



OFFICIAL WORK SESSION MINUTES FOR THE TUALATIN CITY COUNCIL MEETING OF OCTOBER 28, 2019

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

Mayor Bubenik called the meeting to order at 5:04 p.m.

1. Urban Renewal Education Series – Part III.

Economic Development Manager Johnathan Taylor and Consultant Elaine Howard presented the third presentation in a series on Tualatin Urban Renewal. Manager Taylor stated the purpose of the series is to discuss closing Tualatin's two urban renewal districts: Central Urban Renewal District (CURD) and the Leveton Tax Increment District. Consultant Howard presented on the closure process. She explained the process of amending the plan, spending the funds, and closing of the district. Consultant Howard stated the purpose of the CURD was to alleviate conditions of blight and to create a sense of place downtown. The goal was to strengthen the social and economic development of central Tualatin by stabilizing and improving property values, eliminating existing blight, and preventing future blight. She noted remaining assets for the district total \$121,430. Manager Taylor stated there are two potential options for the CURD. He stated option one is to use the remaining funds for future urban renewal area (URA) planning and feasibility. The option would transfer all monies to an administrative fund for future use and transfer all properties to city ownership. This option would allow the district to close as soon as December 2019. Manager Taylor stated the second option is to make CURD enhancements including tree gate replacements, commons signage lightening, a Tri-Met bus stop, pedestrian crossings, and trail connections. The timeline for this option would include plan amendments, complete a reduction of the district, completion of projects in 2021, and then closure of the district.

Councilor Pratt asked about the suggested project for moving the Tri-Met bus stop and what that would entail. Manager Taylor stated this funding could help this project but would not fully fund it.

Councilor Morrison asked if the Tri-Met stop would be a full pull out stop. City Manager Lombos stated the idea would be for a pull out behind the library off of Lower Boones Ferry. She stated a complete feasibility study has not been done but Tri-Met has floated the idea.

Councilor Morrison asked if the funding for future URA planning could be used for any district. City Attorney Brady stated it could be used for URA planning city wide.

Councilor Kellogg stated he doesn't see any project in option two that are pressing. He would like to use the funding to plan for other districts. Councilor Kellogg asked what consulting costs for future planning would be. Consultant Howard stated it would depend on how much pre-planning the city would need to do. She stated typically a feasibility study and urban renewal

plan would cost between \$50,000-65,000. Councilor Kellogg stated he thinks it would be best to close the district and transfer funds to be used for future URA planning.

Mayor Bubenik would like to see funding used for re-visioning of certain areas around town including the commons. He is in favor of option one.

Councilor Brooks stated she would like to look at the needs of today and use the funding for planning for the future.

Councilor Morrison agreed that proceeding with option one is the right option due to the lack of significant funding to complete any of the projects on the list. He stated he would like to see the sidewalks at Sweek Drive completed through other funding sources.

Mayor Bubenik stated the Sweek Drive sidewalks would be a great candidate for the Community Development Block Grant. City Manager Lombos stated the Sweek Drive sidewalks are listed on the Tualatin Moving Forward project list and the city will leverage grant funding as well.

Council President Grimes concurred with proceeding with option one for future planning.

Councilor Reyes spoke in favor of option one.

Council consensus was reached to proceed with option one.

Consultant Howard stated the Leveton Tax Increment District purpose was to provide infrastructure and services to support industrial development. The goal was to facilitate the full industrial development of the area by removing blighting influences and by providing public improvements. She stated current assets for the district are \$3,699,565. Manager Taylor stated internal stakeholders have identified potential priorities that include transportation, parks, trails, and beautification. Consultant Howard reminded Council that you can only spend urban renewal funding in urban renewal areas and there is a need for those areas to be contiguous. She stated in terms of identifying priorities for projects it will be important to look at if there are options to leverage other city funds.

Councilor Pratt asked about identifying new goals for trail enhancements. Consultant Howard stated it is simple to add a new goal for projects that are identified during prioritization.

Councilor Morrison asked if you can spend funding between districts. Consultant Howard stated the only provision for not spending money in the designated district is for planning of a new district.

Councilor Morrison asked how does the Tonquin Trail system gets into the district since it is outside of the district. Manager Taylor stated part of the trail goes through the district. Councilor Morrison stated the complete trail extends outside the district. Consultant Howard stated a potential amendment could be made to extend the district to the end of the trail as long as it is not an expansion of more than 25% of the original plan area.

Council President Grimes asked for clarification on the need for contiguous areas. Consultant Howard stated that urban renewal areas has to be contiguous and touch other parts of the urban renewal area in order to qualify. She noted this is as simple as using right of ways to connect areas.

Councilor Kellogg asked if there is any way to reactivate the taxing district. Consultant Howard stated there is not. Councilor Kellogg asked if there is any way for the city to see tax advantages from the area. Consultant Howard stated the area is spinning off taxes to other taxing districts and will see benefits in that aspect.

Councilor Kellogg asked if the city was to reduce the district size how that would affect the district. Manager Taylor stated the reduction would substantially increase the allowance.

Councilor Kellogg asked if there has been outreach to stakeholders in the district to see what projects they would like implemented. Manager Taylor stated outreach will begin after decisions are made at the meeting tonight. Councilor Kellogg would like to form a plan to present to stakeholders and then receive feedback on the plan and any additional stakeholder desires.

Council President Grimes would like to see a Park and Ride for the area added to the list of projects.

Councilor Morrison would like to see the area enhanced and traffic concerns fixed. He would also like to explore a Park and Ride in the area.

Councilor Brooks would like a field trip of the district to better understand the needs of the area.

Councilor Pratt would like to see the feedback from the stakeholders before making any decisions. Councilor Reyes concurred.

Mayor Bubenik would also like to receive feedback from the stakeholders. He stated he has interest in trail enhancements in the district. Mayor Bubenik asked why the city would do the Park and Ride and not Tri-Met as it would be their asset and not the cities.

City Manager Lombos recapped the priorities she heard from the council including spending the funding in the district, hearing from stakeholders, and consideration of a field trip of the district.

2. Tualatin 2040 Update.

Planning Manager Steve Koper, Economic Development Manager Jonathan Taylor, and Senior Planner Karen Perl Fox presented an update on Tualatin 2040. Planner Fox recapped the last update where the takeaways from the Housing Needs Analysis (HNA) and Economic Needs Analysis (ENA) were discussed, the process the Community Advisory Committee (CAC) went through to develop strategies was reviewed, and discussion on next steps in the prioritization plan were covered. Manager Koper reviewed methods for gathering stakeholder feedback. He stated stakeholder shared thoughts on a wide range of topics with the two main topics being housing and livability and transportation and parking.

Planner Fox presented a summary on the HNA. She covered total buildable residential land, Metro's forecasted housing units, citywide housing type mixes, land availability, and housing affordability. Planner Fox spoke to overall housing policy strategies which included adequate land supply, housing type variety, affordability and affordable housing, funding tools, redevelopment opportunities, and housing-transportation-other connections. Potential policy actions for housing as prioritized by the CAC were presented.

Councilor Reyes asked for examples in our community of how the policy strategies apply. Manager Koper stated the strategies address how deal with the data that was presented. He

provided examples on adequate land supply, housing type variety mixes, housing affordability, funding tools, redevelopment opportunities, and transportation connections.

Councilor Pratt asked if first time home buyers and senior living communities would fall under housing type variety and transportation. Manager Koper stated specific policy actions could help to accomplish these types of housing desires.

Councilor Morrison asked how the city can set policy to raise density to achieve affordable housing in Tualatin. He stated he will be looking to staff to help outline the policy and guidelines to make that happen.

Mayor Bubenik stated the Council needs to look at how redevelopment is done in town and really reflect the cities desires in the Comprehensive Plan.

Councilor Pratt asked when the Comprehensive Plan would happen. Manager Koper stated the city currently has a Comprehensive Plan. He noted goals and policies can be update to reflect the cities current vision for the future.

Councilor Brooks stated it is important to look at increasing the supply of housing, give considerations to the impacts on infrastructure, and management of the the tax base as growth occurs.

Councilor Reyes stated she wants to explore the land supply we already have and how that can be redeveloped to get the mixed use housing the city desires.

Councilor Grimes requested to separate senior housing as its own policy strategy. Manager Koper stated a specific strategy could be identified to meet this need.

Manager Taylor presented a summary on the ENA. He covered total buildable employment land, Metro's forecast for total employees, allocation of new employees, land availability, and additional employment data. Manager Taylor spoke to the overall economic strategies which included efficient use of buildable land, redevelopment opportunities, business retention, growth, and attraction, and planning and economic development connections. Manager Koper presented and provided examples for potential policy actions for economic development as prioritized by the CAC.

Mayor Bubenik stated he is interested in how there is a deficit for land zoned retail and office when there are empty store fronts and low vacancy rates in office spaces. He asked about the definition of shovel ready. Manager Taylor explained shovel ready means all utilities are connected to the property. He stated it is common in our region to not have immediate access to infrastructure.

Manager Koper stated next steps include a presentation to the Planning Commission on the updated draft prioritization plan. He noted staff will be back in November to present the draft plan to Council.

3. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Kellogg invited citizens to attend the Ibach CIO meeting at the Marquis at 6:30 p.m.

Councilor Morrison stated he attended the Clackamas C4 subcommittee meeting where they discussed regional flexible funding allocations. He stated he also attended the Tualatin Together meeting where they discussed potential legislation on vaping in schools.

Councilor Pratt stated she attended the Oregon Recreation and Park Association event, the Washington County Open House on the Basalt Creek extension, and the Martinazzi CIO meeting.

Councilor Brooks stated the Tualatin Police Foundation Duck Raffle was a success as they raised enough to fully fund the next shop with a cop event. Councilor Brooks attended the following meetings and events and provided brief recaps on each: Governor Kate Brown's Water Vision Team presentation, the Building Bridges Conference, and the Arts Advisory Committee meeting. She announced the city has officially been certified as a Bee City USA.


Councilor Grimes stated she attended the Pumpkin Regatta. She thanked City staff for their excellent work at the event.

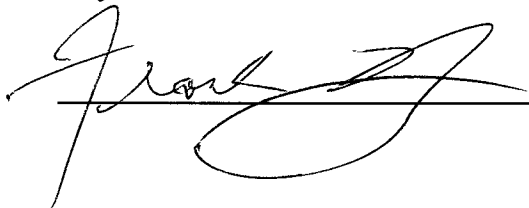
Mayor Bubenik attended the following meetings and events and provided brief recaps on each: the Multi-City Equity Summit, the Westside Economic Alliance breakfast on affordable housing, and the Westside Economic Alliance Board meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 6:58 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Frank Bubenik, Mayor