



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: 09/14/2015

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of August 24, 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 August 24, 2015.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of August 24, 2015
City Council Regular Meeting Minutes of August 24, 2015



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

Absent: Councilor Wade Brooksby

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

Present: Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Management Analyst II Zoe Monahan; Public Works Director Jerry Postema

CALL TO ORDER

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

1. ***Basalt Creek Concept Plan Briefing.***

Assistant City Manager Alice Cannon and Planning Manager Aquilla Hurd-Ravich briefed the Council on the Basalt Creek Concept Plan project updates. Manager Hurd-Ravich presented boundary option three and preliminary analysis results for consideration. Key points from the last joint meeting with Wilsonville were recapped. It was noted boundary option three was created in response to the feedback from the meeting. Boundary option three was presented and transition areas along the boundary for buffering were highlighted. The next steps for decisions regarding the new boundary will occur at the next joint meeting on September 8. Future decision points for the fall include the refinement of preferred land use alternatives followed by open houses and the preparation of the draft Basalt Creek Concept Plan.

Manager Hurd-Ravich presented additional information including three boundary options total developable acres, land use mixes, total number of jobs and households, total trips, assessed value at buildout, and annual property tax at buildout. The consultant team summary was briefly reviewed.

Councilor Truax referenced a letter sent from Mr. Cross. He asked about Mr. Cross's concerns regarding his properties being split between cities. Manager Hurd-Ravich stated Mr. Cross's properties are located solely in Wilsonville. Manager Cannon noted boundary option three does not split any property lines.

Manager Hurd-Ravich recapped the difference between the three boundary options.

Mayor Ogden stated he did not believe the mix of residential and industrial in this option is a good value for the people who live in Tualatin. This mix creates more trips in turn creating more congestion. He understands the need for residential capacity but does not believe it should be done at the exclusivity of other options. His

recommendation would be to move the boundary line further down to accommodate for job producing land options creating a more balanced growth option.

Councilor Grimes entered the meeting at 5:33 p.m

Councilor Bubenik would like to see more land in this option converted to light industrial.

Council President Beikman expressed dissatisfaction with boundary option three. She stated boundary option three removes all industrial land and converts it to residential leaving no room for job growth.

Councilor Bubenik added he does not feel option three is equitable or balanced equally.

Councilor Davis stated boundary option 3 gives Wilsonville everything they wanted while excluding Tualatin's requests. She believes the road should be placed further to the south as its current placement is limiting everyone's options. She added the road should be placed outside of residential and wetland areas.

Council President Beikman wants to ensure Tualatin is given the proper amount of land to buffer the transition between residential and industrial.

Assistant City Manager Cannon asked if it was Council's desire to see the road dropped down to Tonquin Road. Councilor Davis stated it would be the natural decision for citizens to understand the boundary.

Councilor Grimes asked if moving the boundary to Tonquin Road would split property lines. Manager Hurd-Ravich stated she did not believe it would split any property lines.

Mayor Ogden referenced the land suitability map that was presented at a previous meeting. He stated he would like to see the boundary drawn based upon that map.

Manager Cannon stated staff is getting close to the end of the budget for this project so it is important to find resolution to this plan relatively soon.

2. *Election Ordinance Discussion.*

Councilor Brooksby was phoned into the meeting.

Councilor Davis stated Councilor Bubenik and herself would like to correct what they feel was a lack of public comment allotted for Ordinance No. 1381-15. They are requesting an additional public comment period be opened to allow citizens to make further public comment.

Councilor Bubenik stated the extended citizen comment period would be a time where citizens could make suggestions to Council regarding the ordinance. After the comment period then Council could then consider potential amendments if appropriate.

Mayor Ogden stated he feels only those who feel negatively toward the ordinance

would come to voice their concerns and not those who are in favor, since it has already passed.

Councilor Davis stated the comment period would be to receive feedback on both sides of the ordinance.

Councilor Bubenik stated the comment period would give citizens who did not have a opportunity to voice their a opinion a chance to.

Mayor Ogden asked the Council if a majority of the Council is considering proposing changes to the ordinance.

Council President Beikman stated a comment period would not change her opinion on the ordinance and she is not considering any changes at this time.

Councilor Brooksby stated an additional comment period would not change his decision. He believes the regulations set forth in the ordinance are fair.

Councilor Bubenik reminded the Council they revisit ordinances often to make changes and he would like to see that happen in this case.

Councilor Truax stated he has not heard any arguments that would compel him to make changes to the ordinance. He would like to see the current ordinance have more time to run its course before making changes.

Council consensus was to not proceed with an additional comment period.

3. *Marijuana Update.*

City Manager Lombos presented an update on local regulations on marijuana. She stated the 2015 legislative session passed four laws relating to medical and recreational marijuana. Changes were highlighted from the League of Oregon Cities "Frequently Asked Questions" handout. It was noted that House Bill (HB) 3400 put regulations into place that allows local jurisdictions to ban six of the seven recognized marijuana activities by the state. City Manager Lombos spoke to the process in which local jurisdictions would have to go through to complete the ban. She noted that a ban would exempt the city from receiving state tax revenues. HB 3400 also allows the city to impose a three percent tax on the retail sales of marijuana.

Councilor Bubenik asked if the City had to amend the current city tax of five percent on recreational marijuana. City Attorney Brady stated it is a open ended discussion right now but to avoid litigation it would be best to send the tax through to the voters.

Council President Beikman stated she is interested in a bringing forward a ordinance to refer to the voters in November 2016 that would ban the 6 uses based on HB 3400.

Mayor Ogden added that proposing such a ordinance would extended the current moratorium the Council had in place until the election.

Councilor Bubenik stated he is not interested in referring an item to the voters as the Council has already put very restrictive regulations in place that make it difficult to

occupy a recreational facility in Tualatin.

Councilor Grimes would be interested in a referral and having more public input on the topic.

Councilor Davis is not interested in referring a ban as she would like the City to be able to collect the state tax to help support police services.

Councilor Brooksby would only be interested in considering a ban for a short time while the Council took time to make a decision.

Council consensus was reached to schedule a work session to further discuss the idea of referring a ban.

4. *Refreshing Tualatin's Image.*

Deputy City Manager Sara Singer presented an update on city communications. A timeline of city communications was reviewed. The city newsletter is currently mailed to over 13,000 households, 11 times a year. The newsletter is one of the most popular forms of communication to Tualatin residents. A mood board was presented based on internal feedback about the message that is being conveyed to the community. The mood board stated the image should be warm, friendly, engaging and playful while focusing on nature and the outdoors. The mood board will be used to set the tone for the future newsletter design and other city communications. Deputy City Manager Singer stated the City's current website platform is in need of updates to improve performance. This will provide an opportunity to address site performance improvements, aesthetics and layout, consistent branding, and content clean-up. This update will not be a total website redesign. The new mood board will also be a starting point for the overall brand of printed materials. New templates will be created for items such as the Get Out Guide, flyers, postcards, brochures, and many more communication tools.

Deputy City Manager Singer covered the City's online engagement activities. The City currently uses Facebook, Twitter, YouTube, and Instagram. Analytics for Facebook and Twitter with comparisons to other cities were presented. The Tualatin Town Hall site is being upgraded and City staff will be trained on how to use this site for future city projects. Future communication tools being researched include a citywide app, increasing our social media audience and engagement, and an e-newsletter.

Councilor Grimes asked if the city logo would be updated. Deputy City Manager Singer stated this update will not include a new logo.

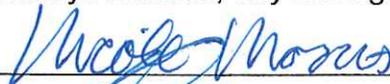
5. *Council Meeting Agenda Review, Communications & Roundtable.*

Mayor Ogden stated at the September 14 work session staff will be presenting a SW Corridor update. He has had conversations with TriMet staff based on the analysis that has been completed and it was determined that the cost of providing light rail or bus rapid transit to a station in downtown Tualatin would cost more than is feasible to fund. In future conversations with the steering committee he will tell them to not continue studying this location as the funding is not available.

ADJOURNMENT

The work session adjourned at 6:58 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor