



## OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR FEBRUARY 13, 2012

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Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Brenda Braden; Police Chief Kent Barker; Operations Director Dan Boss; Community Development Director Alice Rouyer; Community Services Director Paul Hennon; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Assistant to the City Manager Sara Singer; Senior Planner William Harper; Management Analyst Ben Bryant; Executive Assistant Maureen Smith

### 1. CALL TO ORDER

**Mayor Ogden called the work session to order at 5:07 p.m.**

### 2. Property Tax Compression Briefing

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Finance Director Hudson presented a PowerPoint on the subject of property tax compression, which described what compression is, how it is caused and the effect it has in Tualatin. Property tax compression has been a discussion topic in the region and state due to the decline of real market values; this decline creates potential for reduced assessed value (AV) growth.

Finance Director Hudson continued, giving a brief description of Measures 5 and 50, passed by Oregon voters in 1990, and 1997 respectively. These measures set limits on property tax rates, the amount of property taxes paid by a taxpayer, and limited the growth of assessed value. Property tax compression can occur due to the impacts of these limits, resulting in a reduction in the amount of property tax revenue that can be collected. Hudson reviewed how both measures affected property tax/assessed value and displayed a graph showing market value vs. assessed value. The two types of compression - rate and value, were reviewed and Finance Director Hudson gave an example of compression showing the differences between Property A and Property B. He explained the property tax burden on each and how it is calculated by the County. There has been some compression on the City's General Fund but not much, with \$4.59 total revenue loss this past year.

Discussion followed on the how compression affected the region and Tualatin. It was asked and answered that there isn't necessarily differences between Washington and Clackamas Counties, only what each county taxes. Discussion followed. It was asked and explained how a shortfall would affect Tualatin. Staff will continue to monitor the situation.

### 3. ***Economic Development Program Discussion***

Community Development Director Alice Rouyer and staff presented a overview of the economic development program in Tualatin. An Economic Development Action Plan has been in place since 1984. Several updates have been made to the Plan over the years, which have been tied to Tualatin's Urban Renewal Program. Given the current urban renewal situation, different economic conditions, and staffing changes within the organization, an opportunity exists to review the economic development plan for Tualatin.

A PowerPoint was given reviewing past accomplishments and where Tualatin is today. Tualatin has experienced significant growth over the years. Staff reviewed the opportunities that have been identified based on the data collected. Tualatin wants to be well-positioned as the economy continues to recover. The City needs to be prepared to do outreach and to look at local opportunities in the region that Tualatin can take advantage of. It was suggested that this presentation be made available not only to the Chamber, but to the Citizen Involvement Organizations (CIO's) including residential CIO's and the Commercial CIO. It is a good educational piece and can help citizens to be more aware of how the City operates. City Manager Lombos said she appreciated the feedback, and staff will continue developing the workplan.

Discussion followed. Overall economic development in Tualatin was discussed and concern was expressed regarding staffing levels and how it may translate to the continued success of the program.

### 4. **TriMet Budget & Service Reductions**

Management Analyst Ben Bryant presented information on the budget and service reductions that TriMet has proposed with their \$17 Million projected shortfall. There are some impacts to Tualatin, such as fare increases, and service reductions. TriMet is looking to eliminate the lowest ridership routes. The existing transit service and the proposed changes in decreased frequency of transit service to the Bus Lines that serve Tualatin were reviewed.

Discussion followed on the proposed service reductions. Staff will look at transit dependent populations areas in Tualatin and how it may affect Tualatin over time. Mention was made of the unhappiness with TriMet administrators faulting the union contracts is what is affecting the shortfall. It was also mentioned to make sure Tualatin's ridership is not affected any more than other jurisdictions.

Policy considerations to translate to TriMet were reviewed by Council. It was asked to get the numbers from TriMet on operational costs and how WES Commuter Rail figures into short term reductions, etc. Developing a fare freeze was mentioned and it was asked if TriMet has thought to look at an income-disadvantaged program, besides student and seniors. Council asked that a letter be drafted by staff to include the policy considerations outlined as presented by Council. It was also suggested that a survey should be made available to those that wouldn't be able to attend TriMet's upcoming Open Houses.

### 5. **Climate Smart Communities Briefing**

Metro Councilors Carl Hosticka and Carlotta Collette and Metro Principal Transportation Planner Kim Ellis gave a briefing on the Climate Smart Communities Scenarios project. A packet of information was distributed to Council. Climate Smart Communities Scenarios Project is a multi-year, collaborative effort between Metro and its regional partners. The project is focused on working together to find the right combination of land use and transportation actions that will keep communities vibrant and prosperous. The project also helps the region meet state targets to reduce greenhouse gas emissions from light duty vehicles.

Metro Transportation Planner Kim Ellis reviewed the findings from Phase I of Climate Smart Communities Scenarios Project and how it is moving forward in the communities. The timeline and descriptions were reviewed from the packet of information distributed. Highlights of the key findings were also reviewed. Metro Planner Ellis said many are not new strategies, some have already been adopted, however more will need to be done.

Metro Councilor Collette spoke on the decreasing of carbon dioxide levels. Comparing from 2005 to the present there has been a 20% reduction on top of the already 70% reduction. Metro Councilor Collette said it is close to meeting the reduction goals, and after reviewing some communities goals and aspirations, all will help the region get to the goal of reducing greenhouse gases. It may not end up meeting the goals but will make communities better in doing so.

Council asked what would happen with communities that do not participate and how it would be addressed. Council expressed concern about conveying the message and understanding it to the general public, and if Tualatin is already addressing the goals with its aspirations, would they then have to change. Concern was also expressed that Metro may come back later with a different program and requests; not every scenario will work for every community.

Council asked about the scenarios timeline, and Planner Kim Ellis said Metro will be working on this over spring and summer, and taking it to Metro's Joint Policy Advisory Committee on Transportation (JPACT) and Metro Policy Advisory Committee (MPAC) in December.

Metro Councilor Hosticka requested that a list of the questions that were asked be provided for Metro to be able to address. Councilor Davis said for the record that having a discussion with the community will be important.

6. Council Meeting Agenda Review, Communications & Roundtable

**CONSENT AGENDA REVIEW**

Council reviewed the Consent Agenda with no changes or comments.

7. **ADJOURNMENT**

Mayor Ogden adjourned the work session at 7:01 p.m.

Sherilyn Lombos, City Manager

*Maureen Smith* Maureen Smith, Recording Secretary