



A. CALL TO ORDER

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

C. CITIZEN COMMENTS

This section of the agenda allows citizens to address the Commission regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

D. CONSENT AGENDA (Item Nos. 1 – 2)

Page #

The Consent Agenda will be enacted with one vote. The Chairman will first ask the staff, the public and the Commissioners if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under "Items Removed from the Consent Agenda." At that time, any member of the audience may comment on any item pulled from the Consent Agenda. The entire Consent Agenda, with the exception of items removed to be discussed under "Items Removed from the Consent Agenda," is then voted upon by roll call under one motion.

- 1. Approval of Minutes for the Meeting of March 24, 2008 108
- 2. Resolution No. 558-08 Authorizing Compensation for Right-of-Way and 112
Easements Associated With the SW Herman Road
Improvement Project (Merlo Station and Brockway)

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

J. EXECUTIVE SESSION

K. ADJOURNMENT



Approved by Tualatin
Development Commission
Date 4-14-08
Recording Sec. M. S. M. K.

STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

FROM: Sherilyn Lombos, Administrator 

DATE: April 14, 2008

SUBJECT: APPROVE MEETING MINUTES OF MARCH 24, 2008

ISSUE BEFORE THE COMMISSION:

The issue before the Commission is to approve the minutes for the Tualatin Development Commission work session and meeting of March 24, 2008.

RECOMMENDATION:

Staff respectfully recommends that the Commission adopt the attached minutes.

FINANCIAL IMPLICATIONS:

There are no financial impacts associated with this item.

Attachments: Minutes

TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE
TUALATIN, OR 97062-7092

503 / 692-2000

Approved by Tualatin
Development Commission
Date 4-14-08
Recording Sec M. Smith



TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF MARCH 24, 2008

PRESENT: Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Bob Boryska, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator; Brenda Braden, City Attorney; Doug Rux, Community Development Director; Mike McKillip, City Engineer; Paul Hennon, Community Services Director; Kent Barker, Police Chief; Dan Boss, Operations Director; Carina Christensen, Assistant to the City Manager; Don Hudson, Finance Director; Eric Underwood, Development Coordinator; Cindy Hahn, Assistant Planner; and Maureen Smith, Recording Secretary

ABSENT: Commissioner Jay Harris* [** denotes excused*]

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

A. CALL TO ORDER

Chairman Ogden called the work session to order at 7:00 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

None.

C. CITIZEN COMMENTS – N/A

D. CONSENT AGENDA

There were no comments or questions by the Commission on the Consent Agenda.

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 7:00 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

Maureen Smith

TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE
TUALATIN, OR 97062-7092

503 / 692-2000

Approved by Tualatin
Development Commission
Date 4-14-08
Recording Sec. M. Smith



TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF MARCH 24, 2008

PRESENT: Chairman Lou Ogden; Commissioners Monique Beikman, Bob Boryska, Chris Barhyte, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator; Brenda Braden, City Attorney; Doug Rux, Community Development Director; Mike McKillip, City Engineer; and Maureen Smith, Recording Secretary

ABSENT: Commissioner Jay Harris* [** denotes excused*]

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

A. CALL TO ORDER

Chairman Ogden called the meeting to order at 8:36 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

None.

C. CITIZEN COMMENTS

None.

D. CONSENT AGENDA

MOTION by Commissioner Truax, SECONDED by Commissioner Beikman to adopt the Consent Agenda as read:

1. Approval of Minutes for the Meeting of March 10, 2008
2. 2007 Annual Report of the Urban Renewal Advisory Committee
3. Resolution No. 557-08 Authorizing Compensation for Right-of-Way, Easements and Acceptance of a Temporary Construction Easement Associated with the SW Herman Road Improvement Project (Lightspeed)

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

Commissioner Beikman congratulated the Police Department on their recent awards banquet, and thanked the Police Department for their good work protecting the community.

J. EXECUTIVE SESSION

None.

K. ADJOURNMENT

MOTION by Commissioner Truax, SECONDED by Commissioner Boryska to adjourn the meeting at 8:38 p.m.

Sherilyn Lombos, Administrator

Recording Secretary Maureen Smith



STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator *SL*

FROM: Doug Rux, AICP, Community Development Director *DR*
Eric Underwood, Development Coordinator *EU*

DATE: April 14, 2008

SUBJECT: RESOLUTION AUTHORIZING COMPENSATION FOR RIGHT-OF-WAY AND EASEMENTS ASSOCIATED WITH THE SW HERMAN ROAD IMPROVEMENT PROJECT (MERLO STATION AND BROCKWAY)

ISSUE BEFORE THE COMMISSION:

Whether the Tualatin Development Commission should adopt a resolution authorizing compensation for Rights-of-Way and Slope/Utility Easements as part of the SW Herman Road Improvement Project.

RECOMMENDATION:

Staff recommends that the Commission adopt the attached resolution.

EXECUTIVE SUMMARY:

- This action is not a public hearing.
- The Fiscal Year 07/08 Leveton Tax Increment District Project Fund contains a capital project to design roadway improvements, and acquire rights-of-way and easements for the SW Herman Road Improvement Project.
- The project area consists of SW Herman Road from SW Teton Avenue to 124th Avenue.
- The primary purpose of constructing the roadway is to better facilitate freight mobility and industrial traffic flow within the District and to improve storm water drainage as well as overall roadway conditions.
- As part of the project, rights-of-way acquisition and utility, slope, and permanent easements have been identified.
- Once the Commission authorizes the compensation for the right-of-way and easements, the Deed of Dedications and Slope/Public Utility Easements will be forwarded to the City Council for acceptance.

- The Commission at its August 13, 2007 meeting directed the acquisition of rights-of-ways and easements.
- The rights-of-way and easements are necessary for construction of the street improvement project and address the following properties:
 - Merlo Station LLC
 - Brockway Exchange LLC
- There are additional Rights-of-Way, Slope/Public Utility Easements and Temporary Construction Easements that will be forwarded to the Commission for authorization of compensation and to the City Council for acceptance upon completion of negotiations with property owners within the project construction limits.
- Before proceeding with the next stage of this project, the Commission needs to authorize the resolution to authorize compensation for rights-of-way and easements.
- There are no criteria to apply to this request.

OUTCOMES OF DECISION:

Approval of the request to authorize compensation for rights-of-way and easements will result in the following:

1. Allow the Commission to obtain the rights-of-way and easements needed to construct roadway improvements.
2. Allow the SW Herman Road Improvement Project to maintain its current timeline.

Denial of the request to authorize compensation for rights-of-way and easements will result in the following:

1. The project will be delayed.
2. The Commission will need to decide whether or not to renegotiate right-of-way and easement acquisition costs.

ALTERNATIVES TO RECOMMENDATION:

Alternatives evaluated to authorizing compensation for rights-of-way and easements are as follows:

1. Renegotiate right-of-way and easement acquisition costs with current property owners.
2. Put project on hold.

FINANCIAL IMPLICATIONS:

The agreed upon compensation is \$59,648 for Right-of-Way and \$18,152 for Slope/Utility Easements and is within the amount budgeted for the project (\$1,000,000) for FY 07/08.

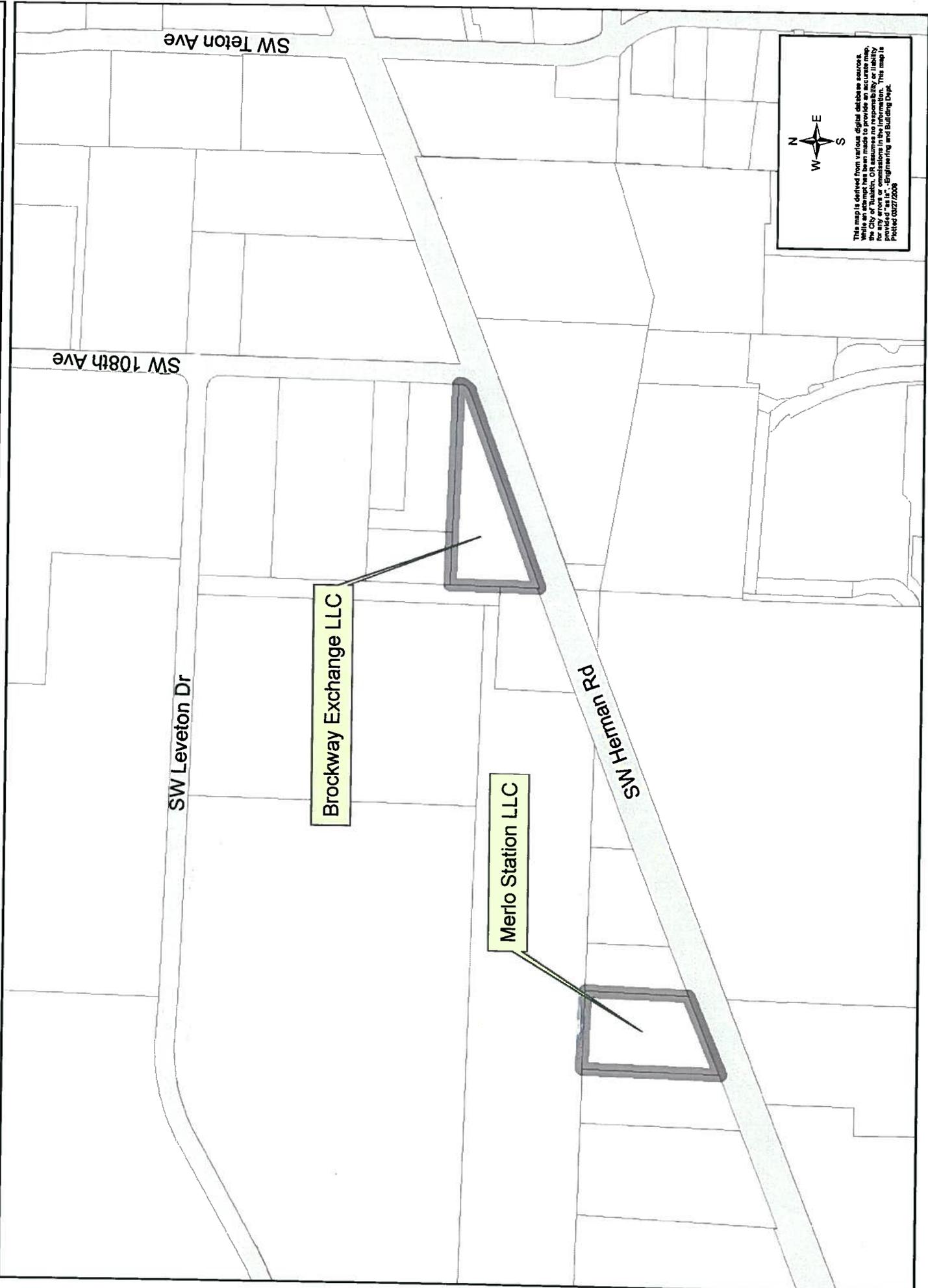
PUBLIC INVOLVEMENT:

Public involvement is not required as part of this action.

Attachments:

- A. Rights-of-Way and Slope/Utility Easements Map
- B. Resolution with Exhibits

Deeds of Dedication and Easements / SW Herman Rd



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the user should not rely on this map for liability purposes. The map is provided "as is". -Engineering and Building Dept. Printed 03/27/2009

RESOLUTION NO. 558-08

RESOLUTION AUTHORIZING COMPENSATION FOR
RIGHT-OF-WAY AND EASEMENTS ASSOCIATED WITH
THE SW HERMAN ROAD IMPROVEMENT PROJECT
(MERLO STATION AND BROCKWAY)

BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION, THE
URBAN RENEWAL AGENCY OF THE CITY OF TUALATIN, OREGON, that:

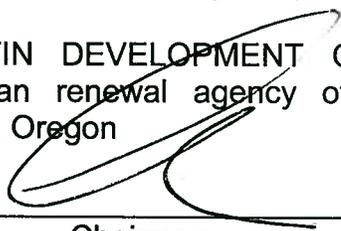
Section 1. The following compensation be paid for Right-of-Way and Easements
associated with the SW Herman Road Improvement Project:

- a. Deed of Dedication from:
 - i. Brockway Exchange LLC - \$18,020
 - ii. Merlo Station LLC - \$41,628

- b. Slope/Public Utility Easements from
 - i. Brockway Exchange LLC - \$14,980
 - ii. Merlo Station LLC - \$3,172

INTRODUCED AND ADOPTED this 14th day of April, 2008.

TUALATIN DEVELOPMENT COMMISSION,
the urban renewal agency of the City of
Tualatin, Oregon

By  _____
Chairman

ATTEST:

By  _____
Acting Administrator

SEE COUNCIL PACKET AGENDA ITEM D-7 FOR COPIES OF
THE LEGAL DESCRIPTIONS AND MAPS FOR THE RIGHT-OF-WAY AND
EASEMENTS