



Present: Mayor Lou Ogden; Councilor Frank Bubenik- via phone; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Management Analyst II Kelsey Lewis; Parks and Recreation Manager Rich Mueller; City Engineer Jeff Fuchs; Management Analyst II Garet Prior; Management Analyst II Nic Westendorf; Parks and Recreation Director Ross Hoover; Planning Manager Steve Koper

CALL TO ORDER

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

1. ***Region-wide Housing Bond.***

Metro Housing Authority Director Komi Kalevor and Metro Housing Development Manager Shannon Wilson presented information on the Metro Regional Housing Bond. Director Kalevor provided background information on the housing authority and its role in the community. He stated the department provides section 8 rental assistance vouchers, affordable housing units, facilitates continuum of care with Washington County and provides workforce programs. Definitions for affordable housing and low income were provided. Director Kalevor stated every five years the department works on a consolidated plan for the region. He stated the 2015-2020 plan identified a need of 14,000-23,000 units serving households at or below 50% the area median income.

Director Kalevor spoke to the Regional Housing Bond. He stated the bond would bring in \$652.8 million dollars in proceeds to be used in Washington, Multnomah, and Clackamas Counties. The goal of the bond would be to provide 3,900 units of housing throughout the region. Washington counties share would be 1,300 units. The proposed cost to taxpayers would be 24 cents per \$1,000 of assessed value. Director Kalevor spoke to the framework of the bond. He stated it would be lead with racial equity by creating housing in neighborhoods historically not accessible to communities of color. It was noted that of the bond proceeds \$184.3 million would be used in Washington County with a goal of 1,435 units being created.

Director Kalevor stated in addition to the Regional Housing Bond, Metro is proposing a constitutional amendment that would allow municipal bond revenue to fund privately owned affordable housing amendments. This would allow funds to be leveraged with private debt and other sources.

Councilor Kellogg asked if the housing authority had studied development in Tualatin. Manager Wilson stated there are not sites in Tualatin on the feasibility list at this time.

Councilor Kellogg asked how much of the bond funds would be used for administration. Director Kalevor stated there is a 5% cap proposed which equates to around \$32.6 million in administration costs.

Mayor Ogden asked how the bonds are issued. Director Kalevor stated each county will make a proposal to an oversight committee and then the funds will be distributed.

Councilor Bubenik asked if the Community Action Organization does intake for these types of programs. Director Kalevor replied they do.

Councilor Bubenik asked if an IGA has been put in place between Metro and the counties for this bond. Director Kalevor stated the IGA would be drafted if the bond passes.

Councilor Kellogg asked if prevailing wages could be waived if the cities directly donated the land. Director Kalevor stated they could not be waived.

Councilor Bubenik stated the chronically homeless do not normally need a section 8 voucher as they have other programs that help them with rental assistance.

Council President Davis asked if there would be any specific funding set aside for people with disabilities. Director Kalevor stated it was not specifically spelled out in the bond.

2. *Standards for Small Cell Facilities in the Right-of-Way.*

Public Works Director Jeff Fuchs, Management Analyst Nic Westendorf, and Project Engineer Casey Ferguson presented information on small cellular. Director Fuchs stated tonight's discussion is on small cell standards and staff will be back at a future meeting to discuss fees. Analyst Westendorf spoke to the timeline on the project. He noted staff has been working with Verizon on developing standards since May. Analyst Westendorf described small cells stating they are devices used to increase coverage capacity in target high traffic areas. He added they also extend coverage in hard to reach locations, are shorter range systems, and compliment macro networks. It was noted the devices also provide updated technology to residents and help eliminate dead zones throughout the city. Engineer Ferguson spoke to design of small cell deployments. He stated they are most commonly placed on street lights and utility poles as they are smaller than traditional sites. Examples of different mountings on utility poles, street lights, and wires were shared. Engineer Ferguson spoke to proposed standards on aesthetics, locations, and preservation of community characteristics. Director Fuchs stated the adopted standards would be incorporated into the Public Works Construction Code and would be applied to all applications.

Councilor Grimes asked about potential interferences from the devices. Director Fuchs stated they will research and bring information back.

Councilor Grimes asked if these are common standards amongst all cellular

providers. Director Fuchs stated the standards match the Oregon Revised Standards and are consistent across the board. They have worked with Verizon as they provide an expert perspective on the devices.

Councilor Morrison asked how PGE fits into this discussion. Director Fuchs stated they will be part of the fee discussion.

Councilor Kellogg asked if this technology is deployed anywhere else. Analyst Westendorf stated the City of Portland is running a pilot program.

Councilor Kellogg asked to have information on health effects from the devices brought back.

Councilor Kellogg asked if the devices would have to be on every pole in town. Director Fuchs stated Verizon originally applied to place 70 devices throughout town.

Councilor Grimes asked if particular areas could make requests for the extended coverage. Director Fuchs stated they would follow-up with Verizon.

3. *Parks System Development Charges.*

Parks and Recreation Director Ross Hoover presented Parks System Development Charges (SDC). He spoke to the process for adopting an SDC. He stated first Council would need to adopt the methodology and then approve the rates by resolution. He stated the rate can be set less than the maximum allowable from the methodology. Adopting rates by resolution would allow Council to change rates without having to change the methodology.

MIG Consultant Cindy Mendoza presented information as requested from Council at the previous work session. She stated the city's planning department confirmed that population and employment data in the methodology were accurate. Consultant Mendoza spoke to questions regarding Tualatin's vacant land for development. She stated there is approximately 1,200 residential units and 440 acres of vacant or redeveloped land available. Consultant Mendoza provided a breakdown of master plan capital project costs vs. projects in the SDC methodology. She stated the master plan total CIP costs is \$215.9 million, the total cost of capacity enhancement projects is \$144.7 million, making the cost of projects included in the methodology \$74 million. She noted not all potential qualifying projects are included in the methodology as they are considered aspirational projects.

Community Attributes Consultant Michaela Jellicoe spoke to policy direction needed from Council. She presented the maximum allowable Park SDC rate per unit of development: \$13,888/dwelling unit and \$2.67/square foot of nonresidential. The recommended approach would be to charge both residential and nonresidential rates to cover the impacts to parks that both create. She added that the advisory committee is recommending to apply SDC charges to nonresidential development. Consultant Jellicoe addressed whether rates should be divided for different uses. She noted the recommended approach would be to have one rate for both residential and nonresidential. She added the city could have multiple rates in both categories if they so choose.

Councilor Kellogg asked why having multiple rates is not preferred. Consultant

Jellicoe stated you have a stronger legal case if you have one rate.

Council President Davis asked if the methodology would be extended to 2035. Director Hoover stated the methodology can be updated as conditions change. Council President Davis asked what the expected frequency for updating is. Consultant Jellicoe stated it is recommended to update the methodology every five years.

Council President Davis asked if council did not include a nonresidential rate if they would have to wait until the next time the methodology is update to incorporate one. Director Hoover stated you could adopt the methodology and set the rate at zero.

Mayor Ogden asked what the process would be if you adopted the methodology and then wanted to modify it. Consultant Jellicoe stated you would want to initiate the full process again and another review period would be required.

Mayor Ogden asked if the methodology is guided by statue. Consultant Jellicoe stated there is regulations in place that allow for modifications to fit each city.

Councilor Morrison asked if there was the ability to have different rates for different types of businesses. Director Hoover stated the initial methodology is set-up as a single fee for a single type use. It is recommended that you use a methodology based approach instead of a policy based approach as it is more legally defensible.

Councilor Morrison asked why there is a rush to have the methodology in place by the end of the year. Director Hoover stated there is no rush, the city would have to offer a new 60 day review period.

Councilor Bubenik agreed the Council should not be in a rush. He would like to look at different rates for different uses.

Council President Davis about the risks associated with different rates. Director Hoover stated good policy guidance and data behind the methodology needs to be in place for the best legal outcome.

Councilor Grimes asked what type of methodology would be needed to support multiple rates. Consultant Jellicoe stated the methodology looks the same they would just need to go back and break it out by rate structures per Council direction.

Councilor DeHaan stated he would like to adopt the methodology as presented.

Councilor Kellogg concurred he would like to see the methodology adopted as presented.

Council consensus was reached to move ahead with the methodology as presented and start the 60 day period. This would allow the Council to have time to come up with clear definitive policy that would substantially determine how to apply rates to specific uses.

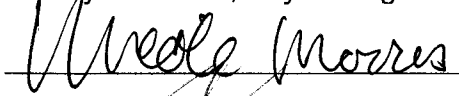
4. Council Meeting Agenda Review, Communications & Roundtable.

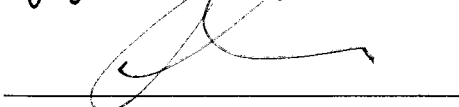
None.

ADJOURNMENT

The work session adjourned at 7:05 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor