



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR FEBRUARY 10, 2020

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Robert Kellogg, Councilor Paul Morrison, Councilor Maria Reyes, Councilor Valerie Pratt

Mayor Bubenik called the meeting to order at 5:35 p.m.

1. Labor Negotiations | Education Session

Human Resource Director Stacy Ruthrauff presented information on the upcoming AFSME labor negotiations. She stated the AFSCME contract is up for renewal July 1, 2020. Director Ruthrauff explained the collective bargaining process, Tualatin's philosophy on bargaining, bargaining timelines, bargaining in good faith, possible outcomes, the council's role, and unfair labor practices. She stated bargaining will begin on February 20th and staff will come back to Council to seek guidance and financial direction throughout the bargaining process.

Councilor Kellogg asked about the interest based discussion that was held in January with the group. Director Ruthrauff stated an update on those discussions would need to be briefed in an executive session.

Councilor Morrison asked what defines an article. Director Ruthrauff stated articles are typically content based.

Councilor Morrison asked what the minimum and maximum number of years a contract can be signed for is. Director Ruthrauff stated Tualatin typically carries a three year contract.

2. Review of Tualatin's Marijuana Regulations.

Planning Manager Steve Koper and Community Development Director Aquilla Hurd-Ravich presented a review of Tualatin's marijuana regulations. Manager Koper stated this is a continuation from the January 27th Council meeting. He presented boundary options that included state mandated buffers, 3000' buffer, 2000' buffer, 1000' buffer, alternative one (1000' from schools, parks and library, not in residential zones, and excludes downtown core), and alternative two (1000' from schools, parks and library, and residential zones).

Councilor Kellogg proposed allowing facilities in the general manufacturing, light manufacturing, and business parks but for the buffers that are put in place. He believes it is reasonable to allow the industrial portion of the industry into the city as it would provide living wage jobs.

Councilor Morrison stated citizens have expressed concerns with the visibility and access of these facilities in relation to youth.

Councilor Brooks would like to see the 1000' buffer around residential areas. She will have to think about commercial grow operations within city limits.

Councilor Kellogg stated there are rules about how businesses can advertise their locations which helps reduce exposure to youth. He agreed the Council doesn't want facilities in the general commercial district and the Council needs to focus on what happens in the manufacturing districts.

Council President Grimes is in favor of keeping the regulations as they are currently zoned.

Councilor Pratt would like to see the 1000' buffer from residential. She expressed interest in allowing industrial uses in the manufacturing areas.

Council President Grimes encouraged council to drive down the green mile in Portland to get a feel of what a retail establishment can look like in regards to signage.

Councilor Reyes thinks the alternative maps presented are fair.

Mayor Bubenik spoke in favor of alternative one. He asked if new establishments would have to go through the architectural review process. Manager Koper stated if it was a new building they would have to go through the process, but if it is tenant based they would inherit the regulations of the current building.

Councilor Morrison stated his problem with alternate one is the two areas along I-5.

Council President Grimes asked the council to consider the process before moving forward. She would like to hear community input before proceeding.

Mayor Bubenik made a correction that he is in favor of the 1000' buffer not alternative one. He added there will be plenty of time for public input moving forward due to all the public hearings that will come along with making changes.

Councilor Brooks agreed with the 1000' buffer.

Councilor Kellogg stated his only concern with the 1000' buffer is the area in the far north part of the town in the general commercial district that is starving for business.

Council consensus was reached to direct staff to draft a plan text amendment for the 1000' buffer option.

Mayor Bubenik adjourned the meeting at 6:57 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor