



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR AUGUST 22, 2022

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

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

1. *Tualatin Made: A Manufacturing and Workforce Growth Program in Tualatin.*

Economic Development Manager Jonathan Taylor, Oregon Manufacturing Extension Partnership (OMEP) Consultant Jude Kirstein and ODOT Senior Consultant Bob Cannon presented the Tualatin Made program. Manager Taylor stated the proposed program tonight will utilize up to \$100,000 of the \$410,000 allocated by Representative Prusak to her district through the State Legislature portion of the American Rescue Plan. He stated the Tualatin Made program is a proposed collaborative partnership with the City of Tualatin, OMEP, and the Chamber of Commerce that will focus on assisting Tualatin manufacturers and their employees. Manager Taylor stated this is a flexible program that provides scholarships to local manufacturers to cover contracted programs provided by OMEP. He stated the program will focus on assisting businesses in three key areas: business strategy, manufacturing operations, and workforce solutions. Manager Taylor stated the program will be entirely administered from application to completion by OMEP.

Consultant Kirstein spoke to Tualatin Made and the challenges the 234 manufacturing companies are experiencing and how they can help to engage their workforce and attract talent to Tualatin. She stated the program focuses on business strategy, manufacturing operations, and workforce solutions. Consultant Cannon explained how their programs work and how they allocate consultants to work with different entities to help dig into challenges and identify problems. Consultant Kirstein stated they stabilize leadership and help to engage the workforce through their process by creating efficiencies in the organization, establishing more jobs, looking to create investments into the right equipment, and evaluating cost avoidances. Consultant Kirstein stated they are an organization that uses real-world manufacturing experience to bring thoughtful problem solving approaches to eliminate obstacles faced by Oregon manufacturers. Manager Taylor stated this program will help to focus investments on small and medium businesses. Consultant Kirstein stated their process starts with manufacturers seeking guidance and then they complete an on-site assessment at no charge. If their services are deemed useful by the business they then complete a scope of work and work to help to understand and evaluate the current state of the business and then create implementation steps to achieve their desired future state.

Manager Taylor stated he is proposing using the \$100,000 of the funding in two phases. The first \$50,000 will be used for the pilot phase and the remaining \$50,000 for the second phase. He stated they will focus on five key success factors: revenue growth, reduced expenditures, employees retained, employees hired, and wage growth.

Councilor Pratt asked how many companies can be helped through this funding. Consultant Kirstein stated they would be able to help between 8-24 companies with partial and full scholarships.

Councilor Pratt asked if the program would include information on how to grow their companies successfully. Consultant Cannon stated that is one of the factors they address.

Councilor Pratt asked how they make sure the funding is being spent appropriately. Consultant Cannon stated a third-party survey is done at the end of their time that measures a variety of factors. Manager Taylor stated those numbers will be provided to the City.

Councilor Reyes asked how businesses can contact OMEP. Manager Taylor stated outreach will be multi-faceted through many channels including the Chamber of Commerce, CIO's, and other direct communications. Consultant Kirstein stated they have already connected with 60 manufacturers in Tualatin.

Councilor Reyes asked if there are specific industries they target. Consultant Cannon stated they work with anything manufacturing and some distribution and warehousing.

Councilor Reyes asked what the commitment time-frame is for the City. Manager Taylor stated the program length will depend on the success of the pilot program.

Councilor Brooks asked if they do an organizational analysis to determine where they are. Consultant Kirstein stated that is part of the scoping process.

Councilor President Grimes asked how long they think the pilot program funding will last. Manager Taylor stated it is likely to go quickly as one initial company is seeking \$25,000.

2. Core Opportunity and Reinvestment Area Update.

Economic Development Manager Jonathan Taylor and Consultant Elaine Howard presented the Prosperity Plan. Manager Taylor provided a brief background on the plan timeline to date. He stated the plan is a multi-year endeavor to securely position the community for long-term economic prosperity. Manager Taylor stated the plan effort values include more housing, leaving no existing business behind, enhanced connectivity, foster and promote identity, maintain and grow existing employment lands, and economic prosperity for all. He stated plan priorities include small business assistance, land acquisition, housing, developer assistance, community identity, environmental stewardship, blight remediation, and transportation. Manager Taylor shared the opportunity study area that focused on keeping future redevelopment near major transportation modes, enhance current employment lands, prepare for major regional transportation projects, remedy areas that are prone to environmental issues, enhance existing connectivity, fund major infrastructure projects to prepare for future growth, and meet community needs and desires. He stated tonight there are four key policy questions for consideration:

1. Does the Council agree with the plan vision?
2. Does the Council agree with the proposed goals and strategies?
3. Which impact option does the Council prefer?
4. Does the Council approve the proposed boundary?

Manager Taylor shared the recommended vision: the Core Opportunity and Reinvestment Area Plan is a guiding document in our community's effort to strengthen the social, cultural and economic vitality of central Tualatin by funding projects that improve the property values,

eliminates existing and future blight, and creates an active civic core. He spoke to goal one that addresses blight remediation and encourages and facilitates the development of historically underutilized and vacant parcels and buildings through direct or public-private partnerships. Manager Taylor shared two proposed projects for remediation including the 18970 Catalyst Project and Flood Mitigation efforts. He stated goal two is to enhance connectivity by providing residents, workers, and visitors access to a connected and efficient multi-modal system within, and to/from the area. Manager Taylor shared proposed projects for goal two including a main street corridor, trail system construction, and multi-access to hindered areas. Manager Taylor state goal three address multi use development and encourages and facilities attainable multi-family housing that is complementary to commercial development with expanded employment opportunities and life style amenities. He stated a proposed project targets historically vacant and underdevelopment land. Manager Taylor stated goal four addresses economic development that helps to establish opportunities for entrepreneurial growth and economic vitality. He stated goal five addresses community identity and cultivates a shared identity that represents the area's long standing traditions and culture while fostering community connections and a healthy relationship to the environment. He stated they will do this by creating more recreational opportunities and implementing community design plans. Manager Taylor stated proposed projects include the Tualatin River Plaza and Access Habitat Restoration Project and the Community Design Standard Master Plan. He stated remaining goals include industrial development, public utilities, flood mitigation, and environmental stewardship. Manager Taylor stated the plan document and projects can be changed throughout the life of the plan.

Consultant Howard spoke to the impact options. She shared the low community impact solution stating the maximum indebtedness would be \$53 million over a 21 year time frame which is \$39 million in today's dollars. Consultant Howard stated the major projects in the low impact scenario include the Main Street Corridor and the 18970 Catalyst Project which would assist 98 businesses, provide 19-37 housing units, improve 7% of the land, and improve 26 road miles. She stated the total net tax increment revenues would be \$66,484,549. Consultant Howard shared the high community impact option which includes a maximum indebtedness of \$139 million over 30 years which is \$81 million in today's dollar. She stated major projects would include the Main Street Corridor, 18970 Catalyst Project, Tualatin River Plaza, and trail development which would assist 119 businesses, provide 56-112 housing units, improve 25-37% of the land, build .7 trail miles, and improve 26 road miles. She stated the total net tax increment revenues would be \$164,595,865.

Manager Taylor shared the proposed boundary. He stated changes to the proposal include the removal of Bridgeport Village, eliminates quadrant two, removes the RV Park new build site, and expands the district right-of-way to include Tualatin Road, Martinazzi Avenue, 65th Avenue, and easements for trail systems. He stated next steps include a presentation to the Tualatin Development Commission on September 12, Planning Commission approval, and final adoption on November 28th.

Mayor Bubenik thanked those who were part of the working committee.

Mayor Bubenik asked if the Council agrees with the planned vision.

Councilor Brooks asked if blight can include environmental issues such as flooding and carbon off gassing to help build resiliency. Consultant Howard stated they will work to address that and look at how to incorporate that into the plan.

Councilor Pratt would like to see the vision include environment and bike and pedestrian improvements.

Councilor Brooks would like to see the arts included in the social and cultural portion of the plan.

Councilor Hillier would like to see the word engaged incorporated into the plan.

Mayor Bubenik asked if the Council agrees with the proposed goals and strategies. Council agreed with the goals and strategies.

Mayor Bubenik asked which impact option the council prefers. He noted the citizen committee would like to see the high impact option.

Councilor Brooks stated she is in favor of the high impact option as it seeks solutions that really work.

Councilor Pratt asked what the administrative cost is. Consultant Howard administrative costs are more since they are bigger projects and include the need to hire a staff position to manage these projects. Councilor Pratt stated she is in favor of the high impact option.

Council President Grimes asked what staff's recommendation is. City Manager Lombos stated staff is comfortable with the high impact option and feel it is a good investment.

Councilor Pratt asked if the overlying entities are ok with these options. Manager Taylor stated Tualatin Valley Fire District was part of the working group and was ok with it.

Council consensus was reached to move forward with the high impact option.

Mayor Bubenik asked if the council is okay with the proposed boundary.

Councilor Brooks stated the changes are very relevant and she is in favor of the proposed boundary.

Council consensus was reached on the proposed boundary.

3. 6:30 p.m. (30 min) – Council Meeting Agenda Review, Communications & Roundtable.

Councilor Hillier stated she attended the DEI work group meeting.

Councilor Pratt stated she attended the Concert on the Commons and the Clackamas County Metro-Sub Committee on Regional Flexible Funds Allocation.

Councilor Sacco stated she attended the Core Area Reinvestment Area meeting, the Diversity Equity and Inclusion Planning Committee meeting, and the Tolling Diversion Sub Committee meeting.

Councilor Brooks stated she attended the Policy Advisory Board Committee meeting, did research on the climate discussion from the executive session, met with the Water Consortium, and attended the Concert on the Commons.

Council President Grimes stated she attended the Concert on the Commons and congratulated staff on a successful season.

Mayor Bubenik stated he attended the Core Area Reinvestment Opportunity meeting and the Washington County Coordinating Committee meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 6:50 p.m.

Sherilyn Lombos, City Manager

Nicole Morris

_____/ Nicole Morris, Recording Secretary

Nancy Grimes

Nancy Grimes (Oct 4, 2022 11:32 PDT)

_____/ Nancy Grimes, Mayor Pro Tem








CC WS Minutes 8-22-22

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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 7:00 p.m.

Pledge of Allegiance

Announcements

1. Public Health Announcement

Councilor Brooks reminded residents to check on their vaccine updates as students head back to school.

2. Tualatin Library Foundation Vine2Wine Event

Library Director Jerianne Thompson and Tualatin Library Foundation President Royce Hermens announced the Vine2Wine event to be held on September 18 at the Tualatin Library.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda 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

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of August 8, 2022
2. Consideration of **Resolution No. 5640-22** Authorizing the City Manager to Execute an Intergovernmental Agreement with Metro for a Clean-Up Grant; and Appropriating Special Purpose Revenues in the City's General Fund During the FY 2022-23 Budget
3. Consideration of **Resolution No. 5641-22** Authorizing the City Manager to Execute a Deed Acquiring Property for Basalt Creek Parkland
4. Consideration of **Resolution No. 5642-22** Authorizing the City Manager to Execute an Intergovernmental Agreement with Metro for Basalt Creek Parkland Acquisition using 2019 Parks and Nature Bond Measure Local Share Program Funds; and Appropriating Special Purpose Revenues in the City's Park Development Fund During the FY 2022-23 Budget

General Business

1. Climate Friendly and Equitable Communities Status and Next Steps

Management Analyst Cody Field presented information on whether the City should formally join the City of Springfield, and at least seven other cities, pursuing legal action seeking to delay implementation of the Climate Friendly and Equitable Communities rules. He stated the cost of the litigation will be divided between the participating cities based on the size of each city's budget. Management Analyst Fields presented background information on the rules stated the CFEC rulemaking effort was initiated by the Oregon Land Conservation and Development Commission in 2020, in response to Governor Kate Brown's Executive Order 20-04, directing state agencies to take actions to reduce and regulate greenhouse gas emissions. He stated the new rules impact the way Tualatin will manage its parking mandates and the amount of time, effort, and analysis required to update the City's transportation system plan, which will likely lead to an increase in costs and staff time. Analyst Fields stated there are three options for the city to consider tonight:

- a. Join in the City of Springfield's legal challenge to the CFEC rules and contribute financially to the cost of litigation.
- b. Not join the legal challenge (note: staff will stay engaged with LOC to ensure we are aware of the state of the legal action and will continue to keep you all apprised).
- c. Consider other strategies - such as "working with state legislators to enact modifications to the adopted CFEC rules."

Acting City Attorney Chris Crean stated there are at least seven cities that have publicly committed to challenging the rules and several others who have made preliminary decisions to that affect.

Oregon Department of Land Conservation and Development (DLCD) Climate Mitigation Planner Evan Manvel shared context to the rule making decision. He stated there are three parts to the rules: to make Climate Friendly Areas, updates to parking mandates, and changes to Transportation System Planning. Planner Manvel stated the City of Tualatin does not have to make Climate Friendly Areas as it has already been done as part of the Town Center. He stated many cities are choosing to hire consultants to address parking reform and the costs have varied based on city size. Planner Manvel stated the Transportation System Planning costs have typically been covered by the state through ODOT and they have no set timelines at this time. Planner Manvel stated DLCD will continue to go to the legislature to ask for funding to help implement the new rules. Planner Manvel stated the commission is open to adjusting the rules as needed and are monitoring the implementation.

Mayor Bubenik stated the focus of the discussion tonight is on whether to join the lawsuit to ask DLCD to help fund the effort before requiring these rules to be implemented. He stated there has been many unintended impacts to surrounding cities such as Cornelius being included in the Traffic Study because of the way transit is laid out. He stated Hillsboro and Cornelius have joined the lawsuit and Sherwood will be considering at their upcoming meeting.

COUNCIL QUESTIONS

Councilor Reyes asked what surrounding cities have joined the lawsuit. City Attorney Chris Crean stated West Linn, Lake Oswego, and Hillsboro have joined and Sherwood is considering it.

Councilor Pratt asked if the purpose of the lawsuit is to delay the implementation. Attorney Crean stated there are three rules the court will consider when a rule is challenged to invalidated it being that it is unconstitutional, exceeds the scope of the agencies authority, or the correct procedures were not followed when adopted. He stated if any of those are met it would invalidate the rule and send it back to the agency, at which point they can correct it. Attorney Crean stated DLCD has not been responsive since the rules were adopted in January. He stated they don't think what was adopted reflects the concerns of local government and the goal is to have the rules returned to the agency so those conversations can occur.

City of Milwaukie Mayor Mark Gamba stated they will not be joining the lawsuit. He stated less than 10% of their city would fall under the required parking minimums. Mayor Gamba stated they have already begun work on several of the climate items and will likely be receiving a grant to cover the expenses of additional items moving forward. He estimates their additional costs to be less than \$100,000 to complete the actions.

Councilor Sacco stated she feels conflicted as she agrees that swift climate action needs to be taken. Her concerns are that items on the list are not equitable to those in the most vulnerable communities. She would lean to looking to other options as a solution.

Councilor Brooks stated after the executive session she had more questions than answers so she reached out to surrounding cities. She would like to see this be more of a conversation than a lawsuit as that does not align with her values. Councilor Brooks would like to look to creative solution making to solve this problem.

Councilor Pratt asked how DLCD will work with cities this is cumbersome to. Planner Manvel stated the rule is not one size fits all as there are exemptions and stricter rules varying by city sizes. He stated there is a provision where Metro can come up with their own solution for parking. Planner Manvel stated there is flexibility to reopen the rules as development happens.

Councilor Reyes asked the Mayor to state the problem and the solution for the audience. Mayor Bubenik stated this is an executive order to establish Climate Friendly and Equitable Communities. He stated the frustration from cities is in the rule making process and the fact that cities concerns were not incorporated in the rules, timelines on these new requirements, and issues with parking requirements for developments within a half mile of frequent transit. Mayor Bubenik stated the lawsuit would put a pause on the rules as they work through addressing their concerns related to funding, timelines, and community impacts. Councilor Reyes stated she is in support of Climate Friendly Communities but wants to make sure the equity concerns are addressed.

Council President Grimes stated she would like to pause the rules so there can be time to make the necessary changes and accommodations so the rules can be successful.

Mayor Bubenik stated the city does not have staff to address these new rules. He agrees with the goals but not the implementation. Mayor Bubenik stated Metro's plate is full and he does not see them addressing this in the future. He stated he would like to join the lawsuit.

Councilor Hillier stated if she felt like DLCD had the desire to make the changes they would have already done it. She has concerns with their good faith and how a negotiation would go with DLCD.

Councilor Pratt expressed concerns with how a lawsuit could affect a relationship with DLCD.

Councilor Brooks stated she would rather pay a lobbyist to gather support around this instead of joining a lawsuit. She doesn't feel it is the best way to move forward and build good repore with partner agencies.

Motion to have staff bring back a resolution to authorize the city to participate in the coalition of cities challenging the State's Climate Friendly and Equitable Communities rules made by Council President Grimes, Seconded by Councilor Hillier.

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

Voting Nay: Councilor Brooks, Councilor Pratt, Councilor Sacco

MOTION PASSED

Councilor Brooks asked what outcome measures would make the Council more comfortable before taking a final vote on the item at the next meeting.

Council Communications

Councilor Brooks stated she plans to attend the Tualatin Chamber of Commerce Key Leaders Breakfast to be held on September 8.

Councilor Hillier invited the Community to attend the upcoming Inspiring Truth Event at Rolling Hills. She stated more information can be found on Eventbrite.

Adjournment

Mayor Bubenik adjourned the meeting at 8:15 p.m.

Sherilyn Lombos, City Manager



_____/ Nicole Morris, Recording Secretary



Nancy Grimes (Oct 4, 2022 11:34 PDT)

_____/ Nancy Grimes, Mayor Pro Tem








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