



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR MAY 23, 2022

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Christen Sacco

Absent: Councilor Bridget Brooks, Councilor Cyndy Hillier

Mayor Bubenik called the meeting to order at 5:35 p.m.

1. Basalt Creek Planning Area Manufacturing Park Zoning Code Update.

Assistant Planner Erin Engman, Chris Green with HHPR, and Chris Zahas with LCG presented the Basalt Creek Planning Area Manufacturing Park (MP) Zoning code update. Planner Engman stated the project area is MP zone in the SW portion of Tualatin and is surrounded by residential. She stated in 2018 the Basalt Creek Concept Plan designated the zone in the area which consists of 2.95 buildable acres of manufacturing areas. Planner Engman stated the SW and Basalt Creek Development Area Plan found that there is a deficit of 74 acres of industrial land. She stated the changes in zone are to modernize the Manufacturing Park by supporting high employment density, minimizing conflict between uses, and provide flexibility in uses of what may come in. Planner Engman stated the MP zone was intended for modern large-scale manufacturing and research facilities. Consultant Green stated project components include a code audit of the existing MP zone, an economic analysis, a Transportation Planning Rule Analysis, and draft code amendments. He spoke to their engagement strategy including direct outreach to affected stakeholders, creating a multimedia project information and feedback hub, and recognizing underrepresented communities in considering potential policy outcomes. Consultant Green shared the project schedule stating they are in the analysis and outreach phase.

Consultant Zahas presented the economic analysis. He shared an industrial market overview stating there have been historic levels for demand for industrial warehouse, distribution, and logistics for ecommerce. He stated the average industrial vacancy of 3.7% has more than doubled. Consultant Zahas stated Tualatin is in the SW Metro submarket which is one of the most diverse industrial submarkets in Oregon. He noted Tualatin has historically accounted for 25% of the Metro area's industrial construction. Consultant Zahas stated they are doing a case study on the Tonquin Employment Area where increasing the uses in the zone balanced by limitations on building size led to construction of industrial building uses. He stated they have conducted stakeholder interviews to get their perspective on the development in the area with takeaways recognizing rapid changes in the industrial development, land supply constraints, increased cost, building to the widest variety of tenants, and a demand for multi-tenant industrial buildings accommodating suppliers, wholesalers, services, and contractors.

Councilor Pratt asked if this is to modify the zone or create a new one. Planner Engman stated it is to create a new zone that looks at modernized uses.

Councilor Pratt asked if this type of zone would be able to produce enough job density. Planner Engman stated they will have to be mindful of job density moving forward.

Councilor Pratt asked when Council will be able to give input on the draft code amendments. Planner Engman stated they will be back in September to present their more advanced work and receive feedback at that time.

Councilor Pratt shared concerns with the amount of people being employed in the area and the availability of food options. She also wants to be conscious of tree plantings and noise in the area.

Council President Grimes presented concerns with having more area be warehousing and the potential traffic it will create.

Councilor Sacco asked if the buildings in the zone can be multi-use. She presented concerns with the needs in the future shifting. Consultant Zahas stated most buildings of this type are a concrete shell so they are easily modified on the interior.

Councilor Sacco shared concerns regarding traffic. She wants to make sure there is greenways, trails, and trees in the area.

Mayor Bubenik stated the topography of the area will require smaller buildings due to the basalt rock in the area. He asked what the trends are for businesses coming into the area. Consultant Zahas stated they have found that larger sites are better for multi-tenant parks which also makes more financial sense for builders. He stated there is a shortage of industrial lands across all uses.

Mayor Bubenik stated he doesn't want to see larger facilities built and then become vacant.

2. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Sacco stated she attended a meeting on the Core Area Tax Increment Financing District.

Councilor Pratt stated she attended the Budget Committee meeting and the C4 meeting.

Council President Grimes stated she attended Budget Committee meeting and the East Tualatin CIO meeting.

Mayor Bubenik stated he attended the Washington County Coordinating meeting, the Washington County Chair and Mayors meeting, and the Greater Portland Inc. Board meeting. He stated he will be throwing out the first pitch at the Hillsboro Hops game on May 25th.

Adjournment

Mayor Bubenik adjourned the meeting at 6:27 p.m.

Sherilyn Lombos, City Manager



/ Nicole Morris, Recording Secretary

Frank Bubenik

_____ / Frank Bubenik, Mayor







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Final Audit Report

2022-06-14

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Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Christen Sacco

Absent: Councilor Bridget Brooks, Councilor Cyndy Hillier

Call to Order

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

Pledge of Allegiance

Announcements

1. Public Health Announcement

Mayor Bubenik announced COVID boosters are now available for children age 5-11.

2. New Employee Introduction- Assistant Planner Madeleine Nelson

Assistant Community Development Director Steve Koper introduced Assistant Planner Madeleine Nelson. The Council welcomed her.

3. Recognition of Retiring Police Chief Bill Steele

City Manager Sherilyn Lombos shared sentiments of Police Chief Bill Steele's time at the City.

The Council shared sentiments of Chief Steele's time at the City.

Council Pratt read the proclamation recognizing retiring Police Chief Bill Steele.

Public Comment

Dale Potts shared the Memorial Day Observance and Community Picnic to be held Monday, May 30, 10:45 a.m., at Winona Cemetery.

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 Reyes, Councilor Pratt, Councilor Sacco

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of May 9, 2022
2. Consideration of Approval of a New Liquor License Application for Samurais Sushi and Thai

3. Consideration of **Resolution No. 5613-22** Authorizing Commercial Organics Collection Rate Adjustments
4. Consideration of **Resolution No. 5615-22** Authorizing the City Manager to Execute an Intergovernmental Agreement with Washington County for the Provision of a Digital Forensics Investigator and Access to the Washington County Digital Forensics Laboratory
5. Consideration of **Resolution No. 5616-22** Awarding the Contract for Construction of the 95th Avenue, Avery Street, and 93rd Avenue Project, Part of the Tualatin Moving Forward Program
6. Consideration of **Resolution No. 5618-22** Awarding the Bid for the Construction of the 2022 Pavement Maintenance Program
7. Consideration of **Resolution No. 5619-22** Awarding the Bid for the 2022 Slurry Seal Program

Special Reports

1. Update from Oregon State Senator Rob Wagner

Senator Rob Wagner introduced himself. He spoke to initiatives around stronger schools, public safety, and climate change.

Councilor Pratt shared appreciation to Senator Wagner for listening to local governments on funding issues. She asked what other issues are on the horizon for the next session. Senator Wagner stated it is still to remain to be seen until a new Governor is selected.

Councilor Pratt asked if the tax kicker can be reallocated for a rainy day fund. Senator Wagner stated it is locked into the constitution and getting people to understand the impacts of the kicker would make it difficult to get it changed.

Council President Grimes stated the tolling topic has been a difficult discussion for the City and asked Senator Wagner to partner with the City to help with those discussions. Senator Wagner stated he is opposed to tolling and he has been pushing back on it. He wants to be a partner when pushing back on ODOT to understand the negative impacts of tolling.

Councilor Reyes asked what tools are available to override tolling. Senator Wagner stated the tools are limited to change legislation on tolling.

Senator Wagner asked what ODOT's response has been to the City. City Manager Lombos stated they are carrying out the directive of the legislature and they ask what tools the city wants to use to measure diversion in the area.

2. Summer 2022 Programs and Events Preview

Recreation Manager Julie Ludemann and Library Supervisor Sarah Jesudason presented the summer programs preview. Manager Ludemann stated the Bender Dash, a fun run for kids ages 5-15, will be happening on Saturday, June 4th. Supervisor Jesudason shared spring successes including sending library cards to all TTSD students, in-person programs resuming at the library, and over 1000 visits to the Makerspace. She stated Summer Reading will kick off on June 5. Supervisor Jesudason stated they are expanding the Summer Tween Volunteer program. She stated additional summer programs include traveling story times, July Jams, Science on the Plaza, Craft n Snack events, and a classical music series. Manager Ludemann stated they will

hold 8 weeks of summer camps for kid's grades 1-12 in addition to Teen Adventure Camps. She stated Concerts in the Parks will return with the addition of the new Lunchtime Concerts. Manager Ludemann state Viva Tualatin will be held on Saturday, July 9th, at Atfalati Park. Supervisor Jesudason stated Volunteer Services will be busy helping with many events at including the Blender Dash and Viva Tualatin. Manager Ludemann stated the Juanita Pohl Center will be hosting day trips, hikes, enrichment classes, and health and fitness programs. Supervisor Jesudason stated the Tualatin Police Department will hold their GREAT Camp for 6th graders. Manager Ludemann stated recreation partners include the Tualatin Historical Society, Willowbrook Arts Camp, Skyhawks Sports Camp, Skate Like a Girl, Alder Creek Kayak and Canoe, and Tualatin City Youth Sports Leagues.

Councilor Pratt asked what the best way to sign up to volunteer is. Manager Ludemann stated you can visit the city's website to register.

Council Communications

Mayor Bubenik started the discussion on Council meetings returning in person. He stated TVCTV will need time to set-up new technology at the City Services Center. City Manager Lombos stated there are two options: return without the new technology being set-up or wait for it to be set-up. IS Director Bates Russell stated production will be more complex with an in person production and a virtual environment. He stated a definite timeline is not available when the equipment will be ready. IS Director Russell stated they will meet with TVCTV on Wednesday to work on the new set-up.

Mayor Bubenik stated he is fine with waiting until the new production can be set-up. Councilor Pratt concurred. Director Russell stated they could target August to return to in-person meetings.

Councilor Reyes would like to see the meetings go back in person as a sign of recovery.

Councilor Sacco stated she is fine with waiting for the technology to be set-up.

Council President Grimes concurred with waiting until the technology is right.

Adjournment

Mayor Bubenik adjourned the meeting at 8:38 p.m.

Sherilyn Lombos, City Manager



_____/ Nicole Morris, Recording Secretary



_____/ Frank Bubenik, Mayor







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Final Audit Report

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