



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR FEBRUARY 14, 2022

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

Absent: Councilor Maria Reyes

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

### **1. Boones Ferry Corridor Sidewalk and Bike Lane Project Update.**

Principal Transportation Engineer Mike McCarthy and Alta Planning and Design Consultant Katie Mangle presented the Boones Ferry Corridor Sidewalk and Bike Lane Project update. Engineer McCarthy stated incomplete sidewalks and bike lanes throughout the corridor create problems and make the corridor less safe for all who walk, bike, and take transit. He stated community feedback included people liking paths winding through the trees and away from the traffic, they noted areas without sidewalks, areas where bike lanes unexpectedly end, and bus stops not being fully accessible. Engineer McCarthy noted based on community input staff is recommending using additional available program funding from Tualatin Moving Forward for these projects. He stated \$7 million in investments will be made on Boones Ferry Road which is a 3 mile long corridor that will ultimately create a safe and continuous experience in the area. Engineer McCarthy stated the project will replace 3,085 feet of sidewalks, create 12,400 feet of new bike lanes, add 2 enhanced crosswalks, add 9 improved bus stops, rehabilitate 3,700 feet of pathways, and create 29 ADA compliant corner ramps. Consultant Mangle stated tonight's presentation kicks off the communication campaign. She stated signs will be placed where projects are slated to communicate with the community. Consultant Mangle stated public involvement will move to direct communication as the project moves into the construction phase.

Councilor Pratt stated she is excited to see safety improve in this area as there are schools and neighborhoods with children.

Council President Grimes stated she is glad to see so much community input. She asked if the city will have to work on easements with property owners that abut the projects along the road. Engineer McCarthy stated there will be areas where they will have to acquire easements and they have budgeted and accommodated for that in the schedule.

Councilor Brooks asked if there are plans for more buffering along the walking paths in the area. She asked if any of these projects can be supplemented with community development block grant funds. Engineering McCarthy stated staff can explore that as a grant option.

Councilor Hillier asked if there has been consideration of a pedestrian bridge so crossings doesn't hinder traffic in the area. Consultant Mangle stated pedestrian bridges generally work in high demand areas and she noted the demand in the area is evenly spread out so it is not a great option.

Mayor Bubenik stated he is hearing about a request for a light to be placed at Iowa Street so people can cross Boones Ferry Road. Engineer McCarthy stated they have reviewed the area and the traffic does not warrant adding a signal.

Councilor Sacco noted it is planned to put a light at Norwood once the new community is built and expressed concerns with an additional light being placed at Iowa Street.

Councilor Brooks asked what the value is for adding curb extensions at crosswalks. Engineer McCarthy stated it allows for pedestrians to cross faster.

## **2. 2021 Economic Snapshot and Prosperity Planning.**

Economic Development Manager Jonathan Taylor presented the 2020-2021 Economic Snapshot. He stated the vision for economic development in the city is a thriving and diversified economy that includes living wage jobs, increased tourism, and sustained financial stability for the whole community. Manager Taylor stated the real estate market has remained the same since 2019 with the retail market remaining at a 2.7% vacancy rate, the industrial market with a 2.5% vacancy rate, and the office market with an 11.7% vacancy rate. He stated the numbers are comparable to other suburbs in the region. Manager Taylor stated the unemployment rate is 2.6% compared to 3.5% in Washington County and 4% for the state. He stated last year the city had 148 new business licenses totaling 985 new employment opportunities. Manager Taylor stated in 2021 the city distributed \$1.2 million dollars in COVID relief funds. A survey was conducted with those who received funds and 93% are still in business and 89% of respondents stated they are still impacted by COVID-19. Manager Taylor stated in 2019 the city conducted an industry cluster analysis with 54% of our total workforce being represented by six clusters. He noted the average salary across traded clusters is \$76,000. Manager Taylor spoke to the different industry clusters. He stated the software technology cluster is 13% of the city's entire workforce with 3,991 people being employed in this cluster making an average of \$111,000. Manager Taylor stated the transportation logistics cluster makes up 11% of the city's workforce and employs 3,486 employees with an average salary of \$63,000. He shared Tualatin's pivotal cluster is the advanced manufacturing cluster and makes up 13% of Tualatin's workforce, employing 3,940 employees with an average salary of \$60,000. He noted food processing is the fastest growing industry in Tualatin. Manager Taylor stated the corporate and financial cluster makes up 5% of the workforce, employing 1,502 people with an average salary of \$84,000. He stated the health and wellness cluster represents 12% of the workforce, employees 3,676 with an average salary of \$66,000. Manager Taylor stated the city has three investment areas: 124<sup>th</sup> Corridor, Central Industrial, and the I-5 Corridor. He stated in the city last year there was \$180 million in completed projects, \$79 million under construction, and \$54 million of planned construction. Manager Taylor stated the SW Basalt Creek Development Area was adopted last year and is planned to be a \$55.5 million dollar investment over 30 years. He noted the area will be 717 acres of investment in industrial and commercial development. Manager Taylor stated the Council dedicated \$3 million from the Leveton Tax Increment District to the Herman Road expansion project. He stated it is still in design and property holder negotiations and has an estimated completion date of fall of 2023. Manager Taylor stated the Council will be reviewing the broader northern area of Tualatin to look at reinvestment into the area to bring it into alignment with the community vision.

Councilor Pratt asked about the retail square footage being more expensive in Tualatin than the Portland Metro Region. Manager Taylor stated it includes the boutique retail in Bridgeport Village so it inflates the price for the entire retail sector.

Councilor Brooks stated she is excited to see more about the Prosperity Plan in the future. She asked how Tualatin compares to the national average. Manager Taylor stated he will look into it and follow-up.

Mayor Bubenik asked about losing growing companies to adjoining communities. He asked if we will be able to attract new business and accommodate growth with future available lands. Manager Taylor stated Basalt Creek will help with the deficiencies in commercial and industrial development.

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

Councilor Pratt stated she attended the C4 meeting, the Council Committee on Advisory Appointments, and the Stafford Hamlet meeting.

Councilor Brooks stated she attended the Regional Water Providers Consortium meeting, the Policy Advisory Board meeting, and the Council Committee on Advisory Appointments meeting. She recognized February as Black History Month.

Councilor Sacco stated she met with the WRWC. She reminded everyone the Equity Committee is now accepting applications and noted the parks survey is now available.

Mayor Bubenik stated he attended the Westside Economic Alliance Board meeting, the Metro Mayors Consortium Transportation Committee meeting, the Washington County Mayors meeting, and the Washington County Coordinating Committee meeting.

**Adjournment**

Mayor Bubenik adjourned the meeting at 6:42 p.m.

Sherilyn Lombos, City Manager

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