



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR JANUARY 27, 2020

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

Mayor Bubenik called the work session to order at 5:00 p.m.

1. Review of Tualatin's Marijuana Regulations.

Planning Manager Steve Koper and Community Development Director Aquilla Hurd-Ravich gave a recap on the 2014 State Ballot Measure legalizing and regulating production, processing, and the sale of marijuana. Manager Koper stated current city regulation include a 3,000' buffer from residential areas, schools, parks, and libraries and a 2,000' buffer between facilities. City Attorney Brady presented a brief history and review of current regulations. Manager Koper reviewed previous public comment and buffering discussions. He shared maps that included: 1,000' buffer from schools as mandated by the state, the current 3,000' buffer, 2,000' buffer, and 1,000' buffer and exclusion from the downtown core.

Councilor Morrison shared his opinion on OLCC regulations and sales tax revenue in relation to marijuana regulation.

Councilor Brooks requested clarification on the two 1,000-foot buffer maps. Director Hurd-Ravich clarified the state-mandated 1,000-foot buffer is from schools only and the additional option identified a 1,000-foot buffer from schools, parks, and residential area.

Councilor Kellogg expressed concerns with buffers around residential zones. He noted the Council must recognize this is a legitimate and legal business. Councilor Kellogg stated the Council needs to determine if redrawing the map is reasonable and meets the needs of citizens.

Council President Grimes stated the discussion should be about community standards. She stated she has not received an indication of dissatisfaction with the lack of dispensaries in Tualatin.

Councilor Morrison stated the Council originally carved out an area allowing dispensaries in order to receive state funding. He added he feels the public is in overwhelming favor of leaving the regulations as they stand.

Councilor Brooks rebutted she has heard from citizens in support but who are afraid to step forward because of the stigma associated with the topic. She stated she is not in favor of allowing zoning for this in the commercial core area or near schools, parks, or libraries.

Councilor Reyes stated she too has heard from citizens and businesses who are in favor but have a fear of speaking out publically and being judged.

Councilor Pratt stated the majority of voters voted in favor of marijuana. She also would like to ensure buffering around zones where children would have direct contact.

Councilor President Grimes stated she wants to make clear she is not in favor of banning dispensaries or ignoring voters who voted for it. She just wants to ensure the city has good community standards in place.

Mayor Bubenik stated the city originally created the maximum buffers to make it difficult to have dispensaries. He believes changing the buffers to a more reasonable 1,000' upholds the spirit of the law.

Councilor Kellogg stated dispensaries are not the only marijuana facilities. He noted there are wholesalers and growers that could locate in the industrial area. Councilor Kellogg stated marijuana and liquor licensing need to be treated equally in regards to their business. He added he would be in favor of a 1,000' buffer excluding the buffer around the residential zones.

Councilor Morrison stated the purpose of the 3,000-foot buffer is to keep facilities off of Lower Boones Ferry Road and I-5.

City Manager Lombos stated this item will be placed on the February 10 work session for further discussion.

2. Parks Funding Polling Results.

Parks and Recreation Director Ross Hoover and Consultants John Campbell and Martha DeLong, Campbell DeLong Resources, presented the Parks Funding polling results. The consultants presented data collected from a poll on a potential parks bond measure. Information presented included survey methods, research results, reactions, demographics, and information sources. After a review of the results the consultants recommended not placing the measure on the ballot in May. They stated personal economy and cost is a major factor for voters in this recommendation. They suggested highlighting the benefit to the community, a lower cost, and more communication time if the Council decides to proceed.

Councilor Morrison stated Council still needs to identify and itemize a priority list of the parks master plan and narrow the cost to \$25 million.

Councilor Brooks responded looking at what the voters want is a way to prioritize. She stated looking at an ongoing maintenance fee with a smaller bond would meet the cities need.

Councilor Reyes stated she has heard from citizens who rent that would rather see a fee on their utility bill versus a property tax which would be mean increased rent.

Councilor Kellogg asked for clarification if the ask if for funding is for capital expenditures or maintenance. Director Hoover stated project improvement is the theme.

Councilor Kellogg also asked about the response to the polling questions referencing replacing vs renovating of parks and if that means citizens are more in favor of a capital improvement bond or against a maintenance bond. Consultant Campbell speculated when the words renovate or upgrade are used it suggests it is for maintenance. He added it is a gray area with voters because they feel they have already paid for these items.

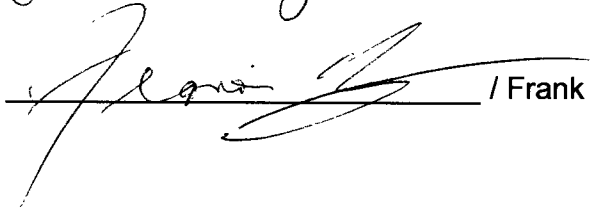
Council President Grimes asked about timing for polling for bond support. Consultant DeLong stated there is no one perfect time to poll but the time was now for a May measure.

Mayor Bubenik stated based on the information provided it is best to defer this measure and regroup at the Council Advance.

Mayor Bubenik adjourned the meeting at 7:03 p.m.

Sherilyn Lombos, City Manager

 / Teresa Wegscheid, Recording Secretary

 / Frank Bubenik, Mayor



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

Call to Order

Mayor Bubenik called the meeting to order at 7:10 p.m.

Pledge of Allegiance

Announcements

1. Recognition of Student Artists from Sagert Sidewalk Project

Assistant to the City Manager Megan George recognized student artists who participated in the Sagert Sidewalk project. She announced the Tualatin Moving Forward Art Contest. She noted more information is available on the website. The Council congratulated participants.

Public Comment

Mark Petersen spoke in favor of updating marijuana regulation.

Anthony Stewart, Attorney for Western Oregon Dispensary, spoke in favor of updating marijuana regulation. He added OLCC has strict standards in regards to community standards and access to children.

Consent Agenda

Motion to adopt the consent agenda made by Council President Grimes, Seconded by Councilor Kellogg.

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

MOTION PASSED

1. Consideration of Approval of the Regular Meeting Minutes of December 9, 2019 and Work Session and Regular Minutes of January 13, 2020
2. Consideration of **Resolution No. 5480-20** Authorizing the City Manager to Enter into a Land Transfer Agreement with the Tualatin Development Commission
3. Consideration of **Resolution No. 5481-20** approving the termination of the Central Urban Renewal District and Central Urban Renewal District Plan and adopting the Final Report

Public Hearings - Legislative or Other

1. Consideration of **Resolution No. 5482-20** Adopting Findings in Support of a Special Procurement and Authorizing the City Manager to Enter into a Direct Negotiation Contract with Barney & Worth, Inc. for Services for the Tualatin Moving Forward Bond Program

Assistant to the City Manager Megan George presented a resolution to enter into a direct negotiation contract with Barney & Worth, Inc. for services for the Tualatin Moving Forward Bond Program. She stated their current scope has expanded and are looking to amend the personal services agreement to \$155,000 for a total of about \$260,000.

PUBLIC COMMENT

None.

Motion to adopt Resolution No. 5482-20 adopting findings in support of a special procurement and authorizing the City Manager to enter into a direct negotiation contract with Barney & Worth, Inc. for services for the Tualatin Moving Forward Bond Program made by Councilor Morrison, Seconded by Councilor Pratt.

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

MOTION PASSED

General Business

1. Consideration of Recommendations from the Council Committee on Advisory Appointments

Council thanked all the committee members for their service.

Motion to adopt the recommendations made by Councilor Pratt, Seconded by Councilor Brooks.

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

MOTION PASSED

Council Communications

Councilor Kellogg presented the idea of a Kindness resolution and asked for Council support. Council consensus was reached to place it on a future agenda.

Councilor Morrison stated he attended the Key Leaders Breakfast and a Town Hall on vaping.

Councilor Pratt stated she attended the Volunteer Brunch, the Town Hall on vaping, the Chamber of Commerce Breakfast, and the Tualatin Community Police Foundation meeting.

Councilor Brooks stated she attended the Healing the Divide program, the Multi-City Equity Summit meeting, the Chamber of Commerce transportation meeting, the Clackamas Cities Association dinner, the annual River Keepers meeting, and a presentation with an explanation of school funding allocations and expenditures.

Mayor Bubenik stated he met with state representatives and senators in regard to a one million dollar mistake on the Highway 99W study. He also attended the Veterans Memorial Community meeting, the West Side Economic Alliance, the Tualatin Chamber of Commerce meeting, and the Clackamas Cities Association dinner.

Mayor Bubenik stated he received a request from Tiny Wolf Brewing wanting a food cart to come and serve food at their location. He suggested an amendment to the current ordinance on food carts. City Manager Lombos stated it would be put on a future work session for discussion.

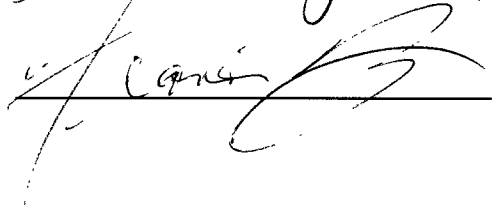
Mayor Bubenik suggested a formal review process for the City Manager. He stated the Human Resource Director will coordinate the process.

Adjournment

Mayor Bubenik adjourned the meeting at 8:11 p.m.

Sherilyn Lombos, City Manager

 / Teresa Wegscheid, Recording Secretary

 / Frank Bubenik, Mayor