



A. CALL TO ORDER

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. Swearing-in of Commissioners-elect Monique Beikman, Joelle Davis, and Ed Truax

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 – 3)

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 November 24, 2008 and December 8, 2008 71
2. Resolution No. 571-09 Establishing Regular Meetings of the Tualatin Development 79
Commission – the Urban Renewal Agency of the City of
Tualatin and the Urban Renewal Advisory Committee
3. Change Order No. 3 to the Contract Documents for Construction of SW 124th 81
Avenue / SW Myslony Street to SW Tualatin-Sherwood Road

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

Oath of Office

TUALATIN DEVELOPMENT COMMISSION)
CITY OF TUALATIN)
STATE OF OREGON) ss.
COUNTY OF WASHINGTON)

I, MONIQUE BEIKMAN, do solemnly swear that I will support the Constitution of the United States of America, the Constitution of the State of Oregon, and the laws thereof, and will faithfully and honorably serve in the Office of Commissioner of the Tualatin Development Commission, to the best of my ability.


Monique Beikman

Subscribed and sworn to before me this 12th day of January, 2009.

Before me: 
Notary Public for Oregon

My Commission Expires: July 4, 2009



Oath of Office

TUALATIN DEVELOPMENT COMMISSION)
CITY OF TUALATIN)
STATE OF OREGON)
COUNTY OF WASHINGTON)

ss

I, JOELLE DAVIS, do solemnly swear that I will support the Constitution of the United States of America, the Constitution of the State of Oregon, and the laws thereof, and will faithfully and honorably serve in the Office of Commissioner of the Tualatin Development Commission, to the best of my ability.


Joelle Davis

Subscribed and sworn to before me this 12th day of January, 2009.

Before me: 
Notary Public for Oregon

My Commission Expires: July 4, 2009



Oath of Office

TUALATIN DEVELOPMENT COMMISSION)
CITY OF TUALATIN)
STATE OF OREGON) ss.
COUNTY OF WASHINGTON)

I, EDWARD TRUAX, do solemnly swear that I will support the Constitution of the United States of America, the Constitution of the State of Oregon, and the laws thereof, and will faithfully and honorably serve in the Office of Commissioner of the Tualatin Development Commission, to the best of my ability.

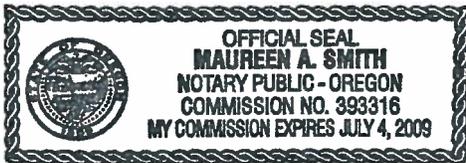


Edward Truax

Subscribed and sworn to before me this 12th day of January, 2009.

Before me: 
Notary Public for Oregon

My Commission Expires: July 4, 2009





Approved by Tualatin
Development Commission
Date 1-12-09
Recording Sec M. Smith

STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

FROM: Sherilyn Lombos, Administrator 

DATE: January 12, 2009

SUBJECT: APPROVAL OF THE MINUTES FOR THE MEETING OF
NOVEMBER 24, 2008 AND DECEMBER 8, 2008

ISSUE BEFORE THE COMMISSION:

The issue before the Commission is to approve the minutes for the Tualatin Development Commission meeting of November 24, 2008 and December 8, 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, OREGON 97062-0369

503 / 692-2000

Approved by Tualatin
Development Commission
Date 1-12-09
Recording Sec MSmith



TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF NOVEMBER 24, 2008

PRESENT: Chairman Lou Ogden, Commissioners Chris Barhyte, Monique Beikman, Bob Boryska, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Carina Christensen, Assistant to the City Manager; Don Hudson, Finance Director; Kent Barker, Chief of Police; Eric Underwood, Development Coordinator; Dan Boss, Operations Director; Paul Hennon, Community Services Director; Joelle Davis, Councilor-elect; Nancy McDonald, Human Resources Director; Ginny Kirby, Recording Secretary

ABSENT: [* denotes excused]

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

A. CALL TO ORDER

Chairman Ogden called the meeting to order at 5:17 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

Tualatin-Sherwood Road Fountain at Commons Park

Eric Underwood, Development Coordinator, introduced Dave Simmons of CH2M Hill, and Carol Mayer-Reed and Ryan Carlson, of Mayer-Reed, the subcontractor assisting CH2M Hill in the design of this project.

Ms. Mayer-Reed said they are seeking advice on a direction proceed; possible locations for a fountain, and consider what would be most appropriate. The goal is to find a design that represents the community, place it in the right location, and have it serve the intended purpose. Mayor Ogden questioned whether Council knew what they really wanted for this project within the allotted budget. After some discussion style ideas included: clean, makes a statement that you are **IN** Tualatin, a design that includes native plants, has the "wow" factor, represents the great community we have, be the "front door" of Tualatin. Also, incorporate a cohesive landscape style that follows the "style" of the water feature. Discussion ensued regarding the vision of this project. It was noted that the intent would not be to spend the majority of the money on a water feature and not have enough left to upgrade the streetscape from the area between KMart west to the Outback restaurant area. Discussion continued regarding whether Council wanted to start with streetscape or the water feature, as originally planned.

Ms. Mayer-Reed ran through some of their observations regarding Tualatin and the identity (possibly water) feature. Several areas of "importance" were identified: I-5 off ramp area, traffic signal between KMart/Fred Meyer, signal at Martinazzi Avenue/Nyberg Street, commuter rail station, area at southeast edge of The Lake, and Seneca Street/81st Avenue. After a brief discussion Ms. Mayer-Reed said it seems Council feels that the traveling public is the target audience.

In response to questions regarding the streetscape, Mr. Rux clarified that the streetscape, at this point, includes tearing out all ivy, widen the median where the left turn used to be turning south onto Martinazzi Avenue from Tualatin-Sherwood Road, plant columnar trees, and paint and/or replace some signal standards to match what is in the downtown area. The intent is to not have the sidewalk meet the curb in an effort to keep a buffer between pedestrians and the traffic.

Ms. Lombos suggested two things to Council: 1) remember that a Joint Advisory Committee exists and the consultants can go to the committee with some of the ideas (front door, "wow" factor, etc.), and 2) please realize that the identity feature does not have to be a water feature.

[Development Commission Work Session recessed at 6:22 p.m. to return to City Council Work Session]

C. CITIZEN COMMENTS

Not applicable.

D. CONSENT AGENDA

The Consent Agenda was reviewed by the Commission.

E. PUBLIC HEARINGS - *Legislative or Other*

Not applicable.

F. PUBLIC HEARINGS - *Quasi-Judicial*

Not applicable.

G. GENERAL BUSINESS

Not applicable.

H. ITEMS REMOVED FROM CONSENT AGENDA

Not applicable.

I. COMMUNICATIONS FROM COMMISSIONERS

None.

[Development Commission Work Session reconvened at 6:49 p.m.]

J. EXECUTIVE SESSION

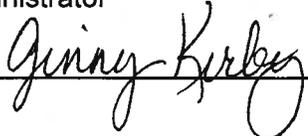
The Commission held an Executive Session pursuant to ORS 192.660(2)(3) to discuss real property transactions.

K. ADJOURNMENT

The work session adjourned at 7:05 p.m.

Sherilyn Lombos, Administrator

Recording Secretary



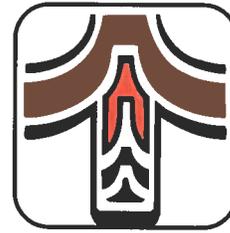
TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE

TUALATIN, OREGON 97062

503 / 692-2000

Approved by Tualatin
Development Commission
Date 1-12-09
Recording Sec M. Smith



TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF NOVEMBER 24, 2008

PRESENT: Chairman Lou Ogden, Commissioners Chris Barhyte, Monique Beikman, Bob Boryska, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Don Hudson, Finance Director; Kent Barker; Chief of Police; Doug Rux, Community Development Director; Dan Boss, Operations Director; Carina Christensen, Assistant to the City Manager; Colin Cortes, Assistant Planner, Ginny Kirby, Recording Secretary

ABSENT: [**denotes excused*]

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

A. CALL TO ORDER

Chairman Ogden called the meeting to order at 9:09 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

Not applicable.

C. CITIZEN COMMENTS

Not applicable.

D. CONSENT AGENDA

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

1. Approval of the Minutes for the Meeting of November 10, 2008.

MOTION CARRIED.

E. PUBLIC HEARINGS - Legislative or Other

Not applicable.

F. PUBLIC HEARINGS - Quasi-Judicial

Not applicable.

G. GENERAL BUSINESS

Not applicable.

H. ITEMS REMOVED FROM CONSENT AGENDA

Not applicable.

I. COMMUNICATIONS FROM COMMISSIONERS

None.

J. EXECUTIVE SESSION

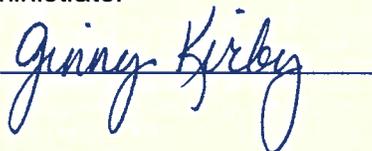
None.

K. ADJOURNMENT

The meeting adjourned at 9:10 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

A handwritten signature in blue ink, reading "Ginny Kirby", is written over a horizontal line.

TUALATIN DEVELOPMENT COMMISSION

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

503 / 692-2000

Approved by Tualatin
Development Commission
Date 1-12-09
Recording Sec: MSM



TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF DECEMBER 8, 2008

PRESENT: Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Bob Boryska, Jay Harris, 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; 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 6:55 p.m.
- B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**
None.
- C. CITIZEN COMMENTS – N/A**
- D. CONSENT AGENDA**
There were no items on the Consent Agenda.
- E-F. PUBLIC HEARINGS – N/A**
- G. GENERAL BUSINESS**
None.
- H. ITEMS REMOVED FROM CONSENT AGENDA**
None.
- I. COMMUNICATIONS FROM COMMISSIONERS**
None.
- J. EXECUTIVE SESSION**
None.
- K. ADJOURNMENT**
The meeting adjourned at 6:55 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 1-12-09
Recording Sec M. Smith

TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF DECEMBER 8, 2008

PRESENT: Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Bob Boryska, Jay Harris, Donna Maddux and Ed Truax; Sherilyn Lombos, Administrator; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Maureen Smith, 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 8:55 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

None.

C. CITIZEN COMMENTS

None.

D. CONSENT AGENDA

There were no items on the agenda.

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 Truax, SECONDED by Commissioner Barhyte to adjourn the meeting at 8:56 p.m. MOTION CARRIED.

Sherilyn Lombos, Administrator

Recording Secretary

A handwritten signature in blue ink, appearing to read "Maurice Smith", is written over a horizontal line.



Approved by Tualatin
Development Commission
Date 1-12-09
Recording Sec M Smith

STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

FROM: Sherilyn Lombos, Administrator 

DATE: January 12, 2009

SUBJECT: RESOLUTION ESTABLISHING REGULAR MEETINGS OF THE TUALATIN DEVELOPMENT COMMISSION – THE URBAN RENEWAL AGENCY OF THE CITY OF TUALATIN AND THE URBAN RENEWAL ADVISORY COMMITTEE

ISSUE BEFORE THE COMMISSION:

The issue before is to adopt a resolution establishing regular meeting dates for the Development Commission and the Urban Renewal Advisory Committee.

RECOMMENDATION:

Staff recommends that the Commission adopt the attached resolution establishing regular meetings of the Development Commission and the Urban Renewal Advisory Committee.

FINANCIAL IMPLICATIONS:

None.

Attachments: A. Resolution

RESOLUTION NO. 571-09

RESOLUTION ESTABLISHING REGULAR MEETINGS OF
THE TUALATIN DEVELOPMENT COMMISSION – THE
URBAN RENEWAL AGENCY OF THE CITY OF TUALATIN
AND THE URBAN RENEWAL ADVISORY COMMITTEE

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

Section 1. During the calendar year ~~2008~~²⁰⁰⁹, the regular meetings of the Tualatin
Development Commission – the Urban Renewal Agency of the City of Tualatin, shall be
held at 7:00 p.m. on the second and fourth Monday of each and every month. A work
session of the Commission shall be held from 5:00 p.m. to 7:00 p.m. on the second and
fourth Monday of each and every month.

(1) The regular meeting of the Urban Renewal Advisory Committee (*URAC*)
shall be held as needed at 7:30 p.m. on the third Thursday of a month.

Section 2. The Administrator be, and hereby is, instructed to post copies of this
Resolution in four (4) conspicuous public places within the area of the Tualatin
Development Commission – the Urban Renewal Agency of the City of Tualatin.

INTRODUCED AND ADOPTED this 12th day of January, 2009.

TUALATIN DEVELOPMENT COMMISSION
the Urban Renewal Agency of the City of
Tualatin, Oregon

BY _____


Chairman

ATTEST:

BY _____


Administrator

Approved by Tualatin
Development Commission
Date 1-12-09
Recording Sec *W. Smith*



STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator *SL*

FROM: Doug Rux, Community Development Director *DR*

DATE: January 12, 2009

SUBJECT: CHANGE ORDER NO. 3 TO THE CONTRACT DOCUMENTS FOR CONSTRUCTION OF SW 124th AVENUE / SW MYSLONY STREET TO SW TUALATIN-SHERWOOD ROAD

ISSUE BEFORE THE COMMISSION:

Whether the Tualatin Development Commission should approve Change Order No. 3 for construction of the SW 124th Avenue / SW Myslony Street to SW Tualatin-Sherwood Road (see attached map).

RECOMMENDATION:

Staff recommends that the Commission approve the attached change order and that the Chairman and Administrator be authorized to execute said Change Order No. 3.

EXECUTIVE SUMMARY:

- This action is not a public hearing.
- This change order covers the cost of additional work resulting from:
 - Failure of several sections of existing sanitary sewer constructed in the mid-1980's in the alignment of SW 124th Avenue and the need to construct a new sanitary sewer line to replace the existing line. This included 487 lineal feet of sanitary sewer line with granular backfill and four new sanitary sewer manholes.
- To proceed with the project the Commission needs to approve Change Order No. 3.
- The expectation for project opening is February 2009. Final completion will be April/May 2009 with final roadway top lift of paving.
- The Commission awarded the bid for SW 124th Avenue on May 27, 2008 in the amount of \$2,582,987.80.

- The Commission on August 25, 2008 approved change Order No. 1 and Change Order No. 2 on September 22, 2008.
- There are no criteria to apply to this request.

OUTCOMES OF DECISION:

Approval of Change Order No. 3 for SW 124th Avenue will result in the following:

1. Enables the contractor to move forward on the construction of SW 124th Avenue.
2. Provides a sanitary sewer system that meets the needs of the roadway project and the City of Tualatin.

Not approving Change Order No. 3 for SW 124th Avenue will result in the following:

1. Delay payment to contractor.
2. Delay construction of SW 124th Avenue.
3. Provide opportunity for negotiation of unit pricing and lump sum amounts.

ALTERNATIVES TO RECOMMENDATION:

Alternatives evaluated to approval of Change Order No. 3 are as follows:

1. Reject the change order proposed by the contractor.
2. Negotiate costs of change order items.

FINANCIAL IMPLICATIONS:

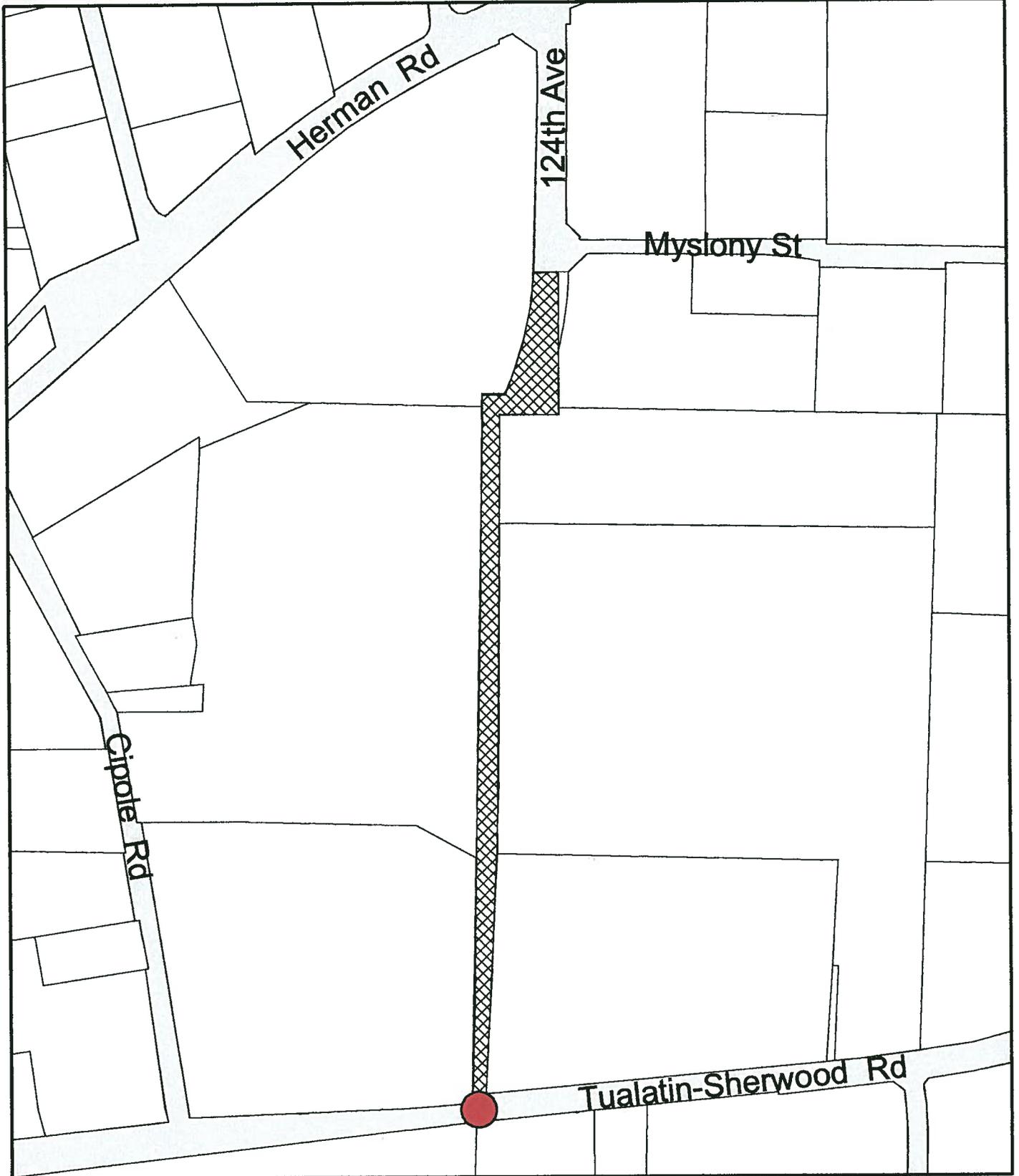
The cost for Change Order No. 3 is \$109,175.50. The current project cost is \$2,770,505.11, which is 107% of the original contract amount. This is within budget for this project.

PUBLIC INVOLVEMENT:

Public involvement is not required as part of this action.

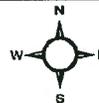
Attachments: A. Map of 124th Avenue
 B. Change Order No. 3

124th Ave: Myslony St to Tualatin-Sherwood Rd Project



 Possible Traffic Signal

 124th Ave Extension



RF 1:4,600

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept.
Plotted 6/2/2008

CHANGE ORDER NO. 3

TO THE CONTRACT DOCUMENTS FOR CONSTRUCTION
OF SW 124th AVENUE /SW MYSLONY STREET TO
SW TUALATIN-SHERWOOD ROAD

This Change Order No. 3 modifies the agreement by and between Northwest Earthmovers Inc., hereinafter referred to as the Contractor, and the Tualatin Development Commission, hereinafter referred to as the Owner, for the Construction of SW 124th Avenue /SW Myslony Street to SW Tualatin-Sherwood Road, to the extent described below:

1. Remobilizing sanitary sewer crew equipment associated with replacing a failed existing sanitary sewer line it is agreed the Owner will pay the Contractor the following lump sum amount:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
011	Remobilization	LS	\$2,500.0

2. To install 487 lineal feet of 10" sanitary sewer line with granular backfill it is agreed that the Owner will pay the Contractor the following amount:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
161	10" PVC Sanitary Sewer Pipe & Backfill	LF	\$196.50

3. For installation of two 48" manholes over existing sanitary sewer line including tie in work it is agreed that the Owner will pay the Contractor the following:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
212	48" Manhole	EA	\$3,391.00

4. For installation of two 48" manholes in the new sanitary sewer line it is agreed that the Owner will pay the Contractor the following:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
213	48" Manhole	EA	\$2,099.00

Except as herein modified, the terms of the basic contract between the Tualatin Development Commission and Northwest Earthmovers, Inc. shall remain in full force and effect.

Dated this 12th day of January, 2009.

NORTHWEST EARTHMOVERS, INC.

By 

Date 12/17/08

TUALATIN DEVELOPMENT COMMISSION

By 
Chairman

ATTEST: 
Administrator