



Civic Facilities Task Force Minutes

Meeting #7:

Wednesday, June 10, 2015

6:30 p.m.

Juanita Pohl Center

Members Present: Sonya Ambuehl, Bill Beers, Robert Kellogg, Robert Knight, Candice Kelly, Scott Miller, Mike Riley and Councilor Nancy Grimes, Collin Beikman, Janet Newport, Council President Monique Beikman

Members Absent: Mayor Lou Ogden, Adam Butts

Staff Present: Deputy City Manager Sara Singer, Deputy City Recorder Nicole Morris, Court Clerk Mary Shroll and Economic Development Manager Ben Bryant

Others: John Medvec, Debbi Moody, and Iren Taren from YGH

1. Call to Order
Deputy City Manager Singer called the meeting to order at 6:34 p.m.
2. Adopt Minutes from May 13, 2015 Meeting
Task Force Member Mike Riley made a motion to adopt the minutes from the May 13, 2015 meeting. Task Force Member Bill Beers seconded. The Task Force unanimously approved the minutes.
3. Old Business
 - a. Follow Up Information from May 13 Meeting
Deputy City Manager Singer recapped goals and objectives for the project.

Economic Development Manager Ben Bryant spoke to the Core Area Parking District parking requirements. He reviewed the districts history and how it was formed. He noted there currently is excess capacity for what is required for the district. Several studies on the district have been completed and lots currently run from 40-80% of capacity during peak hours.

Court Clerk Mary Shroll presented data on municipal court caseloads and attendance. She noted for consideration that if an additional red light camera is installed it would create the need for another court date.

Councilor Grimes asked what the total number of parking spaces is for the district. Manager Bryant stated the district has 700 spaces and only 500 of those spaces are currently required.

Deputy City Manager Singer presented additional neighboring cities information. Information from West Linn was used as comparison as it includes the same functions as this project.

Task Force Member Kellogg requested Wilsonville be included as comparison city during the study.

b. Draft Public Involvement Report

Deputy City Manager Singer presented report highlights. She noted public input should be considered during the decision process.

Human Resources Manager Janet Newport presented the City IDEA Team recommendations. The team conducted a survey and had 59 staff responses. The recommendation from staff was to move forward with the Aspen Place Building and new construction on the Police Department site. Staff also recommended moving forward with both options for the library. Staff did note a preference for library option 1 as they felt it would best optimize the use for library programming.

Council President Beikman asked if Police Department staff had provided feedback. Deputy City Manager Singer stated their feedback was included in the City IDEA Team survey results. Council President Beikman requested the Police Departments staff comments be separated for review.

4. New Business

a. Alternative Prioritization

Deputy City Manager Singer recapped prioritization criteria for decision making on alternatives. Criteria included signalized intersection access, proximity to public parking, proximity to transit, direct street access, access to public services, program adjacency, proximity to bike lanes, and cost.

The task force discussed additional criteria to be added including impacts to traffic during construction, room for growth, potential for economic development, and visibility of the building.

Deputy City Manager Singer briefly recapped proposed alternatives including the Aspen Place Building, new construction at the Police Department, the River House site including Boones Ferry frontage and river frontage options, and the Commons site.

b. Task Force Recommendation and Report

Deputy City Manager Singer assisted the Task Force in participating in a DOT exercise. Upon completion of the exercise the Task Force began discussion on the results.

Task Force Member Riley stated he has concerns around traffic access at the Aspen Place Building.

Task Force Member Beers stated the Police Department site would always be available as an option because the City owns the property.

Task Force Member Ambuehl stated she is interested in the Aspen Place Building as she likes the central location and the fact it is already constructed.

Human Resource Director Newport stated City staff presented concerns with access issues at the Aspen Place Building. Task Force Member Kellogg stated he has the same concerns with the ability to solve access issues at the site.

Task Force Member Riley presented concerns with the Commons site as he does not want to see the downtown area turned into solely institutional buildings that are only open during business hours. He wants the downtown area to be a vibrant area that draws citizens during all hours of the day.

Task Force Member Kelly stated she feels the Commons site has the potential to be a mixed use building. She would like the building on the Commons site to be considered a Civic Center that would draw citizens to use it for more than city activities. Task Force Member Kellogg agreed that a building on this site has the potential for economic development.

Task Force Member Knight noted all locations have traffic impacts for commuters that need to be addressed.

Task Force Member Riley recommended the task force consider forwarding the Aspen Place Building and the Commons site as preferred alternatives. He additionally added that both options for the Library should be considered.

Task Force Member Miller requested the library options not be linked to the recommendation on a City Hall. He would only recommend library option 2, expansion into existing office space, for considered.

Task Force Member Kellogg requested a caveat be added to any recommendation that a traffic analysis on chosen alternatives be conducted.

Task Force Member Ambuehl recommended the task force consider forwarding the Aspen Place Building and library option 1, a two story addition.

Human Resource Director Newport stated it should be noted if any of the recommendations fall through that the Police Department site should be considered as an option as it was a preference of staff. Task Force Member Miller agreed it should be added as a note.

MOTION by Robert Kellogg, SECONDED by Candice Kelly to recommend to Council to pursue the Aspen Place Building (aka Oregon Nurses Association Building) and a new construction building on the Tualatin Commons with the caveat that a traffic study be completed on the areas.

Aye: Sonya Ambuehl, Bill Beers, Robert Kellogg, Robert Knight, Candice Kelly, Mike Riley Collin Beikman

Abstain: Janet Newport, Council President Monique Beikman, Councilor Nancy Grimes, Scott Miller

Absent: Mayor Lou Ogden, Adam Butts

MOTION CARRIED

Library options:

Robert k let the council decide. Scott doesn't think the council should consider either option. Robert doesn't want to take action on the library at this time.

MOTION by Bill Beers SECONDED by Mike Riley to recommend to Council to expand the library into the existing space (proposed option 2).

Aye: Sonya Ambuehl, Bill Beers, Robert Kellogg, Candice Kelly, Mike Riley, Scott Miller

Nay: Collin Beikman, Robert Knight

Abstain: Janet Newport, Council President Monique Beikman, Councilor Nancy Grimes

Absent: Mayor Lou Ogden, Adam Butts

MOTION CARRIED

MOTION by Robert Kellogg SECONDED by Scott Miller to recommend to Council to build a two story addition for the library (proposed option 1).

Aye: Sonya Ambuehl, Robert Kellogg

Nay: Collin Beikman, Robert Knight, Bill Beers, Candice Kelly, Mike Riley, Scott Miller

Abstain: Janet Newport, Council President Monique Beikman, Councilor Nancy Grimes

Absent: Mayor Lou Ogden, Adam Butts

MOTION FAILS

c. Next Steps

Deputy City Manager Singer stated next steps include forwarding the Task Force's recommendation to Council on June 22. Council will then give staff direction on preferred alternatives. Once the Council establishes preferred alternatives the due diligence process will begin. Upon completion of the due diligence process public outreach on a potential bond measure to finance the project would occur.

Task Force Member Beers asked how long the due diligence process would take. Consultant Medvec stated the process could take 6 weeks to complete a full analysis.

Task Force Member Kellogg asked what would happen to facilities staff is currently occupying. Deputy City Manager Singer stated buildings such as the Lafky House would be converted back to their original use for programming.

5. Public Comment

None

6. Communications from Staff

None

7. Communications from the Task Force

Deputy City Manager Singer thanked the task force for their participation in the process.

The meeting adjourned at 8:15 p.m.

Nicole Morris, Recording Secretary