



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR AUGUST 10, 2020

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

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### Work Session

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

#### 1. Urban Renewal Feasibility Study Update

Economic Development Manager Jonathan Taylor introduced Consultants Elaine Howard and Nick Popenuk who presented on the Urban Renewal Feasibility Study. The consultants presented a brief background on the feasibility study and how areas are determined feasible or not. Currently they are evaluating two study areas: Study Area One: North District and Study Area Two: Basalt Creek.

Councilor Pratt asked how timing works with areas that are not currently part of the city. Consultant Howard stated the Council may form an Urban Renewal Agency (URA) within city limits and areas outside city limits but within the urban growth boundary, which would then require County approval.

Councilor Pratt also asked how long it would take to form study area one. Consultant Howard stated approximately 6-8 months.

Councilor Kellogg asked what the approach is to engage the community. Consultant Howard stated an advisory committee would need to be formed and meet a minimum of three times. She noted community visioning could be conducted by a planning firm.

Councilor Kellogg asked what notice is given to the public and how would they provide feedback. Consultant Howard stated there are three required formal meetings for adoption of an Urban Renewal Plan which includes a formal meeting with the URA, the Planning Commission, and a public hearing with the City Council.

Councilor Morrison asked for clarification about the financial capacity of study area one. Consultant Popenuk stated a \$100 Million is the amount the URA would have available to spend on projects from the annual tax increment finance revenue over a 10-20 year period.

Manager Taylor asked for further explanation of tax increment financing for the URA. Consultant Popenuk explained there is already some assessed value in the URA that is the frozen base. He noted overtime the value will grow and the taxes from the frozen value will continue to go to the overlapping tax districts.

Councilor Brooks asked what other cities do with urban renewal dollars. Consultant Popenuk stated most URA's have a clear vision that can include items such as pipes and pavement, performing arts centers, parking garage structures, business revitalization, affordable housing, or trails.

Councilor Brooks asked if a URA could support greenspaces. Consultant Howard stated it could.

Mayor Bubenik asked when the reports would be available. Consultant Popenuk stated the reports are fully drafted and will be released after Council comments have been received.

Mayor Bubenik asked if meetings could be held virtually for a URA and expressed concerns with stakeholder involvement in that format. Consultant Howard stated meetings could be held virtually. Manager Taylor stated the city has a great contact list from work done on the Tualatin 2040 project that could be utilized for outreach.

Council consensus was reached to have more detailed proposals prepared for both study areas.

Councilor Morrison asked if there is a timing issues to study both areas. Manager Hurd-Ravich stated both areas could be done at the same time. City Manager Lombos noted study area one would require more time for project development and that study area two is straightforward.

## **2. Parks Asset Costs**

Parks and Recreation Director Ross Hoover presented the Parks Asset Costs Assessment. He explained the condition ranking for the parks and the breakdown of the 739 assets within the parks system. Director Hoover stated the capital needs for the 140 amenities ranked five totals \$7,485,860 and the 170 amenities ranked a four totals \$4,077,165. He stated the goal is to get these amenities replaced or renovated over the next five years. Director Hoover stated the approach for all the projects is safety, ADA equity and access, environmental sustainability improvements, and operational sustainably. He stated the next step is to look at other communities who have dealt with this type of challenge, assess different funding mechanisms, and review the National Community Survey results.

Council President Grimes asked if this is covered in the budget. Director Hoover responded some of it is and the reminder is a capital need that will need separate funding. City Manager Lombos added stated these items would need to be part of the Capital Improvement Plan and noted there is not typically enough funding for all of the city needs.

Councilor Pratt asked how we go about handling safety issues. Director Hoover responded amenities with safety issues are closed.

Councilor Reyes asked how this will be funded. Director Hoover stated staff will be back with ideas on how other cities have replaced aging amenities.

Councilor Brooks inquired about products for a more modern, durable, efficient, and sustainable infrastructure. Director Hoover stated environmental sustainability is one of the key criteria to make a significant improvement in the parks.

Councilor Pratt stated she would like to see maintenance costs included in future budget numbers so the city does not get back to this place. Director Hoover stated a dedicated ongoing source would need to be identified for asset replacement.

Councilor Kellogg asked what percentage of the costs are not included in the estimate. Director Hoover responded studies have not been done on certain items yet to be able to identify a dollar amount for such items as design and engineering.

Councilor Kellogg asked if building new items will exacerbate the issues we currently have. Director Hoover responded new amenities and assets would take 20 plus years before replacement.

Mayor Bubenik agreed he would need clarity on costs before deciding on a funding mechanism.

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

Councilor Pratt stated she attended the AARP Oregon Age Friendly Housing webinar, the Tualatin Community Police Foundation meeting, and a town hall call with Representative Suzanne Bonamici.

Councilor Reyes stated she attended a presentation on the I-205 Tolling Project and the C4 meeting.

Councilor Brooks stated she attended a local leaders meeting, the Representative Suzanne Bonamici call, and the Community Action Network meeting.

Councilor Kellogg stated several local business owners are struggling and is looking forward to the next Council Meeting to discuss the size and scope of the next stimulus plan.

Councilor Morrison stated he attended Representative Suzanne Bonamici town hall.

Council President Grimes reiterated the opportunity for people to give public testimony and comments for the I-205 Tolling Project.

Mayor Bubenik stated he attended the following meetings and events: the AARP Age Friendly Housing webinar, the Obama Foundation webinar, and the Washington County Chair Mayor's meeting.

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

Sherilyn Lombos, City Manager

Teresa Wegscheid / Teresa Wegscheid, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor

Signature:   
Teresa Wegscheid (Sep 29, 2020 10:08 PDT)

Email: [twegscheid@tualatin.gov](mailto:twegscheid@tualatin.gov)

Signature: 

Email: [fbubenik@tualatin.gov](mailto:fbubenik@tualatin.gov)









# CC WS Minutes 8-10-20

Final Audit Report

2020-09-29

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