



**CITY OF CORNELIUS
PUBLIC INFRASTRUCTURE ADVISORY BOARD
MINUTES
TUESDAY, JANUARY 20, 2026 – 6:30 PM
HYBRID MEETING**

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

Roll Call: Vice-Chair Nancy Arp (joined at 6:36 PM), Norby Chartrey (joined at 6:40 PM), Brian Domsic, Jay Larson

Staff Present: Barbara Fryer, Community Development Director; Ryan Howell, Public Works Operations Manager; Terry Keyes, City Engineer

Guests/Presenters: Vicki Cordell

Absent: Chair Janet Fleshman (excused absence), Daniel Rodriguez (excused absence/resigned), Susan Rush, Public Works Business Manager

1. CALL TO ORDER – ROLL CALL

Brian Domsic opened the meeting at 6:34 PM.

2. REVIEW AND APPROVAL OF MINUTES – December 16, 2025

Vice-Chair Nancy Arp joined at 6:36 PM and facilitated the meeting.

Norby Chartrey joined at 6:40 PM.

Jay Larson made a motion to approve the minutes for December 16, 2025. Seconded by Brian Domsic. The motion passed unanimously, 4-0. Ayes: Vice-Chair Nancy Arp, Norby Chartrey, Brian Domsic, Jay Larson.

3. ADMINISTRATIVE ANNOUNCEMENTS – Fryer

- a. Board Position Elections

Vice-Chair Arp made a motion to nominate Janet Fleshman as Chair, Brian Domsic as Vice-Chair, and Nancy Arp as Secretary. Seconded by Norby Chartrey. The motion passed unanimously, 4-0. Ayes: Vice-Chair Nancy Arp, Norby Chartrey, Brian Domsic, Jay Larson.

Vice-Chair Brian Domsic facilitated the remainder of the meeting after the Board elected Brian Domsic as Vice-Chair.

4. COMMUNITY PARTICIPATION – PIAB CHAIR - None

5. PRESENTATIONS AND APPOINTMENTS - None

6. CAPITAL IMPROVEMENT PROJECTS - Keyes

a. UPDATES

i. Booster Station

Terry Keyes, City Engineer, stated the new Booster Station, replacing the 63-year-old station, at Water Park is complete.

ii. Mariposa Causeway

iii. Davis Street – 10th to 11th

Keyes stated that both Mariposa Causeway and Davis Street have been completed.

iv. N. 19th Complete Street

Keyes reported that this project is being funded by the Major Streets Transportation Improvement Program (MSTIP). This project is currently in the design phase.

v. Paving – FY 26/27

Keyes briefly updated the PIAB on the details of the next fiscal-year paving project and N. 13th-14th Fremont Improvements and stated that this project will be sent out to bidders in two months. This project should be under construction on July 1, 2026, and the completion date is anticipated for summer of 2026.

vi. Council Creek Trail

Keyes briefly provided details on the Council Creek Trail project and added that the County will start constructing the trail, except for the crossings, by this spring or summer of 2026.

Barbara Fryer, Community Development Director, added that there will be a Council Creek Trail presentation at the City Council Meeting on February 2, 2026.

vii. Metro Nature in Neighborhood Projects

Keyes stated that Tarrybrooke Pocket Forest project will include an Intergovernmental Agreement (IGA) with Metro, and design will start soon. Construction will likely start in the fall of 2026.

Keyes updated the board on the current status of Steamboat Park and discussed ideas on how to move forward with the project.

viii. South Cornelius Collectors Project

Keyes reported that the South Cornelius Collectors Project has been brought back in for redesign and should be presented to the public in March of 2026.

7. SITE DEVELOPMENT AND ENGINEERING - Keyes

a. In Construction:

i. Hybrid HVAC

Keyes briefly went over the details of this project, and said it is near completion.

ii. Cornelius Elementary

Keyes reported that the school is completed.

- iii. Laurel Garden

Keyes stated that we have received the as-built drawings, and they will start building soon.

- b. Engineering Review:
 - i. U-Haul

Keyes reported that U-Haul will start construction soon.

- ii. Chick-fil-A

Keyes stated that this project will likely start in the next few weeks.

- iii. Haney Multi-family

Keyes stated that this project is in the final plan review stage and will start construction in the next couple of months.

- c. Projects Approved, but on-hold:
 - i. 16th/Davis Middle Housing

Keyes reported that the site has been cleaned up, but there has not been any other progress.

- ii. Council Cove

Keyes stated that this project has land use approval and can submit engineering plan review drawings. Discussion continued on the urban growth boundary, north of Council Cove.

- iii. Calida

Keyes stated that Calida will start construction soon.

8. COMMUNITY DEVELOPMENT – Fryer

- a. City Council:

Fryer briefly overviewed the January 5, 2026, City Council Meeting, and stated the below:

- i. Parks Reservation Policy - Approved
- ii. Parks Master Plan - Approved
- iii. Urban Planning Area Agreement - Approved
- iv. Park Naming – Mariposa Causeway - Approved
- v. Reappointment of Janet Fleshman - Approved

- b. Planning Commission:

Fryer updated the PIAB on the Upcoming Planning Commission Meetings:

- vi. January 27, 2026: Transportation System Plan Amendment (CPMA-2025-01)
- vii. February 24, 2026: New Subdivision, 230 units attached and detached homes (CUP-2025-04/PUD-2025-02/SUB-2025-02)

- c. Long-Range Planning:

- viii. Housing Needs Analysis

Fryer briefly overviewed the Housing Needs Analysis, which was previously done in 2019, and stated that the new study will start in January or February of 2026.

ix. Comprehensive Plan Update

Fryer stated that the Comprehensive Plan needs to be updated, and the updates should start in May or June of 2026.

x. Parking Study in Town Center, plus ¼ mile

Fryer overviewed the area parameters of the Parking Study and added that the funding for the study will come from the Urban Renewal District. This study will start in February or March of 2026.

xi. TVHWY Transit and Safety Project – First CAC meeting January 12, 2026

Fryer stated that this project is in the “project development” phase, and they are hoping to get 30% plans by March or April of 2026.

9. OPERATIONS UPDATES - Howell

a. Utility Maintenance, Park Maintenance, ASR Status

Ryan Howell, Public Works Operations Manager, stated that the crew has been working on cleaning catch basins, and the stormwater pipes, along with the regular winter maintenance and general upkeep within the City.

Howell added that the ASR is up and running. Discussion continued on the water table, and if it is affected by the rain.

10. BOARD DISCUSSIONS

- a. Outreach for more participation
- b. Plaza Los Amigos
 - i. Park naming

Fryer stated that there is a park in front of Plaza Los Amigos, that is informally named PLA. Discussion continued about the need for a park naming, and four suggestions were made: PLA Park, Trail Park, Davis Park, and Friend’s Park.

Jay Larson made a motion to add an agenda item for the next meeting to name the park. Seconded by Vice-Chair Brian Domsic. The motion passed unanimously, 4-0. Ayes: Secretary Nancy Arp, Norby Chartrey, Vice-Chair Brian Domsic, Jay Larson.

11. BEE CITY USA – Fryer

Fryer stated that the City Council approved the resolution to apply and designate the City of Cornelius as a Bee City.

12. ADJOURNMENT

Norby Chartrey made a motion to adjourn the meeting. Jay Larson seconded. The motion passed unanimously, 4-0. Ayes: Secretary Nancy Arp, Norby Chartrey, Vice-Chair Brian Domsic, Jay Larson.

Meeting adjourned at 8:10 PM.