



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR FEBRUARY 28, 2022

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Maria Reyes

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

### **1. I-205 Tolling Project Update.**

ODOT Staff Gareth Prior, Heather Wills, and Chris Wellander presented an update on the I-205 Tolling Project. Mr. Prior shared a video with information on the tolling project. Mrs. Willis shared the urban mobility strategy map. She shared project scheduling stating they are currently in the environmental review process and noted the soonest tolling could begin would be 2024. Mrs. Willis explained why I-205 tolling will be starting before the regional congestion pricing noting it will serve as proof of concept for federal review and tolling is needed to complete the improvements for the project. Mr. Wellander stated they are studying topic areas such as travel time, diversion, safety, freight and sound, climate and air quality, and equity populations. He shared the local intersection analysis that studied 50 local intersections with three being in Tualatin. Mr. Wellander stated next steps will be to work with local communities to identify where mitigation is needed to address local impacts. Mr. Prior spoke to studies being done on the impact to accessibility on locations such as schools, nursing homes, medical facilities, and parks and green spaces. Mr. Prior spoke to how programs are being evaluated that will address impacts to low income, older adults, limited English speaking, and racial and/or ethnic minorities.

Councilor Pratt stated she is glad to see ODOT addressing impacts to low-income and older adults. She asked why the models show such little affect in 2045 on the outer streets. Mr. Wellander stated it is due to rerouting and the time of day. Councilor Pratt stated it would be helpful to see the results of the study showing the impacts to diversion in 2027. She stated she would like to see the 65<sup>th</sup> and Borland intersection studied as diversion will be heavy there and mitigation will need to happen. She asked if any of the tolling dollars could be used to help fund the mitigation project. Mr. Prior stated distribution of tolling funds is still yet to be determined by ODOT.

Councilor Pratt asked why the \$400 million in federal and state funds have not been used to complete the corridor. Mr. Prior stated funds were shifted because it was determined that there are higher needs in other portions of the state requiring funding.

Councilor Brooks asked why the study map does not included the Wilsonville exits that impact Borland Road. Mr. Prior stated different studies include different footprints, he stated that specific map excluding those exits looked at traffic flow regionally.

Councilor Brooks asked about individual pricing and the impacts to people who live here. She expressed concerns with people paying taxes and then again paying tolls on top of that.

Councilor Brooks asked if the tolling project is tied to the Abernathy Bridge and the delays in the area and why Rose Quarter funds cannot be used to fund that. Mr. Prior stated the Rose Quarter dollars are not flexible within ODOT as there is legislation that has assigned those funds.

Council President Grimes asked if a map was done on the transportation analysis for I-5. Mr. Wellander stated one was done as part of the regional model and one was specially done in regards to freight movement.

Council President Grimes expressed concerns with the Borland and Stafford Intersection. Mr. Wellander stated that intersection is included in the study. He stated all the intersections in the area along Stafford Road are being studied.

Council President Grimes asked about how the trip numbers were generated. Mr. Wellander stated it is a computer model. Council President Grimes stated she would like to see actual trip counts instead of a generalized model. Mr. Wellander noted the model is calibrated using actual trip counts.

Council President Grimes expressed concerns with the tolling area being fixed in perpetuity even after the projects are completed. She does not feel right about citizens being responsible for funding transportation projects in the future that are unrelated to the area. Mr. Prior stated HB 2017 outlined projects that would be funded from the legislature with the other major funding source from tolling. He stated investment dollars from tolling will remain in the corridor.

Councilor Sacco expressed concerns with the tolling impacts on businesses and addressing impacts to intersections. She stated she has concerns with the Oregon City and Sellwood bridges and the impacts to them.

Councilor Hillier asked how the work from the accessibility report will impact the environmental reports. She asked how success will be measured. Mr. Prior stated in June reports will be available that address impacts to equity.

Mayor Bubenik wants to make sure the study is done to mitigate diversion in the area. He wants to make sure the projects are prioritized and done appropriately.

## ***2. Prosperity Planning – The Core Opportunity and Reinvestment Area.***

Economic Development Manager Jonathan Taylor and Consultant Elaine Howard presented on prosperity planning for Tualatin. Manager Taylor stated prosperity planning has been a multi-year endeavor to securely position the community for long-term economic prosperity. He stated community growth and development constraints has created long-term challenges for the community's prosperity. The availability of developable land and transportation infrastructure is limited or severely restricted. Manager Taylor stated the purpose of this is to utilize a variety of financing tools to meet community needs in alignment with the broader community vision. Consultant Howard explained the background on the project including the Economic Opportunity Analysis from 2018 and the Urban Renewal District Feasibility Studies completed in 2020. She spoke to projects in the Leveton Tax Increment District and the Basalt Creek Development Area. Consultant Howard spoke to the Core Opportunity Reinvestment Area stating several strategic plans have been done that impacted the area. She highlighted different redevelopment areas including the Tualatin Commons, Bridgeport Village, Nyberg Woods, the WES Commuter Rail, and Nyberg Rivers. Consultant Howard stated the vision for the Core Opportunity and

Reinvestment Area Plan will be to establish and fund projects to create an active civic core; redevelop areas with vibrant high-quality mixed-use developments offering a variety of additional residential dwelling and retail options; increase opportunities for living wage professional and creative employment; promote and develop recreational and cultural facilities; and integrate all efforts into the natural landscape with environmental stewardship. Manager Taylor stated values for the area will be to create more housing, leave no existing businesses behind, enhance connectivity, promote identity, and maintain and grow existing employment lands. He stated priorities include small business assistance, land acquisitions, housing, developer assistance, community identity, environmental stewardship, blight remediation, and transportation. Consultant Howard stated a survey will be sent to the Council to rank and give input on the priorities. Manager Taylor proposed a working group of ten participants that will provide feedback on existing conditions, visions, values, and objectives, provide feedback on proposed boundaries and projects, identify and recommend additional projects, and review the financial analysis and impacts. Consultant Howard presented the proposed timeline with potential adoption being in November 2022.

Consultant Howard asked if the vision is on track. Council consensus was reached that the vision incorporates prior feedback and is on track.

Consultant Howard asked if the plans values and priorities are still consistent with the vision for the area.

Councilor Pratt asked for clarification on “leaving no business behind.” Manager Taylor stated it is framed that way as concerns were presented around business displacement.

Councilor Brooks stated she is glad to see environmental stewardship included in the plan.

Councilor Sacco wants to make sure equity is highlighted as a priority.

Consultant Howard asked if the Council agrees with the proposed working group template.

Councilor Pratt would like to see the Core Area Parking District businesses be included as part of the group.

Councilor Brooks like to see residents of the buildings and owners included as well as Arts Advisory Committee members.

Councilor Hillier suggested having youth represented on the committee.

Mayor Bubenik would like to see CIO members included as part of the group.

Councilor Pratt asked who will select the committee members. Manager Taylor stated staff members will select candidates and bring the recommendations back to the council on March 28.

Council President Grimes stated she would like to hold the council member seat on the committee.

### **3. Council Meeting Agenda Review, Communications & Roundtable.**

Mayor Bubenik asked if there is Council consensus on announcing April as Parkinson's Awareness Month. Council consensus was reached and a proclamation will be placed on a future Council agenda.

Mayor Bubenik shared a proposed proclamation supporting Ukraine. Council consensus was reached to add the proclamation to the agenda tonight.

Councilor Pratt stated she attended the C4 meeting, the Core Area Parking District Board meeting, met with Washington County Chair Harrington and Clean Water Services regarding the Basalt Creek extension, and the Tualatin Climate Action Steering Committee meeting.

Councilor Sacco stated she attended the I-205 tolling meeting.

Councilor Brooks stated she attended the Tualatin Arts Advisory Committee meeting, the Basalt Creek meeting with County Chair Harrington, and the Climate Action Planning meeting.

Mayor Bubenik stated he attended the GPI meeting, the Chamber of Commerce Board meeting, the Greater Portland Economic Development District meeting, the Westside Economic Alliance meeting, the Metro Mayors Consortium meeting, and the Small Cities Consortium meeting.

## **Adjournment**

Mayor Bubenik adjourned the meeting at 6:55 p.m.

Sherilyn Lombos, City Manager



\_\_\_\_\_/ Nicole Morris, Recording Secretary



\_\_\_\_\_/ Frank Bubenik, Mayor









# CC WS Minutes 2-28-22

Final Audit Report

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Absent: Councilor Maria Reyes

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### **Call to Order**

Mayor Bubenik called the meeting to order at 7:00 p.m.

### **Pledge of Allegiance**

### **Moment of silence for those who have lost their lives to COVID-19**

### **Announcements**

1. New Employee Introduction- Police Officer Kelsey Wilkinson

Police Chief Bill Steele introduce Police Officer Kelsey Wilkinson. The Council welcomed her.

2. New Employee Introduction- Police Officer Rey Chavolla

Police Chief Bill Steele introduced Police Officer Rey Chavolla. The Council welcomed him.

3. Proclamation Declaring Tualatin's Support for Ukraine and Condemning Russia's Aggression

Councilor Brooks read a proclamation declaring support for Ukraine and condemning Russia's aggression.

### **Public Comment**

Tualatin Chamber of Commerce Board Chair Susan Noack stated their concerns mirror those of the City Council in regards to the I-205 Tolling Project. She stated not enough input has been asked for or received from the business community on the topic.

### **Consent Agenda**

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

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

1. Consideration of Approval of the Joint Work Session Minutes with the Tigard Tualatin School District and the City of Tigard from January 31, 2022 and the Work Session and Regular Meeting Minutes of February 14, 2022

2. Consideration of Approval of Liquor License Renewals for 2022
3. Consideration of **Resolution No. 5603-22** Authorizing the City Manager to Execute Deeds Granting an Easement to PGE for Utilities Associated with the Tualatin City Services Site at 10699 SW Herman Road

### **Special Reports**

1. Update on Diversity Equity & Inclusion Efforts in the City of Tualatin Organization

Human Resources Director Stacy Ruthrauff and TsaiComms Consultants Trudy Flores and Lillian Tsai presented an update on the Diversity, Equity, Inclusion, & Belonging (DEIB) Status Report. Consultant Tsai gave an overview of the work to date including the organizational assessment that showed a strong appreciation for leadership's commitment to DEI, employees feeling included and respected, an appreciation for the mission of serving the community, and concerns around action on equity concerns. She noted some innovated programs and proactive conversations have already began and there has been a good start on DEI trainings and engagement, but there needs to be a more strategic training approach focusing on closing gaps and implementing an actionable strategy. Consultant Flores stated themes and findings about the State of DEIB include leadership and communication, policies and practices, disparities and bias, and professional development. Consultant Tsai stated short term next steps include development and communication of a DEI Strategic Action Plan, creation of an equity lens decision-making process, consideration of employee resource groups, and additional trainings. She stated long term recommendations are to ensure staff understands the DEI vision, embed DEI into strategic planning, communicate DEI commitment, instill "shared accountability", embed DEI into employee lifecycle policies and practices, develop mindful DEI leadership, review polices and processes with an equity lens, and strategically support DEI through external relationships. Consultant Tsai stated the city is currently in phase II which focuses on the DEI Strategic Action Plan. She stated a DEI Action plan core team was formed and they have drafted a DEI vision and mission statement and are working towards a draft Strategic Action Plan.

Councilor Brooks thanked them for their work as the Council is very invested in this work.

### **General Business**

1. Consideration of **Ordinance No. 1464-22** a Plan Map Amendment (PMA) to Rezone the Tualatin Heights Apartments Site Located at 9301 SW Sagert Street (Tax Map 2S123DC, Tax Lot 600) from the Medium Low Residential (RML) Zoning District to the Medium High Density Residential (RMH) Zoning District

#### **PUBLIC COMMENT**

Alisa Wilson-Coleman spoke in opposition of the plan map amendment. She asked about the notion of affordable housing in relation to the 2040 plan. She expressed concerns with the amount of affordable housing in the rezone.

#### **COUNCIL DISCUSSION**

Council President Grimes stated the proposal needs to meet the intent and approval of the code. She stated the applicant is supposed to explain how they comply with the approval criteria and they have come up short in doing that. She would like to see more detail on how the amendment

is in the public interest besides increases the housing stock, how the public interest is best protected, its consistency with enhancing characteristics of the city, suitability for land use in the area, the effects on property values, and the public need for safe surroundings and conditions. She believes looking into another area for density increases would better serve the community.

Councilor Brooks spoke to property value and stated the rezone of this unit would not likely disproportionately affect property values in the area. She noted this is a specific code change and the public good will be met with this as it offers an opportunity for additional housing that is needed in the community.

Councilor Pratt stated the city is obligated to deal with the concerns that were heard during the hearing the best we can.

Council President Grimes stated she doesn't feel this fits the affordable housing market based on the current rates. She stated the applicant has fell short in explaining how they will comply with the approval criteria.

Mayor Bubenik stated Republic Services has been out to the sight to re-evaluate garbage service at the site and they will be modifying their collection pickup. He stated the applicant will still have to go through the Architectural Review process and meet all applicable criteria at that level.

Motion for third reading by title only made by Councilor Sacco, Seconded by Councilor Brooks. Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Pratt, Councilor Hillier, Councilor Sacco

**MOTION PASSED**

Motion to adopt Ordinance No. 1464-22 a Plan Map Amendment (PMA) to rezone the Tualatin Heights Apartments site located at 9301 SW Sagert Street (Tax Map 2S123DC, Tax Lot 600) from the Medium Low Residential (RML) zoning district to the Medium High Density Residential (RMH) zoning district made by Councilor Sacco, Seconded by Councilor Brooks.

Voting Yea: Mayor Bubenik, Councilor Brooks, Councilor Pratt, Councilor Hillier, Councilor Sacco

Voting Nay: Council President Grimes

**MOTION PASSED**

## 2. Consideration of Recommendations from the Council Committee on Advisory Appointments

Councilor Pratt presented the recommendations for appointment.

Motion to approve recommendations made by Councilor Pratt, Seconded by Councilor Brooks.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Pratt, Councilor Hillier, Councilor Sacco

**MOTION PASSED**

## **Council Communications**

Mayor Bubenik stated on March 12 he will hold a Mayor's Coffee Social at Community Park.

Councilor Brooks thanked everyone who voted on the art selection wraps for the utility boxes. Councilor Brooks stated her thoughts are with the people of Ukraine.



Councilor Hillier recognized Russian-American citizens and noted she recognizes the differences between the desires of the Russian citizens and those of their leadership.


Council President Grimes shared sentiments of her connection to Ukraine.

Councilor Sacco reminded citizens to complete the parks and recreation survey.

### **Adjournment**

Mayor Bubenik adjourned the meeting at 8:08 p.m.

Sherilyn Lombos, City Manager

  
\_\_\_\_\_ / Nicole Morris, Recording Secretary

  
\_\_\_\_\_ / Frank Bubenik, Mayor







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