



Present Mayor Frank Bubenik, Council President Joelle Davis, Councilor Nancy Grimes; Councilor Paul Morrison, Councilor Robert Kellogg; Councilor Maria Reyes; Councilor Bridget Brooks

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady, Police Chief Bill Steele,  
Present Planning Manager Aquilla Hurd-Ravich, Deputy City Recorder Nicole Morris, Assistant to the City Manager Tanya Williams, Economic Development Manager Jonathan Taylor, City Engineer Jeff Fuchs; Management Analyst II Garet Prior, Planning Manager Steve Koper

## CALL TO ORDER

Mayor Bubenik called the meeting to order at 5:02 p m

### 1 ***Introduction of Tualatin 2040.***

Community Development Director Aquilla Hurd-Ravich and Eco Northwest Consultant Beth Goodman presented an overview of Tualatin 2040. Director Hurd-Ravich stated Tualatin 2040 is the policy prioritization phase of the Development Code update which builds on the success of the code modernization project. This phase is broken into three pieces which include policy identification, a Housing Needs Analysis (HNA) and Economic Opportunities Analysis (EOA), and a policy prioritization plan. Director Hurd-Ravich stated the policy identification phase will identify community priorities through interviews held with a broad range of community members, advisory committees and decision makers. Consultant Goodman stated the HNA will update the City's inventory of buildable land and look at expected growth over the next 20 years to help inform future City actions and plans. She spoke to the steps in an HNA and opportunities for needed housing in the City. Consultant Goodman stated the EOA will help inform if there is enough land to accommodate expected employment growth, what types of industries will grow and what land type they will need, describe existing economic conditions, and forecasts future conditions. She spoke to the parts of an EOA including an inventory of buildable commercial and industrial land, employment growth forecasts, and recommendations for economic development strategies and policies. Director Hurd-Ravich stated the last piece is the Policy Prioritization Plan which will list and categorize issues from stakeholder input. The plan will be presented to Council for adoption of acknowledgement of work.

Councilor Kellogg asked how granular the Metro population forecast is for Tualatin. Consultant Goodman stated Metro's model is fairly granular. Councilor Kellogg asked if the Urban Reserve areas will be reflected in the population forecasts. Consultant Goodman stated the Stafford and Basalt Creek areas will be accounted for specifically. Councilor Kellogg asked how closely they will stick to Metro's numbers. Consultant Goodman stated they stick very closely to the numbers.

Councilor Brooks asked who citizens would contact if they wanted to participate in the focus groups. Director Hurd-Ravich stated there will be a call for applications available on the city's website soon

Councilor Grimes asked if the HNA will address sociodemographic particularly the needs for seniors. Consultant Goodman stated seniors are a large focus of the analysis.

Councilor Reyes asked what types of housing are normally needed for seniors. Consultant Goodman stated cottages and townhomes with large doorways and appropriate ingress and egress are needed

Council President Davis asked to what extent the analysis will look at ADUs. Consultant Goodman stated they will be considered

Mayor Bubenik asked about the member demographics of the committee. Director Hurd-Ravich stated staff is putting together a list of member types so the committee is diverse

Mayor Bubenik asked if Urban Growth Boundary (UGB) expansions are considered in the analysis. Consultant Goodman stated they look at what is currently going on regionally and not specially at what is being built in certain areas

Councilor Brooks asked if the environment is considered in the HNA, specifically in relation to traffic. Consultant Goodman stated traffic is considered in the Transportation System Plan and other concerns are taken into account in other comprehensive plans throughout the city. Director Hurd-Ravich stated the HNA and EOA are foundational pieces that feed into all comprehensive plans

## **2 Public Sector Bargaining – a Briefing.**

Human Resource Director Stacy Ruthrauff presented an informational briefing on public sector bargaining. She covered topics such as collective bargaining, bargaining in good faith, the bargaining process, unfair labor practices, and the council's role in bargaining

## **3 Public Hearings – a Briefing.**

City Attorney Sean Brady presented an informational briefing on public meetings. He covered topics including land use hearings (legislative and quasi-judicial), land use appeals, ex parte contacts, bias, and conflicts of interest (actual and potential)

## **4 Council Meeting Agenda Review, Communications & Roundtable.**

Councilor Kellogg stated he attended the SW Corridor Open House. He encouraged everyone to review the meeting materials as they show proposed locations for the Bridgeport Terminus

Councilor Reyes stated she toured Pacific Medals where they shared feedback that they are now using 124<sup>th</sup> Street for shipping

Councilor Morrison stated he will be submitting an application for an open seat on the R1ACT. He noted it conflicts with his participation on the Council Committee on Advisory Appointments and asked if there are other Councilors interested in filing that seat. Councilor Reyes stated she would consider filing the seat.

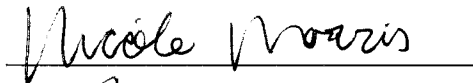
Councilor Brooks stated she attended the LOC Cities Day in Salem, the Basalt Creek Open House, the SW Corridor Open House, and the Tualatin River Keepers celebration over the past couple of weeks.


Council President Davis stated she also attended the Basalt Creek Open House. In addition, she received an invitation to participate in the Tualatin Valley Fire and Rescue Community Academy in which she will attend.

## ADJOURNMENT

The work session adjourned at 6:46 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Frank Bubenik, Mayor