



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JULY 10, 2023

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

Absent: Councilor Maria Reyes

Call to Order

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

Pledge of Allegiance

Announcements

1. Tualatin Science & Technology Scholarship

Councilor Hiller announced Kelly Tejada Castellanos as this year's recipient of the Tualatin Science and Technology Scholarship. She presented her with a certificate.

2. Tualatin Community Emergency Response Team (CERT) Emergency Preparedness Fair

Community Emergency Response Team (CERT) Membership Director Heather Schlachter presented information on the upcoming Tualatin Emergency Preparedness Fair to be held on Saturday, August 5th, 11am -3pm, at Tualatin Community Park and the Juanita Pohl Center. She stated admission is free.

Public Comment

Kent Drangsholt, of The Garages, requested the Council consider zoning changes so pickle ball courts can be built at their establishment. He presented a petition from 45 members supporting the request.

Eric TwoRivers supported the request for the allowance of pickle ball courts at The Garages.

Tom Widden, NW Pickle Ball Veterans, supported the request to have the courts put in at The Garages. He would like to see the Council support this request as it is a great activity for senior citizens in the community.

Consent Agenda

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

Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Hillier, Councilor Sacco, Councilor Gonzalez

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of June 26, 2023

2. Consideration of **Resolution No. 5714-23** Awarding a Contract for Stoneridge Park Construction Documents and Professional Services to Pacific Community Design
3. Consideration of **Resolution No. 5716-23** Awarding the Contract for Construction of Boones Ferry Corridor Phase 2 Improvements, Part of the Tualatin Moving Forward Program

Special Reports

1. Annual Report of the Tualatin Historical Society

Tualatin Historical Society President Ross Baker presented the organization's annual report. He mentioned the center has successfully recovered from the impacts of the pandemic, with activities and rentals returning, and an average of around 500 visitors per month. Mr. Baker highlighted various activities from the past year, including plays and musicals held at the center. He mentioned the transformation of Pioneer Days into History Day, which now includes information on the Ice Age, native people, and native plants. Mr. Baker stated membership has seen a slight decrease this year, but overall revenues and expenses are on track. He emphasized the continuation of programming to fulfill the center's mission for the upcoming year. The focus will be on restoring the Galbreath farm wagon, displaying an outdoor propeller from a 1952 military crash, and relocating the Ice Age water fountain from the Commons.

2. Tualatin Planning Commission Annual Report

Assistant Community Development Director Steve Koper and Tualatin Planning Commission Vice-Chair Janelle Thompson presented the Tualatin Planning Commission Annual Report. Director Koper stated the Planning Commission's primary role is to fulfill Goal 1 of Oregon's statewide land use planning program, which focuses on citizen involvement in the planning process. He highlighted the commission's accomplishments during the year, including one recommendation related to the adoption of the Core Opportunity Investment Area plan. Additionally, they completed one action item associated with the LAM master plan. Director Koper stated the Commission was actively engaged in various tasks, such as working on updates to the zoning code for the Basalt Creek Employment (BCE) area, implementing the City's Housing Production Strategy, and making necessary development code updates to meet legal requirements. They also discussed future updates to the water master plan and received informational presentations on the parks bond and the Climate Friendly and Equitable Communities rule.

The Council thanked members for their commitment to the city.

Public Hearings - Legislative or Other

1. Consideration of 2023 Water Master Plan update which includes updated System Development Charge (SDC) methodology and rates, along with corresponding Plan text and map amendments to the Tualatin Comprehensive Plan and Development Code.

Deputy Public Works Director Nic Westendorf, Senior Planner Erin Engman, and Zack Hazel of FCS Consulting presented the proposed updates to the Water Master Plan. Director Westendorf explained the Water Master Plan's purpose is to chart the city's water system's course for the next 20 years, identifying essential capital projects, and determine the required funding for construction and maintenance. He noted that the current plan was last updated in 2013.

Deputy Westendorf stated the city purchases water from Portland, and water demands in Tualatin arise from a mix of residential and commercial-industrial usage. He stated future water needs entail addressing increased summer demand, enhancing system resiliency, implementing proactive repairs and replacements, and supporting new development initiatives. Director Westendorf stated to develop the water master plan, various sources were consulted, including the emergency water plan, water supply strategy, conservation plan, seismic hazards evaluation, resiliency investigation, and the capital improvement plan.

Councilor Brooks asked about the conservation plan and how it will be developed with the City of Portland. Director Westendorf stated they will be working with them to make sure both entities plans align moving forward.

Director Westendorf stated there are 54 total projects in the plan. He highlighted several projects including water main replacements, storage and pumping, seismic improvements, repairs and upgrades, and the addition of generators at pump stations.

Mayor Bubenik asked about the seismic improvements to the Washington County pipeline. Director Westendorf stated it is a shared line that will be addressed as part of the water contract.

Consultant Hazel presented the proposed water rate and system development charge (SDC) increases. He provided an overview of utility rate making, stating that rates are set to cover the cost of services, including both operating and capital expenses. Consultant Hazel highlighted the capital improvement plan costs that include various projects amounting to \$50.3 million, covering items such as transmission upsizing and pump stations. He shared the revenue requirements summary, which outlined the costs related to water purchase, debt services, and rate fund capital. Consultant Hazel compared Tualatin's water bills with those of other jurisdictions, noting that Tualatin currently has the lowest rates. He explained how the SDC rates are calculated and shared both the current and proposed rates. He provided a comparison of Tualatin's rates with those of other jurisdictions for reference.

Councilor Brooks asked how the usage remains the same but the costs continues to increase. Consultant Hazel stated that demand was estimated at average growth.

Council President Pratt asked why the City of Portland's SDC rates are the lowest in the region. Director Westendorf stated he would have to further research why.

Planner Engman explained that as part of the water master plan update, there is a need to update Chapter 9 of the Comprehensive Plan and Development Code 74.610 to align with the changes. She stated the expanded goals and amendments have been incorporated into the comprehensive plan to ensure consistency. Planner Engman shared the proposed plan map amendment, which outlines the changes in the water master plan. Additionally, she presented the applicable criteria for the proposed amendment, ensuring that it meets the necessary requirements for implementation.

Tualatin Planning Commission Vice-Chair Janelle Thompson stated the commission heard the presentation at their May 18th meeting where they unanimously approved recommendation of the Master Plan and corresponding updates to the Comprehensive Plan.

Council President Pratt asked about the goal that speaks to the planning for future water sources. Director Westendorf stated through the process they heard the need for having a

backup water sources since our main source is so far away. He stated that goal captures that need.

Director Westendorf provided information about the public engagement process conducted for the water master plan. He highlighted that the main component of the engagement was an online open house, where citizens had the opportunity to provide feedback and share their thoughts on the plan. Director Westendorf stated several key takeaways were identified. He stated citizens were well-informed about the water system, and there was a strong emphasis on the importance of resiliency and redundancy in the water infrastructure. He noted the proposed rates were generally viewed as reasonable and received support from the community. Director Westendorf stated there was significant concern expressed about the lack of a backup water source, which is an important consideration for ensuring a reliable and secure water supply in the future.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS

Councilor Sacco asked how many people participated in the public outreach portion of the project. Director Westendorf stated there were about 300 unique visitors to the site.

Councilor Gonzalez asked if there was any water conservation outreach done to residential homes. He would like to include funding for a rebate program for residential homes who practice water conservations for irrigation. Director Westendorf stated a program like this would fit into a Water Conservation Plan, which will be looked at in the future.

Motion for first reading by title only of Ordinance 1476-23, amending the Comprehensive Plan, made by Council President Pratt, Seconded by Councilor Brooks.

Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Hillier, Councilor Sacco, Councilor Gonzalez

MOTION PASSED

Motion for second reading by title only of Ordinance 1476-23, amending the Comprehensive Plan, made by Council President Pratt, Seconded by Councilor Brooks.

Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Hillier, Councilor Sacco, Councilor Gonzalez

MOTION PASSED

Motion to adopt Ordinance 1476-23, amending the Comprehensive Plan, made by Council President Pratt, Seconded by Councilor Brooks.

Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Hillier, Councilor Sacco, Councilor Gonzalez

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MOTION PASSED

Council Communications

Council consensus was reached to bring the request for a zoning change for pickleball courts back at a future work session for discussion.

Council President Pratt highlighted events happening around the City, she stated they can be found on the city's website.

Adjournment

Mayor Bubenik adjourned the meeting at 8:38 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor