



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
FROM: Sherilyn Lombos, City Manager
DATE: July 25, 2008
SUBJECT: Work Session for July 28, 2008

Work Session will begin at 5:30 p.m.

There are three items to be discussed at this work session:

- 1) **5:30 p.m. (60 min) – Commuter Rail Discussion.** This discussion will focus primarily on noise issues, but we will also discuss TriMet's safety plan as it relates to fencing along the line. Attached are two powerpoints that will be used to facilitate the discussion (noise update & fencing update).

Action requested: Direction regarding which mitigation options to pursue.
- 2) **6:30 p.m. (15 min) – Traffic Impact Fee / Transportation Development Tax Update.** This issue has continued to be discussed at the County level (WCCC). The plan is to have a measure on the November 4th ballot to raise the TIF County-wide. This discussion is an update on what has been happening and the schedule of what is to come. Attached is a powerpoint that will be used during the discussion.

Action requested: No action requested.
- 3) **6:45 p.m. (10 min) – Council agenda review & Council communications.**

Action requested: Council review the agenda for the July 28th City Council and Development Commission meetings.

Other items of interest:

Food for Monday night: We will be enjoying baked ziti and salad from Pastini Pasteria.

Upcoming Council Meetings & Work Sessions: Attached is a three-month look ahead for upcoming Council meetings and work sessions. If you have any questions, please let me know.

Dates to Note: Attached is the updated community calendar for the next three months. Some dates you may want to note:

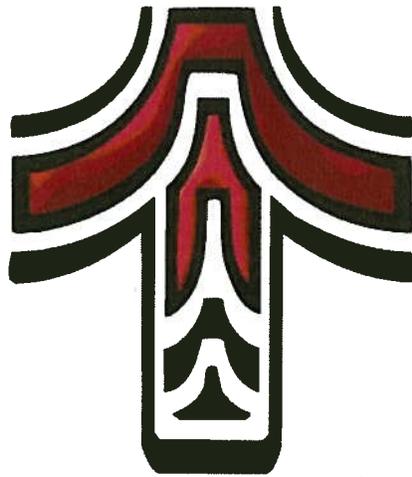
- This weekend (Friday – Sunday): Artsplash on the Commons
- August 2, Saturday, 9am: Police Meet-and-Greet at Jurgen's Park
- August 5, Tuesday, 6pm: National Night Out (*please contact Kent Barker if you are interested in participating*)
- August 8 – 10, Friday – Sunday: Crawfish Festival
- **August 9, Saturday, 11:30am: Library Grand Opening Ceremony**
- September 18, Thursday, 5:00pm: Volunteer Recognition BBQ in Community Park
- November 21 – 22, Friday – Saturday: City Council Goal Setting Retreat

As always, if you need anything from your staff, please feel free to let me know.

Attachments:

- A. Noise Mitigation Update PowerPoint
- B. Fencing Update PowerPoint
- C. Traffic Impact Fee Update PowerPoint
- D. Upcoming meeting and work session items (August – October)
- E. Tualatin Calendar of Events (July – September)

Commuter Rail Train Horn Noise Mitigation Update



July 28, 2008



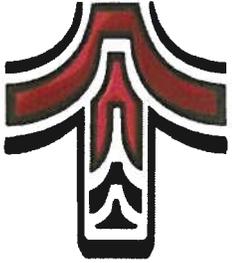
Noise Mitigation Options

- Three options to implement noise mitigation:
 - Installation of Wayside Horns
 - Utilize FRA Calculator to determine if crossings qualify for Quiet Zone
 - Construct Supplemental Safety Measures (four quadrant gates, gates with raised medians or channelized devices, etc.)
- Fourth option is 'no build'



Where we are . . .

- FRA Calculator not yet updated
 - FRA Calculator will be updated by the end of July
 - Once updated we can determine if any crossings will qualify for quiet zone without constructing any improvements
- City of Milwaukie intended to implement a quiet zone with minimal improvements to the crossings based on the FRA Calculator - budget constraints have required this to be put off until later



Insurance & Liability

- Wayside Horns
 - Based on example agreement on Union Pacific Railroad webpage, they require \$10 Million each occurrence & an aggregate limit of not less than \$10 Million
 - CIS does not provide this type of coverage
 - CIS is looking into other insurance providers
 - Union Pacific Railroad Contract Language:
 - To the extent permitted by law, . . . the public authority shall fully indemnify and hold the railroad harmless, and defend the railroad against any and all liability, claims, suits, demands, and losses arising from the public authority's own acts or omissions or fault relating to or arising out of this agreement, the work, the project, or the WHS.



Insurance & Liability

- Quiet Zones
 - Union Pacific Railroad Quiet Zone agreement does not specify a required insurance amount, but states the following:
 - Public Authority and Railroad agree that they will cooperate as necessary in defense of any claim, demand, investigation or litigation arising out of or related to this Agreement, the Work, the Project, or the Devices.

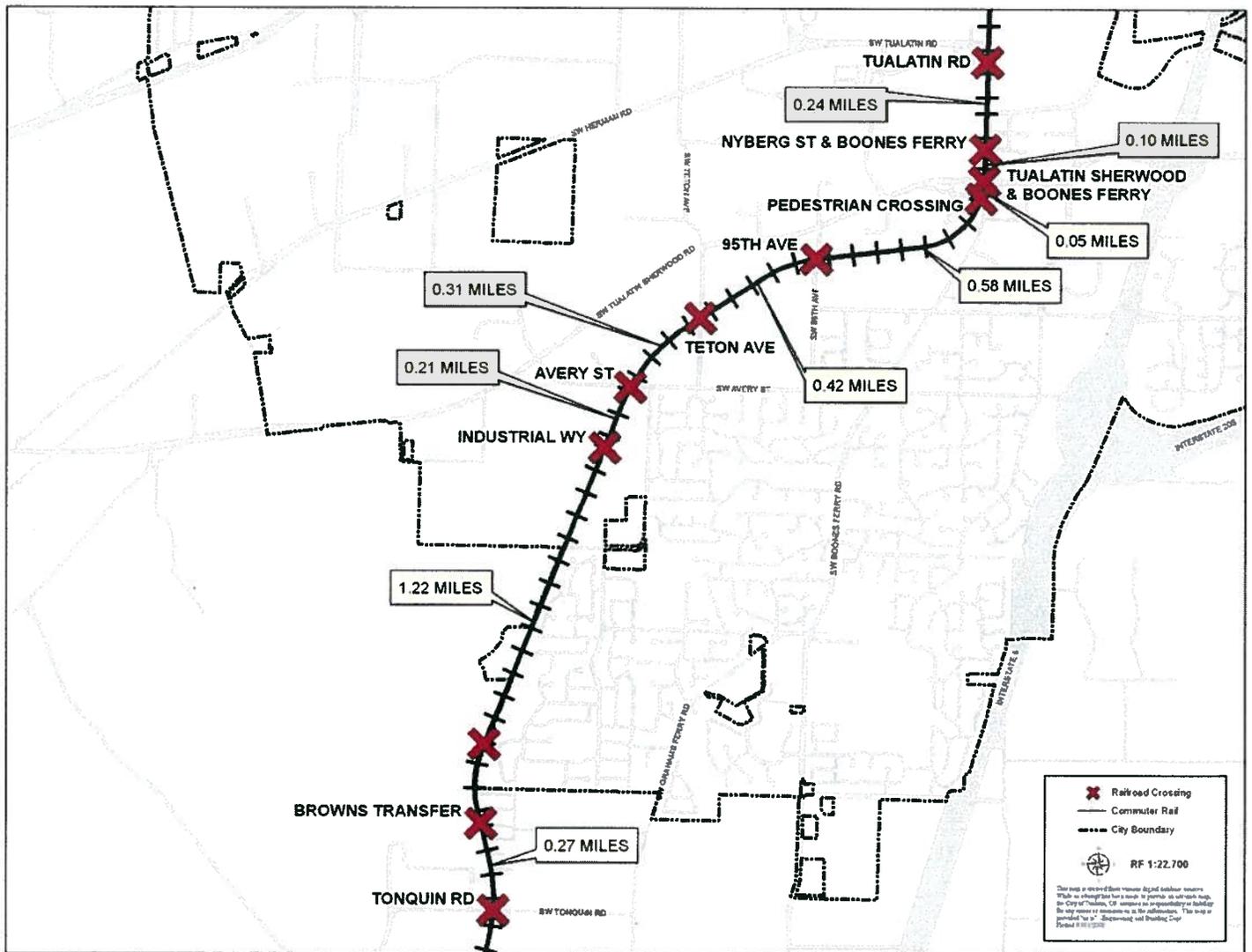


Cost Updates

- Wayside Horns
 - ~ \$200K
 - Maintenance
 - ~ \$5-10K annually
 - Four Quad Gates
 - ~ \$400-900K
 - Maintenance
 - ~ \$10K annually
 - Driveway Relocation/Closure
 - ~ \$20-40K
 - Maintenance
 - ~ \$0K annually
 - Raised Medians & Channelization
 - ~ \$30-60K
 - Maintenance
 - ~ \$1-2K annually
- Additional on going costs: Insurance, Testing, Upgrades and Damage Repair
 - These are conceptual cost estimates; they assume cooperative owners & no land acquisition costs



Distances between Crossings



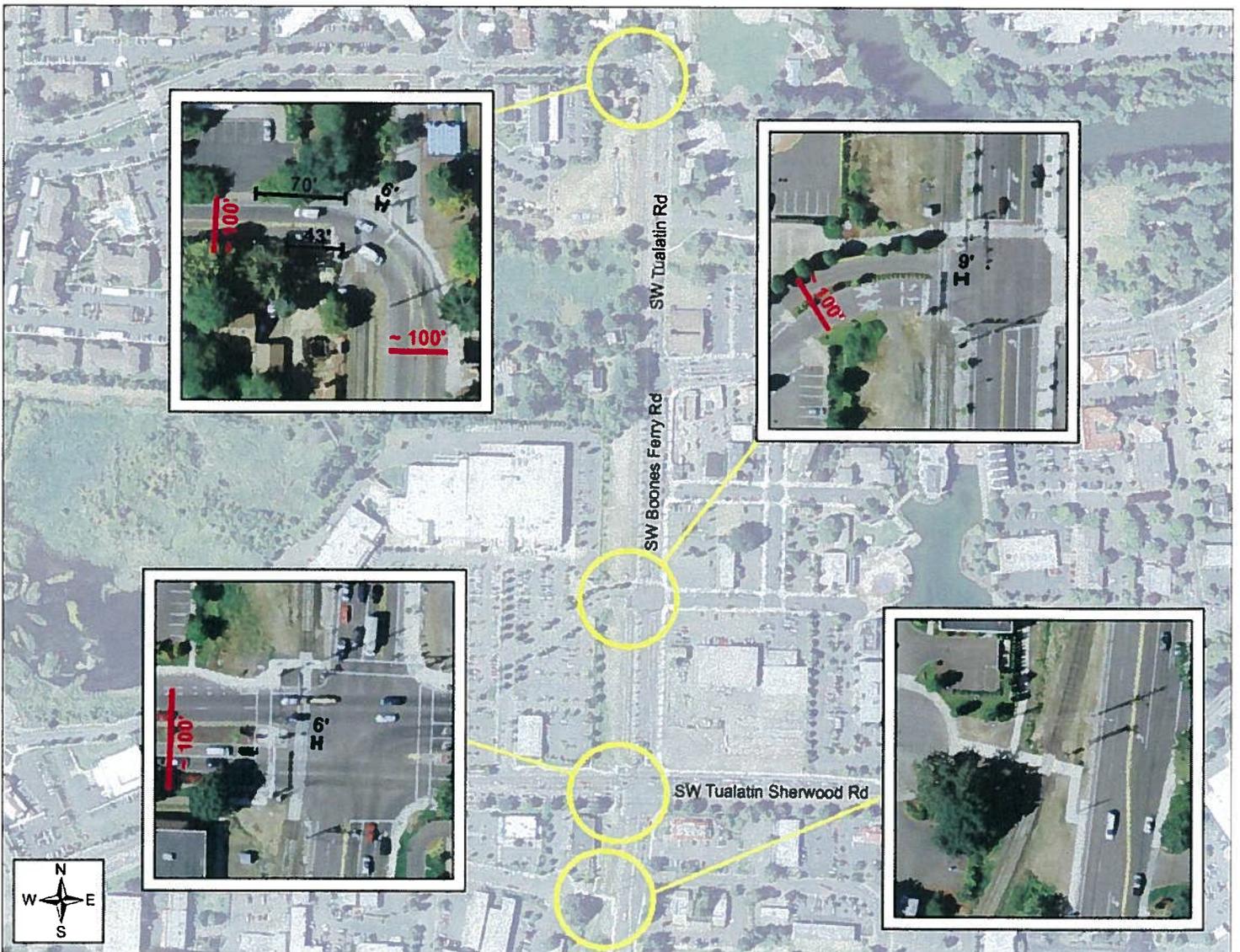


Crossings

- Tualatin Road, Nyberg Street,
Tualatin-Sherwood Road & Pedestrian
Crossing
 - Quiet Zone would require all crossings
be included
 - All crossings should receive the same
treatment
 - Quiet Zone or Wayside Horns



Tualatin Road, Nyberg Street, Tualatin-Sherwood Road & Pedestrian Crossing



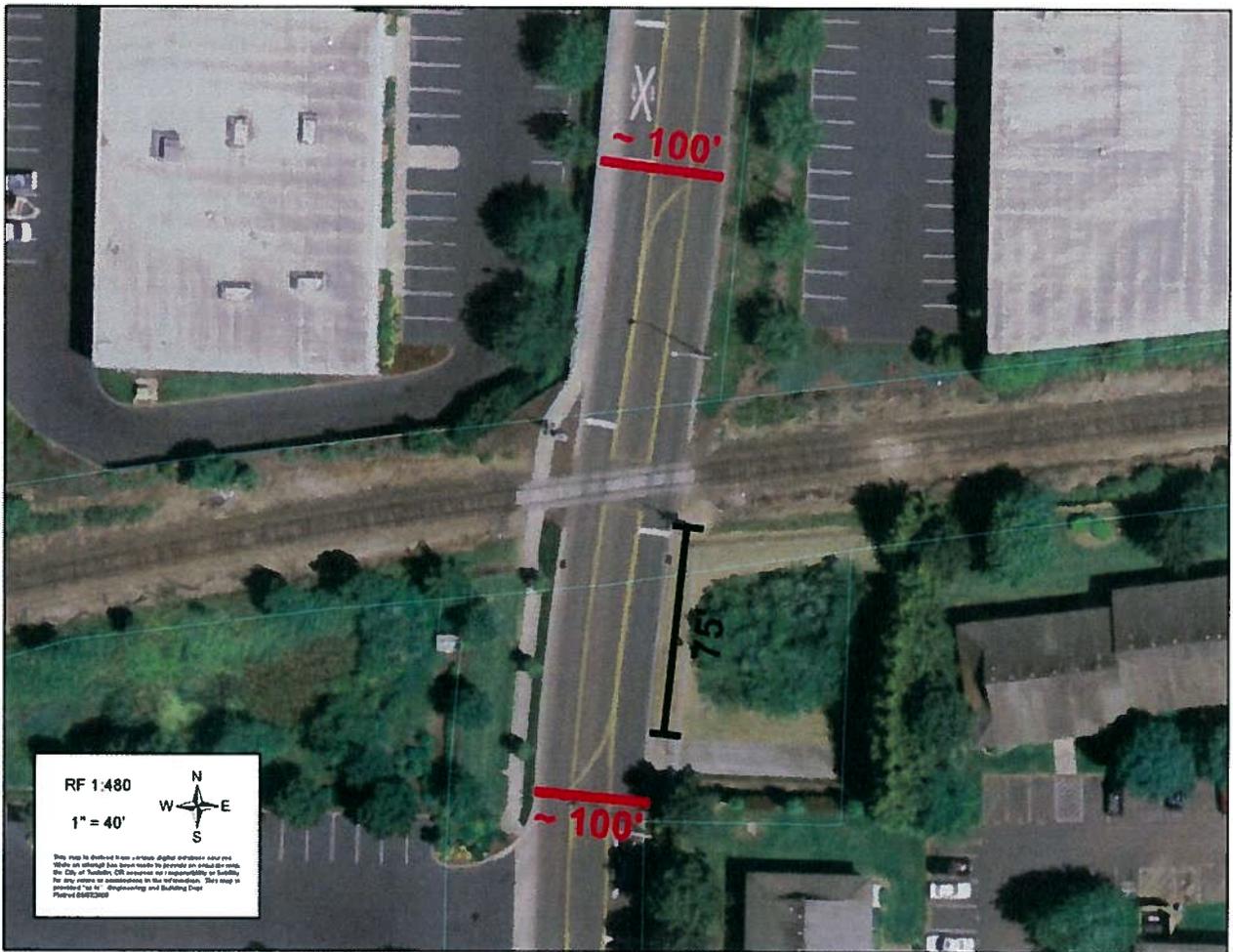


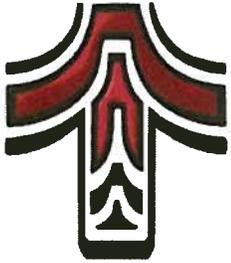
Crossings

- 95th Avenue
 - Quiet Zone could be done on this intersection only
 - Supplemental Safety Measure - Raised Medians (~\$55,000)
 - Wayside Horn



95th Avenue



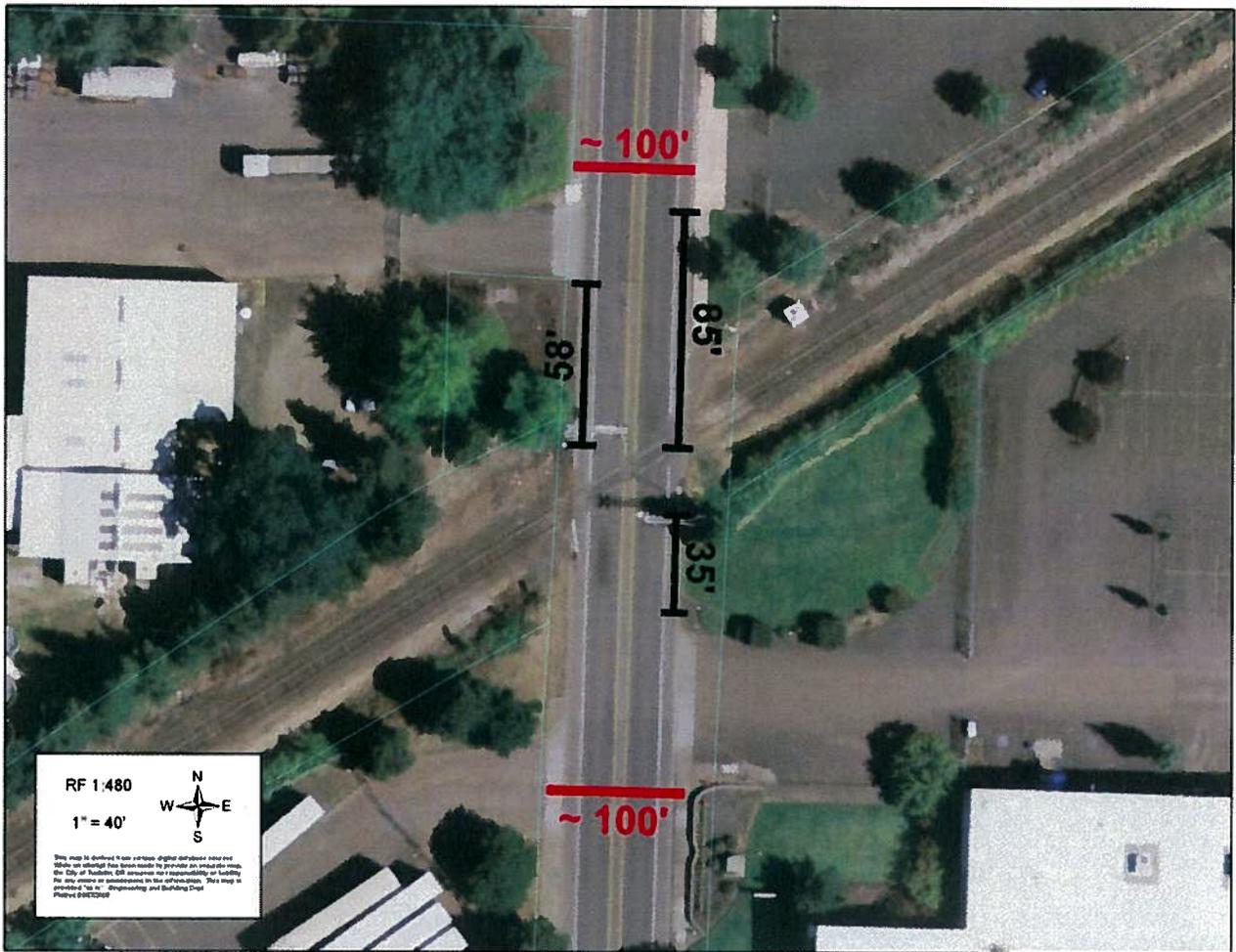


Crossings

- Teton Avenue
 - Quiet Zone could be done on this intersection only
 - Supplemental Safety Measure - Raised Medians & Relocated Driveways (~\$85,000)



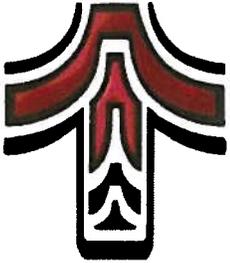
Teton Avenue





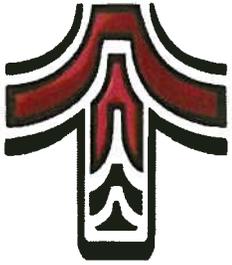
Crossings

- Avery Street & Industrial Way
 - Quiet Zone would require all crossings be included
 - Supplemental Safety Measure at Avery Raised Medians & Relocated Driveways (~\$85,000)

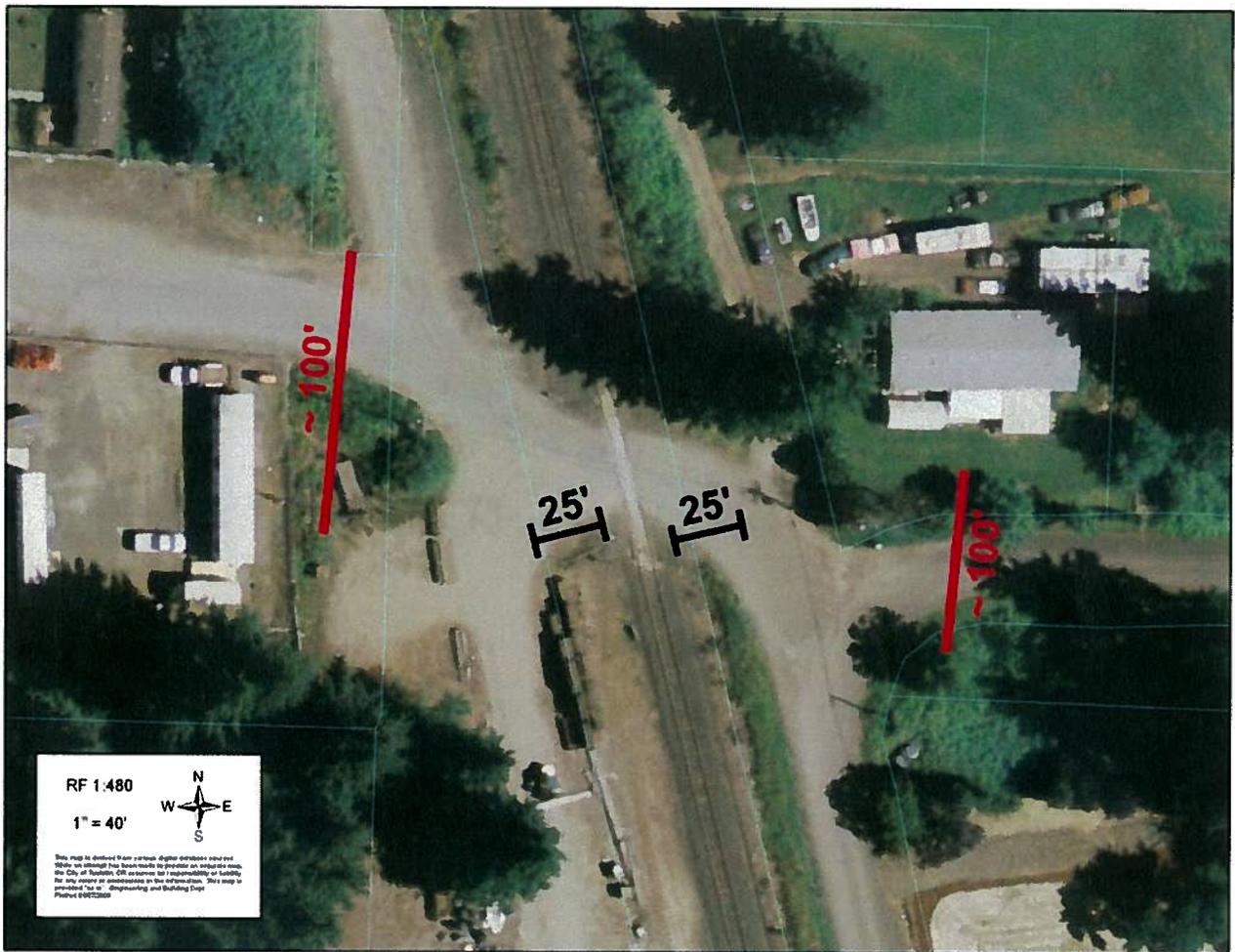


Crossings

- Browns Transfer
 - Quiet Zone could be done on this intersection only
 - Supplemental Safety Measure - Raised Medians & Relocated Driveways (~\$85,000)



Browns Transfer





Crossings

- Tonquin Road
 - Quiet Zone could be done on this intersection only
 - Supplemental Safety Measure - Raised Medians & Relocated Driveways (~\$85,000)



Tonquin Road





Funding Options

- Project Partners & Outside Sources
 - Tri-Met
 - Washington County
 - Major Streets Transportation Improvement Program (MSTIP)
 - State/Federal
 - State funding through the Oregon Department of Transportation - Rail Division is only available in conjunction with crossing closures
 - Metro Transportation Improvement Program (MTIP)
 - Representative David Wu's office



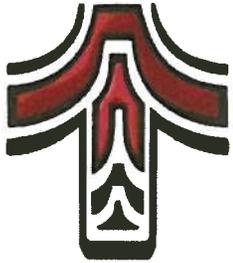
Funding Options

- Internal Sources
 - General Fund
 - \$85K currently allocated in FY 0809
 - General Obligation Bond
 - League of Oregon Cities Capital Access Program
 - Capital Lease/Term Loan through local bank
 - State Gas Tax
 - Reprioritization of funds would be required
 - Central Urban Renewal District
 - Could only include Tualatin Road, Nyberg Street and Tualatin-Sherwood Road
 - Would require either reallocation of existing funds or an extension of the District



Funding Options

- Impacted 'user' sources
 - Road Utility Fees
 - Would require modification to the existing Ordinance to allow use of these funds
 - Local Improvement District (LID)
 - A method for determining allocation of the costs would need to be determined



Next Steps

- Staff would like to leave here with the following:
 - Which option to pursue at each crossing
 - Which type or types of funding to utilize:
 - Overall and/or for each crossing
- If Calculator method is chosen, staff will review the FRA Calculator once updated
- If wayside horns or supplemental safety measures, and funding identified, we can begin the process for implementation

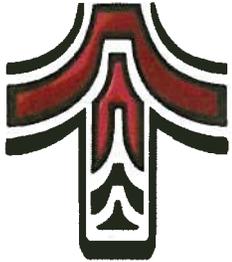


Any Questions?

WES Fencing Update

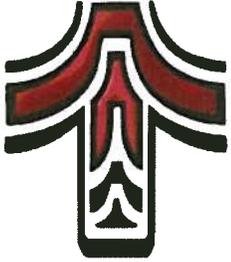


July 28, 2008



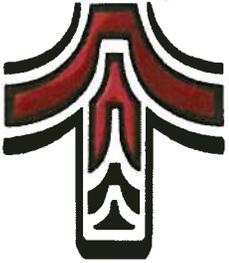
Fencing locations

- Community Park
- Apartments
- Sewer Access Tract (near SW Fuller Drive)
- Pedestrian Path (SW Koller St to SW Gram St)
- Koller Pond



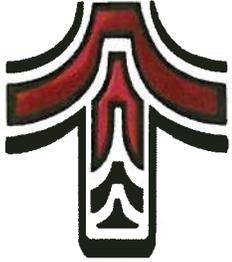
Community Park





Apartments





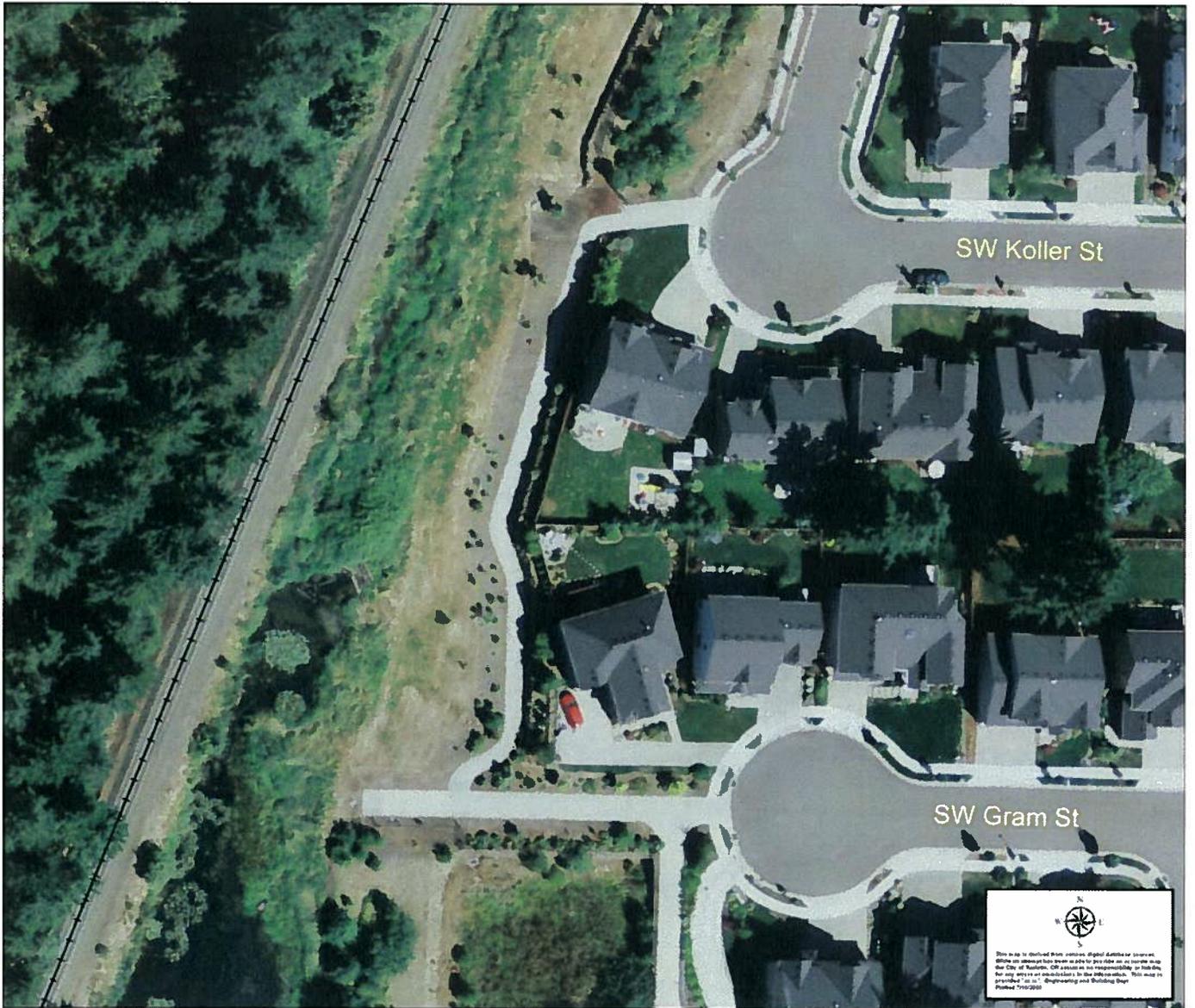
Sewer Access Tract near SW Fuller Drive





Pedestrian Path

SW Koller St to SW Gram St





Koller Pond





Any Questions?

***TRAFFIC IMPACT FEE/
TRANSPORTATION
DEVELOPMENT TAX***

TIFITDT UPDATE

July 28, 2008

SCHEDULE

- Back to BCC on August 5, 2008
- Further discussion and refinements
- Continue to August 19, 2008
- Final adoption of ordinance
- November 4, 2008 election

PROCESS

- Initial goal is to raise more funds for road improvements
- Initial direction was to double revenue raised
- Double revenue is not the same as double rates due to changes in methodology

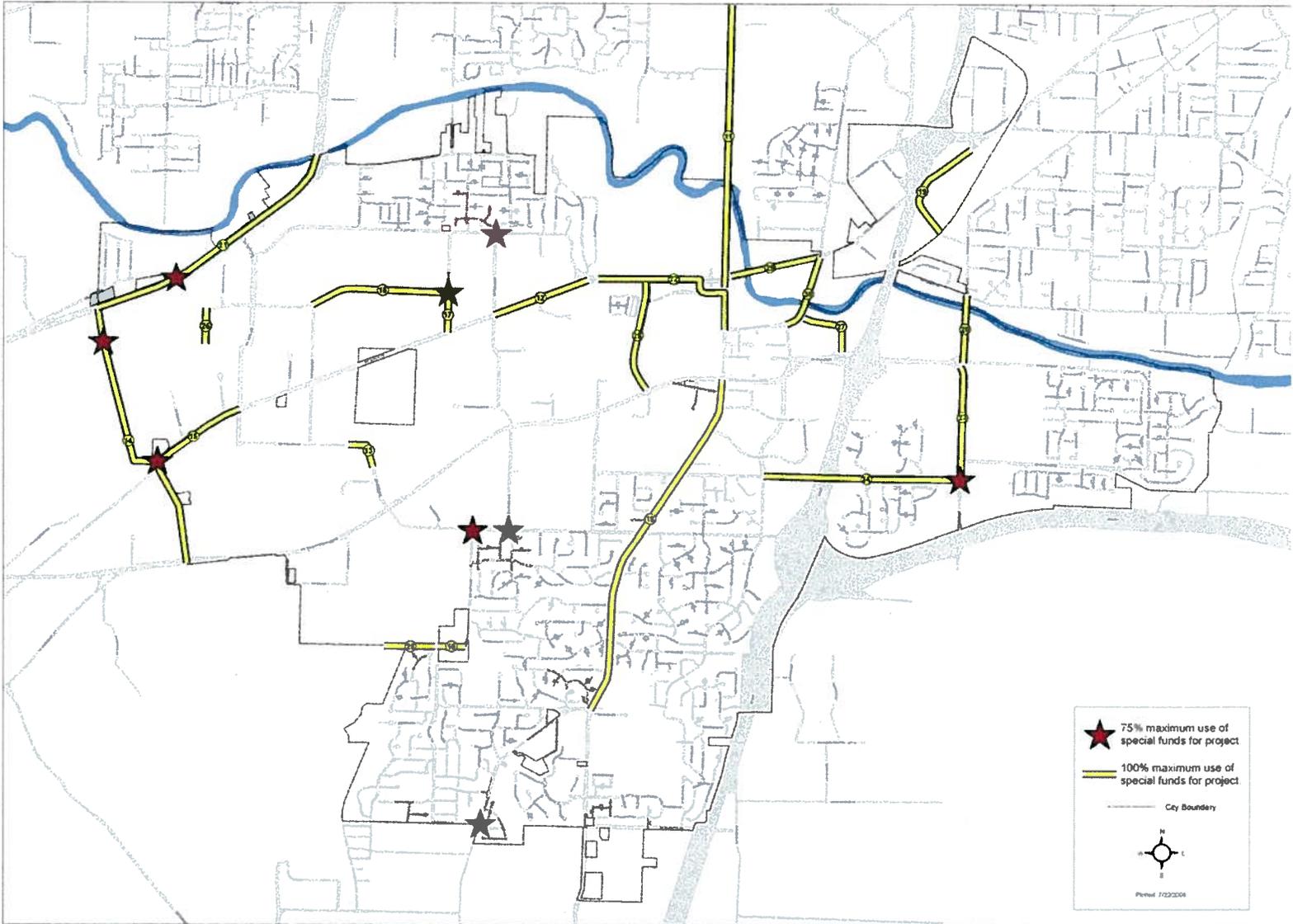
TDT

- TDT will be a Countywide excise tax levied on new construction
- TDT is calculated and operates as a system development charge
- Tax: Countywide rates and procedures, credits for projects not on project list.

TIF

- SDC: Certain lists of projects eligible for expenditures
- Projects have growth and other component
- Credits for work on project list
- Credits based on land use conditions of approval

Projects for Transportation System Development Charge (Draft)



INTERSECTIONS

- Segert and 65th
- Avery and Teton
- Cummins and Cipole
- Cipole and Herman
- Avery and 105th
- Teton and Tualatin Rd
- Leveton and 108th
- Grahams Ferry and Helenas
- ORE 99W and 130th

- Blake St from 108th to 105th
- Hall Blvd from Tualatin Rd to Durham Rd
- Herman Rd from Teton to Tualatin Rd
- 112th Ave from Myslonky to Tualatin-Sherwood
- Cipole Rd from ORE 99W to Tualatin-Sherwood

- Herman Rd from Capole to 124th
- Leveton Dr from 108th to 118th
- 108th Ave from Leveton to Herman
- Boones Ferry Rd from Tualatin-Sherwood to Ibach
- McEwen Rd from 85th to Lake Oswego

STREETS

- 65th Ave from Nyberg to Childs Rd
- ORE 99W from Cipole to Tualatin River
- Tualatin Rd from Herman to Boones Ferry
- 65th Ave from Segert to Nyberg
- Segert St from Martinazzi to 65th
- 90th Ave from Tualatin Rd to Tualatin-Sherwood
- 128th Ave from Cummins to Leveton
- Loop Rd from Nyberg to Boones Ferry
- East - West Connection from 108th to 112th
- Lower Boones Ferry from Tualatin Rd to Boones Ferry
- Boones Ferry from Martinazzi to Lower Boones Ferry

TRANSIT PROJECT LIST

- **Beaverton-Tualatin FS Corridor:** Improved stops & pedestrian access in Frequent Service Corridor (Line 76).
- **Streamline Bus Efficiency Improvements:** Bus efficiency treatments – signal priority, queue bypasses, dedicated bus stops & other treatments to enhance efficiency & improve or preserve service speeds for Frequent Service & key bus lines throughout county.
- **WES improvements (P&W RR):** Capital improvements to allow future service upgrade including double-tracing (for improved frequency & time of day). Detailed project scoping has not been developed.
- **SW Corridor – Portland and Western Railroad:** East-West commuter rail corridor through southern Washington County from McMinnville to Milwaukie. Detailed project scoping has not been developed.
- **I-205 Ring Connector:** Tualatin, Oregon City & beyond suburban limited-stop service. Assumes BRT. Detailed project scoping has not been developed.

OUTSTANDING ISSUES

- Double revenue vs. double rates
- Methodology change

TAC: PROPOSED RATE TABLE
COST PER UNIT OF DEVELOPMENT
DOUBLE REVENUE - ADJUSTED - INCLUDES DIVERTED TRIPS

Land Use Category	ITE Code	Unit	TOTAL COST PER UNIT	Estimated current TIF	% increase	Total Cost Per Unit Net adjusted trip-end	Adjusted Capture Rate
Residential							
Single Family Detached	210	/dwelling unit	\$6,249	\$3,390	184%	\$439	28%
Apartment	220	/dwelling unit	\$4,398	\$2,068	212%	\$439	28%
Residential Condominium/Townhouse	230	/dwelling unit	\$3,827	\$1,983	193%	\$439	28%
Manufactured Housing (in Park)	240	/dwelling unit	\$3,259	\$1,631	200%	\$439	28%
Assisted Living	254	/bed	\$1,789	\$1,119	160%	\$439	28%
Continuing Care Retirement	255	/unit	\$1,835	\$1,119	164%	\$439	28%
Recreational							
Park	411	/acre	\$1,153	\$516	223%	\$439	28%
Golf Course*	430	/hole	\$35,008	\$4,632	756%	\$439	28%
Golf Driving Range*	432	/tee	\$9,061	\$4,632	196%	\$439	28%
Multipurpose Recreational/Arcade*	435	/T.S.F.G.F.A.	\$2,448	\$816	300%	\$44	3%
Bowling Alley*	437	/lane	\$796	\$265	300%	\$14	1%
Movie Theater*	445	/screen	\$98,870	\$42,059	235%	\$439	28%
Health/Fitness Club	492	/T.S.F.G.F.A.	\$7,699	\$2,566	300%	\$142	9%
Recreation/Community Center*	495	/T.S.F.G.F.A.	\$9,079	\$3,026	300%	\$240	15%
Institutional/Medical							
Elementary School (Public)	520	/student	\$337	\$145	232%	\$439	28%
Middle/Junior High School (Public)	522	/student	\$423	\$145	291%	\$439	28%
High School (Public)	530	/student	\$588	\$196	300%	\$308	20%
Private School (K-12)	536	/student	\$436	\$145	300%	\$157	10%
Junior College	540	/student	\$588	\$219	269%	\$439	28%
University/College	550	/student	\$1,019	\$340	300%	\$394	25%
Church	560	/T.S.F.G.F.A.	\$2,380	\$1,506	158%	\$439	28%
Day Care Center/Preschool*	565	/student	\$1,170	\$420	279%	\$439	28%
Library	590	/T.S.F.G.F.A.	\$14,105	\$5,605	252%	\$439	28%
Hospital*	610	/bed	\$3,079	\$1,026	300%	\$165	11%
Nursing Home	620	/bed	\$1,059	\$353	300%	\$283	18%
Clinic	630	/T.S.F.G.F.A.	\$21,770	\$7,422	293%	\$439	28%
Commercial/Services							
Hotel/Motel	310	/room	\$2,219	\$740	300%	\$135	9%
Building Materials/Lumber	812	/T.S.F.G.F.A.	\$7,803	\$2,601	300%	\$266	17%
Free-Standing Discount Superstore with Groceries	813	/T.S.F.G.F.A.	\$12,933	\$5,984	217%	\$439	28%
Specialty Retail Center	814	/T.S.F.G.L.A.	\$10,373	\$3,456	300%	\$439	28%
Free-Standing Discount Store without Groceries	815	/T.S.F.G.F.A.	\$14,750	\$5,984	247%	\$439	28%
Hardware/Paint Store	816	/T.S.F.G.F.A.	\$12,661	\$4,523	280%	\$439	28%
Nursery/Garden Center	817	/T.S.F.G.F.A.	\$9,223	\$3,074	300%	\$310	20%
Shopping Center	820	/T.S.F.G.L.A.	\$10,128	\$3,881	261%	\$439	28%
Factory Outlet Center*	823	/T.S.F.G.F.A.	\$6,272	\$3,881	162%	\$439	28%
New Car Sales	841	/T.S.F.G.F.A.	\$12,070	\$4,039	299%	\$439	28%
Automobile Parts Sales*	843	/T.S.F.G.F.A.	\$11,643	\$3,881	300%	\$342	22%
Tire Superstore*	849	/T.S.F.G.F.A.	\$7,483	\$3,881	193%	\$439	28%
Supermarket	850	/T.S.F.G.F.A.	\$19,068	\$8,500	224%	\$439	28%
Convenience Market (24-hour)	851	/T.S.F.G.F.A.	\$25,500	\$8,500	300%	\$230	15%
Convenience Market with Fuel Pump	853	/M.F.P.	\$23,811	\$8,500	280%	\$439	28%
Wholesale Market*	860	/T.S.F.G.F.A.	\$5,187	\$3,458	150%	\$1,285	82%
Discount Club*	861	/T.S.F.G.F.A.	\$12,750	\$8,500	150%	\$508	33%

TAC: PROPOSED RATE TABLE
COST PER UNIT OF DEVELOPMENT
DOUBLE REVENUE - ADJUSTED - INCLUDES DIVERTED TRIPS

Land Use Category	ITE Code	Unit	TOTAL COST PER UNIT	Estimated current TIF	% increase	Total Cost Per Unit / Ne: adjusted trip-end	Adjusted Capture Rate
Home Improvement Superstore*	862	/T.S.F.G.F.A.	\$5,231	\$2,601	201%	\$439	28%
Electronics Superstore*	863	/T.S.F.G.F.A.	\$6,671	\$3,881	172%	\$439	28%
Office Supply Superstore*	867	/T.S.F.G.F.A.	\$11,643	\$3,881	300%	\$415	27%
Pharmacy/Drugstore without Drive-Thru Window*	880	/T.S.F.G.F.A.	\$11,643	\$3,881	300%	\$252	16%
Pharmacy/Drugstore with Drive-Thru Window*	881	/T.S.F.G.F.A.	\$11,643	\$3,881	300%	\$278	18%
Furniture Store	890	/T.S.F.G.F.A.	\$1,224	\$816	150%	\$968	62%
Bank/Savings: Walk-in	911	/T.S.F.G.F.A.	\$23,175	\$8,500	273%	\$439	28%
Bank/Savings: Drive-in	912	/T.S.F.G.F.A.	\$25,500	\$8,500	300%	\$307	20%
Quality Restaurant (not a chain)	931	/T.S.F.G.F.A.	\$22,321	\$8,126	275%	\$439	28%
High Turnover, Sit-Down Restaurant (chain or stand alone)	932	/T.S.F.G.F.A.	\$15,361	\$8,500	181%	\$439	28%
Fast Food Restaurant (No Drive-Thru)	933	/T.S.F.G.F.A.	\$25,500	\$8,500	300%	\$160	10%
Fast Food Restaurant (With Drive-Thru)	934	/T.S.F.G.F.A.	\$25,500	\$8,500	300%	\$230	15%
Drive-Thru Restaurant (No Seating)	935	/T.S.F.G.F.A.	\$25,500	\$8,500	300%	\$74	5%
Drinking Place/Bar*	936	/T.S.F.G.F.A.	\$18,513	\$8,126	228%	\$439	28%
Quick Lubrication Vehicle Shop*	941	/Service Stall	\$12,726	\$8,500	150%	\$439	28%
Automobile Care Center*	942	/T.S.F.G.L.A.	\$12,118	\$4,039	300%	\$417	27%
Gasoline/Service Station (no Market or Car Wash)	944	/V.F.P.	\$12,750	\$8,500	150%	\$885	55%
Gasoline/Service Station (with Market and Car Wash)	946	/V.F.P.	\$12,750	\$8,500	150%	\$1,113	71%
Office							
General Office Building ²	710	/T.S.F.G.F.A.	\$7,621	\$3,026	252%	\$439	28%
Medical-Dental Office Building	720	/T.S.F.G.F.A.	\$25,009	\$10,661	235%	\$439	28%
Government Office Building	730	/T.S.F.G.F.A.	\$47,713	\$21,508	222%	\$439	28%
U.S. Post Office	732	/T.S.F.G.F.A.	\$62,158	\$27,075	230%	\$439	28%
Office Park	750	/T.S.F.G.F.A.	\$7,905	\$5,089	155%	\$439	28%
Port/Industrial							
Truck Terminal	030	/T.S.F.G.F.A.	\$4,171	\$1,390	300%	\$269	17%
General Light Industrial	110	/T.S.F.G.F.A.	\$4,825	\$2,209	218%	\$439	28%
General Heavy Industrial	120	/T.S.F.G.F.A.	\$1,038	\$476	218%	\$439	28%
Manufacturing	140	/T.S.F.G.F.A.	\$2,644	\$1,220	217%	\$439	28%
Warehouse	150	/T.S.F.G.F.A.	\$3,433	\$1,547	222%	\$439	28%
Mini-Warehouse	151	/T.S.F.G.F.A.	\$1,731	\$827	209%	\$439	28%
Utilities*	170	/T.S.F.G.F.A.	\$4,366	\$2,209	198%	\$439	28%

shading indicates rate adjusted based on existing TIF

¹ Assumes 300,000 to 399,999 sq ft TIF range

² Assumes 400,000 to 499,999 sq ft TIF range

* Estimated TIF based on rough assumptions

EXISTING RATES

- Residential: \$339 rate/trip
- Business & Commercial: \$85 rate /trip
- Office: \$312 rate/trip
- Industrial: \$327 rate/trip
- Institutional: \$141 rate/trip

CREDITS

- What to give credit for?
 - Projects on list
 - Projects not on list

- Transferability of credits
 - Credits can be transferred to another project under certain conditions

QUESTIONS?

WORK SESSION ITEMS

PowerPoint?

1. Partners for Sustainability Washington County discussion (30m)

2. WRWC IGA Amendments (15m)

3. Street tree replacement policy (30m)

4. Library Coffee Service (30m)

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Youth Advisory Council Update

2. Emergency Management Update

CONSENT CALENDAR ITEMS

1. Resolution approving WRWC IGA amendments

2. Resolution approving Construction Management/Maintenance Agreement for road improvements at Bridgeport Village (ODOT/Wash County/Tigard/Tualatin) (eng)

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. Exemption from Formal Public Bidding - BP Storm Phase 2 (Contract Review Board) (eng)

2.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ordinance PTA-08-03 – Historic Landmark Demo Criteria

2.

3.

4.

EXECUTIVE SESSION ITEMS

1. City Manager's Annual Performance Evaluation

WORK SESSION ITEMS

PowerPoint?

1. Legislative Program *(Admin)*
2. Solid Waste Update *(tentative on this date)*
3. Code enforcement policy discussion
4. Gas tax/road fund prioritization ?
5. Underground utilities policy *(tentative on this date)*

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin Tomorrow – PRN Update
2. TEAM Tualatin Program Wrap-up (Ops)

CONSENT CALENDAR ITEMS

- 1.
- 2.
- 3.
- 4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. M37-06-01 ZIAN Limited Partnership cont. from 2/25/08 **(Other)** *(Comm. Dev)*
2. Supplemental Budget for Municipal Court, etc.
- 3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

- 1.
- 2.
- 3.
- 4.
- 5.

EXECUTIVE SESSION ITEMS

- 1.

MEETING DATE: Wednesday, August 27 OR Tuesday, September 2 Time: 6-8pm

SPECIAL WORK SESSION ITEMS

PowerPoint?

1. Central Urban Renewal – Maximum Indebtedness (*Comm. Dev.*)
-

WORK SESSION ITEMS

PowerPoint?

1. Urban / Rural Reserves Update

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Youth Advisory Council Update

2.

3.

CONSENT CALENDAR ITEMS

1. Resolution – solid waste rate increase

2.

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. Reverse Frontage Future Planning Discussion (Ops)

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

2.

3.

CONSENT CALENDAR ITEMS

1.

2.

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. Fence Standard Review

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Youth Advisory Council Update

2.

3.

CONSENT CALENDAR ITEMS

1.

2.

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. _____
2. _____
3. _____
4. _____
5. _____

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. _____
2. Tualatin Tomorrow – HSS Update
3. _____

CONSENT CALENDAR ITEMS

1. _____
2. _____
3. _____
4. _____

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. _____
2. _____
3. _____

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. _____
2. _____
3. _____
4. _____
5. _____

EXECUTIVE SESSION ITEMS

1. _____

July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 7p Summer Reading Event on the Commons "Tater A. Peel the Clown"	2 12p-7p (W-F) Kayak and Canoe rentals at BFP (through 8/29) 1:15p Tualatin Historical Soc 5:30p Alive After Five Location TBA	3	4 Independence Day Holiday CITY OFFICES CLOSED 4p Foxhill 4 th of July Parade (Bridgeport Elem.) 6:30p Concerts on the Commons	5 10p-7p (Sat/Sun) Kayak and Canoe rentals at BFP (through 9/21) 9p Movies on the Commons
6	7 5-8p Urban Rural Reserves Open House-Multnomah County East Building	8 7p Summer Reading Event on the Commons "Penny's Puppet Show"	9 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, City Offices 7:30p ARB (Alexan), Council Chambers	10 5-8p Urban Rural Reserves Open House-Tualatin High School (Commons Area) *No TPAC Meeting	11 7:30a Chamber Networking AM, Haggen's 11-1p 4th Annual Policy Makers Bike Ride - TCP/Tualatin Commons 6:30p Concerts on the Commons	12 9p Movies on the Commons
13	14 10a Library Opens 5:00p Work Session 7:00p Council/TDC Mitg	15 7p Summer Reading Event on the Commons "Victor Johnson Music for Kids"	16 5-8p Urban Rural Reserves Open House-Clackamas County Public Services Building 5:30p Alive After Five @ Chamber Office	17 12p Friends of Library Mitg 6:30-8p WCCLS Photo Contest Reception 7p Urban Renewal Advisory Committee Mitg	18 7:30a Chamber Networking AM, GolfTEC, 7059 SW Nyberg /road (Nyberg Woods) 6:30p Concerts on the Commons	19 9a-12p Police Meet & Greet (Ibach Park) 9p Movies on the Commons
20	21 5:00p Work Session 7:00p Council/TDC Mitg	22 5:30p VFW Ground - breaking, 8455 SW Seneca 7p Summer Reading Event on the Commons "Omar Vargas"	23	24 11:30a Chamber Luncheon @ Country Club	25 7:30a Chamber Networking AM, Design Resource Group @ Heritage Center 12p-9p ArtSplash, Commons 6:30p Concerts on the Commons	26 10a-9p ArtSplash, Commons 6:30p Concerts on the Commons 9p Movies on the Commons
27 10a-3p Summer Reading Event on the Commons "Chalk it Up" with Artist Daniel Wood 10a-4p ArtSplash,	28 5:00p Work Session 7:00p Council/TDC Mitg	29 7p Summer Reading Event on the Commons "Magic Show by Jay Frasier"	30	31 10a-3p pm Summer Reading Event @ Heritage Ctr "Hay Caramba"		

2008

7p. ABB. if necessary

August

Sun	Mon	Tue	Wed	Thu	Fri	Sat
3	4	5 3-6p Darrel Condra's Retirement Open House 6p National Nite Out-Police Dept. in Neighborhoods 7p Summer Reading Event on the Commons "Juggling w/ Tom Question"	6 12p-7p (W-F) Kayak and Canoe rentals at BFP (through 8/29) 1:15p Tualatin Historical Soc 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Chambers	7 7p Special URAC Meeting, Council Chambers	8 6-9pm Tualafest (teen battle of the bands), Comm. Park 6-10p <i>Crawfish</i> Cook-off at Tualatin Commons 6:30p Concerts on the Commons put on by <i>Crawfish Festival</i> Willowbrook Arts Camp 6:30 - 8/8	9 8:00a-Crawfish Crawl 10k 10:00a-Crawfish Parade 11:30a-Library Grand Opening 10a-9p - Crawfish Festival at Community Park 9p Movies on the Commons
10 All Day - <i>Crawfish Car Show</i> at Haggen's	11 5:00p Work Session 7:00p Council/TDC Mtg	12 7m Summer Reading Finale Event on the Commons "Creature Feature"	13 7p ARB (if necessary)	14 7:00p TPAC	15 2-4p Teen Library Open House 6:30p Concerts on the Commons	16 8a-5p Electric Radio Controlled Unlimited Boat Races - Lake of the Commons 9p Movies on the Commons
17	18	19	20 12pm Core Area Parking District Board, Council Chambers 7:00p ARB (if necessary)	21 12pm Friends of Library Mtg	22	23 9p Movies on the Commons
24	25 5:00p Work Session 7:00p Council/TDC Mtg	26 7-9p Teen Library Open House	27 7p ARB (if necessary)	28 11:30a Chamber Luncheon @ Country Club	29 6:30p Concerts on the Commons	30 9p Movies on the Commons

2008

September

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1 Labor Day Holiday CITY OFFICES CLOSED	2	3 1:15p Tualatin Historical Soc	4	5	6 10p-7p (Sat/Sun) Kayak and Canoe rentals at BFP (through 9/21)
7	8	9	7p ARB (if necessary) 10	11	12	13
14	5:00p Work Session 7:00p Council/TDC Mtg 15	16	6:30p Tualatin Tomorrow Vision Implementation Committee, Library Community Room 17	7p TPAC 18	19	20
21	22	23	7p ARB (if necessary) 24	5p Volunteer BBQ Community Park 25 11:30a Chamber Luncheon @ Country Club	26	27
28	5:00p Work Session 7:00p Council/TDC Mtg 29	30	7p ARB (if necessary)			

2008

Commuter Rail Train Horn Noise Mitigation Update



July 28, 2008



Noise Mitigation Options

- Three options to implement noise mitigation:
 - Installation of Wayside Horns
 - Utilize FRA Calculator to determine if crossings qualify for Quiet Zone
 - Construct Supplemental Safety Measures (four quadrant gates, gates with raised medians or channelized devices, etc.)
- Fourth option is 'no build'



Where we are . . .

- FRA Calculator not yet updated
 - FRA Calculator will be updated by the end of July
 - Once updated we can determine if any crossings will qualify for quiet zone without constructing any improvements
- City of Milwaukee intended to implement a quiet zone with minimal improvements to the crossings based on the FRA Calculator - budget constraints have required this to be put off until later



Insurance & Liability

- **Wayside Horns**
 - Based on example agreement on Union Pacific Railroad webpage, they require \$10 Million each occurrence & an aggregate limit of not less than \$10 Million
 - CIS does not provide this type of coverage
 - CIS is looking into other insurance providers
 - **Union Pacific Railroad Contract Language:**
 - To the extent permitted by law, . . . the public authority shall fully indemnify and hold the railroad harmless, and defend the railroad against any and all liability, claims, suits, demands, and losses arising from the public authority's own acts or omissions or fault relating to or arising out of this agreement, the work, the project, or the WHS.

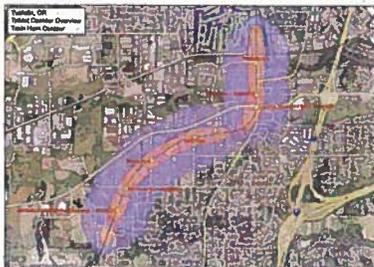


Insurance & Liability

- **Quiet Zones**
 - Union Pacific Railroad Quiet Zone agreement does not specify a required insurance amount, but states the following:
 - Public Authority and Railroad agree that they will cooperate as necessary in defense of any claim, demand, investigation or litigation arising out of or related to this Agreement, the Work, the Project, or the Devices.



Train Horn Contours





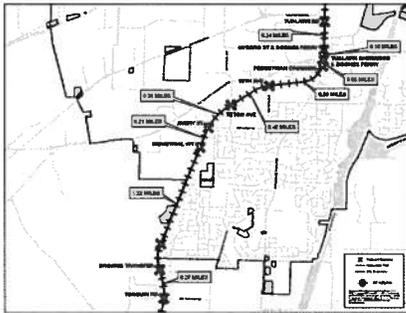
Cost Updates

- Wayside Horns
 - ~ \$200K
 - Maintenance ~ \$5-10K annually
- Four Quad Gates
 - ~ \$400-900K
 - Maintenance ~ \$10K annually
- Driveway Relocation/Closure
 - ~ \$20-40K
 - Maintenance ~ \$0K annually
- Raised Medians & Channelization
 - ~ \$30-60K
 - Maintenance ~ \$1-2K annually

- Additional on going costs: Insurance, Testing, Upgrades and Damage Repair
- These are conceptual cost estimates; they assume cooperative owners & no land acquisition costs



Distances between Crossings



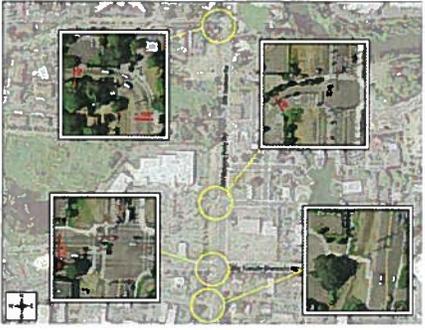


Crossings

- Tualatin Road, Nyberg Street, Tualatin-Sherwood Road & Pedestrian Crossing
 - Quiet Zone would require all crossings be included
 - All crossings should receive the same treatment
 - Quiet Zone or Wayside Horns



Tualatin Road, Nyberg Street,
Tualatin-Sherwood Road &
Pedestrian Crossing



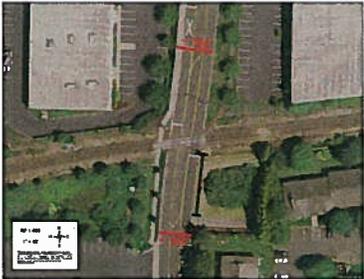


Crossings

- 95th Avenue
 - Quiet Zone could be done on this intersection only
 - Supplemental Safety Measure - Raised Medians (~\$55,000)
 - Wayside Horn



95th Avenue



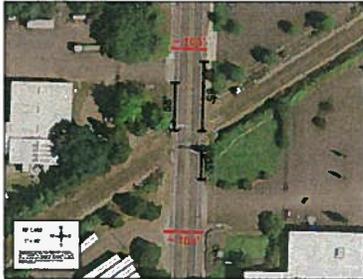


Crossings

- Teton Avenue
 - Quiet Zone could be done on this intersection only
 - Supplemental Safety Measure - Raised Medians & Relocated Driveways (~\$85,000)



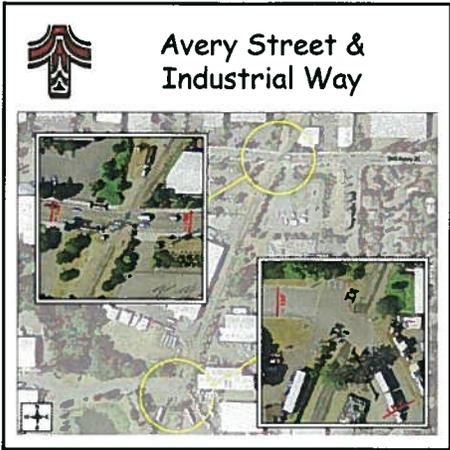
Teton Avenue



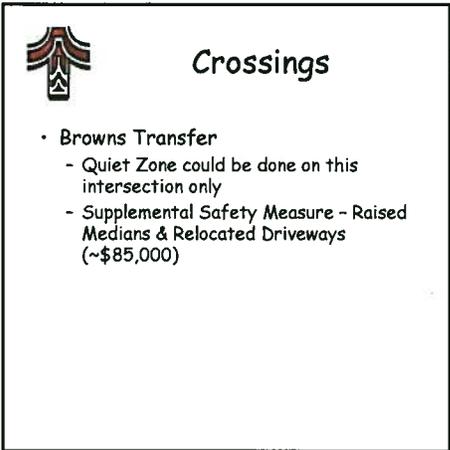


Crossings

- Avery Street & Industrial Way
 - Quiet Zone would require all crossings be included
 - Supplemental Safety Measure at Avery Raised Medians & Relocated Driveways (~\$85,000)

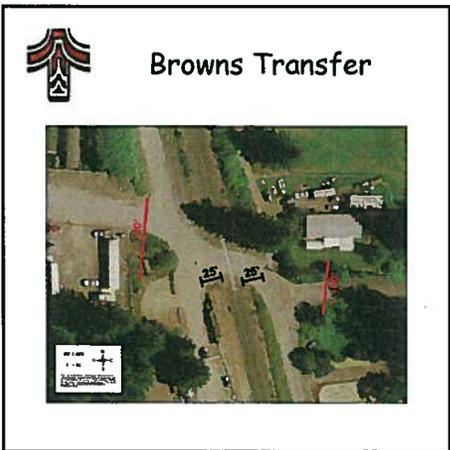


Avery Street & Industrial Way



Crossings

- Browns Transfer
 - Quiet Zone could be done on this intersection only
 - Supplemental Safety Measure - Raised Medians & Relocated Driveways (~\$85,000)



Browns Transfer



Crossings

- Tonquin Road
 - Quiet Zone could be done on this intersection only
 - Supplemental Safety Measure - Raised Medians & Relocated Driveways (~\$85,000)



Tonquin Road





Funding Options

- Project Partners & Outside Sources
 - Tri-Met
 - Washington County
 - Major Streets Transportation Improvement Program (MSTIP)
 - State/Federal
 - State funding through the Oregon Department of Transportation - Rail Division is only available in conjunction with crossing closures
 - Metro Transportation Improvement Program (MTIP)
 - Representative David Wu's office



Funding Options

- Internal Sources
 - General Fund
 - \$85K currently allocated in FY 0809
 - General Obligation Bond
 - League of Oregon Cities Capital Access Program
 - Capital Lease/Term Loan through local bank
 - State Gas Tax
 - Reprioritization of funds would be required
 - Central Urban Renewal District
 - Could only include Tualatin Road, Nyberg Street and Tualatin-Sherwood Road
 - Would require either reallocation of existing funds or an extension of the District



Funding Options

- Impacted 'user' sources
 - Road Utility Fees
 - Would require modification to the existing Ordinance to allow use of these funds
 - Local Improvement District (LID)
 - A method for determining allocation of the costs would need to be determined



Next Steps

- Staff would like to leave here with the following:
 - Which option to pursue at each crossing
 - Which type or types of funding to utilize:
 - Overall and/or for each crossing
- If Calculator method is chosen, staff will review the FRA Calculator once updated
- If wayside horns or supplemental safety measures, and funding identified, we can begin the process for implementation



Any Questions?

WES Fencing Update



July 28, 2008



Fencing locations

- Community Park
- Apartments
- Sewer Access Tract (near SW Fuller Drive)
- Pedestrian Path (SW Koller St to SW Gram St)
- Koller Pond



Community Park





Apartments





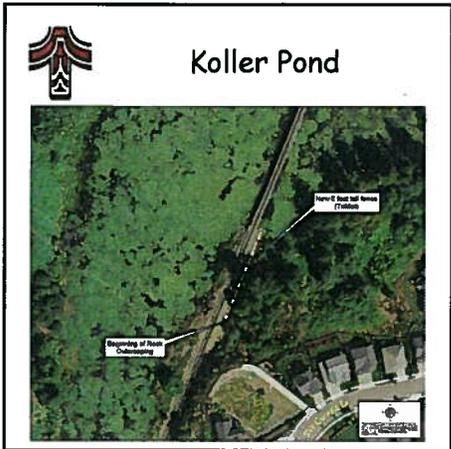
Sewer Access Tract near SW Fuller Drive

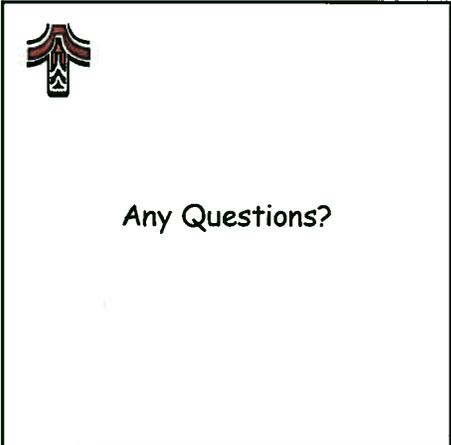




Pedestrian Path SW Koller St to SW Gram St







**TRAFFIC IMPACT FEE/
TRANSPORTATION
DEVELOPMENT TAX**

TIFITDT UPDATE

July 28, 2008

SCHEDULE

- Back to BCC on August 5, 2008
- Further discussion and refinements
- Continue to August 19, 2008
- Final adoption of ordinance
- November 4, 2008 election

PROCESS

- Initial goal is to raise more funds for road improvements
- Initial direction was to double revenue raised
- Double revenue is not the same as double rates due to changes in methodology

TRANSIT PROJECT LIST

- **Beaverton-Tualatin FS Corridor:** Improved stops & pedestrian access in Frequent Service Corridor (Line 76).
- **Streamline Bus Efficiency Improvements:** Bus efficiency treatments – signal priority, queue bypasses, dedicated bus stops & other treatments to enhance efficiency & improve or preserve service speeds for Frequent Service & key bus lines throughout county.
- **WES Improvements (P&W RR):** Capital improvements to allow future service upgrade including double-tracing (for improved frequency & time of day). Detailed project scoping has not been developed.
- **SW Corridor – Portland and Western Railroad:** East-West commuter rail corridor through southern Washington County from McMinnville to Milwaukie. Detailed project scoping has not been developed.
- **I-205 Ring Connector:** Tualatin, Oregon City & beyond suburban limited-stop service. Assumes BRT. Detailed project scoping has not been developed.

OUTSTANDING ISSUES

- Double revenue vs. double rates
- Methodology change

LAC PROPOSED RATE TABLE
COST PER UNIT OF DEVELOPMENT
DOUBLE REVENUE, ADJUSTED, INCLUDES DIVERTED TRIPS

Land Use Category	ITE Code	Unit	TOTAL COST PER UNIT	Revised Unit	% Increase	Test Unit Per Lot	Adjusted Cost/Rate
Single Family Detached	210	Single-Fam Unit	34,349	33,289	30%	3400	32%
Suburban	220	Single-Fam Unit	34,388	33,286	212%	3400	28%
Medium-Density Residential (Townhouse)	230	Medium-Fam Unit	13,857	14,000	180%	1400	25%
Medium-Density Housing (apartment)	240	Medium-Fam Unit	55,338	54,981	300%	5400	28%
Low-Density	250	Unit	11,700	10,100	180%	1400	25%
Multi-Family Detached	300	Unit	91,200	86,100	180%	1400	25%
Multi-Family Attached	400	Unit	138,000	130,000	180%	1400	25%
Hotel/Club/Resort	410	Unit	270,000	250,000	180%	1400	25%
Office	420	Unit	100,000	95,000	180%	1400	25%
Industrial	430	Unit	100,000	95,000	180%	1400	25%
Warehouse	440	Unit	100,000	95,000	180%	1400	25%
Health/Research Center	450	Unit	100,000	95,000	180%	1400	25%
Government/Community Center	460	Unit	100,000	95,000	180%	1400	25%
Public Buildings	500	Unit	100,000	95,000	180%	1400	25%
Elementary School/Preschool	510	Unit	100,000	95,000	180%	1400	25%
High School (Public)	520	Unit	100,000	95,000	180%	1400	25%
Public Library (Public)	530	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	540	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	550	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	560	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	570	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	580	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	590	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	600	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	610	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	620	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	630	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	640	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	650	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	660	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	670	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	680	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	690	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	700	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	710	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	720	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	730	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	740	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	750	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	760	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	770	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	780	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	790	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	800	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	810	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	820	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	830	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	840	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	850	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	860	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	870	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	880	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	890	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	900	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	910	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	920	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	930	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	940	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	950	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	960	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	970	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	980	Unit	100,000	95,000	180%	1400	25%
Public Office (Private)	990	Unit	100,000	95,000	180%	1400	25%
Public Office (Public)	1000	Unit	100,000	95,000	180%	1400	25%

QUESTIONS?
