

TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE
TUALATIN, OREGON 97062-0369

503 / 692-2000



Approved by Tualatin
Development Commission
Date 2-22-10
Recording Sec M. Smith

TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF FEBRUARY 8, 2010

PRESENT: Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator, Mike McKillip, City Engineer; Brenda Braden, City Attorney; Larry Braaksma, Police Captain; Dan Boss, Operations Director; Stacy Crawford, Recording Secretary

ABSENT: None.

A. CALL TO ORDER

Chairman Ogden called the work session to order at 5:26 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. Update on Central Urban Renewal District

Mr. Rux gave a summary of the Overlapping Taxing District meetings. City staff met with the NW Regional Education Service District (ESD), Tualatin Valley Fire & Rescue (TVF&R), Washington County, Port of Portland, Portland Community College, Metro, TriMet and Tigard-Tualatin School District (TTSD) the week of January 28, 2010. The binder that was provided to the Commission is the same information given to each of the Overlapping Taxing Districts. The information includes the Vision Statement, financials, and drawings looking 25 years and beyond of how the area may look.

The issue of forgoing revenues and backfilling through the common school fund came up during City staff's meeting with TTSD. NW Regional ESD concerns were similar to TTSD, but needed clarification of how the 75% concurrence worked since they were new to the bill. Mr. Rux will give a presentation to the School Board later this month. A date has not been determined. The comment from the Port of Portland was this is the most comprehensive package they have ever had presented to them in regards to Urban Renewal.

Chairman Ogden recognized Mr. Rux and his staff for the quality of work on this plan. Ms. Lombos added that the Port of Portland and TVF&R appreciated the presentation and thanked Mr. Rux for his work.

Mr. Rux stated that most of the Overlapping Taxing Districts were impressed with Council's Vision. There are two ways that concurrence can occur. The bill states that it must be in written form to the local municipality. The city has provided two options, either by a Letter of Support or Resolution and each of the different agencies have the option of how to approach it.

TriMet stated they wanted something about transit listed in the Vision Statement. Staff would like to add some language about transit to Town Center Vision No. 5. Mr. Rux will do some word smithing and send it out via email to Council for approval. Ms. Lombos added that the point of adding transit to the vision it is a community building tool to enhance the vision.

PCC requested education on what HB3056 was since they are starting out at ground zero. They asked Mr. Rux to give a presentation to their Board. Metro asked that a presentation be given to the Metro Council, date to be determined. Washington County asked if affordable housing was going to be included in the program. They also asked about bike lanes on roadways, forgone revenue projections, and would like a follow-up presentation to their Board, date to be determined. The last meeting was with TVF&R and they stated that the Tualatin Road Extension, signal coordination, pedestrian and bike safety, and Boones Ferry Road improvements would be a benefit to TVF&R. TVF&R had additional questions and concerns, and asked for a copy of the revenue sharing model on the \$100 million.

Mr. Rux shared with the Commission the Maximum Indebtedness Schedule – January 2010 – June 2010.

Chairman Ogden added that with the CURD there are three things that have to occur with whatever the creation of the development. It has to embody the ideas of the community; something that is owned and completes a Vision that people want. It has to make financial sense for the tax payers of Tualatin and the other taxing entities. Finally, it has to be a better deal for the property owners than not doing it.

Mr. Rux noted some upcoming key dates. The Tualatin Park Advisory Committee (TPARK) will meet and review the plan on Tuesday, February 9th. The Planning Advisory Committee (TPAC) meets on Thursday, February 11th and will provide a recommendation to the Council. The Urban Renewal Advisory Committee (URAC) will meet on February 16th and provide a recommendation that will go to the Tualatin Development Commission. The other committees will meet February 25th. The Commission Hearing is scheduled for March 8th and the Council Hearing is scheduled March 22nd.

Mr. Rux concluded with an update on the Open House that was held on February 4, 2010, which had over 100 people in attendance. Only 50 people actually signed in. Staff has received both negative and positive comments either verbally or in written form. Emails have been coming in and will be shared with the committees. The primary focus is on the Tualatin Road Extension. March 1, 2010, Tualatin Tomorrow will be hosting an Open House on Transportation, specifically, the Northern Arterial or Tualatin Road Extension at the Police Training Room.

C. CITIZEN COMMENTS – N/A

D. CONSENT AGENDA

No changes to the Consent Agenda were made by the Commission.

E-F. PUBLIC HEARINGS – N/A

G. GENERAL BUSINESS – N/A

H. ITEMS REMOVED FROM CONSENT AGENDA – N/A

I. COMMUNICATIONS FROM COMMISSIONERS
None.

J. EXECUTIVE SESSION
None.

K. ADJOURNMENT
The work session adjourned at 6:05 p.m.

Sherilyn Lombos, Administrator

Recording Secretary



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TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF FEBRUARY 8, 2010

PRESENT: Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Brenda Braden, City Attorney; Stacy Crawford, Recording Secretary

ABSENT: None.

[Unless otherwise noted MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Chairman Ogden called the meeting to order at 7:46 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

None.

C. CITIZEN COMMENTS

None.

D. CONSENT AGENDA

MOTION by Commissioner Barhyte, SECONDED by Commissioner Harris to adopt the Consent Agenda as read:

1. Approval of Minutes of the Work Session and Meeting of January 25, 2010.

MOTION CARRIED.

E-F. PUBLIC HEARINGS

None.

G. GENERAL BUSINESS

None.

H. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.

I. COMMUNICATIONS FROM COMMISSIONERS

None

J. EXECUTIVE SESSION

None.

K. ADJOURNMENT

MOTION by Commissioner Barhyte, SECONDED by Commissioner Harris to adjourn the meeting at 7:47 p.m. MOTION CARRIED.

Sherilyn Lombos, Administrator

Recording Secretary

Stacy Crawford