



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR APRIL 24, 2023

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

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

1. 2024-2028 Capital Improvement Plan Review.

Management Analyst Cody Field presented the 2024-2028 Capital Improvement Plan (CIP), which prioritizes funding for various projects including new infrastructure, master plans, vehicles and equipment, and technology. He stated the CIP serves to coordinate projects, plan for necessary rate adjustments, create an approved list for grants and System Development Charge (SDC) funding, and prioritize limited funding. Analyst Fields stated the document is organized by project summary category or funding source, and includes an unfunded projects list in the back, categorized by awaiting funding or further project development. He stated the document is a fluid planning tool, and shared the total project costs by category, highlighting projects in facilities, parks, transportation, and utilities. Analyst Fields mentioned the CIP process will transition to a new software program inside the city's Questica program, which will give the document a new look and feel. He stated next steps are adoption at the next council meeting.

Councilor Brooks asked whether PAB funding is being sought out for projects like the one at the Juanita Pohl Center. Analyst Fields stated that it is currently planned as a general fund project but staff can explore alternative funding sources for the project.

Council President Pratt asked if funding for master plan projects are included in the document. Analyst Fields responded that the projects from the plan are listed in the document.

Councilor Reyes shared positive feedback on the sidewalk improvements along Boones Ferry Road.

Mayor Bubenik inquired about the types of vehicles included in the replacement schedule, including the transition to electric vehicles. Analyst Fields stated a Vehicle Replacement Fund has been established and the vehicles are listed within that fund, including a transition to electric vehicles.

2. Riverfront Park Property Acquisition Due Diligence Presentation and Findings.

Parks and Recreation Director Ross Hoover and Parks and Planning Manager Rich Mueller presented information on the riverfront park property concept acquisition. Director Hoover stated the community expressed a strong desire for more riverfront access through the Parks Master Planning process, and shared the location of the proposed site. He added they have entered into a Purchase and Sales Agreement (PSA) with the property owners, and are currently in the due diligence process. Director Hoover stated this purchase aligns with Council goals and the Parks and Recreation Master Plan. Manager Mueller added that the due diligence process included an environmental assessment, encroachment survey, bridge inspection, water access

assessment, and park development study. Through this process, two issues were identified related to adjacent property access that can be mitigated. Manager Mueller shared the site design concept, and stated next steps include final council consideration on May 8th, property escrow, and title closing.

Council President Pratt asked if the existing bridge on the property would be extended. Director Hoover responded the bridge is a potential access point to the site, but the design at this time is still conceptual.

Councilor Sacco requested that the appearance of the backside of the Juanita Pohl Center be considered during the design process, and asked about the amount of onsite parking that could be included. Manager Mueller stated they are not far enough along in the process to determine how much parking would be onsite.

Councilor Sacco also mentioned there have been community discussions about ensuring that food options are considered in the project's development. Director Hoover stated that this will be part of the discussion when planning and community engagement begins.

Councilor Brooks asked about structural resiliency on the site with increasing flood levels and the sustainability of the natural habitats in the area. Director Hoover stated these considerations will be made as conversations around the site planning continue.

Councilor Gonzalez expressed a desire to see a turnaround included in the area.

Councilor Brooks emphasized the importance of mitigating drainage into the river.

Mayor Bubenik addressed concerns about traffic congestion in the area. Director Hoover responded that when a design and engineering team is brought on board, they will need to take those concerns into consideration as the project moves forward.

3. Council Meeting Agenda Review, Communications, and Roundtable.

Councilor Brooks stated she attended the Policy Advisory Board (PAB) meeting and the Tualatin Arts Advisory Committee meeting.

Councilor Sacco stated a grassroots effort has come together to put together a Pride Parade on June 3rd, 10am, at the Tualatin Commons.

Councilor Hillier gave a brief overview of the Washington County Youth Substance Use Collaborative, she noted it does not have city affiliation but stated they are doing important work. She announced the Winona Grange Free Family Fun Event that will be happening on April 29th, 1-4pm, at the Winona Grange.

Councilor Reyes stated she attended the Core Area Parking District meeting.

Council President Pratt stated she attended the C4 Metro meeting and the Climate Action Task Force meeting.

Mayor Bubenik stated he attended the USDOT Charging and Fueling Infrastructure seminar, the Washington County Mayors Luncheon, a Mayors meeting with Representative Walters regarding tolling, the Washington County Coordinating Committee meeting, the Washington County Mayors meeting with County Chair Harrington, the Clackamas County Caucus meeting at the

state capital, the Clackamas County Mayors meeting, and the Regional Tolling Advisory Committee meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 6:47 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor