



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR APRIL 22, 2019

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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; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Library Manager Jerianne Thompson; Human Resources Director Stacy Ruthrauff; Planning Manager Steve Koper

### A. CALL TO ORDER

Pledge of Allegiance

Mayor Bubenik called the meeting to order at 7:16 p.m.

### B. ANNOUNCEMENTS

#### 1. Proclamation Declaring the Week of May 12-18, 2019 as National Police Week

Council President Davis read the proclamation declaring the week of May 12-18, 2019 as National Police Week in the City of Tualatin.

#### 2. Proclamation Declaring the Week of May 5-11, 2019 as Public Service Recognition Week

Councilor Brooks read the proclamation declaring May 5-11, 2019 as Public Service Recognition Week in the City of Tualatin.

#### 3. Ice Age Trail Foundation

Scott Burns, Yvonne Addington, and Rich Thompson with the Ice Age Foundation presented a proposal for Ice Age Tourism. Mr. Burns stated the group is working towards developing an Information Center on the Ice Age Trail located in Tualatin. The group has put together multiple pamphlets including a Drive Guide.

Councilor Kellogg stated he supports the City allocating funds towards establishment of the facility.

#### 4. New Employee Introduction- Rocio Vargas, Court Clerk

Finance Director Don Hudson introduced Court Clerk Rocio Vargas. The Council welcomed her.

5. New Employee Introduction- Teresa Wegscheid, Office Coordinator

Assistant City Manager Tanya Williams introduced Office Coordinator Teresa Wegscheid. The Council welcomed her.

6. New Employee Introduction- David Abbey, Access Services Supervisor

Library Director Jerianne Thompson introduced Access Services Supervisor David Abbey. The Council welcomed him.

**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.*

Western Oregon Dispensary representative Sheri Ralston and Anthony Stewart requested the Council consider amendments to the Tualatin Development Code in regards to recreational marijuana dispensaries. Ms. Ralston stated they would like to locate a dispensary in Tualatin and would be providing the Council with further information about a potential relationship with the City.

**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 Robert Kellogg 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 Work Session of March 25, 2019 and Regular Meeting of April 8, 2019

**E. SPECIAL REPORTS**

1. Community Emergency Response Team (CERT) Annual Update

CERT Members Cathy Holland, Barbara Bracken, and Charlie Benson presented an update on the Tualatin CERT program. Member Holland recapped CERT program activities for 2018. Highlights for the year included an expanded team, monthly trainings, the launch of Tualatin Neighborhood Ready, a members-only website, HAM trainings, and started Neighborhood Communications Hub planning. CERT's multi-year objectives include increasing membership to 150 active volunteers, holding two CERT classes, an expand CIO CERT Ham Radio Network, update Tualatin Ready Workbook, implement Neighborhood Communications Hubs, and launch of the CERT public website.

Councilor Grimes asked if there is coordination with the School District during catastrophic events. Ms. Holland stated they are working with the schools to establish gathering locations.

Councilor Reyes asked if they train on manmade disasters. Ms. Holland stated it is on the list for future training.

The Council thanked the CERT team for all of their ongoing work.

#### **F. PUBLIC HEARINGS – Legislative or Other**

1. Consideration of **Resolution No. 5432-19** Adopting Findings In Support of a Contract Exemption and Authorizing the City Manager to Conduct a Request for Proposal Process to Select a Construction Manager/General Contractor for the Tualatin Service Center Project

Deputy City Manager Tanya Williams and Plan B Consultancy Staff Jared Mulroney and Jordan Henderson presented a procurement exemption for the Tualatin Service Center Project. Consultant Mulroney stated they are seeking and exemption due to budget constraints and a tight schedule. Without the exemption it would be difficult to provide a high level of cost certainty and would be time consuming for design and bidding. The alternate procurement method that was selected is to hire a Construction Manager/General Contractor (CM/GC). A CMGC is integrated early into project design so they can collaborate with Architects and Engineers and allows for greater communication between all parties. Benefits of hiring a CMGC is improved cost certainty, schedule savings, transparency with construction costs, and improved constructability.

#### **PUBLIC COMMENT**

None.

#### **COUNCIL DISCUSSION**

Councilor Kellogg asked what the difference is between this model and the traditional lowest bid model. Consultant Mulroney stated this model looks at more than costs, noting schedule is key with this option.

Mayor Bubenik asked if this the same process that was used for the Tualatin Library remodel. Consultant Mulroney stated it is.

MOTION by Council President Joelle Davis, SECONDED by Councilor Nancy Grimes to adopt Resolution No. 5432-19 adopting findings in support of a contract exemption and authorizing the City Manager to conduct a request for proposal process to select a Construction Manager/General Contractor for the Tualatin Service Center Project.

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

## **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 Recommendations from the Council Committee on Advisory Appointments**

MOTION by Council President Joelle Davis, SECONDED by Councilor Bridget Brooks to approve the Council Committee on Advisory Appointments recommendations.

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

### **2. 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)**

City Attorney Brady stated at the April 8 meeting Council considered this item where a public hearing was held. The hearing was closed and the Council deliberated. Since there was not a majority vote on the ordinance the item is back for another reading.

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

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

Nay: Council President Joelle Davis

MOTION CARRIED

## DISCUSSION ON MOTION

Councilor Kellogg stated he understands there are concerns amongst the Council with passing this ordinance. He reiterated this is just the next step in the planning process.

MOTION by Councilor Robert Kellogg, SECONDED by Councilor Paul Morrison 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, Councilor Bridget Brooks

MOTION CARRIED

## H. COMMUNICATIONS FROM COUNCILORS

Council President Davis presented a proclamation request for National Gun Violence Awareness Day. Council consensus was reached to place the proclamation on a Council agenda.

Councilor Kellogg stated he attended the Stafford Hamlet Forum on land conservation and a meeting on Opportunity Zones. He reminded everyone of the upcoming SW Corridor Steering Committee meeting this Thursday, 6pm, at the Pac Trust Building.

Councilor Morrison stated the Tualatin Athletic Booster Club will be holding a Test Drive Fundraiser this Saturday from 9am-5pm at Landmark Ford. He stated he will be attending the 2020 Transportation Committee meeting on Wednesday were they will be working on which preferred routes to forward to Metro.

Councilor Brooks stated there is a call for artists for the upcoming VIVA Tualatin Festival. More information is available on the city's website. She stated she attended the Stafford Hamlet Forum and the State of the County for Washington County.

Councilor Brooks proposed the Council consider becoming a certified Bee City. Council consensus was reached to further discuss the item at an upcoming work session.

Mayor Bubenik attended the tree planting held by the Friends of Trees, the State of Washington County, the Washington County Mayors Emergency Corridor meeting to discuss which corridors to forward for funding, and met with Lynn Peterson to discuss TriMet's proposal for the at-grade crossing at 72<sup>nd</sup> Street.

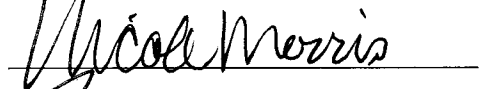
Council President Davis will be participating in a pre-trip call for the Washington DC trip were they will be lobbying for transportation dollars.

Council President Davis announced her resignation from the City Council effective May 14, 2019 as she has accepted a job and will be moving outside of Tualatin.

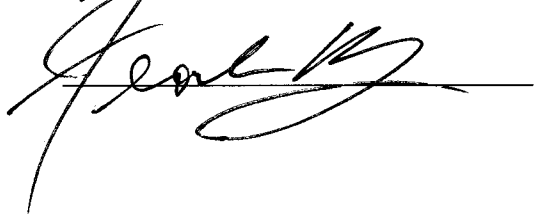
**I. ADJOURNMENT**

Mayor Bubenik adjourned the meeting at 8:59 p.m.

Sherilyn Lombos, City Manager



/ Nicole Morris, Recording Secretary



/ Frank Bubenik, Mayor