



City of Tualatin

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UNOFFICIAL

CORE ARE PARKING DISTRICT

MINUTES August 15, 2018

MEMBERS PRESENT:

Diana Emami
Gary Haberman
William Jordan
Aaron Welk
Heidi Kindle

STAFF PRESENT:

Clay Reynolds
Kathy Kaatz

MEMBERS ABSENT:

Robert Kellogg

GUESTS: None

1. CALL TO ORDER:

Chair Jordan called the meeting to order at 12:00 pm.

2. ROLL CALL:

Roll call was taken noting with all member present except for Robert Kellogg who was absent.

3. APPROVAL OF MINUTES:

Chairperson Jordan, wanted the proposed minutes from the April 18, 2018 be amended noting that he had once again brought up the area near the northern corner of the Blue Lot where folks are using as a walkway and is concerned about slipping hazards. Motion was made to approve the minutes from April 18, 2018 as amended by Board Member Jordan and SECONDED by Board Member Welk. MOTION CARRIED unanimously.

4. ANNOUNCEMENTS:

There were no announcements.

5. REGULAR BUSINESS:

5.1 Core Area Tax Increase – Feedback – Discussion

Clay Reynolds began the discussion by stating that after the letters were sent to all Core Area residents and businesses, he received two inquiries an email from a business owner that had mis-read the letter and thought that she was being charge for double the space and for space that was not usable. Lisa Thorpe from Finance is helping her through the process. The second was a call inquiring about designated

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parking for her employees? Clay discussed why that wasn't an option and asked if she was interested in being on the Core Area Board. Other than that Clay had received no other comments regarding the rate increase.

5.2 Parking Lot Surveys

Clay discussed the parking lot surveys that had been completed and stated that for the most part usage had remained the same. The White lot usage was slightly down, while still remaining fairly full. The Blue Lot remained the same with near capacity more often and for longer periods of time.

5.3 Blue Lot – Overcrowding, Options

The suggestions Clay had for trying to maximize usage in the Blue Lot were to reach out to the businesses and see how to better optimize alternative parking. He also proposes to change 4-5 of the 4 hour spaces to 2 hour parking near the building. He proposes to change six spaces total to 2 hour parking only. He also noted that there would be occasion where some patients would need a little longer than the two hour time for certain procedures. Dr. Jordan suggested to change the long term parking clear to the corner to 2 hour parking and maybe if employees are ticketed they will park elsewhere.

Aaron Welk asked if Clay had spoken to the Oregon Nurses Association tenants to see if there were days that were more heavily used than others. It was agreed that since Western Psychological moved into as a tenant parking has been affected. According to their representative, every day is a therapy day and so there is definitely heavier usage. Bill Jordan asked if their parking could be kept separate from the Blue lot?

Diana Emami stated that even though discussions have been held with the property management, perhaps the message is not getting passed along. Clay stated that he would send out a message within the next couple of weeks.

It was noted that Western Psychological has a lot of patients and they need to have their employees' park elsewhere to allow enough spaces for patients. It is apparent that the wildcard is the ONA Building meetings that occur. Discussion was held that it isn't just the meetings that are held with ONA that cause heavier usage, there are times they are not aware of meetings or how many will be attending, so it is a challenge for them as well.

Aaron Welk stated that we could reinforce that the Green Lot is available as well and ONA could send their attendees to that lot. Suggestion was to mail all parking lot locations to them. It was also discussed to place additional signage regarding other parking options.

There was a discussion about the summer lot usage on the old Hannigan Lot and the challenge of additional trash and mess. The question came up with the City's allowance of food trucks? Dr. Welk stated that they are also in violation of the sign ordinance with their sandwich board signs and questioned whether or not they had

permission to use that lot, at all?

Discussion pursued regarding the Seneca Street parking which is open to the public but is not a part of the Core Area. How about signage limiting the parking and or people who aren't parking properly and taking up multiple spaces. Heidi Kindle asked if we could add parking legends to address some of those issues, which Gary Haberman stated has room for 4 spaces.

Change Park and Ride White Lot signs was questioned and was noted that the Park and Ride down the street is full.

5.4 Maintenance Project Update

Discussed the need to address changing the landscape area on the north side of the Blue Lot to address the issue of folks using that as a walkway before the winter months and the weather gets very wet. Clay Reynolds stated that he will meet with our Parks Crew and if they can't get the project done that his staff will take on that task.

6. OTHER BUSINESS:

Clay Reynolds displayed the ending budget document for 2017/18 and shared that it was expended 84% with the White Lot work coming through at under \$7,000.00 with the rest of the funding being moved forward to the 2018/19 fiscal year.

Aaron Welk questioned the Utility line item up and was it in regards to changing out the lights to LED? Clay stated that lighting change actually reduced the costs to about half but at the same time, Clean Water Services raised fees that actually offset our savings. Clay also stated that the water usage was up and he was checking on that to make sure that we are watering efficiently.

Discussed the striping costs which were reduced since we completed some of the striping before the ADA improvements were done. Sweeping contract is going up this year so we can expect to see an increase in that line item.

Also discuss the beautification project which will include bark dust, grates, and tree services. Other than that there are no large projects for this year.

Dr. Welk questioned how long ago the Green Lot was done, since it appears to be chipping at the entrance? Clay stated that was done 3 years ago and it will displayed some chipping because of the high usage and where the wheels turn and take a toll on it. Clay stated that there are different levels of slurry seal, Type 1 slurry has less rock and more sand with Type 2 slurry which is what was used in parking areas and is not as clean but typically lasts and wears better and will last up to 7 years.

Clay stated that he wanted to look into taking out two beaver dams that he has been watching for activity. He will begin work with Oregon Department of Fish and Wildlife

and was wanting to get permission to go on Dr. Welk's property to access the dam. He would like to get this work taken care of before winter time. Dr. Welk stated that beavers are considered rodents not protected but Clay said it depends upon whether or not it is the public or private since the rules have changed. There was some discussion on getting a group of volunteers to conduct a clean-up event in that area. It was also noted that across the river on the park side there is a lot of irrigation pipe that is exposed.

Gary Haberman stated that they was a slight leak in the irrigation near the sidewalk by his business but when they removed the tree, the irrigation was fixed.

7. **ADJOURNMENT**

MOTION by Aaron Welk to adjourn the meeting at 12:48 pm and was SECONDED by Heidi Kindle. MOTION PASSED unanimously.

Kathy Kaatz, Meeting Recorder