



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR APRIL 25, 2022

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Christen Sacco

Absent: Councilor Valerie Pratt, Councilor Cyndy Hillier

Mayor Bubenik called the meeting to order at 5:00 p.m.

1. Parks Funding Survey and Engagement Outreach Results.

Parks and Recreation Director Ross Hoover, Consultant Clark Worth, and Consultant John Horvick presented final opinion research results for Tualatin Parks Funding. Consultant Worth shared opinion research that has been conducted on this over the last two years. He stated there has been consistency in results. Consultant Horvick shared telephone survey results of 300 residents. He stated transportation remains the top issues for voters followed by crime and affordable housing. Consultant Horvick stated 80% of voters are satisfied with park and recreation services. He stated top parks funding priorities include upgrading lighting, restrooms, and safety features in existing parks. In addition, they would like to see new walking and biking trails that connect parks, schools, and shopping areas. The survey showed improving existing parks and trails was a higher priority than creating new parks and trails in the city. Consultant Horvick shared effective supporting messages and core messaging themes including connection, accessibility, nature, children, joy, and transportation benefits. He shared the National Sour Mood survey regarding their overall happiness, he stated for the first time Americans are showing they are not too happy, noting there has been a decline in Tualatin but the numbers are significantly better than statewide numbers. Consultant Horvick stated the mood right now with voters is negative and so it will be important to show the importance in this measure. Consultant Worth shared online survey results stating 890 people responded with 89% of respondents stating they use the parks several times per week or month. Consultant Worth stated improving current parks and trails citywide ranked the highest with priority projects including connecting trails, partnering with the school district for use of sport fields, setting aside land for the future, and access points to the river. He stated there is solid support for a parks funding measure with 41% voting strongly supporting and 28% supporting with questions. Consultant Worth stated when you combine the phone and online survey the priorities still remained clear. He reiterated the need to allocate money to create a walkable and bikeable community with interconnect trails, maintain the parks, and expand park access to parts of the community that lack them. He stated swing voter priorities include connected trails, park renovation, and playground equipment. Consultant Worth shared the testing results on dollar amounts for funding, stating support drops when an amount was mentioned. He shared what the success formula would need to be for the measure to pass including making it community driven, having something for everyone, identifying priority projects, being mindful most residents don't visit the parks regularly and think they are in good condition, and including the "right-size" funding ask. Consultant Worth shared different levels of a funding request stating \$125 annually polled unsuccessfully. He shared a chart that matches projects to funding requests, noting the projects on the list are spread citywide. Consultant Worth stated the game plan moving forward

is to sharpen the ask, develop a crowd-sourced project list, launch a branded public education campaign, organize a grassroots movement, capitalize on the Tualatin Moving Forward brand, and drafting a solid ballot title. He shared a timeline leading up to a November election date. Director Hoover stated staff is recommending the shared game plan by engaging the community in developing a project list and putting a package together to bring back to Council for approval.

Councilor Brooks asked about messaging and if it would be helpful to include information about deferred maintenance and how it affects overall happiness in the City of Tualatin. Consultant Horvick stated the average voter wants to hear something optimistic and how it will benefit their lives. He stated that specific messaging would be good for targeted groups of residents but not as a broad messaging campaign.

Councilor Brooks asked if students will be involved in the focus groups. Director Hoover stated they have reached out to youth leaders in the community to ensure they are part of this process.

Council President Grimes asked if the parks utility fee was brought up during testing or in focus groups. Consultant Horvick stated it was part of the focus groups, noting the connection was not made to the utility fee as there was not a lot of awareness around it.

Council President Grimes stated \$30 million is less than what the city needs to fix the current parks and she expressed concerns with new projects being added and the bond not being enough funding. She asked what progress can be made on the repairs for the current infrastructure. Director Hoover stated the parks utility fee is being used to help replace aging infrastructure. He stated the bond would provide the upfront capital the city needs for larger scale investments.

Councilor Reyes asked how many people were asked to participate in the survey. Consultant Horvick stated 300 people were asked to participate in the phone survey and 900 completed the online survey. Councilor Reyes asked if Spanish speakers were engaged in the process. Consultant Horvick stated the survey was available in English and Spanish. He stated Spanish language responses were received.

Councilor Reyes expressed concerns with the cost of the measure with all of the additional bonds that are anticipated to be on the ballot.

Mayor Bubenik asked how you engage stakeholders who are not avid users of the parks and receive their feedback. He stated most users showed interest in fixing the current infrastructure and not expanding the parks system, how do you address that. Consultant Worth stated there was appeal in river access and the partnership with the schools, both offer tangible benefits to the community.

Mayor Bubenik asked what the polling percentage is that there is confidence that the measure would pass successfully. Consultant Horvick stated you want to poll above 60%. He stated research showed there is room to move constituents closer to that number if there is a more detailed project list. Consultant Worth stated with leadership support and a grass roots campaign you can make this work.

Mayor Bubenik asked what the Council's support is for convening further stakeholder groups to refine the package. Council consensus was reached to move forward with refining the package.

2. Non-Profit Corporation Low-Income Housing Tax Exemptions.

Finance Director Don Hudson presented the non-profit corporation low-income housing tax exemptions. He stated the city received a request from Community Partners for Affordable Housing (CPAH) seeking a non-profit corporation low-income housing property tax exemption under state statute. Director Hudson shared exemption criteria including the property being owned by a 501(c)(3), being occupied by low-income persons, and being approved by the City Council. He stated the process includes the corporation filing an application annually, receiving Council approval, and the city certifying the exemption to the County Assessor. Director Hudson stated next steps would be for the City to communicate with other taxing districts, develop an application process, and consider an ordinance outlining the process.

Council President Grimes asked what the amount of forbearance would be. Director Hudson stated the estimated forbearance would be around \$10,000 from the City.

Director Hudson stated the benefits to CPAH be granted this allows them to not carry this additional cost forward to low-income renters.

Council President Grimes asked in the application if CPAH would call out how the benefit would be used. Director Hudson stated that is asked in the application.

Councilor Brooks asked how many units the project would be. Director Hudson stated they are expecting 103-116 units. Councilor Brooks stated this will be the first development like this in Tualatin and she looks forward being able to provide this type of housing.

Mayor Bubenik asked if this is just for property taxes. Director Hudson stated that is correct.

Council consensus was reached to direct staff to draft an ordinance for consideration.

3. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Sacco stated she attended the Metro Diversity Event and the Tolling Diversion Committee meeting.

Councilor Brooks stated she is proud to be the first female Chair of the Water Consortium. She stated Drinking Water Week is coming up and she acknowledged the City's water crew and all they do.

Council discussed if they would like to carry on the Moment of Silence section on the Council meeting agenda. They recognized frontline workers and healthcare providers for all they have done during the pandemic. The decision was reached to transition this item to a Public Health Announcement.

Councilor Brooks stated she attended the Council Committee on Advisory Appointments meeting where they interviewed applicants for the Equity Planning Group. She stated she attended the Water Consortium meeting, the Policy Advisory Board meeting, and the Climate Action Planning group meeting.

Councilor Reyes stated she attended the Council Committee on Advisory Appointments meeting where they interviewed applicants for the Equity Planning Group. She stated she has been working with the Tualatino's on developing a Latino's Business Alliance.

Mayor Bubenik stated he attended the Meet the Mayors event with Greater Portland Inc., the Tigard-Tualatin High School Student Union Voice Summit, the Washington County Coordinating Committee meeting, the Tualatin Chamber of Commerce Board meeting, the Core Opportunity Reinvestment Group meeting, and the Metropolitan Mayors Consortium meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 6:58 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor