



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR JULY 26, 2021

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

Absent: Councilor Christen Sacco

Mayor Bubenik called the meeting to order at 5:30 p.m.

1. Basalt Creek Parks and Recreation Plan Update.

Parks and Recreation Director Ross Hoover and Parks Planning Manager Rich Mueller presented on the Basalt Creek Parks and Recreation Plan. Director Hoover stated the concept plan has been adopted for the Basalt Creek area and it is now time to develop a plan for parks in the area. Manager Mueller stated the Parks and Recreation Master Plan suggested acquiring 10-20 acres of park space and additional land for greenways and nature parks. He stated the purpose of the plan is to expand the community parks and recreation needs while addressing needs of new residential and employment areas. Manager Mueller stated they have completed developing acquisition criteria, public outreach, analyzing potential locations, a market study, and a proposed acquisition approach. Director Hoover spoke to next steps in the planning process including the development of preliminary design options, continued public outreach and engagement, refinement of the Park and Trail Design Program, and a draft Basalt Creek Parks and Recreation plan. He spoke to potential funding options including bonds, levies, SDCs fees, grants, and Local Improvement Districts.

Councilor Pratt asked how many acres Tualatin Community Park is. In addition, she asked if the 10-20 acres includes trails. Director Hoover stated it is unclear what is included at this point as public outreach will drive what the needs are.

Councilor Pratt asked about potential funding and any funding that is available now. Director Hoover stated some potential sources of funding have been identified through the Metro Bond Program.

Council President Grimes asked if it is possible to borrow against future SDC's for purchase of land if there is an immediate need. She asked how parties who have land the city would need for parks would go about connecting with the city. Director Hoover stated he expects through ongoing discussions with the community that property owners with desired lands will come forward. Director Hudson stated you can borrow against future SDC's but there are restrictions on timing.

Council President Grimes asked if the canyon is county owned. Director Hoover stated the county has acquired some of the land while preparing to build the Basalt Creek Parkway but noted it is not near the canyon.

Councilor Hillier asked if available resources for the area, both positive and negative, would be presented for the community to hear. Director Hoover stated all of the information will be available during community discussions.

Councilor Brooks stated she appreciates the community engagement that has been done to date. She asked how the community will be able to understand the area better since it is a private area. Director Hoover stated photos of the area will be shown so the public can see the canyon. He stated they are also working with residents to host onsite focus groups.

Councilor Reyes would like to see more visuals of what the area looks like now and what it can be.

Mayor Bubenik asked if the acquisition of parks includes or excludes the amount of land a developer uses for parks. Director Hoover stated it does not include developers land.

Mayor Bubenik asked about the industrial areas and the small parks associated with those and how they are developed and acquired. Director Hoover stated that will be done through the SDC process where developers can request a credit in turn for developing those smaller parks.

Mayor Bubenik expressed concerns with the cost of land in the area and the rising costs as time goes on. Director Hoover stated staff is informed on the pricing on the area and they will continue to move the process forward.

2. American Rescue Plan Act Discussion.

Director Hudson presented updates on the American Rescue Plan Act (ARPA) funding. He presented a brief overview on ARPA funds available for individuals and families, businesses, education, and health care. Director Hudson spoke to eligible uses for state and local fiscal recovery funds including responding to the public health emergency and negative economic impacts, revenue loss, premium pay for essential workers, and water, sewer, and broadband infrastructure. He stated determinations for eligibility for assistance include an experienced negative impact from the pandemic, services in a Qualified Census Tract (QCT), unemployment or food insecurity, and a negative economic impact on a population or group. Director Hudson stated he met with neighboring communities and local partners where they discussed Washington County's Steering Committee's principles and framework and their identified investment areas for distribution of funds. He shared what neighboring communities such as Beaverton, Forest Grove, Cornelius, Hillsboro, and Tigard have done to date. Director Hudson spoke to the distribution of funds to the city. He noted the City is slated to receive \$6,179,536, via two payments in July 2021 and July 2022. Director Hudson presented proposed guiding principles for the distribution of funds including alignment with council vision and priorities, one-time programs and projects, leveraging multiple funding sources, being innovative and strategic, seeking partnerships and collaborative solutions, and collaborating with local partners. He stated proposed investment areas include infrastructure, support of community based organizations, assistance to households, small business and impacted industries programs, revenue replacement, and coordination with local partners.

Councilor Brooks would like to see infrastructure be prioritized and look into how funds can be utilized towards climate action planning.

Councilor Pratt would like to see a contingency fund set aside like the County is doing for unforeseen circumstances. Director Hudson stated the city has until December 2024 to spend the funds so there is plenty of time to be strategic and not rush into projects.

Councilor Reyes would like to provide support to non-profits. She agreed with the proposed investment areas. She asked if funds can be used for community gatherings. Director Hudson stated a singular community event may likely be qualified but he will need to explore it further.

Councilor Hillier wants to make sure the city identifies barriers to access and understands the impacts to different community groups affected by the pandemic.

Council President Grimes would like to focus on infrastructure, small business grants, a contingency fund, and donations to non-profits. She would like to see some ongoing vaccination clinics in the area and potentially working with non-profits to hold them. City Manager Lombos stated Washington County Health Services will have a mobile vaccination clinic every Tuesday at Atfalati Park and different locations within the city.

Mayor Bubenik stated based off conversations with other cities, infrastructure and sticking to their council priorities are top goals.

Councilor Brooks would like to work with the Meals on Wheels program and getting them running back in person.

Adjournment

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

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor