



City of Tualatin

TUALATIN CITY COUNCIL MEETING MINUTES

MONDAY, JUNE 24, 2019

PRESENT

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

CALL TO ORDER

Mayor Bubenik called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

1. Introduction of New Tualatin Valley Fire & Rescue Fire Chief Deric Weiss

Fire Chief Deric Weiss announced the retirement of Fire Chief Mike Duyck. Chief Duyck stated it has been an honor to serve the City of Tualatin. The Council thanked him for his service.

2. New Employee Introduction- Luis Milera, Water Utility Technician II

Public Works Director Jeff Fuchs introduced Water Utility Technician II Luis Milera. The Council welcomed him.

PUBLIC COMMENT

None.

CONSENT AGENDA

Councilor Morrison requested Resolution No. 5445-19 amending the City of Tualatin fee schedule be removed from the consent agenda.

MOTION made by Councilor Kellogg, SECONDED by Council President Grimes to adopt consent agenda as amended.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Work Session and Regular Meeting of May 28, 2019
2. Consideration of **Resolution No. 5452-19** Awarding the Contract for the Boones Ferry Road at Siletz Drive Project to *R&R General Contractors, Inc.* and Authorizing the City Manager to Execute a Contract
3. Consideration of **Resolution No. 5453-19** Authorizing Personnel Services Updates for Non-Represented Employees for FY 2019-2020
4. Consideration of **Resolution No. 5444-19** Authorizing Changes to the FY 2018-2019 Adopted

Budget

5. Consideration of **Resolution No. 5456-19** Approving and Authorizing Provision of Workers Compensation Insurance Coverage to Volunteers of the City of Tualatin

SPECIAL REPORTS

1. Tualatin 2040 Project Update

Community Development Director Aquilla Hurd-Ravich and Senior Planner Karen Perl Fox presented an update on the Tualatin 2040 project. Planner Fox stated they are at the midway point of the project and are in the policy issue identification phase. She stated as part of the policy identification effort staff has interviewed a wide range of stakeholders who have shared ideas and concerns about planning in Tualatin. Planner Fox stated feedback has been categorized into housing and livability, transportation and parking, civic identity and downtown, employment and industrial development, parks and the environment, community engagement, and equity, diversity and inclusion.

Planner Fox stated staff is currently working on a housing needs analysis that will be used to develop a housing strategy for the city. The needs analysis will look at future housing needs based on demographic trends and additional land supply that may be needed. Planner Fox spoke to how the strategy is being developed including identifying issues, categorizing goals for each issue, development of a list of actions to implement goals, and then development of the final housing strategy memorandum. Once the final housing strategy is completed staff will then move into policy prioritization and policy implementation.

Planner Fox presented findings to date for the needs analysis as compiled by ECONorthwest. Findings included data on households by income level, cost burden by tenure, a revised buildable land inventory, and preliminary capacity results. Planner Fox touched on potential housing policies. Categories for policy consideration from the community advisory committee include a wider variety of housing types, housing affordability, land availability and infrastructure, redevelopment opportunities, connections with housing, and funding options. Planner Fox stated next steps for the analysis and policy planning include two open houses and two online open houses to review all the collected information and to begin drafting the prioritization plan.

Councilor Morrison stated he was surprised to hear parking as a concern. He asked what specific context they were referencing. Director Hurd-Ravich stated the committee didn't want to lose sight of parking when considering housing options. She noted an example is parking in relation to Accessory Dwelling Units (ADU).

Councilor Reyes stated the Diversity Task Force voiced concerns with the rising costs of rent in Tualatin. She asked if the committee would be seeking direct feedback from renters. Planner Fox stated they will be working towards seeking out feedback from renters in the next phase.

Councilor Kellogg asked if the buildable lands inventory includes the Basalt Creek area. Director Hurd-Ravich stated it is half of the acreage as presented, without it there are a total of 172 acres.

Councilor Kellogg asked what makes land buildable. Planner Fox stated lots are either vacant or partially vacant and then evaluated by its potential.

Mayor Bubenik stated Wilsonville conducted a buildable lands inventory that was kicked back because some of the land was never going to be developed.

Council President Grimes stated she has concerns with housing for seniors on fixed incomes and would like to make sure that is addressed in the plan.

2. Update on Community Engagement Efforts

Deputy City Manager Tanya Williams and Community Engagement Coordinator Betsy Ruef presented an update on community engagement efforts. Manager Williams stated all work being done is focused around the Council's goal of a connected, informed, and civically engaged community that embraces the city's diversity. Coordinator Ruef stated they have been working on supporting the Diversity Task Force, supporting CIO's, conducting CIO annual meetings, city wide engagement, and engagement around summer activities. Coordinator Ruef stated the focus of the Diversity Task Force has been housing, Viva Tualatin, and resource sharing. The Citizen Involvement Organization (CIO) has been focusing on website redevelopment, social media, CERT, and the upcoming National Night Out event. Coordinator Ruef stated the annual CIO meetings saw record attendance this year with an estimated attendance of 150 people. Topics at the meetings included Tualatin 2040, Tualatin Moving Forward, CERT, and other neighborhood issues. Coordinator Ruef stated additional community engagement activities have included participation in the Parks and Recreation Communications Survey, Community Development Community Advisory Committee meetings, and work with Public Works on the Garden Corner Curves outreach. She stated further outreach for summer activities will include opportunities for residents to weigh in on important topics including water supply, transportation, and housing. Coordinator Ruef highlighted upcoming events including National Night Out on August 6 and Viva Tualatin on September 14.

Councilor Morrison, Brooks, and Reyes thanked staff for their great work on their community engagement efforts.

PUBLIC HEARINGS - *Legislative or Other*

1. Consideration of **Resolution No. 5446-19** Adopting the City of Tualatin Budget for the Fiscal Year Commencing July 1, 2019, Making Appropriations, Levying Ad-Valorem Taxes, and Categorizing the Levies

Finance Director Don Hudson presented the fiscal year 2019–20 budget. The Budget Advisory Committee approved the proposed budget on May 20, 2019. The total of the Fiscal Year 2019-20 Budget is \$103,884,125. The tax rate of \$2.2665 per \$1,000 taxable assessed value, with \$2,874,790 to be levied for bonded debt is included in the budget. The budget is a fiscally prudent budget with a positive ongoing alignment.

Director Hudson presented proposed changes stating the City Council has the ability to change the approved budget in each fund by no more than 10% of the total budget. The proposed changes to the 2019-20 budget approved by the Budget Advisory Committee are related to projects in the Sewer Operating Fund, Road Operating Fund, General Fund, and the Park Development Fund.

PUBLIC COMMENT

None.

MOTION made by Councilor Kellogg, Seconded by Councilor Brooks to adopt Resolution No. 5446-19 adopting the City of Tualatin budget for the fiscal year commencing July 1, 2019, making appropriations, levying ad-valorem taxes, and categorizing the levies.
Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes

MOTION CARRIED

GENERAL BUSINESS

1. Discussion on Council Vacancy Process

City Manager Lombos stated the City received eight applications of interest. She requested the Council set a date for interviews.

Mayor Bubenik requested the Council send potential interview questions to the City Manager and she can combine them.

Council consensus was reached to hold interview on July 17, 5:30 p.m., at the Police Training Room. Council will then vote on a candidate at the July 22 regular meeting.

ITEMS REMOVED FROM CONSENT AGENDA

1. Consideration of Resolution No. 5445-19 Amending the City of Tualatin Fee Schedule and Rescinding Resolution No. 5412-18

Public Works Director Jeff Fuchs spoke to fees regarding small cells and pole attachment options as discussed during the work session. He noted the fee would be assessed for all poles in the right of way regardless of who owns the poles.

PUBLIC COMMENT

Steve Coons, Verizon Wireless Representative, presented concerns with the proposed fee. He stated the fee is too high and requested the Council reduce the costs. He requested staff review the cost savings from selling the poles and consider those cost savings.

COUNCIL DISCUSSION

Councilor Morrison stated he would like to revisit the costs after the program is up and running to ensure the costs are the cities actual cost.

Councilor Brooks stated the fee is just for administrative costs at this rate.

Councilor Kellogg stated the fee is for what it costs today and is willing to review costs later if necessary.

Councilor Grimes stated the fee is just for staff to execute the application.

MOTION made by Councilor Kellogg, Seconded by Council President Grimes to adopt Resolution No. 5445-19 amending the City of Tualatin fee schedule and rescinding Resolution No. 5412-18.


Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes

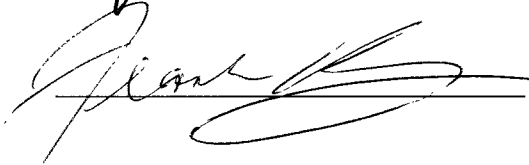
MOTION CARRIED

ADJOURNMENT

Mayor Bubenik adjourned the meeting at 8:48 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Frank Bubenik, Mayor