



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR NOVEMBER 26, 2018

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis;
Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Robert Kellogg
Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele;
Present: Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City
Recorder Nicole Morris; City Engineer Jeff Fuchs; IS Director Bates Russell; Planning
Manager Steve Koper

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:08 p.m.

B. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Tualatin Chamber of Commerce Director Linda Moholt submitted a letter for the record in opposition to the proposed Park SDC rates. She stated she reached out to the business community and they are not aware of the proposed fees. She urged the city to continue its outreach.

Don Hanson, with OTAK, invited the Council to a gathering regarding the Stafford Area on November 28, from 4:30-6:30, where landowners will be holding a meet and greet of new councilors in the area.

Gordon Root spoke to concerns with the proposed SDC rates. He spoke to how the proposed rates will affect affordable housing in the area.

C. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Joelle Davis, SECONDED by Councilor Nancy Grimes to adopt the consent agenda.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis,
Councilor Nancy Grimes, Councilor Paul Morrison, Councilor Robert Kellogg

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Work Session and Regular Meeting of November 13, 2018
2. Consideration of Approval of a New Liquor License for 7-Eleven #23726C
3. Consideration of **Resolution No. 5409-18** Awarding the Contract for Design of Garden Corner Curves to Wallis Engineering and Authorizing the City Manager to Execute a Contract
4. Consideration of **Resolution No. 5410-18** Authorizing the City Manager to Accept a Donation of Real Property from Hillsboro Mall, LLC
5. Consideration of **Resolution No. 5411-18** Appointing a Pro Tem Judge of the Municipal Court

D. SPECIAL REPORTS

1. Tualatin Valley Fire and Rescue- State of the District 2018

Tualatin Valley Fire and Rescue (TVF&R) District Division Chief Kenny Frentress presented the 2018 State of the District. Chief Frentress stated on July 1 Newberg and the surrounding rural area joined TVF&R. TVF&R has been able to increase staffing levels and provide a higher level of service to the area. Response data for Tualatin was shared noting there was 2,442 incidents this year, which was an increase of 40% since 2013. Chief Frentress stated Rosemont Station 55 is now complete and open which helps to strengthen the entire system. An addition new station, McEwan Road Station 39, is currently under permit review with construction to begin in the fall. New equipment such as CBA's, new hose, and EMT equipment has been purchased. These items help to increase the department's success rates. Chief Frentress stated the department recently conducted an ISO rerate, which resulted in TVF&R now having a class 2 rating. This could mean savings for residents in the district.

Council President Davis asked if the department sent staff or equipment down to the California fires. Chief Frentress stated 15 staff went.

Mayor Ogden request more data from the heat map that was shared.

E. PUBLIC HEARINGS – Legislative or Other

1. Consideration of Plan Text Amendment (PTA-18-0003) with Proposed Draft Ordinance Language; an Update to the Tualatin Development Code

Planning Manager Steve Koper, Senior Planner Karen Fox, and Angelo Planning Group Consultant Cathy Corliss presented the plan text amendments (PTA) for phase one of the Tualatin Development Code (TDC) improvement project. Consultant Corliss recapped phase one noting it was for code cleanup to improve the overall efficiency, internal consistency and readability of the code. She stated staff's primary focus was on policy neutral decision in code chapters 31-80. Consultant Corliss noted phase one accomplishments included a complete audit of the TDC, sample chapters, numerous drafts, and a completed production on

public draft amendments. Planner Fox recapped public engagement on the phase that included frequent users review, a Planning Commission workshop, and two public comment periods. Manager Koper stated notice of the PTA was provided to DLCD and the Measure 56 notice was mailed to property owners in October. Tualatin Planning Commission Chair Bill Beers stated the commission is unanimously recommending approval of the PTA.

Manager Koper stated staff is providing proposed revisions to the presented PTA in response to public comment that was received. The revisions are Attachment F in the packet. He noted there were places where policy neutrality was not meant and the revisions addresses those areas.

PUBLIC COMMENT

Wendy Kellington, Attorney for Tonquin Industrial Group, stated they are in support of the PTA with the proposed revisions.

COUNCIL QUESTIONS

Councilor Kellogg stated he has concerns with policy neutrality in the document based on the public comments that were received. Manager Koper stated staff has a high confidence level that the document presents policy neutral. Councilor Kellogg asked what the steps would be to fix the code if something was missed. City Attorney Brady stated the code can always be changed and modified.

MOTION by Council President Joelle Davis, SECONDED by Councilor Robert Kellogg approve PTA-18-0003 with proposed amendments and direct staff to prepare an ordinance.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Nancy Grimes, Councilor Paul Morrison, Councilor Robert Kellogg

MOTION CARRIED

F. COMMUNICATIONS FROM COUNCILORS

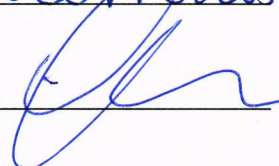
Councilor Morrison congratulated Councilor Kellogg and staff on the award of the contract for the design of the Garden Corner Curves.

G. ADJOURNMENT

Mayor Ogden adjourned the meeting at 8:02 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor