



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR AUGUST 08, 2022

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

1. Tualatin Moving Forward Bus Tour.

The Council went on a bus tour of the Tualatin Moving Forward projects.

2. Update on Council Meeting Technology.

Information Technology Director Bates Russell briefed the Council on the new meeting set-up at the Tualatin City Services building.

3. American Rescue Plan Act Update.

Mayor Bubenik started the in person meeting at 6:23 p.m.

Finance Director Don Hudson presented information on the American Rescue Plan Act (ARPA). He recapped the guiding principles for the distribution of ARPA funds including alignment with the council vision, one-time programs and projects, leveraging of multiple funding sources, provide innovative and strategic ideas, seek partnerships and find collaborative solutions, and coordination with local partners. Investment areas for the funds include infrastructure, support of community-based organizations, assistance to households, small business industries, and revenue replacement. Director Hudson spoke to investment areas for infrastructure including water infrastructure to support affordable housing and making improvements to outdoor spaces such as the Stoneridge Park renovation. He stated other investment areas being considered include economic development proposals, countywide community engagement on equity, premium pay, affordable housing, and utility assistance programs.

Director Hudson spoke to the utility billing assistance programs available including the Low-Income Household Water Assistance Program that has benefited 21 Tualatin accounts and the Washington County Program that has benefited 49 accounts. He spoke to potential proposals to help fill the gaps in local funding to renters in Tualatin via direct communication. Director Hudson stated in April of 2020 the City suspended late fees and shut-offs for non-payment and is looking for Council direction on when to resume. He stated planned outreach for past due accounts includes information on the website, in monthly bills, and direct communication with delinquent customers. Director Hudson proposed resuming shut-offs at the end of September.

Councilor Brooks asked if reasons have been identified for those who have not received funds. Director Hudson stated the application process and income levels have been a deterrent for some of the county programs.

Councilor Brooks asked what changed that the additional census tract was added in Tualatin. Director Hudson stated he would have to look into it further and follow-up.

Councilor Reyes asked how many delinquent accounts the city has. Director Hudson stated there are currently 146 delinquent accounts totaling around \$83,000.

Councilor Pratt asked if projects can be designed with ARPA funds as she believes the Nyberg Creek Pathway Project would be a great project for funding. She wants to make sure a utility program application for the city is simple and doesn't prohibit people from applying.

Councilor Reyes asked how renters get assistance when the landlord is just passing the utility fees through in rent. Director Hudson stated he would propose a plan to communicate directly with the renters.

Councilor Sacco stated she is in support of researching the gaps and how those can be funded. She expressed concerns with starting shut-offs the end of September and there being enough time to communicate with delinquent accounts properly.

Councilor Brooks would like the city to work with CEPA to have case managers locally to identify the barriers as to why people are struggling to pay these bills. She would also like to see if the city can explore having an air conditioning assistance program.

Council consensus was reached to connect with landlords about reaching out to tenants who need assistance and begin working with delinquent accounts.

4. Council Meeting Agenda Review, Communications & Roundtable.

None.

Adjournment

Mayor Bubenik adjourned the meeting at 6:57 p.m.

Sherilyn Lombos, City Manager



_____/ Nicole Morris, Recording Secretary



_____/ Frank Bubenik, Mayor




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

Call to Order

Mayor Bubenik called the meeting to order at 7:03 p.m.

Pledge of Allegiance

Announcements

1. Public Health Announcement

Councilor Brooks stated there are new vaccine advancements being made that target the Omicron variant. She encouraged those with students returning to school to receive their booster.

2. New Employee Introduction- Joseph Lau

Interim City Attorney Mike McCarthy introduced Engineering Tech Joseph Lau. The Council welcomed him.

3. New Employee Introduction- Jennifer Matthews

Finance Director Don Hudson introduced Accounting Technician Jennifer Matthews. The Council welcomed her.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Pratt, Seconded by Councilor Brooks. Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Reyes, Councilor Pratt, Councilor Hillier, Councilor Sacco
MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of July 11, 2022
2. Consideration of **Resolution No. 5637-22** Authorizing the City Manager to Execute an Amendment to the Grant Agreement with the Oregon Department of Transportation for the Oregon Community Path Program

3. Consideration of **Resolution No. 5638-22** Awarding the Contract for Construction of the Boones Ferry Corridor Sidewalk and Bike Lane Improvements Phase 1 Project, Part of the Tualatin Moving Forward Program
4. Consideration of **Resolution No. 5639-22** Awarding the Contract for Construction of the 65th Avenue Near Meridian Park Hospital Crosswalk Project, Part of the Tualatin Moving Forward Program

General Business

1. Consideration of **Resolution No. 5636-22** Calling a Measure Election to Submit to the Electors of the City the Question of Authorizing up to \$25,000,000 of General Obligation Bonds for Trails, Parks and River Access, Declaring Intent to Reimburse Expenditures, and Related Matters

Parks and Recreation Director Ross Hoover present consideration of a parks bond in the amount of \$25,000,000. He shared proposed investment areas and how they align with the council vision and priorities. Director Hoover stated staff is seeking direction from Council on whether to place the bond on the ballot.

Motion to adopt Resolution No. 5636-22 calling a measure election to submit to the electors of the City the question of authorizing up to \$25,000,000 of General Obligation Bonds for Trails, Parks and River Access, declaring intent to reimburse expenditures, and related matter made by Councilor Brooks, Seconded by Councilor Pratt.

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

MOTION PASSED

2. Consideration of **Resolution No. 5635-22** Accepting the City of Tualatin Veterans Plaza Plan and Design Report

Parks and Recreation Director Ross Hoover, Parks Planning and Development Manager Rich Mueller, and Consultant Nate Otani presented the preferred design and plan for the Veteran's Plaza. Consultant Otani presented an overview of the planning process that began in October 2019. He recapped community engagement that was done with over 900 community members in over 20 involvement opportunities. Consultant Otani shared the key themes including honor, connection, engagement, experience, shared values, and timeless. He stated the plaza should focus on service, honor, and recognition and be an inclusive and welcoming space for all. Consultant Otani stated the preferred site location is the Tualatin Commons. He shared proposed site attributes and design options. Manager Mueller shared community engagement results stating 70-80% of survey participants were veterans or family members of veterans. He stated 95% of comments were positive towards the project. Manager Mueller addressed comments regarding the naming of the plaza stating Veterans Plaza was the chosen option. Consultant Otani shared the needs assessment and community engagement results that included the desire for a visual entry, gathering spaces, an intimate group space, storytelling areas, public art, water features, and native vegetation. He shared the preferred design option. Manager Mueller stated next steps include council consideration of acceptance, construction documents, and funding.

PUBLIC COMMENT

Len Schaber stated a Veterans Memorial will be great for the City and the Veterans. He stated he would prefer the site be called the Veterans Memorial. He would like to see a hall of flags that surrounds Old Glory.

COUNCIL QUESTIONS

Councilor Pratt asked if the name Veterans Plaza will affect the attraction to the area instead of calling it the Veterans Memorial. Director Hoover stated they didn't study the impacts of the names to the project. He stated many are using Veterans Plaza around the country as it acts as a more inclusive space.

Councilor Pratt asked about the displaying of flags. Director Hoover stated there were many discussions around the types of flags that should be flown in the area. He stated there were concerns around full representation so it was decided the flags would be interchangeable in the area depending on who is using it.

Councilor Reyes stated she is in favor of the name Veterans Plaza as it is more inclusive.

Councilor Sacco asked what flags will always be flown. Director Hoover stated the American Flag and the POW Flag will always be flown and there will be nine additional poles for rotating flags.

Councilor Brooks asked if there would be artificial turf in the area. Consultant Otani stated those types of design details will be determined in the final design phase.

Mayor Bubenik asked if the military emblems will be included. Consultant Otani stated they will be on pillars around the plaza.

Motion to adopt Resolution No. 5635-22 accepting the City of Tualatin Veterans Plaza Plan and Design Report made by Councilor Brooks, Seconded by Councilor Sacco.

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

MOTION PASSED

3. Consideration of **Ordinance No. 1469-22**, Creating Tualatin Municipal Code Chapter 14-1, Nonprofit Corporation Low-Income Housing Tax Exemptions

Finance Director Don Hudson presented the non-profit corporation low-income housing tax exemption. He shared tax exemption criteria including being a property owned by a tax-exempt non-profit, meet requirements related to liquidation of assets, the property must be occupied by low-income persons, and the exemption must be approved by the City Council. Director Hudson stated the process would include a corporation filing an application annually, Council determination on the application, and certification to the County Assessor.

COUNCIL QUESTION

Councilor Pratt asked what the median income is for the area. Director Hudson stated he was unsure. Councilor Pratt asked how this affects tenants. Director Hudson stated the exemption is for the property and the renters would need to be part of the low-income category.

Councilor Pratt asked if the city would get a portion of the tax. Director Hudson stated the city would not receive any portion of the tax.

Councilor Reyes asked if this will apply to seniors as well. Director Hudson stated this would only apply to low-income complexes and not individuals.

Councilor Brooks asked why there is a jump from 60-80%. Director Hudson stated it is part of the statutes of the code based on the definition of low-income.

Councilor Brooks asked if there are statistics about how much homelessness impacts communities. She asked if there are ways the city has paid for homelessness. Mayor Bubenik stated it is the County's responsibility to fund homelessness.

Mayor Bubenik asked about the three-year time limit. Director Hudson stated they will have three years to build the property. Mayor Bubenik asked if there are exemptions to that rule. Director Hudson stated an ordinance could be amended if needed.

Motion for first reading by title only made by Councilor Pratt, Seconded by Council President Grimes.

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

MOTION PASSED

Motion for second reading by title only made by Council President Grimes, Seconded by Councilor Brooks.

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

MOTION PASSED

Motion to adopt Ordinance No. 1469-22, creating Tualatin Municipal Code Chapter 14-1, Nonprofit Corporation Low-Income Housing Tax Exemptions made by Councilor Brooks, Seconded by Councilor Pratt.

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

MOTION PASSED

4. 2023 Legislative Agenda for the League of Oregon Cities

City Manager Sherilyn Lombos presented the League of Oregon Cities (LOC) legislative priorities for consideration. She stated the executive team met and discussed the 29 items proposed by the LOC and ended up with five recommendations: address Measure 110 shortcomings, adequate funding for State Climate Initiatives, Cybersecurity and Privacy, Infrastructure Financing and Resilience, and Marijuana Taxes.

Councilor Brooks asked for clarification on the Measure 110 recommendation. She asked if this is to divert money from recovery facilities to criminal services. City Manager Lombos stated the recommendation is to help restore incentives to seek treatment. She stated it does not remove funding from treatment facilities. Councilor Brooks stated she is not in support of this item. She would like to see this program have more time to get on its feet.

Councilor Brooks asked if there were any recommendations on the implementation of the housing bond. Mayor Bubenik stated these priorities are for statewide issues and not local issues.

Councilor Brooks stated she is interested in housing and water priorities.

Councilor Sacco would like to keep the Measure 110 priority as a recommendation. She stated it is important to have incentives for people to seek treatment.

Councilor Brooks disagreed stating Measure 110 is a way of punishing people for not having the treatment services available that they needed.

Councilor Sacco stated the measure allows them to either pay the ticket or seek treatment.

Police Chief Greg Pickering spoke to the Measure 110 priority stating this proposal offers incentive to seek treatment. He stated the LOC's intention is to push the drivers to help put the infrastructure in place so the measure can be what it was intended to be.

Councilor Brooks expressed concerns with the programs not being in place for people to seek treatment. She stated without the focus shifting from addiction being a crime and not an illness or disease she will not be in favor of the measure.

Council President Grimes stated Measure 110 needs a lot of work on the backend and is in favor of supporting the item at the state level.

Councilor Pratt asked what happens now to the people who receive a citation under Measure 110 when treatment is not available. Chief Pickering stated nothing happens now. He stated there is no enforceable actions currently and there is no push to get them into treatment. Chief Pickering stated the backend of the law is not in place so there is no way to make the impacts that it was intended to have.

Mayor Bubenik stated Measure 110 was passed by a ballot initiative and the legislature then had to enact laws quickly so it was not done correctly. He stated this will push the legislature to make corrections and finish what they started so the program can be what the citizens want. Mayor Bubenik stated this is not a permanent law and is only funded for 10 years.

Councilor Reyes stated she is in favor of supporting the Measure 110 priority so people can be impacted positively through these services.

Councilor Hillier stated she is in favor of supporting the Measure 110 priority as this is an opportunity to put teeth behind it so it can move forward successfully. She stated people across the state are pushing for prevention and treatment across the state and it would help support that effort.

Councilor Brooks would like to see the building decarbonization efficiency and modernization, investments into renewable energy, community climate planning resources, and all the water priorities considered as recommendations. She stated she wants to see Measure 110 removed from the list. Councilor Brooks would like to see the priorities be unanimous with the Council instead of including items they disagree on.

Councilor Hillier stated if the Council is looking for unanimous items she would like to see the marijuana tax revenue increases removed.

Council consensus was reached to forward the following five priorities:

- Address Measure 110 Shortcomings
- Adequate Funding for State Climate Initiatives
- Marijuana Taxes
- Infrastructure Financing and Resilience
- Building Decarbonization, Efficiency and Modernization.

Additional priorities for consideration include: Cybersecurity and Privacy, Infrastructure Funding to Support Needed Housing, Return to Work, Property Tax Reform

Council Communications

Councilor Pratt stated she attended the C4 Metro meeting and the Clackamas County Business Alliance meeting.

Councilor Reyes stated she attended the first Latino Business meeting.

Councilor Brooks stated she attended the Building Bridges seminar, the Bee City seminar on integrated pest management, and met with the Tualatin River Keepers.

Mayor Bubenik stated he attended the Metro Mayors Consortium meeting, the Westside Economic Alliance meeting, and the Washington County redistricting discussion. He will be attending the new Regional Toll Advisory Committee meeting at the end of the month to represent the Washington County Coordinating Committee.


Mayor Bubenik stated the Council will meet in executive session on Thursday, August 11, at 5:00 p.m.

Adjournment

Mayor Bubenik adjourned the meeting at 8:53 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Frank Bubenik, Mayor








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