



**CITY OF CORNELIUS
PUBLIC INFRASTRUCTURE ADVISORY BOARD
AGENDA**

TUESDAY, MARCH 17, 2026 – 6:30 PM

HYBRID MEETING

In-Person (1300 S Kodiak Circle, Cornelius, OR 97113) and Zoom.

HYBRID MEETING:

In-Person:

Public Works and Community Development
Conference Room
1300 S Kodiak Circle,
Cornelius, OR 97113

Zoom:

zoom.us/join
Meeting ID: 848 6006 2677
Passcode: 858495

COMMUNITY PARTICIPATION: Items not on the agenda. Please let the Chairperson and/or staff know that you would like to participate and indicate the nature of your topic. Please wait to be called upon to address the Board.

Community Participation – Rules:

We welcome constructive participation at the Public Infrastructure Advisory Board meetings.

- 1. Please complete a Public Testimony Request Form and turn it in to the staff table along with any written testimony.*
- 2. Please wait to be called upon to speak.*
- 3. Please keep comments to three (3) minutes or less.*
- 4. Please stay on topic and do not repeat information.*
- 5. Please honor the process; i.e.: do not carry on conversations while others are speaking.*

1. CALL TO ORDER – ROLL CALL
2. REVIEW AND APPROVAL OF MINUTES – February 17, 2026
3. ADMINISTRATIVE ANNOUNCEMENTS – Rush
4. COMMUNITY PARTICIPATION – PIAB CHAIR
5. PRESENTATIONS AND APPOINTMENTS
6. CAPITAL IMPROVEMENT PROJECTS - Keyes
 - a. UPDATES

- i. N. 19th Complete Street
 - ii. Paving – FY 26/27 and N. 13th – 14th Fremont Improvements
 - iii. Council Creek Trail
 - iv. Metro Nature in Neighborhood Projects
 - v. South Cornelius Collectors Project
7. SITE DEVELOPMENT AND ENGINEERING - Keyes
- a. In Construction: Hybrid HVAC, Chick-fil-A
 - b. Engineering Review: U-Haul, Haney Multi-family
 - c. Projects Approved, but on-hold: 16th/Davis Middle Housing, Council Cove, Calida
8. COMMUNITY DEVELOPMENT – Fryer
- a. City Council
 - b. Upcoming Planning Commission Meetings
 - c. Long Range Planning activities
 - i. Housing Needs Analysis
 - ii. Comprehensive Plan Update
 - iii. Parking Study in Town Center plus ¼ mile
 - iv. TVHWY Transit and Safety Project
9. OPERATIONS UPDATES - Howell
- a. Utility Maintenance, Park Maintenance, ASR Status
10. BOARD DISCUSSIONS
- a. Plaza Los Amigos – Davis Street Park
11. BEE CITY USA – Rush
- a. Committee Discussion
 - i. Nomination of committee delegate
 - b. Community Participation
12. ADJOURNMENT



**CITY OF CORNELIUS
PUBLIC INFRASTRUCTURE ADVISORY BOARD
MINUTES
TUESDAY, FEBRUARY 17, 2026 – 6:30 PM
HYBRID MEETING**

In-Person (1300 S Kodiak Circle, Cornelius, OR 97113) and Zoom.

Roll Call: Secretary Nancy Arp (joined at 6:40 PM), Norby Chartrey, Vice-Chair Brian Domsic, Chair Janet Fleshman, Jay Larson

Staff Present: Barbara Fryer, Community Development Director; Itzel Sayago, Communications & Community Engagement Manager

Guests/Presenters: Kevin Oppenlander, Assistant City Engineer

Absent: Ryan Howell, Public Works Operations Manager; Terry Keyes, City Engineer; Susan Rush, Public Works Business Manager

1. CALL TO ORDER – ROLL CALL

Chair Janet Fleshman opened the meeting at 6:30 PM.

2. REVIEW AND APPROVAL OF MINUTES – January 20, 2026

Jay Larson made a motion to approve the minutes for January 20, 2026. Seconded by Norby Chartrey. The motion passed unanimously, 4-0. Ayes: Norby Chartrey, Vice-Chair Brian Domsic, Chair Janet Fleshman, Jay Larson

3. ADMINISTRATIVE ANNOUNCEMENTS – Fryer

Barbara Fryer, Community Development Director, stated that there are still openings on the Public Infrastructure Advisory Board, and asked the board to take home applications and recruit.

Fryer added that there are four openings on the Planning Commission.

Fryer stated that there is an opening for a full time Library Support Specialist I.

4. COMMUNITY PARTICIPATION – PIAB CHAIR - None

5. PRESENTATIONS AND APPOINTMENTS - Oppenlander

Secretary Arp arrived.

Itzel Sayago, Communications & Community Engagement Manager, stated that they will be presenting on the Cornelius S. Collectors Improvements - South 26th Ave. & Beech St. and the 345th Railroad Crossing projects. They are looking for constructive feedback from the PIAB, along with completion of an evaluation after the presentation. They will be presenting at the next community meeting in March.

Kevin Oppenlander, Assistant City Engineer, began the presentation with their in-person observations at South 26th Ave. & Beech St. near Free Orchards Elementary School. They continued, stating that they met with the principal of the school, and traffic engineers, to get their own observations and recommendations on the intersection and streets.

Oppenlander stated that two safety objectives evolved from this process; improve pedestrian visibility, and increase yielding rates at the crosswalk. Oppenlander continued describing some possible solutions to improve the safety issues. The estimated completion date for this construction is the summer of 2026, or it may need to be pushed to summer of 2027, so it will not conflict with school in session.

Oppenlander continued the discussion on to the 345th Railroad Crossing project. They briefly described challenges involved with this project, such as coordination with five different agencies; ODOT, ODOT Rail Division, Portland & Western Railroad, Union Pacific Railroad, and Washington County, as well as resident frontages on 345th. Discussion continued on additional challenges, and the City's recommendation and proposal for this project. The completion of this project is estimated to be in March of 2029.

6. CAPITAL IMPROVEMENT PROJECTS - Oppenlander

a. UPDATES

i. N. 19th Complete Street

Oppenlander stated that this project is moving forward, but there were no significant updates.

ii. Paving – FY 26/27 and N. 13th – 14th Fremont Improvements

Oppenlander stated that this project has 90% plans, and is under review. Construction may start in July of 2026.

iii. Council Creek Trail

Oppenlander reported that they are currently working on the crossings, and preliminary drawings have been reviewed by the City Engineer.

Discussion continued on the decking of the Mariposa Causeway, and the hill steepness going down to the causeway.

iv. Metro Nature in Neighborhood Projects

Oppenlander stated that the City Engineer has been working towards getting the Tarrybrooke Park project moving forward.

Fryer overviewed the status of Steamboat Park, and the partnerships and obstacles of the project.

v. South Cornelius Collectors Project

Oppenlander presented on the South Cornelius Collectors Project earlier in the meeting (Item 5).

7. SITE DEVELOPMENT AND ENGINEERING - Oppenlander

a. In Construction:

- i. Hybrid HVAC

Oppenlander stated that this project is under construction, and has been making a lot of progress in the last few months.

b. Engineering Review:

- i. U-Haul

Oppenlander stated that U-Haul is appealing their Transportation Development Tax (TDT), which is approved by the County, and cannot pull their building permits until the appeal is finalized.

- ii. Chick-fil-A

Oppenlander briefly overviewed the progress of the project, and stated that completion is estimated to be in September of 2026.

- iii. Haney Multi-family

Oppenlander reported that this project is beginning to progress.

c. Projects Approved, but on-hold:

- i. 16th/Davis Middle Housing

Fryer stated that the developers on this project are still trying to figure out financing to move forward.

- ii. Council Cove

Oppenlander reported that there are no status updates on this project.

- iii. Calida

Oppenlander reported that there are no status updates on this project.

8. COMMUNITY DEVELOPMENT – Fryer

a. City Council

Barbara Fryer, Community Development Director, updated the PIAB on the upcoming City Council Meetings:

- i. March 2, 2026: Transportation System Plan Amendment
 - i. Move the collector designation from S 29th to 345th
 - ii. Annex the right-of-way of 345th from Centerline West along Hillsboro School District property

iii. Street vacation

b. Upcoming Planning Commission Meetings

Fryer updated the PIAB on the upcoming Planning Commission Meetings:

- i. February 24, 2026: New Subdivision, 230 units attached and detached homes (CUP-2025-04/PUD-2025-02/SUB-2025-02)
- ii. Long Range Planning activities:
 - a. Housing Needs Analysis

Fryer stated that updates are being made to the Housing Needs Analysis, and the Analysis will need to be completed within two years, per state law.

i. Comprehensive Plan Update

Fryer stated that the Comprehensive Plan will be updated, which is the guiding document on how development happens, and then the development code implements the guiding document. Fryer noted that the Comprehensive Plan hasn't been updated since the year 1988.

ii. Parking Study in Town Center plus ¼ mile

Fryer briefly overviewed the Parking Study, requested by the Council, and stated that the Study will be completed soon.

iii. TVHWY Transit and Safety Project

Fryer stated that this project is moving forward, and is in the project development phase.

9. OPERATIONS UPDATES – Howell – No update

- a. Utility Maintenance, Park Maintenance, ASR Status

10. BOARD DISCUSSIONS

- a. Plaza Los Amigos
 - i. Park naming – keep named as PLA, or designate with another name?
Four suggestions were made: PLA Park, Trail Park, Davis Street Park and Friend's Park.

Norby Chartrey made a motion to rename the PLA Park to Davis Street Park, and send the recommendation to Council. Seconded by Jay Larson. The motion passed unanimously, 5-0. Ayes: Secretary Nancy Arp, Norby Chartrey, Vice-Chair Brian Domsic, Chair Janet Fleshman, Jay Larson

11. BEE CITY USA – Fryer – No update

Jay Larson initiated an informal discussion on this topic, that included cities that are Bee City USA, and sponsorship from Coastal Farms and Wilco.

Secretary Nancy Arp asked if the City will be changing the logo and slogan. Discussion continued on where the City is in this process, and if Bee City USA could be included in the update.

- a. Committee Discussion
 - i. Nomination of committee delegate to represent the City of Cornelius
- b. Community Participation

12. ADJOURNMENT

Secretary Nancy Arp made a motion to adjourn the meeting. Jay Larson seconded. The motion passed unanimously, 5-0. Ayes: Secretary Nancy Arp, Norby Chartrey, Vice-Chair Brian Domsic, Chair Janet Fleshman, Jay Larson Meeting adjourned at 8:20 PM.