



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR APRIL 8, 2019

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

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; Teen Program Specialist Julie Ludemann; Assistant to the City Manager Tanya Williams; Library Manager Jerianne Thompson; Management Analyst II Kelsey Lewis; Parks and Recreation Manager Rich Mueller; City Engineer Jeff Fuchs; Parks and Recreation Director Ross Hoover; Planning Manager Steve Koper

A. CALL TO ORDER

Pledge of Allegiance

Mayor Bubenik called the meeting to order at 7:03 p.m.

B. ANNOUNCEMENTS

1. Volunteer Appreciation Presentations and Proclamation

Mayor Bubenik presented information regarding Tualatin Volunteers noting nearly 2,600 volunteers served 26,000 volunteer hours in the past year. Councilor Brooks read the proclamation declaring April 7-13, 2019 as Volunteer Appreciation Week in the City of Tualatin.

Mayor Bubenik presented the Outstanding Volunteer Awards. The nomination process includes City employees nominating volunteers based on a list of criteria.

Winners were announced for each category:
Outstanding Youth Volunteer- Tenzin Dolkar
Outstanding Adult Volunteer- Kay Kendall
Outstanding Lifetime Volunteer Achievement- Leona Ulberg
Outstanding Group Volunteer- Friends of the Library

2. Arbor Week Presentations and Proclamation

Parks and Recreation Development Manager Rich Mueller and Tualatin Parks Advisory Committee Vice-Chair Valerie Pratt presented activities for Arbor Week including a poster contest, Arbor Week proclamation, and Tree City events.

Mayor Bubenik presented the 5th Grade Poster Contest winners with their awards.

Councilor Morrison read the proclamation declaring April 7-13, 2019 as Arbor Week in the City of Tualatin.

3. Proclamation Declaring April 7-13,2019, as National Library Week in the City of Tualatin

Councilor Grimes read the proclamation declaring April 7-13, 2019 as National Library Week in the City of Tualatin.

4. Proclamation Declaring Will Alloway as Tualatin's Employee of the Year

City Manager Sherilyn Lombos announced Will Alloway as Tualatin's 2018 Employee of the Year. City Manager Lombos highlighted Mr. Alloway's achievements. Council President Davis read the proclamation declaring Mr. Alloway as Tualatin's 2018 Employee of the Year. Mr. Alloway accepted the proclamation.

5. Tualatin Youth Advisory Council's Activities for April 2019

Members of the Youth Advisory Committee (YAC) presented a PowerPoint on their latest activities and upcoming events. Three YAC members attended the National League of Cities Congressional City Conference. The conference focused on civic engagement, leadership development, and networking. Highlights from the conference included networking with other youth councils, sessions on increasing youth engagement in government and economic development for youth and infrastructure, and education on issues and projects other youth councils are addressing. Members were also provided a tour of the US Capitol Building and an opportunity to explore Washington DC. Recommendations from the conference attendees include continued support of Council's efforts to increase affordable housing in Tualatin, increased focus on local/state/national policy issues and advocacy, and working to learn more about youth homelessness issues in our City.

C. PUBLIC COMMENT

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.

Peter Kwong presented a petition for permitted parking along Chilkat Terrace. He stated traffic incidents have increased due to student parking from Tualatin High School. He requested the Council move forward with permitted parking in the area.

Scott Brenton, Chilkat Terrace resident, spoke in favor of permitted parking.

David Grau spoke in favor or permit parking along Chilkat Terrace. He presented

concerns with student safety crossing Boones Ferry Road out of the neighborhood.

Brad Cullison spoke in favor of permit parking along Chilkat Terrace.

Mayor Bubenik asked Chief Steel and Public Works Director Fuchs to speak to next steps. Chief Steele stated a survey would be sent to residents. Once results are received an amendment to the city code would be brought back to Council for consideration. Director Fuchs stated staff will evaluate the area and help develop a plan for permitted parking.

Council consensus was reached to direct staff to begin evaluating permitted parking along Chilkat Terrace.

Councilor Morrison asked what the timeframe would be to move this forward. Director Fuchs stated it would take a month to draft the plan.

Councilor Reyes asked where the students would be able to park if the area becomes permitted. Chief Steele stated alternatives are communicated to parents weekly about where students should be parking

D. 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 Frank Bubenik, Council President Joelle Davis, Councilor Nancy Grimes, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Paul Morrison, Councilor Robert Kellogg

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Regular Meeting of March 25, 2019
2. Consideration of Approval of a New Liquor License Application for Crazy Kitchen

E. SPECIAL REPORTS

1. Annual Report for the Tualatin Park Advisory Committee

Parks and Recreation Development Manager Rich Mueller and Tualatin Parks Advisory Committee (TPARK) Vice-Chair Beth Dittman presented the TPARK 2018 annual report. Chair Dittman acknowledged committee members and staff for their hard work on the committee. The role of TPARK was reviewed. This year the committee made recommendations and suggestions on the Parks and Recreation Master Plan update, Park System Development Charge Methodology Adoption,

Grants for Ibach Park, worked on the School District Intergovernmental Joint Use Agreement, and the Parks and Recreation Month Proclamation. In addition the committee participated in the master plan public engagement and outreach, worked on the comprehensive parks system and recreation programs, considered city plans and projects, and made Tree Board recommendations. TPARK's 2019 action plan includes fulfilling their prescribed duties, supporting the master plan funding and implementation, and seeking community input through public outreach. Vice-Chair Dittman provided a list of recommendations for the Council from the committee including implementing the master plan, funding sources for master plan implementation, and project prioritization involvement.

Mayor Bubenik thanked the committee for their dedication and hard work.

2. Annual Report of the Tualatin Library Advisory Committee

Tualatin Library Manager Jerianne Thompson and Tualatin Library Advisory Committee (TLAC) Member Nicholas Schiller presented the TLAC annual report. Member Schiller reviewed the committee's roles. Committee activities for 2018 included providing recommendations on updated Library Rules and policies, user surveys, participated in programs including 1000 Books Before Kindergarten and the Library of Things collection, provided input on the Parks and Recreation Master Plan update, and made recommendations on the creation of a makerspace.

Councilor Brooks asked what the most popular item is in the Library of Things collection. Director Thompson stated the sewing machine is the most popular item.

Mayor Bubenik thanked the committee for their outstanding service throughout the year.

3. Annual Report of the Tualatin Planning Commission

Planning Manager Steve Koper and Planning Commission Vice-Chair Mona St. Clair presented the Tualatin Planning Commission 2018 Annual Report. Member St. Clair explained the committee's role. She stated the committee made recommendations to the Council on three plan text amendments this year. In addition, the commission reviewed and approved two variances.

Councilor Brooks asked how residents outside of the city limits can participate on the committee. Deputy City Recorder Morris stated no fewer than five members shall reside inside the corporate boundaries of the City, and no more than two shall reside outside the City. Any nonresident member shall reside within the Urban Growth Boundary of the City of Tualatin.

Mayor Bubenik thanked the committee for their service.

4. Neighborhood Ready Presentation and Update

Barbara Brackman presented information on the Tualatin Neighborhood Ready program. She provided a brief update on the program noting where future hosted meetings will be and how to host a meeting in your neighborhood. She provided sample documents to the Council.

Councilor Kellogg commended all the volunteers who have worked on this program. He stressed the importance of everyone in the community being prepared.

Council President Davis thanked the group for all their work and dedication to this program.

Councilor Brooks encouraged all citizens to attend one of their local Neighborhood Ready meetings.

Councilor Reyes asked if the meetings have to be hosted in a home or if they can be hosted in other community locations. Ms. Brackman stated they are working with the cities Community Engagement Coordinator to host at alternate sites and in other languages.

F. PUBLIC HEARINGS – Legislative or Other

1. Basalt Creek Comprehensive Plan Update (File Nos. PTA 19-0001 and PMA 19-0001).

Community Development Director Aquilla Hurd-Ravich and Planning Manager Steve Koper presented an update on the Basalt Creek Comprehensive Plan. Director Hurd-Ravich stated the updates tonight are a culmination of work with the City of Wilsonville and members of the community. Manager Koper presented a brief overview and project history of work done to date. Director Hurd-Ravich spoke to public engagement for the project and recapped the work done during the concept planning phase. Manager Koper reviewed the definition of a comprehensive plan stating it is a guiding document for land development that shows compliance with state and regional goals and rules, contains community goals and policies, and updates the code to be consistent with the concept plan. He outline the proposed changes to the comprehensive plan including sections on community growth, manufacturing planning zones, and plan maps. Manager Koper reviewed what the Transportation System Plan (TSP) is and shared proposed updates. Proposed updates include expanding the area to include the Basalt Creek Planning area, apply roadway types consistent with the concept plan, and demonstrate compliance with state and regional rules. Visuals of the updates to the functional classification plan and bike and pedestrian plan were shared. Manager Koper explained the development code updates that would be applied, noting they are consistent with the Basalt Creek Concept Plan. Changes to the Community Plan Map and Water and Sewer map were shared. Manager Koper addressed stormwater management for the area noting the city has no capital improvement projects identified in the Basalt Creek Planning Area. He stated Clean Water Services design and construction standards for conveyance, water quality treatment, and hydro-modification will be implemented with every development application. He stated Tualatin has consistently required applicants to provide a downstream analysis when proposed development will increase the amount or rate of surface water leaving a site.

Manager Koper shared next steps for the implementation process include consideration on an ordinance to adopt the Basalt Creek Comprehensive Plan updates. If the updates are adopted property owners could begin annexation in the Spring/Summer of 2019.

Tualatin Planning Commission Vice-Chair Mona St. Clair stated the Planning Commission unanimously approved the proposed comprehensive plan updates.

PUBLIC COMMENT

Gordon Root spoke in favor of adoption of the ordinance. He spoke to the housing shortage in Tualatin.

Lee Leighton from Mackenzie Firm spoke on behalf of property heirs Merle and Dorthia Pennington. He stated staff has done a thorough review of the infrastructure needs of the area and he is satisfied with the plan. Mr. Leighton stated the plan sets the city up for controlled growth in the area.

Wes Laitinen spoke in support of the vision of the plan. He is in favor of the proposed pedestrian path that runs north and south through the canyon. He requested the a wildlife refuge designation be placed on the area.

Sherman Leitgeb spoke in opposition of the adoption of the plan. He spoke to what he believes is inaccuracies in Community Plan Map 9-1. He urged the Council to recognize the appropriate areas for residential development in Tualatin.

Peter Watts spoke in opposition of the plan. He stated Metro released there buildable land inventory analysis after this decision which states there is not an additional need for industrial land rather a need for residential designations. Mr. Watts stated the data supports a substantial residential designation for Tualatin to fill the deficit in housing.

COUNCIL QUESTIONS

Councilor Morrison asked if property owners could ask for annexation and zoning designation at the same time. Manager Hurd-Ravich stated they could request both but could not make one contingent upon the other.

Councilor Brooks stated she needs more time to further consider the plan and fully understand the implications. She requested consideration be continued to the next meeting.

Councilor Kellogg wants to honor the cities agreement with Metro and continue to move this process forward.

Council President Davis asked who coordinates the stormwater plans with the city. Director Hurd-Ravich stated Clean Water Services serves the unincorporated areas. Council President Davis asked who makes sure any private stormwater facilities are created when needed. Manager Koper stated the cities engineering division would review and approve conformance of any private facilities that are needed.

Council President Davis stated she agrees with Mr. Leitgeb that the maps don't accurately reflect the place of one of the bridges that should have been moved

further south. She stated the bridge in its current location will negatively affect the natural areas.

Council President Davis stated she feels there is too many problem elements in the plan to vote yes. She believes we need more residential in Tualatin and doesn't want Wilsonville to have control over what happens in Tualatin.

Mayor Bubenik stated he wants the area to be residential but Metro voted to have the area zoned Manufacturing Park and wants to honor our IGA with them. He feels it is time to adopt the plan and have staff work with developers and the community to plan the area appropriately.

MOTION by Councilor Paul Morrison, SECONDED by Councilor Robert Kellogg to adopt the Basalt Creek Comprehensive Plan Update (File Nos. PTA 19-0001 and PMA 19-0001).

Aye: Mayor Frank Bubenik, Councilor Nancy Grimes, Councilor Maria Reyes, Councilor Paul Morrison, Councilor Robert Kellogg

Nay: Council President Joelle Davis

Other: Councilor Bridget Brooks (Abstain)

MOTION CARRIED

G. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. 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.

1. Consideration of **Ordinance No. 1418-19** Relating to the Basalt Creek Concept Plan, Amending Tualatin Development Code Chapters 4, 7, 9, 51, 63, and 75; and the Transportation System Plan (PTA 19-0001); Amending Figures 11-1, 11 -2, 11-3, 11-4, 11-5, 11-6, and 73-3; and Amending Maps 9-1, 9-2, 9-4, 9-5, 12-1, 13-1, 72- 1, 72-2, 72-3, and 74-1 (PMA19-0001)

Community Development Manager Aquilla Hurd-Ravich stated adoption of this ordinance would put the Comprehensive Plan updates in place.

MOTION by Councilor Paul Morrison, SECONDED by Councilor Robert Kellogg for first reading by title only.

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

MOTION CARRIED

MOTION by Councilor Robert Kellogg, SECONDED by Councilor Paul Morrison for second reading by title only.

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

MOTION CARRIED

MOTION to adopt Ordinance No. 1418-19 relating to the Basalt Creek Concept Plan, amending Tualatin Development Code Chapters 4, 7, 9, 51, 63, and 75; and the Transportation System Plan (PTA 19-0001); amending figures 11-1, 11 -2, 11-3, 11-4, 11-5, 11-6, and 73-3; and amending maps 9-1, 9-2, 9-4, 9-5, 12-1, 13-1, 72- 1, 72-2, 72-3, and 74-1 (PMA19-0001).

AYE: Mayor Frank Bubenik, Councilor Nancy Grimes, Councilor Maria Reyes, Councilor Paul Morrison, Councilor Robert Kellogg

NAY: Council President Joelle Davis

ABSTAIN: Councilor Bridget Brooks

MOTION FAILED

2. Consideration of **Resolution No. 5431-19** Adopting the 2020-2029 Capital Improvement Plan (CIP)

Management Analyst Kelsey Lewis and Public Works Director Jeff Fuchs presented the 2020-2029 Capital Improvement Plan (CIP). The CIP identifies and prioritizes funding for projects for new infrastructure, master plans, new vehicles and equipment, and new technology. She stated the plan helps to coordinate projects, plan for needed rate adjustments, create an approved list for grants, create an approved list for SDC funding, and prioritize limited funding. Analyst Lewis explained how the plan is arranged noting it is organized by project category and funding source. She added each project has a page and the document includes appendices that include an extended CIP for transportation and utilities as well as an unfunded projects list. Examples of how to read the plan were shared.

Councilor Morrison asked about a potential second crosswalk at the high school and how it would make its way onto the CIP list. Public Works Director Fuchs stated projects of that nature are evaluated as part of the Transportation System Plan and then moved onto the CIP list. The TSP begin to be evaluated in 2020. He stated the specific project at the high school is being evaluated currently by the bond program team and they are looking at funding that way.

MOTION by Council President Joelle Davis, SECONDED by Councilor Paul Morrison to adopt Resolution No. 5431-19 adopting the 2020-2029 Capital Improvement Plan (CIP).

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

MOTION CARRIED

H. COMMUNICATIONS FROM COUNCILORS

Councilor Kellogg shared he attended the SW Corridor Steering Committee meeting where they looked at options for the Bridgeport connection. The next meeting will be on May 13 where discussions will continue on route alternatives.

Councilor Reyes attended the Council Committee on Advisory Appointments meeting where they made recommendations on candidates that will come forward to the Council at the next meeting.

Councilor Morrison attended the SW Corridor Steering Committee meeting and is happy to see them working to keep all the buildings in place. He wants to see the committee working to elevate the proposed crossings in the Bridgeport area.

Councilor Brooks attended the Clackamas Cities Dinner where they discussed affordable housing.

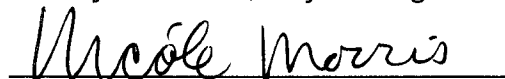
Council President Davis stated she is in opposition of an at grade crossing at the Bridgeport location as an alternative. She encouraged the committee seek ways to make the crossings elevated.

Mayor Bubenik attended the following meetings and events: met with the Vice President's at Portland Community College where they discussed STEM and STEAM programs and the cities makerspace, met with Washington County Chair Catherine Harrington, participated in the Washington County Public Affairs forum, met with leaders of REACH development to discuss affordable housing in Tualatin, attended the Western Economic Alliance Board meeting, attended the Metro Mayors Consortium meeting, and met with Hazelbrook Students for Lunch with the Mayor.

I. ADJOURNMENT

Mayor Bubenik adjourned the meeting at 10:37 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Frank Bubenik, Mayor