



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR OCTOBER 26, 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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Mayor Bubenik called the meeting to order at 5:03 p.m.

### **1. *Our Home, Our Health Event Recap.***

Senior Planner Karen Perl Fox and Policy Analyst Garet Prior presented a recap from the Our Home, Our Health event. Analyst Prior stated the goal of the meeting was to further relationships with the Diversity Task Force and provide an inclusive space for discussions about severe rent burden. Planner Fox stated this meeting also helped to meet state requirements about rent burden discussions in Tualatin. Analyst Prior stated the presenters at the event consisted of a diverse group of panelists. He stated feedback on barriers included citizens falling into the gap where they make too much for assistance but not enough to survive, citizens having to make a choice between food and rent, and fear of government or not being invited into conversations. Feedback on solutions included rent assistance or control, new affordable housing, and a solution for housing instability. Planner Fox stated questions presented to the group were about opinions on homeownership and the city's analysis of new development.

Councilor Pratt stated she attended the meeting and was really impressed with everyone who spoke and attended.

Councilor Brooks stated she attended and appreciated the presentation. She stated the health and home overlap is important. Councilor Brooks stated she looks forward to continuing these conversations.

Mayor Bubenik stated Community Action is a great local organization to provide assistance in this area. He would like to see this advertised more. Mayor Bubenik stated housing stability is important for citizens and looks forward to the continued work on this topic.

### **2. *Tualatin 2040 Implementation.***

Planning Manager Steve Koper presented an update on the Tualatin 2040 implementation. He provided a brief recap on the project to date and reviewed why we have a comprehensive plan. Manager Koper shared some examples of the reorganized comprehensive plan. He stated community input opportunities have been made available at Planning Commission meetings. Manager Koper stated the final review will happen at a public hearing on December 7, 2020 at the City Council meeting.

Councilor Brooks stated she is happy to see this simplified and easy to understand. She thanked members of the Planning Commission for their work on this project.

Mayor Bubenik stated the way the new Comprehensive Plan is laid out is valuable in helping the community understand the Council's vision.

### **3. Parks Condition Assessment and Funding Discussion.**

Parks and Recreation Director Ross Hoover and Park Development Manager Rich Mueller presented an update on parks funding. Director Hoover recapped the condition of the park system and shared examples of conditions and replacement costs at various parks. He stated funding options could include a utility fee, a levy, or a bond. Director Hoover provided examples of what a utility fee could cover and a breakdown of rates at \$2.00, \$5.00, and \$10.00 a month and what they would produce on a yearly basis. Director Hoover shared examples of what a potential bond or levy could cover including replacement of the field at the high school, Brown's Ferry Bridge replacement, and a boat launch at Community Park. He stated a general obligation bond at \$0.25 per \$1,000 of assessed value could result in a \$20,000,000 bond over 20 years. He added a local option levy at \$0.10 per \$1,000 assessed value would produce \$465,000 of revenue. Director Hoover noted a bond is collected upfront and a levy is collected over time.

Councilor Pratt asked how long it will take category one to three projects to reach a level four or five. Director Hoover stated a category one project can last up to 30 years and you go down from there. Councilor Pratt asked if the levy revenue is an annual amount. Director Hoover stated it is. Councilor Pratt stated the community assets need to be cared for and the council needs to figure out how to get ahead on maintenance.

Councilor Kellogg asked if previously unknown costs have now been built in. Manager Muller stated a percent has been added for design to projects rating four or five. He noted facility renovations, natural resource restoration or maintenance, some ADA costs, and irrigation projects where not included in the projections. Councilor Kellogg asked if there were any additional unallocated costs. Director Hoover stated there are some estimates from the Parks Master Plan that have been included.

Councilor Kellogg asked if there are restrictions on the use of funds in a bond or levy. Director Hoover stated a bond could not fund staff costs but a levy could. He stated a levy is more flexible in how it is used.

Councilor Kellogg stated he is uneasy about a blanket utility fee and would rather look at a levy.

Councilor Morrison asked what was spent last year on parks maintenance. City Manager Lombos stated some of it is nested into the capital improvement plan and the operating budget so it would be hard to give an exact number.

Councilor Morrison expressed concerns with utility bills increasing any further and how little funding it produces. He would like to see the city move forward with a bond or levy as it would produce the actual revenue the city needs.

Councilor Pratt agreed a bond or levy is necessary. She added she would like to see a small utility fee so there are multiple sources of revenue.

Councilor Brooks stated she would like to see a bond and utility fee. She doesn't want to keep pushing these maintenance issues further down the road.

Council President Grimes asked if a bond or levy would create a tax compression issue and if a levy could be borrowed against to have projects immediately done. Finance Director Don Hudson stated a bond is the only way to get money up front to receive capital. He stated a local option levy could potentially create compression but noted we currently have room in the rate.

Council President Grimes stated there needs to be a multi-layer approach to funding. She stated there needs to be a small utility fee and either a bond or levy.

Councilor Reyes does not want to do both a bond and utility fee as it would be a big hit to the wallets of citizens.

Mayor Bubenik reminded the Council polling was done earlier this year and citizens where opposed to a levy. He noted the message needs to be refined and further research needs to be done on short and long term funding strategies.

Councilor Brooks stated she would like to see more information on a \$2.00-5.00 utility fee. Councilor Reyes and Pratt agreed.

Councilor Kellogg stated he would rather see funding through a public vote.

Mayor Bubenik showed support for a utility fee from \$2.00-5.00.

Council President Grimes asked if there is a way to make the fee apply to different income categories of people. Director Hudson stated they would have to further research that option.

Council consensus was reached to have staff bring back further information on a utility fee ranging from \$2.00-5.00.

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

Sherilyn Lombos, City Manager

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