



## OFFICIAL MINUTES OF THE SPECIAL JOINT CITY OF TUALATIN AND CITY OF WILSONVILLE WORK SESSION FOR JUNE 17, 2015

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**Present:** Mayor- Tualatin Lou Ogden; Mayor-Wilsonville Tim Knapp; Council President- Tualatin Monique Beikman; Council President- Wilsonville Scott Starr; Councilor- Tualatin Joelle Davis; Councilor- Tualatin Wade Brooksby; Councilor- Tualatin Frank Bubenik; Councilor- Tualatin Nancy Grimes; Councilor- Tualatin Ed Truax; Councilor- Wilsonville Susie Stevens; Councilor- Wilsonville Charlotte Lehan; Councilor- Wilsonville Julie Fitzgerald

**Staff Present:** City Manager- Tualatin Sherilyn Lombos; City Attorney- Tualatin Sean Brady; Planning Manager- Tualatin Aquilla Hurd-Ravich; Deputy City Recorder- Tualatin Nicole Morris; Associate Planner- Tualatin Cindy Hahn; Assistant City Manager- Tualatin Alice Cannon; City Engineer- Tualatin Jeff Fuchs; Accounting Supervisor- Tualatin Matthew Warner; Planning Director-Wilsonville Chris Neamtzu; Community Development Director-Wilsonville Nancy Krausharr; Long Range Planning Manager- Wilsonville Miranda Bateswchell; Development Engineering Manager- Wilsonville Steve Adams; City Attorney- Wilsonville Mike Kohlhoff; City Manager-Wilsonville Bryan Crosgrove

**Attendees:** John Fregonese, Leila Aman, Erica Smith, Mark Anderson, Kelli Walters, Ray Delahanty, Matthew Craigie, Brian Vanneman, Andy Braun

### **A. CALL TO ORDER**

Mayor Ogden called the meeting to order at 6:00 p.m.

The Councils introduced themselves.

### **B. PRESENTATION AND DISCUSSION**

Mayor Knapp encouraged Consultant Fregonese to not spend time going through the PowerPoint as both Council's had already received the information. He would like the focus tonight to be on the Councils discussing the options.

Consultant Fregonese briefly recapped the presentation. He noted two boundary options have been established with each having a mix of different land use scenarios.

Constraints for the area were reviewed and he recommended the West Railroad area is set aside from tonight's considerations. Developable acres, land use mixes, jobs and employment types, transportation and trips, sewer and water costs, and assessed value were recapped. Consultant Fregonese noted each boundary option meets regional goals and constraints while providing high quality employment, housing opportunities,

appropriate transitions, responsiveness to real estate markets, efficient infrastructure systems, and development that pays for itself. The next steps for both Councils is to refine the options, conduct public outreach, prepare draft and final concept plans, and adopt plan amendments. Consultant Fregonese opened discussion for the Councils asking them to consider the criteria that was set forth while working toward their preferred alternatives.

Mayor Knapp stated Wilsonville had discussed these options and concluded they are highly interested in high paying jobs through a uniquely attractive industrial sector. He expressed their concerns regarding the ability to cluster industries together in options presented tonight. Mayor Knapp also noted the concept of equity needs to be defined in these cases. Wilsonville Council also discussed previously their concerns with cross jurisdictional uses of sewer.

Mayor Ogden asked the group to consider if the current objectives still accurately reflect where each City stands in the process.

Mayor Knapp requested high value jobs be added to the list of values.

Councilor Davis requested environmental protections of natural resources in the Basalt Creek area be added to the list.

Consultant Fregonese stated options presented tonight are not plans but models. Innovative uses will be further encouraged in the planning stage as the process currently is in the testing and measuring stage.

Council President Starr stated he is not interested in moving forward with Option One as presented. He concurred with Consultant Fregonese in setting the West Railroad area aside during this process. He would like to focus on making infrastructure and revenue more equitable for both cities. Council President Starr expressed his concern with the potential cost to upgrade the interchange at Elligsen with increased traffic into that area from the Basalt Creek planning area. Consultant Ray Delante, DKS stated the intersection was studied and the upgrades have been included in the modeling.

Councilor Fitzgerald stated she would like to preserve the natural resources in the area while optimizing its value to future residential and employment sectors.

Mayor Ogden wants to focus less on proposed uses as they will be further studied during the comprehensive planning process. He would like to focus on preserving the capacity of the infrastructure and natural resources while recognizing and respecting the desired uses of the other city.

Council President Beikman agreed with Mayor Knapp in further defining the term "equity" for each city. She would like to clearly lay out high priorities for each city and work on which option meets those needs.

Consultant Fregonese stated each city may need to set the numbers aside and do what feels best for each community. He asked Consultant Mark Anderson to address the cross jurisdictional concerns with the sewer extension. Consultant Anderson stated it is not uncommon to have cross jurisdictional boundaries for utilities. The gross costs for different alternatives were evaluated and a measurable savings in the cost of infrastructure was noted when sewer flows in a direction that crosses jurisdictional

boundaries. He stated a shared service is the most cost effective way to serve the area.

Councilor Lehan expressed she is less concerned with equity and more concerned in producing an overall good plan. She stated Wilsonville made a commitment to the region to make this area a significant job generating area and it is highly important to stick to that promise. Councilor Lehan added she believes Wilsonville does not have the capacity to support residential in the area.

Council President Beikman stated Tualatin made assurances to Metro that the residential neighborhoods in the area would be appropriately buffered.

Mayor Ogden asked if there were potential options for sewer services where Tualatin provided services to Wilsonville. Consultant Anderson reviewed the map pointing out sewer service locations and who the providers would be in each scenario. He noted the scenario where 15% of the total sewer flow heads into Tualatin and 35% of the flow into Wilsonville would save 2.5-3 million dollars.

Mayor Knapp expressed concerns with the phasing and timing of sewer services. He stated Wilsonville would not need to phase as quickly as Tualatin as the industrial area would grow slower than the residential area.

Consultant Matt Craigie spoke to the residential and industrial markets for both cities. He noted Tualatin has a high demand for residential. The industrial market with a build to suite style building is very strong.

Mayor Knapp expressed concern over upfront cost of sewer with a uncertain return since the industrial area in Wilsonville will take longer to build out than residential in Tualatin.

Clean Water Services representative Andy Braun stated the cross jurisdictional approach is the most cost effective for all parties. He stated Clean Water Services would assist Wilsonville in the laying of the gravity line as it would offset the long term cost associated with having to build pump stations.

Mayor Knapp stated his concern with option one is the new developable acres skews towards Tualatin. The imbalance in developable acres feels inequitable to him. The option also does not allow for clustering in the industrial area. He would like to see more similar uses along the connector roads as well. Option Two in his opinion finds more balance in his areas of concern.

Council President Starr would like to see a better balance between assessed value and taxes. He sees Option Two as a better base to work from.

Mayor Ogden stated assessed value is not a good measure of equity as it does not take into account the cost of services. He sees developable acres as a better measure.

Councilor Lehan agreed with Mayor Knapp in the fact that she would like to see a larger block of land to accommodate industrial clustering. She wants more light industrial area and less employment transition.

Councilor Stevens would like to see the boundary moved down in Option One. It gives Tualatin more developable acres for residential while creating a buffer of mixed use. The moving of the line down offers Wilsonville the industrial clustering they desire. She noted if the area is designed well the natural areas can then be used to create the needed

buffers.

Councilor Davis's main point of interest in the planning process is the Basalt Creek canyon and wetlands. She is concerned with the citizens who live along the canyon and would like to see them as Tualatin residents. She sees uniform jurisdiction in the area, by one city, as the best option for the canyon area.

Council President Beikman stated Tualatin selected Option One as the best option. It allows Tualatin the ability to properly buffer the current residential areas. She also is interested in setting the West Railroad area aside.

Mayor Knapp expressed concern with new residential construction in Tualatin putting additional pressure on Wilsonville's road system.

Councilor Bubenik noted Boones Ferry Road is a County road. He added improvements would be made to this section of road when the 124<sup>th</sup> Street extension is completed.

Mayor Ogden asked the Tualatin Council how important the canyon is to them. Consensus amongst the Tualatin Council was the canyon as a whole would be in Tualatin's jurisdiction.

Councilor Lehan agreed the canyon needs to be looked at as whole and whoever has jurisdiction needs to have overlay protections in place to protect the wetlands.

Councilor Davis wants the canyon residents to feel a sense of community, which would only be accomplished if they all resided in one jurisdiction.

Council President Starr asked how the West Railroad area became part of this process.

Council President Beikman stated she was under the impression Wilsonville asked to have the area included in the study. Wilsonville Planning Director Chris Neamtzu stated he believed Tualatin staff expressed interest in the area and asked it be discussed during the comprehensive planning process. City Manager Lombos clarified Metro asked the area be included as part of the overall planning process. She added Tualatin currently has no interest in including the West Railroad area in their jurisdiction.

Consultant Fregonese summed the conversation stating consensus was reached on the Basalt Creek Canyon being in Tualatin's jurisdiction and with staff to work out the boundary on the west end using the Council's conversation as a guideline.

Mayor Knapp noted the offset in acreage will still need to be addressed.

City Manager Crosgrove asked what it would take to put the land into productive capacity. He also noted it is important to Wilsonville to offer high quality development and high paying jobs.

Mayor Knapp requested the consultants look at relocating the jurisdictional boundary as he feels the road is not the best solution.

Mayor Ogden expressed concerns and took issue with the amount of unconstrained developable acres in Option Two. He also had concern with Wilsonville having a net

negative financial impact for services. He would like both of these items balanced.

Councilor Truax stated it is important for the plan to make sense for both communities while being fiscally responsible in the end. He wants the land for both communities to be profitable in the sense that it pays for itself.

**C. ADJOURNMENT**

Mayor Ogden adjourned the meeting at 8:10 p.m.

\_\_\_\_\_ / Nicole Morris, Recording Secretary