

City Council Meeting - Monday, January 2, 2024
In-Person/Hybrid Meeting

Mayor Jef Dalin called the regular City Council meeting to order at 7:00 PM.

Roll Call: Council Present: Councilor Eden Lopez, Council President John Colgan, and Mayor Jef Dalin.

Council Absent: Councilor Angeles Godinez, Councilor Doris Gonzalez

Staff Present: Barbara Fryer, Community Development Director; Mark Crowell, Public Works Director; Peter Brandom, City Manager; Ellie Jones, Assistant City Manager & Acting City Recorder; Jim Geering, Fire Chief.

1. ADOPTION OF AGENDA

Councilor Lopez motioned to adopt the agenda, seconded by Council President Colgan. Motion carried 3-0. Ayes: Councilor Lopez, Council President Colgan, and Mayor Dalin.

2. CONSENT AGENDA

- A. Resolution No. 2024-01: Requesting Authorization to Apply for TWIG Grant

Council President Colgan motioned to adopt the consent agenda, seconded by Councilor Lopez. Motion carried 3-0. Ayes: Councilor Lopez, Council President Colgan, and Mayor Dalin.

3. CITIZEN PARTICIPATION – NONE

4. RECOGNITION

- A. Laura Christy, Public Safety Specialist

Commander John Bennett, of the Washington County Sheriff's Department and former Cornelius Police Chief, recognized Laura Christy, Public Safety Specialist, for 10 years of service (29 years overall with the City of Cornelius). Commander Bennett remarked that Laura has worked with and supported five different Police Chiefs, contributed to the seamless transition

from the prior Cornelius Police Department to the contract with Washington County, and has demonstrated a great ability to adapt to County policies and procedures. Commander Bennett thanked Laura for years of hard work and presented a commemorative plaque. Mayor Dalin commented that Laura has been a cornerstone in the community and thanked Laura for years of service.

6. PRESENTATION

A. Strategic Plan Implementation Status Update

City Manager, Peter Brandom, presented updates on City progress implementing the Strategic Plan that was approved by the Council in May of 2023. This marked the second update on the matter. The City has demonstrated a commitment to the established goals and actions, utilizing them as guiding principles to prioritize work and ensure alignment with overarching objectives. Brandom explained that the plan includes 6 goals and 23 actions. Since the last report in July, 21 of the 23 actions are either started or completed/ongoing. This means some action is being taken, whether it is early planning or implementation. This represents an increase from the 16 reported previously in July. Two of the 23 are either not started or under development; that is an improvement of five. Acknowledging the City's constraints in terms of staff capacity and budget, Brandom emphasized the commitment to undertaking feasible initiatives within these limitations. The City remains dedicated to its focused approach. Brandom offered to answer any questions. There were no questions.

7. PUBLIC HEARINGS - NONE

8. UNFINISHED BUSINESS

A. Second Reading - Ordinance No. 2023-05: Amending Section 2.85.060 of The Cornelius Municipal Code to add advising the Urban Renewal Agency to the duties of the Economic Development Commission

City Manager Brandom forwent a verbal report and offered to answer any questions.

Mayor Dalin explained that the business was pushed out a month because the Council did not have unanimous adoption during the second reading of the ordinance. Dalin asked what would happen if the Council did not get unanimous acceptance again.

Brandom answered that staff would get back together to discuss alternatives. Brandom explained that the second vote does not have to be unanimous; approval can be reached by a simple majority in the second reading.

Councilor Lopez made a motion to read by title only, for the second reading, an adoption of Ordinance No. 2023-05, AN ORDINANCE AMENDING SECTION 2.85.060 OF THE CORNELIUS MUNICIPAL CODE TO ADD ADVISING THE URBAN RENEWAL AGENCY TO THE DUTIES OF THE ECONOMIC DEVELOPMENT COMMISSION, and this action takes effect 30 days from adoption,

seconded by Mayor Dalin. A roll call vote was taken, and the motion carried 2-1. Ayes: Councilor Lopez and Mayor Dalin; Nays: Council President Colgan.

9. NEW BUSINESS

A. Resolution No. 2024-02: Stationary Air Compressor for the Fire Department

City Manager, Peter Brandom, forwent a formal presentation and offered to answer any questions.

Council President Colgan asked if the recently passed bond [levy] would give the City any reason to review the purchase, to purchase the compressor with the bond [levy] money and use the ARPA funds for a more immediate purchase in the community, and if that would be legal.

Brandom answered that City staff had not considered that. Staff is pleased that the total cost came in under budget. City staff is contemplating what to propose for the funds; the City has some ARPA approved projects that will likely go over budget, and the funds will be useful. Brandom explained it is still a good use of the ARPA funds, but staff is open to further direction on that.

Mayor Dalin recommended that staff consider the timeline, so the ARPA funds are utilized and the City doesn't lose out on the funds. It is an approved ARPA project and qualified from all the City's reviews. Looking at the balance between the finite availability of the ARPA money, and the fire levy that passed, it does bear some consideration.

Council President Colgan noted the inclusion of the Drake Learning Center Bid on the agenda where the bids came in higher than the City anticipated. Colgan inquired about the availability of bond [levy] funds, versus the timeliness of using the ARPA funds, and balancing that with the needs of the fire department.

Brandom thanked the Council and noted timeline of funds expiring is worth considering. The City wants to ensure the funds are expended in time. In a future meeting, City staff will come to Council for further guidance on the remaining ARPA funds. Now that the levy measure has passed, and the City will have more revenue coming in, staff will more closely study how those funds will be allocated, between staffing and capital projects. Brandom expressed appreciation in having the funds to purchase the much-needed equipment.

Councilor Lopez asked if the equipment comes with insurance or a warranty policy.

Jim Geering answered that typically there is a one-year warranty on products the Fire Department purchases. Geering was unable to find a record to support that on the invoice. The levy monies will be available this year, but not until later in the year, maybe November. There is some consideration on how long the quote will be good for, time needed for installation, and the need to get equipment in service. The department has been without an air compressor for years. The current air compressor is out of service. If it was repaired, it could not service the new air bottles currently in use. Currently, to service the air bottles, the department goes to Forest Grove Fire Station 4. Geering finds a lot of value in having units in service in the same district, especially with the increase in call volume.

Mayor Dalin reiterated that the Council is asking for staff to consider the expenditure of the funds, other opportunities for ARPA, and the timing of using the money. Dalin noted that the Councilors are not speaking against the purchase itself.

Council President Colgan agreed and expressed approval of the purchase, noting the conversation was about the source of funding.

A motion was made by Councilor Lopez that the Cornelius City Council approve Resolution No. 2024-02, A RESOLUTION OF THE CORNELIUS CITY COUNCIL AUTHORIZING THE PURCHASE OF A STATIONARY AIR COMPRESSOR, and this action takes effect immediately; seconded by Council President Colgan. Motion carried 3-0. Ayes: Councilor Lopez, Council President Colgan, and Mayor Dalin.

B. Resolution No. 2024-03: Statutory Warranty Deed Laurel Woods Phase 10 Tract MM

Community Development Director, Barbara Fryer, forwent a formal presentation and offered to answer any questions. There were no questions.

A motion was made by Council President Colgan that the Cornelius City Council approve Resolution No. 2024-03, A RESOLUTION OF THE CORNELIUS CITY COUNCIL ACCEPTING THE STATUTORY WARRANT DEED FOR CONVEYANCE OF TRACT MM OF LAUREL WOODS PHASE 10 TO THE CITY OF CORNELIUS, and this action takes effect immediately; seconded by Councilor Lopez. Motion carried 3-0. Ayes: Councilor Lopez, Council President Colgan, and Mayor Dalin.

- C. Resolution No. 2024-04: Authorizing a Grant Application to the Oregon Department of Land Conservation and Development for Compliance with the Climate Friendly and Equitable Communities Program

Community Development Director, Barbara Fryer, forwent a formal presentation and offered to answer any questions. There were no questions.

A motion was made by Council President Colgan that the Cornelius City Council approve Resolution No. 2024-04, A RESOLUTION AUTHORIZING TO THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT FOR COMPLIANCE WITH A PORTION OF THE CLIMATE FRIENDLY AND EQUITABLE COMMUNITIES PROGRAM; seconded by Councilor Lopez. Motion carried 3-0. Ayes: Councilor Lopez, Council President Colgan, and Mayor Dalin.

- D. Resolution No. 2024-05: Drake Learning Center Bid Award

Public Works Director, Mark Crowell, forwent a formal presentation and offered to answer any questions.

Council President Colgan noted that the bid came in \$200,000 over the estimate, and asked when the estimate was completed and if the difference is construction inflation costs.

Director Crowell answered that the estimate was completed six to eight months prior to the bids and the inflation of construction cost is typical of what is being observed lately, whether it is indoor or outdoor infrastructure. All of the quotes were significantly over the estimate.

Mayor Dalin expressed surprise at the cost as well.

Director Crowell agreed and commented that staff was happy to see six bidders. The process included a mandatory pre-bid walk. Everyone who bid on the project had to attend the pre-bid walkthrough. That gave staff an idea that there would be 4 to 6 bidders. Most of the bids were local, within the Portland Metro area.

A motion was made by Council President Colgan that the Cornelius City Council, acting as the contract review board, approve Resolution No. 2024-05, A RESOLUTION AWARDED THE BID FOR THE CORNELIUS PLACE TENANT IMPROVEMENT PROJECT TO PETRA DESIGN BUILD LLC OF WILSONVILLE OREGON, and this action takes effect immediately; seconded by Councilor Lopez. Motion carried 3-0. Ayes: Councilor Lopez, Council President Colgan, and Mayor Dalin.

E. Resolution No. 2024-06: Jacobs Work Order 15 Lead Pipe Lateral Survey

Public Works Director, Mark Crowell, forwent a formal presentation and offered to answer any questions. There were no questions.

A motion was made by Councilor Lopez that the Cornelius City Council approve Resolution No. 2024-06, A RESOLUTION APPROVING WORK ORDER 15 FOR LEAD PIPE LATERAL SURVEY BETWEEN JACOBS ENGINEERING GROUP INC AND THE CITY OF CORNELIUS, and this action takes effect immediately; seconded by Council President Colgan. Motion carried 3-0. Ayes: Councilor Lopez, Council President Colgan, and Mayor Dalin.

F. Resolution No. 2024-07: AKS Work Order 23 Fawn Street Utility Improvements Design

Public Works Director, Mark Crowell, forwent a formal presentation and offered to answer any questions. There were no questions.

A motion was made by Council President Colgan that the Cornelius City Council approve Resolution No. 2024-07, A RESOLUTION APPROVING WORK ORDER NUMBER 23 FOR THE FAWN STREET UTILITY IMPROVEMENTS BETWEEN AKS ENGINEERING AND FOREST LLC AND THE CITY OF CORNELIUS, and this action takes effect immediately; seconded by Councilor Lopez. Motion carried 3-0. Ayes: Councilor Lopez, Council President Colgan, and Mayor Dalin.

ANNOUNCEMENT – Not on the agenda

Mayor Dalin addressed the audience, introducing a new approach to presentations at City Council Meeting. Formerly, lengthy presentations were made to the Council for items on the agenda. To expedite the process, those presentations have been eliminated. Dalin clarified that all relevant materials are accessible online, and this decision aims to reduce redundancy by avoiding staff presentations on information already provided to the Council in advance. Any comments or feedback regarding the change can be directed to City Manager Peter Brandom, whose contact information is available on the City's website.

Councilor Lopez added that the materials for the City Council meetings are available online one week before the scheduled meeting.

REPORTS

A. City Council: None

- B. Mayor Dalin: Dalin reported that Mayor meetings were cancelled for the month. The Washington County Mayors met to talk about land use issues. The Council Creek Regional trail meeting is next week; City Manager Brandom will be attending. JPACT is starting up and is discussing organizing a trip to Washington DC and working with the Washington County Coordinating Committee to attend as well. Dalin highlighted his favorable vote in support of the proposed bus stop reconfiguration and encouraged others to look at the bus rapid transit proposal for TV Highway. There is a reduction in the total bus stops between the Beaverton Transit Center and Forest Grove transit turn-around. Removal of more rural bus stops was proposed to focus on better bus stop infrastructure and safety, including shelters and seats. Dalin emphasized the need for bus shelters and increased safety.
- C. City Manager: Brandom discussed a draft recommendation of the bus stop realignments along the bus 57 route. The plan would remove the stops at 17th, 29th, 31st, 344th, and 331st, a total of five stops in and near Cornelius. Brandom announced the January 16th City Council meeting has been cancelled. The next meeting will be February 5th with a work session.

10. COUNCIL ANNOUNCEMENTS

- A. Monday, January 15, 2024 – All City offices closed in recognition of Martin Luther King Jr. Day
- B. Tuesday January 16, 2024 – 6:00 pm Work Session; 7:00 pm City Council Meeting CANCELLED
- C. Monday February 5, 2024 – 6:00 pm Work Session; 7:00 pm City Council Meeting

11. ADJOURNMENT

Council President Colgan made a motion to adjourn, seconded by Councilor Lopez. Motion carried 3-0. Ayes: Councilor Lopez, Council President Colgan, and Mayor Dalin.

February 5, 2024

Date

For Debby Roth
City Recorder

