



**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 No. 1)**

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 Meetings of June 23, 2008, July 14, 2008..... 110  
September 8, 2008 and September 22, 2008

**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 10-13-08  
Recording Sec *M. Smith*

# STAFF REPORT

## TUALATIN DEVELOPMENT COMMISSION

**TO:** Honorable Chairman and Members of the Commission

**FROM:** Sherilyn Lombos, Administrator *[Signature]*

**DATE:** October 13, 2008

**SUBJECT:** APPROVAL OF THE MINUTES FOR THE MEETINGS OF  
JUNE 23, 2008, JULY 14, 2008, SEPTEMBER 8, 2008 AND  
SEPTEMBER 22, 2008

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**ISSUE BEFORE THE COMMISSION:**

The issue before the Commission is to approve the minutes for the Tualatin Development Commission meetings of June 23, 2008, July 14, 2008, September 8, 2008 and September 22, 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 10-13-08  
Recording Sec M. Smith



## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF JUNE 23, 2008

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

**ABSENT:** None.

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

- A. CALL TO ORDER**  
Chairman Ogden called the work session to order at 6:41 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**  
*An executive session was held after the work session.*
- K. ADJOURNMENT**  
The work session recessed at 6:41 p.m. to go into executive session pursuant to ORS 192.660(2)(e) to discuss real property transactions.

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 10-13-08  
Recording Sec MSW



## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF JUNE 23, 2008

**PRESENT:** Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator; Doug Rux, Community Development Director; Brenda Braden, City Attorney; Don Hudson, Finance Director; Mike McKillip, City Engineer; Carina Christensen, Assistant to the City Manager; and Maureen Smith, Recording Secretary

**ABSENT:** Commissioner Bob Boryska\* [*\* denotes excused*]

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

**A. CALL TO ORDER**

Chairman Ogden called the meeting to order at 10:11 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 the Minutes for the Meeting of June 9, 2008

**MOTION CARRIED.**

**E-F. PUBLIC HEARINGS**

1. Resolution No. 565-08 Adopting the Tualatin Development Commission Budget for the Fiscal Year Commencing July 1, 2008, Making Appropriations, and Declaring the Tax Increment District Certified

Chairman Ogden opened the public hearing.

Finance Director Don Hudson gave a brief review of the proposed Development Commission budget for fiscal year beginning July 1, 2008.

PROPOSERS/OPPONENTS – None.

Mayor Ogden closed the hearing.

COUNCIL DELIBERATION

MOTION by Commissioner Harris, SECONDED by Commission Beikman to adopt the Tualatin Development Commission budget for fiscal year commencing July 1, 2008, making appropriations and declaring the tax increment district certified. MOTION CARRIED.

[Vote: 6-0-1; YES: Ogden, Barhyte, Beikman, Harris, Maddux, Truax; Boryska absent.]

**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**

Chairman Ogden noted an executive session pursuant to ORS 192.660(2)(e) to discuss real property transactions was held after the work session.

**K. ADJOURNMENT**

MOTION by Commissioner Harris, SECONDED by Commissioner Barhyte to adjourn the meeting at 10:17 p.m. MOTION CARRIED.

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 10-13-08  
Recording Sec MSM



## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF JULY 14, 2008

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

**ABSENT:** Commissioner Monique Beikman\* [\* denotes excused]

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

- A. CALL TO ORDER**  
Chairman Ogden called the work session to order at 6:54 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 meeting adjourned at 6:54 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 10-13-08  
Recording Sec. M. Smith



## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF JULY 14, 2008

**PRESENT:** Chairman Lou Ogden; Commissioners Chris Barhyte, Bob Boryska, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator; Doug Rux, Community Development Director; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Carina Christensen, Assistant to the City Manager; and Maureen Smith, Recording Secretary

**ABSENT:** Commissioner Beikman\* [*\* denotes excused*]

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

**A. CALL TO ORDER**

Chairman Ogden called the meeting to order at 9:36 p.m.

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

*None.*

**C. CITIZEN COMMENTS**

*None.*

**D. CONSENT AGENDA**

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

1. Resolution No. 566-08 Dedicating an Access Easement Associated With the Green Lot Expansion Project (Robert Tomeoni)
2. Resolution No. 567-08 Authorizing Compensation for Right-of-Way and Easements Associated With the SW Herman Road Improvement Project (Rick and Gary Walgraeve)
3. Citizen Involvement Committee Appointments

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.  
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**I. COMMUNICATIONS FROM COMMISSIONERS**

*None.*

**J. EXECUTIVE SESSION**

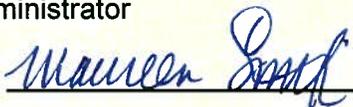
*None.*

**K. ADJOURNMENT**

MOTION by Commissioner Harris, SECONDED by Commissioner Boryska to adjourn the meeting at 9:37 p.m. MOTION CARRIED.

Sherilyn Lombos, Administrator

Recording Secretary



# TUALATIN DEVELOPMENT COMMISSION

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

503 / 692-2000

Approved by Tualatin  
Development Commission  
Date 10-13-08  
Recording Sec M. Smith



## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF SEPTEMBER 8, 2008

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

**ABSENT:** Commissioner Donna Maddux\* [*\* denotes excused*]

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

- A. CALL TO ORDER**  
Chairman Ogden called the work session to order at 6:54 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**  
Commissioner Boryska noted he attended the Washington County Coordinating Committee (WCCC) meeting earlier in the day and distributed an information sheet on transportation tax.
- J. EXECUTIVE SESSION**  
None.
- K. ADJOURNMENT**  
The meeting adjourned at 6:56 p.m.

Sherilyn Lombos, Administrator

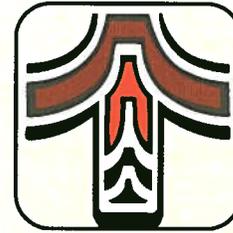
Recording Secretary

Handwritten signature of Maureen Smith in blue ink.

# TUALATIN DEVELOPMENT COMMISSION

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

503 / 692-2000



Approved by Tualatin  
Development Commission  
Date 10-13-08  
Recording Sec M. Smith

## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF SEPTEMBER 8, 2008

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

**ABSENT:** Commissioner Donna Maddux\* [*\* denotes excused*]

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

**A. CALL TO ORDER**

Chairman Ogden called the meeting to order at 8:52 p.m.

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

Chairman Ogden introduced Linda Moholt, the new executive director of the Tualatin Chamber of Commerce. Ms. Moholt said she is happy to be on board and looking forward to the coming months.

**C. CITIZEN COMMENTS**

None.

**D. CONSENT AGENDA**

MOTION by Commission Truax, SECONDED by Commissioner Harris to adopt consent agenda as read.

1. Resolution No. 568-08 Approving an Agreement with the Tualatin City Council for Project Management for the SW Herman Road Project

**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**

Chairman Ogden noted in February 2008 tragic shootings of Kirkwood, Missouri city employees and elected officials. Kirkwood Mayor Mike Swoboda was also wounded, and rallied, however he recently passed away due to complications from his injuries.

Chairman Ogden asked for a moment of silence and for adjournment of the meeting in Mayor Swoboda's memory.

**J. EXECUTIVE SESSION**

None.

**K. ADJOURNMENT**

MOTION by Commissioner Truax, **SECONDED** by Commissioner Harris to adjourn the meeting in memory of Kirkwood Missouri Mayor Mike Swoboda, at 8:56 p.m.  
**MOTION CARRIED.**

Sherilyn Lombos, Administrator

Recording Secretary

Maureen Smith

# TUALATIN DEVELOPMENT COMMISSION

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

503 / 692-2000

Approved by Tualatin  
Development Commission  
Date 10-13-08  
Recording Sec [Signature]



## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF SEPTEMBER 22, 2008

**PRESENT:** Chairman Lou Ogden, Commissioners Monique Beikman, Bob Boryska, Jay Harris, Donna Maddux, and Ed Truax; Paul Hennon, Acting City Manager; Brenda Braden, City Attorney; Don Hudson, Finance Director;; Kent Barker, Chief of Police; Eric Underwood, Development Coordinator; Ginny Kirby, Recording Secretary

**ABSENT:** Chris Barhyte\* [*\* denotes excused*]

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

**A. CALL TO ORDER**

Chairman Ogden called the meeting to order at 7:31 p.m.

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

None.

**C. CITIZEN COMMENTS**

None.

**D. CONSENT AGENDA**

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

1. Approval of Minutes for the Meeting of July 28, 2008 and August 25, 2008.
2. Change Order No. 2 to the Contract Documents for Construction of SW 124<sup>th</sup> Avenue / SW Myslony Street to SW Tualatin-Sherwood Road

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**

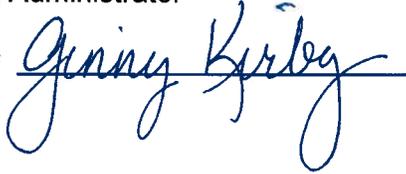
None.

**K. ADJOURNMENT**

The meeting adjourned at 7:33 p.m.

Paul Hennon, Acting Administrator

Recording Secretary

A handwritten signature in blue ink, appearing to read "Jenine Kirby", written over a horizontal line.