



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR DECEMBER 13, 2021

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

Absent: Councilor Bridget Brooks, Councilor Cyndy Hillier

Call to Order

Mayor Bubenik called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Moment of silence for those who have lost their lives to COVID-19

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Council President Grimes, Seconded by Councilor Pratt.

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

Absent: Councilor Reyes

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of November 22, 2021
2. Consideration of **Resolution No. 5586-21** Awarding the Contract for Construction of the Tualatin Road (Sweek Drive to Community Park) Phase 2 Project, Part of the Tualatin Moving Forward Bond Program
3. Consideration of **Resolution No. 5587-21** Authorizing the City Manager to Execute an Amendment to an Intergovernmental Agreement with Clean Water Services for the Martinazzi Sanitary Sewer Upsizing Phase 1 Project

Special Reports

1. Equitable Housing Solutions Meeting (Severely Rent Burdened Public Meeting) Recap

Senior Analyst Karen Fox presented the Equitable Housing Solutions meeting (Severely Rent Burdened Public Meeting) recap. She stated the event goals included identify the causes and solutions to severe rent burden in Tualatin, the introduction of the Housing Production Strategy, and to meet state requirements. Analyst Fox explained Severe Rent Burden and HB 4006 and

its requirements. She shared outreach methods and their results for the event. Analyst Fox stated program events included a poll, a presentation on the Housing Production Strategy, and a moderated panel with equitable housing experts. She stated event takeaways included a strong positive interest from the all participants and the importance of continuing to build relationships with partners. Analyst Fox stated next steps include working on an Equitable Housing Funding Plan, gathering housing capacity, and evaluating a strategic actions plan.

Council President Grimes asked how information on severely rent burdened individuals is gained. Analyst Fox stated data comes from the Housing Needs Analysis and state data.

Councilor Pratt expressed concerns with the small percentage of attendees who are actually severely rent burdened. She thanked staff for using outreach methods that were outside of digital resources.

Mayor Bubenik encouraged staff to continue going out into the community and hosting pop up events to reach those who are severely rent burdened.

Council President Grimes asked if staff has the ability to determine areas of severe rent burden so outreach can be target in those areas. Analyst Fox stated a list of neighborhoods and apartment buildings where generated during the Housing Production Strategy.

Councilor Reyes asked how our numbers compare to surrounding cities. Analyst Fox stated Tigard is also a severely rent burdened city.

Public Hearings - Legislative or Other

1. Consideration of **Ordinance No. 1463-21** the Planning Commission's Recommendation on Amendments (PTA 21-0002) to the Tualatin Development Code to Implement Oregon Middle Housing Code Requirements (HB 2001)

Assistant Community Development Director Steve Koper presented middle housing code amendments. He stated the project purpose was to build a greater diversity of housing types in Tualatin. Director Koper stated objectives included the removal of code barriers to different housing types, removal of any subjective development code requirements for middle housing, and coordination with recent rules related to housing. He stated these updates come from HB 2001 that intended to expand housing options across Oregon. Director Koper shared the project schedule. He stated public feedback included concerns and strategies centered on parking, housing infill, maintenance, environment and infrastructure safety, and housing choices and certainty. Director Koper shared a summary of code updates. He shared public outreach efforts for the draft and final code amendments.

Planning Commission Chair Bill Beers stated the commission has unanimously recommend approval of the proposed amendments.

Mayor Bubenik stated exhibit one outlines the requirements of the hearing.

PUBLIC HEARING

None.

COUNCIL QUESTIONS

Councilor Pratt asked for clarifications on what subject for review means. Director Koper stated it means the use itself is allowed but still has to comply with the standards that have to be reviewed.

Councilor Pratt asked about design standards for middle housing. Director Koper stated the standards are to ensure these housing types match other single family dwellings.

Councilor Pratt stated she is concerned with HB 2001 requiring the city to adopt less restrictive parking requirements. Director Koper stated if we don't have a complaint code then we would have to adopt state standards. He stated her complaint is valid with parking.

Council President Grimes stated she appreciates the work of staff and the planning commission for translating the requirements of HB 2001 and applying them to the city in the best way possible.

Councilor Reyes asked if there are examples of cottage clusters in the area. Director Koper stated the city has not received any applications at this time to share.

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

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

MOTION PASSED

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

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

MOTION PASSED

Motion to adopt Ordinance No. 1463-21 on amendments (PTA 21-0002) to the Tualatin Development Code to implement Oregon Middle Housing Code Requirements (HB 2001) made by Council President Grimes, Seconded by Councilor Sacco.

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

MOTION PASSED

General Business

1. Tualatin Moving Forward Fourth Annual Report

Principal Transportation Engineer Mike McCarthy presented the fourth annual Tualatin Moving Forward report. He stated in 2021 six more projects have been completed and 14 additional are underway. Engineer McCarthy stated highlights for this year include the completion of the Garden Corner Curves, Sagert St and 72nd Ave, 95th Ave and Avery St, and Tualatin Road from Sweek Drive to Tualatin Community Park. He stated Neighborhood Safety Improvement Projects included locations at Boones Ferry Road at The Commons, Boones Ferry Road at Arapaho St, Hazelbrook Road at Jurgens Park, and Nyberg Ln at 57th Ave. Engineer McCarthy stated the project at Martinazzi and Sagert is nearing completion of the addition of a new traffic signal, sidewalks, and bike lanes. He stated projects for next year include Boones Ferry Corridor

sidewalk and bike lanes, Avery St. at Tualatin-Sherwood Rd: fill a 300-foot sidewalk gap along the south side of Avery St., Martinazzi Ave. at Mohawk St: install pedestrian-activated flashing beacons at the crosswalk across Martinazzi Ave., 67th/68th Avenues loop at Stoneridge Park: to add pedestrian improvements as identified by community members, Martinazzi Ave at Fred Meyer Driveway: upgrade corners and bus stop to meet ADA standards, and Sagert St. Bridge/I-5 Walkway: install improvements to help people walking and biking across the bridge. Finance Director Don Hudson stated the program total is \$24 million as additional funds were acquired through bonds being sold at a premium and interest earned on idle funds. Engineer McCarthy shared news coverage the program has received. He shared a video that was produced in Spanish for the program.

Councilor Pratt stated she appreciates the programs focus on safety. She brought up concerns with the lack of a walking path on the entrance to Fred Meyer. Engineer McCarty stated staff can work with them on improvements.

Councilor Reyes asked if street lights are included in the program. Engineer McCarthy stated better lighting can be evaluated for certain areas.

Councilor Sacco expressed gratitude for the informational video for the Spanish speaking community.

Mayor Bubenik asked about Sweek project phase two and if the crosswalk in front of the heritage center that is buckled being included in the project. Engineer McCarthy stated the project only includes areas from the crosswalk to the park.

2. Consideration of **Resolution No. 5589-21** Authorizing the City Manager to Execute Settlement Documents Related to the National Opioid Litigation

City Attorney Sean Brady presented settlement agreements documents for the National Opioid Litigation. He stated the resolution tonight includes three documents: two participation agreements and a state allocation agreement. He stated the State of Oregon is set to receive a maximum of \$330 million, with Tualatin's total maximum being \$227,613 over approximately 18 years. He stated funds would be restricted to opioid abatement programs, to provide intervention, treatment, education, and recovery services.

Councilor Pratt asked for clarification on the distribution of funds. City Attorney Brady explained of the \$330 million 45% will be distributed to the State of Oregon in which they will establish a Fund Distribution Board and the other 55% will be distributed directly to Local Governments.

Councilor Sacco asked if there is a reason all cities would not agree to the settlement. City Attorney Brady stated the settlement is supported by all the litigating entities and the cities who participated in the group calls.

Mayor Bubenik asked if there is a reason why the city would not agree to signing this. City Attorney Brady stated the only reason to not sign would be if the city had interest in suing separately.

Councilor Sacco stated these funds are a good start to prevention in the area.

Councilor Reyes agreed these funds will be great for prevention education in the community.

Motion to adopt Resolution No. 5589-21 authorizing the City Manager to execute settlement documents related to the National Opioid Litigation made by Councilor Pratt, Seconded by Councilor Sacco.

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

MOTION PASSED

3. Consideration of **Ordinance No. 1462-21** Related to Parking; and Amending Tualatin Municipal Code Chapter 8-1 to Delegate Authority to the City Manager to Regulate Parking at City Offices and Library Parking Areas, and All City Employee Parking

Deputy City Manager Megan George presented an ordinance related to parking. She stated with the current transitions in city facilities staff learned the authority of parking in the area is with the city council. She stated this ordinance would delegate authority to the City Manager to regulate parking near city offices and the library and regulate employee parking. Manager George stated the ordinance regulates the processes for which parking could be modified.

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

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

MOTION PASSED

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

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

MOTION PASSED

Motion to adopt Ordinance No. 1462-21 related to parking; and amending Tualatin Municipal Code Chapter 8-1 to delegate authority to the City Manager to regulate parking at City Offices and Library Parking Areas, and all city employee parking made by Council President Grimes, Seconded by Councilor Reyes.

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

MOTION PASSED

Council Communications

Mayor Bubenik wished everyone a Happy Holidays.

Adjournment

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

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor