH Architecture regarding the projected square feet required for future City offices and Library space. YGH projected the City will need 25,464 of usable square feet for City Hall and 32,230 usable square feet for the Library by 2025.

She said all of the options that YGH analyzed came from the community and options were evaluated regardless of whether they were for sale. She provided information on the 8 options and the Library expansion option. Option 1 is Lakeside Center which originally had enough space available and now it is not large enough to meet the current needs, the building is not for sale and is leasing for \$27 to \$28 per square foot and the preliminary estimate to lease and renovate is \$8,200,000. Option 2 is Aspen Place which is large enough and the preliminary estimate to purchase and renovate is \$9,000,000. Option 3 is Robinson Crossing which is not for sale, does not have enough lease space available and the preliminary estimate to lease and renovate is \$7,200,000. Option 4 is the City owned Police Site which is large enough and the preliminary estimate to construct a new building is \$12,600,000. Option 5 is the Clark Lumber site which is not for sale and the preliminary estimate to acquire the site and construct a new building is \$15,900,000. Option 6 is the Pohl Site which is for sale, large enough and there are two options for constructing a building on this site. The first option is 6a with a preliminary estimate to acquire site and construct a new building of \$17,300,000. The second option is 6b is on the back side of the lot with a preliminary estimate to acquire site and construct a new building of \$15,300,000. Option 7 is the Threat Dynamics site which is currently in escrow and the preliminary estimate to acquire the site and construct a new building is \$20,000,000. Option 8 is the Commons site which is not for sale and the preliminary estimate to acquire the site and construct a new building is \$21,500,000. The Library expansion option which involves moving City services, demolishing the east wing and constructing a two-story structure with a preliminary estimated of \$4,700,000 with no impact on existing parking. She said the Task Force will meet on April 29, 2015 and plan to have a recommendation to Council in May.

Mayor Ogden asked for a preliminary estimate of renovating the east wing of library as opposed to demolition. The option of moving the Library to different location was also discussed. Ms. Singer stated she would ask YGH how many more options could be analyzed within their scope. She said there will be another update in May with recommendations and a final report in June.

Councilor Bubenik asked Ms. Singer to provide traffic impacts on future analysis.

5. Council Meeting Agenda Review, Communications & Roundtable.

City Manager Lombos provided the Council with a graphic placemats illustrating the framing and decision making process, priority projects, and the credimus the Council discussed at the Advance. She said these placemats are being used at the staff level and will be on the dias at future Council meeting. Mayor Ogden suggested making this placemat available to the public.

Councilor Bubenik said the Vine2Wine event was successful. Mayor Ogden said he and Councilor Grimes met with elected officials from Lake Oswego and West Linn and the three cities have agreed that they don't support expansion in Stafford at this time and agreed to have a joint letter drafted from the three Cities and continue to meet with County and Metro.

ADJOURNMENT

The work session adjourned at 7:00 p.m.

Sherilyn Lombos, City Manager



/ Colleen Resch, Recording Secretary



/ Lou Ogden, Mayor