



City of Tualatin

# TUALATIN CITY COUNCIL

Monday, February 9, 2015

**JUANITA POHL CENTER**

**8513 SW Tualatin Road**

**Tualatin, OR 97062**

**WORK SESSION** begins at 6:00 p.m.

**BUSINESS MEETING** begins at 7:00 p.m.

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**Mayor Lou Ogden**

**Council President Monique Beikman**

**Councilor Wade Brooksby**

**Councilor Frank Bubenik**

**Councilor Joelle Davis**

**Councilor Nancy Grimes**

**Councilor Ed Truax**

**Welcome!** By your presence in the City Council Chambers, you are participating in the process of representative government. To encourage that participation, the City Council has specified a time for your comments on its agenda, following Announcements, at which time citizens may address the Council concerning any item not on the agenda or to request to have an item removed from the consent agenda. If you wish to speak on a item already on the agenda, comment will be taken during that item. Please fill out a Speaker Request Form and submit it to the Recording Secretary. You will be called forward during the appropriate time; each speaker will be limited to three minutes, unless the time limit is extended by the Mayor with the consent of the Council.

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the City website at [www.tualatinoregon.gov/meetings](http://www.tualatinoregon.gov/meetings), the Library located at 18878 SW Martinazzi Avenue, and on file in the Office of the City Manager for public inspection. Any person with a question concerning any agenda item may call Administration at 503.691.3011 to make an inquiry concerning the nature of the item described on the agenda.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact Administration at 503.691.3011. Notification thirty-six (36) hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Council meetings are televised *live* the day of the meeting through Washington County Cable Access Channel 28. The replay schedule for Council meetings can be found at [www.tvctv.org](http://www.tvctv.org). Council meetings can also be viewed by live *streaming video* on the day of the meeting at [www.tualatinoregon.gov/meetings](http://www.tualatinoregon.gov/meetings).

Your City government welcomes your interest and hopes you will attend the City of Tualatin Council meetings often.

## PROCESS FOR LEGISLATIVE PUBLIC HEARINGS

A **legislative** public hearing is typically held on matters which affect the general welfare of the entire City rather than a specific piece of property.

1. Mayor opens the public hearing and identifies the subject.
2. A staff member presents the staff report.
3. Public testimony is taken.
4. Council then asks questions of staff, the applicant, or any member of the public who testified.
5. When the Council has finished questions, the Mayor closes the public hearing.
6. When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either *approve*, *deny*, or *continue* the public hearing.

## PROCESS FOR QUASI-JUDICIAL PUBLIC HEARINGS

A **quasi-judicial** public hearing is typically held for annexations, planning district changes, conditional use permits, comprehensive plan changes, and appeals from subdivisions, partitions and architectural review.

1. Mayor opens the public hearing and identifies the case to be considered.
2. A staff member presents the staff report.
3. Public testimony is taken:
  - a) In support of the application
  - b) In opposition or neutral
4. Council then asks questions of staff, the applicant, or any member of the public who testified.
5. When Council has finished its questions, the Mayor closes the public hearing.
6. When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either *approve*, *approve with conditions*, or *deny the application*, or *continue* the public hearing.

## TIME LIMITS FOR PUBLIC HEARINGS

The purpose of time limits on public hearing testimony is to provide all interested persons with an adequate opportunity to present and respond to testimony. All persons providing testimony **shall be limited to 3 minutes**, subject to the right of the Mayor to amend or waive the time limits.

## EXECUTIVE SESSION INFORMATION

An Executive Session is a meeting of the City Council that is closed to the public to allow the City Council to discuss certain confidential matters. An Executive Session may be conducted as a separate meeting or as a portion of the regular Council meeting. No final decisions or actions may be made in Executive Session. In many, but not all, circumstances, members of the news media may attend an Executive Session.

The City Council may go into Executive Session for certain reasons specified by Oregon law. These reasons include, but are not limited to: ORS 192.660(2)(a) employment of personnel; ORS 192.660(2)(b) dismissal or discipline of personnel; ORS 192.660(2)(d) labor relations; ORS 192.660(2)(e) real property transactions; ORS 192.660(2)(f) information or records exempt by law from public inspection; ORS 192.660(2)(h) current litigation or litigation likely to be filed; and ORS 192.660(2)(i) employee performance of chief executive officer.



**A. CALL TO ORDER**

Pledge of Allegiance

**B. ANNOUNCEMENTS**

1. New Employee Introduction- Brian Smith, Park Maintenance Technician I
2. YAC Update for February 2015
3. Tualatin Riverkeepers Update- Mike Skuja, Executive Director
4. City Facilities Community Workshop Announcement

**C. CITIZEN COMMENTS**

*This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent 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**

*The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.*

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of January 26, 2015
2. Consideration of **Resolution No.5226-15** Awarding Bid for Construction of the Juanita Pohl Center Fire- and Life- Safety Project
3. Consideration of the 2014 Urban Renewal Agency Annual Financial Report

**E. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.*

**F. COMMUNICATIONS FROM COUNCILORS**

**G. ADJOURNMENT**

**City Council Meeting**

**Meeting Date:** 02/09/2015

**ANNOUNCEMENTS:** Tualatin Youth Advisory Council Update

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**ANNOUNCEMENTS**

YAC Update for February 2015

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A. YAC Update

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Council Update February 9, 2015



# TUALATIN YOUTH ADVISORY COUNCIL

# YAC Holiday Party



*Tualatin YAC – Youth Participating in Governance*

# Project F.R.I.E.N.D.S

- Day long anti-bullying workshop for Tualatin 5<sup>th</sup> graders
- Bridgeport, Byrom, and Tualatin Elementary
- All curriculum is currently being revised and updated
- Friday, April 24





# Project F.R.I.E.N.D.S

- Research current best practices in bullying prevention
- Develop goals for workshop
- Review existing lesson plans
- Adapt/rewrite to meet goals



# Youth and Elected Leader Social

- Thank you for joining us!
- Next steps:
  - YAC/TLC joint meeting to discuss findings
  - Report back to Council



**City Council Meeting**

**Meeting Date:** 02/09/2015

**ANNOUNCEMENTS:** Tualatin Riverkeepers Update- Mike Skuja, Executive Director

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**ANNOUNCEMENTS**

Tualatin Riverkeepers Update- Mike Skuja, Executive Director

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PowerPoint

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Empowering people to protect, restore and enjoy the Tualatin River



Education-  
Clean water, dirty kids!  
1300 children served in 2014

# Recreation

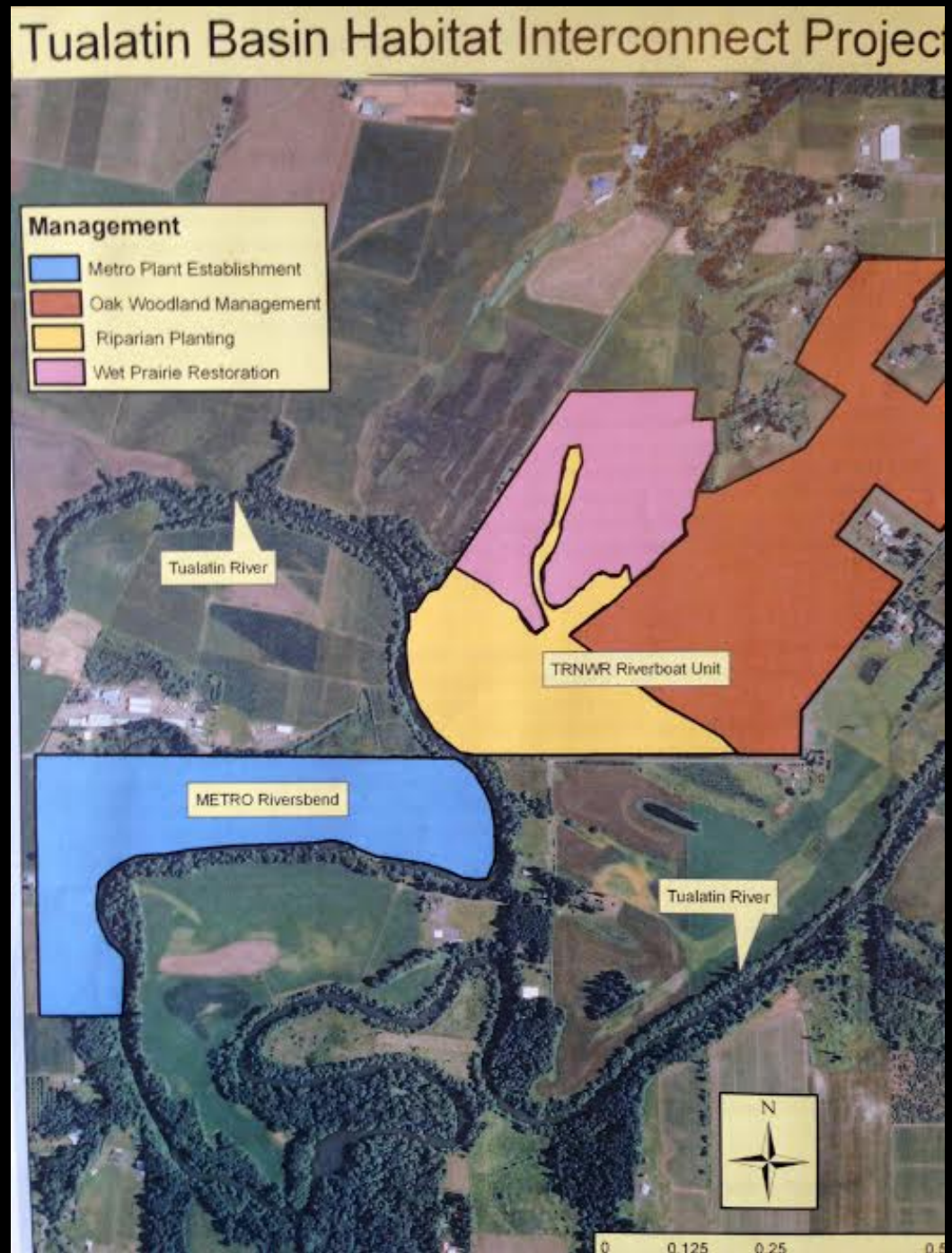
2,500 served in 2014

15,000 since starting



Restoration 2014:  
450 people, 5.5 acres

Restoration 2015-17  
Between the Refuge +  
Cook Park sites:  
collective impact of  
restoring close to 300  
acres of riverside lands  
and putting 200,000  
native plants in the  
ground in the next 3  
years!



# Urban Forestry Summit

November 18

Winona Grange, Tualatin

Water Trail coming in 2015!





# River Professors & the public



- Bring in new people to our networks
- Capacitate existing volunteers (trip leaders, restoration volunteers, resident naturalists)



# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** 02/09/2015

**SUBJECT:** Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of January 26, 2015

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### **ISSUE BEFORE THE COUNCIL:**

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of January 26, 2015.

### **RECOMMENDATION:**

Staff respectfully recommends that the Council adopt the attached minutes.

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**Attachments:** [City Council Work Session Minutes of January 26, 2015](#)  
[City Council Meeting Minutes of January 26, 2015](#)



## OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR JANUARY 26, 2015

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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 Sean Brady; Police Chief Kent Barker; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Project Engineer Dayna Webb; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Library Manager Jerianne Thompson; Program Coordinator Kelsey Lewis; Parks and Recreation Manager Rich Mueller; Management Analyst II Zoe Monahan

### CALL TO ORDER

Mayor Ogden called the meeting to order at 5:03 p.m.

#### 1. ***Metro Parks & Natural Areas System Plan.***

Community Services Director Paul Hennon introduced Metro Councilor Craig Dirksen and Metro staff Kathleen Brennan-Hunter and Mark Davidson.

Metro Councilor Dirksen stated Metro serves as the steward for 17,000 acres of voter-protected land. Tonight they will present information on the approach to develop its first Parks and Natural Areas System plan that will assist Metro in management of this land. They are seeking feedback tonight that will help Metro support Tualatin's park system.

Mr. Davidson presented an overview of the process Metro has mapped out to develop the system plan. He spoke to Metro's portfolio of parks and natural areas stating over the last two decades Metro has secured two bond measures and one levy totaling \$412 million. The system plan is currently wrapping up the values phase, where the mission and policy directions were established, and is moving into the strategies phase that will provide direction for the future. Metro is currently looking at programs that help connect communities with nature through the Community Investments Program. The program is grant funded and helps with restoration projects. The Regional Parks and Natural Areas Investment program is another program funded through bond and grants that helps local communities. Tualatin has used this program for wayfinding signage on the Tualatin River Greenway Trail project. Community outreach for the system plan has been conducted through several public meetings and events like local farmer's market. Through outreach six values were developed; nature, connections with nature, outdoor recreation, vibrant communities, opportunities for all, and stewardship.

These values will be used as the framework for managing this plan.

Councilor Davis thanked Metro for their support of Tualatin projects.

Mayor Ogden thanked Metro for their continued partnership with Tualatin. He asked about the management of areas outside of the Urban Growth Boundary. Councilor Dirksen stated it is Metro's preference to work in partnership with local jurisdictions in these areas and when not possible Metro will assume management of the land.

## **2. *Marijuana Regulation.***

Planning Manager Aquilla Hurd-Ravich and Management Analyst Zoe Monahan presented an update on marijuana regulations. Manager Hurd-Ravich presented results for Tualatin of ballot measure 91 regarding recreational marijuana. Regulations for nine jurisdictions were presented. Regulation considerations included the extent of time, place, and manner restrictions and grow site regulations. State regulations for medical and recreational marijuana were presented. Maps of buffer locations were presented and included buffer zones for schools, parks, the library, and residential districts. Buffer zones from 1,000 to 5,000 feet were shown. Examples of facility and grow site regulations imposed by other cities were presented. Next steps for the Council include consideration of draft language in February and public hearings and ordinance adoption in March which would allow the necessary regulations to be in effect in May.

Planning Manager Hurd-Ravich presented draft code language including a definition for a marijuana facility and developmental standards.

Council President Beikman stated she would like to see downtown Tualatin added to the buffer area. Manager Hurd-Ravich stated if facilities were only permissible in the three manufacturing districts that would allow exclusion from the downtown area.

Council President Beikman asked about banning marijuana edibles. City Attorney Brady stated he is not aware of any cities that have taken this approach. He noted there could be a policy argument against a ban of this nature due to the need medically.

Councilor Grimes asked if restrictions could be put in place to regulate how edibles are displayed and secured. City Attorney Brady stated it would be reasonable under the time, place, and manner restrictions. He presented concerns over preempting state law in this category.

Councilor Grimes asked about the legal distinction between medical and recreation marijuana facilities. City Attorney Brady stated only medical marijuana facilities can legally exist now. Once recreational facilities are allowed in January 2016 the facilities will be treated the same.

Councilor Truax would like to see marijuana facilities zoned similar to liquor stores. He does not want to make each facility go through the conditional use process.

Councilor Davis would like to make sure odor issues are addressed in the code and

grow sites be banned. Mayor Ogden asked if banning grow sites was an option. City Attorney Brady stated citizens will be able to grow in their homes based on measure 91. To ban industrial growers a vote of the citizens would have to occur.

Council President Beikman stated Rivergrove Elementary School needs to be included as part of the buffer zones.

Mayor Ogden would like facilities limited to industrial zones with a 3,000 foot buffer zone from residential districts.

Councilor Truax stated facilities should be allowed in commercial zones with the only exclusion being to the downtown planning district.

Councilor Truax asked if facilities were only limited to industrial zones if the code would have to be changed. Manager Hurd-Ravich stated the Linking Tualatin code changes would allow for some commercial uses.

Council consensus was reached to draft language implementing a buffer zone of 3,000 feet from schools, parks, the library, and residential districts.

Mayor Ogden proposed adding language regarding distance between facilities. Manager Hurd-Ravich noted Washington County has proposed a distance of 2,000 feet between facilities. Council consensus was to draft language limiting distance to 2,000 feet between facilities.

Council President Beikman asked about co-locations. City Attorney Brady stated that co-locations are related to grow sites and retail locations.

Mayor Ogden presented concerns over regulating marijuana odors. Council President Beikman stated she would like to see this included in draft language. Manager Hurd-Ravich stated the City of Tigard has included this in their code language and they are exploring ways to regulate this.

Councilor Grimes requested that notification of a facility coming into a area should be given to neighboring businesses whether it is a conditional use or not.

Councilor Davis proposed facilities not be allowed to occupy spaces greater than 3,000 square feet. Council consensus was to include this proposal in the draft code.

Planning Manager Hurd-Ravich stated staff will return in February with a draft ordinance for review.

### **3. 2016-2020 Capital Improvement Plan.**

Assistant City Manager Alice Cannon and Project Engineer Dayna Webb presented the 2016-2020 Capital Improvement Plan (CIP). Assistant City Manager Cannon stated projects are broken into five project categories including facilities equipment, parks and recreation, technology, transportation, and utilities. Projects are prioritized by staff based on the following criteria: health and safety, coordination with other agencies (cost savings), satisfies regulatory requirements, supports council goals, and implements master plans. Funding sources for these

projects include system development charges, water, wastewater, storm, and road maintenance rates, gas taxes, the general fund, and grants and donations. Manager Cannon went through the project list by category. Public involvement for the CIP was conducted in November and December and all City committees were consulted on the project list.

Mayor Ogden asked if the projects had been funded in the year they were listed. Manager Cannon stated the CIP is used as a tool for budgeting and that the current year is projected to be funded.

**4. Council Committee Assignments.**

Councilor Davis is no longer able to attend the Washington County Community Action Organization meetings. Councilor Brooksby agreed to attend and Mayor Ogden will act as the alternate.

Councilor Bubenik noted the Washington County Commission on Children and Families no longer exists.

**5. Council Meeting Agenda Review, Communications & Roundtable.**

Councilor Bubenik stated the Community Development Block Grant process was completed last week. Only 50% of the dollars requested are able to be funded this year. Recipients of the awards will be announced in February.

**ADJOURNMENT**

The work session adjourned at 6:53 p.m.

Sherilyn Lombos, City Manager

\_\_\_\_\_ / Nicole Morris, Recording Secretary

\_\_\_\_\_ / Lou Ogden, Mayor



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JANUARY 26, 2015

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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 Sean Brady; Police Chief Kent Barker; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Library Manager Jerianne Thompson

### **A. CALL TO ORDER**

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:03 p.m.

### **B. ANNOUNCEMENTS**

#### **1. Swear-in Newly Elected Councilors**

City Manager Lombos administered the Oath of Office to Councilor Grimes, Councilor Bubenik, and Councilor Brooksby.

City Manager Lombos administered the Oath of Office to Mayor Ogden.

#### **2. Council President Selection**

A balloted vote was conducted. Councilor Beikman was elected as the Council President.

#### **3. Eagle Scout Recognition- Jason Davis**

Human Resources Manager Janet Newport introduced Jason Davis. Jason was awarded the honor of Eagle Scout for restoring the stone barbecue in Tualatin Community Park. Mayor Ogden congratulated Jason on receiving the honor of Eagle Scout and presented him with a plaque.

#### **4. State of the City Announcement**

Deputy City Manager Sara Singer invited all citizens to attend the State of the City presentation to be held Thursday, January 29, 5 p.m., at the Grand Hotel Bridgeport.

**C. CITIZEN COMMENTS**

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Chamber of Commerce Director Linda Moholt encouraged all citizens to attend the State of the City address. The Chamber is partnering with the City on this event.

Linda Moholt expressed concerns regarding potential zoning for marijuana facilities. She encouraged the council to protect industrial zoned areas, as the City has worked hard to bring family wage jobs to these area.

**D. CONSENT AGENDA**

*The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.*

Council President Beikman requested the Council Committee on Advisory Appointments recommendations be removed from the consent agenda.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to adopt the consent agenda as amended.

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

MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of December 8, 2014
2. Consideration of **Resolution No. 5222-15** Authorizing the City Manager to Execute an Intergovernmental Agreement with the Tualatin Valley Water District And the City Of Portland to Operate and Maintain the Equipment Associated With The Emergency Water System Pump Station
3. Consideration of **Resolution No. 5224-15** Authorizing Execution of an Intergovernmental Agreement between the City of Tualatin and Metro for a Regional Trail Wayfinding Signage Grant



4. Consideration of **Resolution No. 5225-15** Approving an Amendment to the City of Tualatin's Local Share Project List for Metro's 2006 Natural Areas Bond Measure Local Share Component
5. Consideration of **Resolution No. 5223-15** Approving Reinstatement of an Intergovernmental Agreement between the City of Tualatin and Metro for the Management of Tualatin River Access Points Property

**E. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.*

1. Consideration of Recommendations from the Council Committee on Advisory Appointments

Council President Beikman requested the Tualatin Planning Commission position not be appointed.

The position was referred back to the Council Committee on Advisory Appointments for further consideration.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to accept the recommendations for the Council Committee on Advisory Appointments with the removal of the Tualatin Planning Commission recommendation.

Aye: Mayor Lou Ogden, Council President Monique Beikman, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Nancy Grimes, Councilor Ed Truax

Nay: Councilor Joelle Davis

MOTION CARRIED

**F. COMMUNICATIONS FROM COUNCILORS**

**G. ADJOURNMENT**

Mayor Ogden adjourned the meeting at 7:26 p.m.

Sherilyn Lombos, City Manager

\_\_\_\_\_ / Nicole Morris, Recording Secretary

\_\_\_\_\_ / Lou Ogden, Mayor



# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Kelsey Lewis, Management Analyst II  
Paul Hennon, Community Services Director

**DATE:** 02/09/2015

**SUBJECT:** Consideration of **Resolution No. 5226-15** Awarding Bid for Construction of the Juanita Pohl Center Fire- and Life- Safety Project

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### **ISSUE BEFORE THE COUNCIL:**

The Council will consider awarding a construction contract for the Juanita Pohl Center Fire- and Life- Safety Project.

### **RECOMMENDATION:**

Staff respectfully recommends that Council adopt the attached resolution awarding the Juanita Pohl Center Fire- and Life- Safety Project and authorizing the City Manager to execute a contract with Payne Construction, Inc. in the amount of \$119,469.00.

### **EXECUTIVE SUMMARY:**

Adopting the resolution authorizes the City Manager to enter into a contract with Payne Construction in the amount of \$119,469.00 for Construction and authorizes the City Manager to execute change orders to the Project up to 10 percent of the contract price.

This project includes providing materials, products, equipment, labor, services and incidentals required for a new fire suppression (sprinkler) system, and associated work to include new riser room, modifications to existing fire alarm system, and related work.

The project was advertised in the Daily Journal of Commerce and on the City bid website on January 16, 2015.

The bids were opened on February 5, 2015 at 2:00 p.m.

Two bids were received for work included in the Base Bid and one alternate. The results are shown on the attached Bid Tabulation Form.

Payne Construction, Inc. of Portland, Oregon submitted the lowest responsible bid for the project in the amount of \$119,469.00, which consists of all labor, materials, and equipment necessary to complete the work described in the Base Bid and Additive Alternate 1 (Furr-Out Light Wells to

Conceal Fire Sprinkler Piping).

The cost estimate for the Base Bid and selected alternates was \$121,160.00.

**OUTCOMES OF DECISION:**

If awarded, the project will proceed with an estimated completion schedule of April 24, 2015, and the City will utilize its full award of Community Development Block Grant funds within the designated project completion period of June 30, 2015.

**FINANCIAL IMPLICATIONS:**

Funds are available for this project in the Park Development Fund.

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**Attachments:**    Resolution No. 5226-15  
                          Bid Tabulation Form

RESOLUTION NO. 5226-15

RESOLUTION AWARDING THE BID FOR CONSTRUCTION OF JUANITA POHL CENTER FIRE- AND LIFE- SAFETY PROJECT AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT

WHEREAS, the Construction of Juanita Pohl Center Fire- and Life- Safety Project (Project) was advertised in the Daily Journal of Commerce on January 16, 2015; and

WHEREAS, two bids were received and publically opened and read on February 5, 2015; and

WHEREAS, the procurement complies with the City's public contracting requirements; and

WHEREAS, funding for the project is budgeted in the Park Development Fund, including partial funding through the Community Development Block Grant program.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** Payne Construction, Inc. was the successful responsible low bidder and is hereby awarded a contract to provide Construction for the Project.

**Section 2.** The City Manager is authorized to execute a contract with Payne Construction in the amount of \$119,469.00.

**Section 3.** The City Manager or designee is authorized to execute change orders that do not exceed 10 percent of the total contract.

**Section 4.** This resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 9th day of February, 2015.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder

CITY OF TUALATIN BID TABULATION FORM

Project Title: Juanita Pohl Center Fire- and Life- Safety Project

Bid Opening: February 5, 2015 at 2:00 pm

CONTRACTORS	TOTAL BASE BID	ALTERNATE BID 1	GRAND TOTAL BASE BID PLUS ALTERNATE
1. Nomarco Inc.	142,455.00	3,800.00	146,255.00
2. Payne Construction Inc.	108,875.00	10,594.00	119,469.00
COST ESTIMATE	\$114,150.00	\$7,010.00	\$121,160.00

DESCRIPTION OF ALTERNATES

Alternate 1 - Award

Furr-Out Light Wells to Conceal Fire Sprinkler Piping

## **City Council Meeting**

**Meeting Date:** 02/09/2015

**CONSENT** Consideration of the 2014 Urban Renewal Agency Annual Financial Report

### **AGENDA:**

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#### **CONSENT AGENDA**

Consideration of the 2014 Urban Renewal Agency Annual Financial Report

#### **SUMMARY**

In accordance with Oregon Revised Statute 457.460, the City of Tualatin's Urban Renewal Agency must file an annual financial report with the Tualatin Development Commission and City of Tualatin. Once the report is filed, it will be published in The Tigard-Tualatin Times. The Central Urban Renewal District (CURD) and the Leveton Tax Increment District (LTID) stopped collecting revenue on June 30, 2010. The annual financial report (Attachment A) outlines:

- the remaining revenues and expenditures as expected in the Fiscal Year 2014-15 Adopted Budget; and,
- the year-end actual revenues and expenditures from Fiscal Year 2013-14.

Since both urban renewal districts stopped collecting revenue, no taxes were forgone by other taxing jurisdictions in the districts.

#### **Behind the Numbers**

For more detail behind the numbers in the report, below is a summary of the highlights in both districts this past year and the goals for the current year.

#### **CURD 2013-14 Highlights**

- Finished the Tualatin-Sherwood Road Landscaping Enhancement Project

#### **CURD 2014-15 Goals**

- Construct the Library Parking Lot
- Finalize documentation for the environmental cleanup of the Hanegan Site

#### **LTID 2013-14 Highlights**

- Completed construction of the Leveton Drive extension project
- Wetland monitoring and reporting for SW 124th Avenue
- Wetland monitoring and reporting for Herman Road

#### **LTID 2014-15 Goals**

- Continue wetland monitoring and reporting for Herman Road and 124th Avenue
- Work with the TDC to prioritize remaining LTID funds

#### **Financial Implications**

The numbers in the annual financial report are reflected in the 2014-15 Adopted Budget.

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Attachment A: 2014 Financial Report

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## NOTICE

### TUALATIN URBAN RENEWAL AGENCY – ANNUAL FINANCIAL REPORT FOR 2014

In accordance with ORS 457.460, notice is given that the annual financial statement of the City of Tualatin’s Urban Renewal Agency has been filed with the Tualatin Development Commission and the City of Tualatin. Below is a summary of the two urban renewal districts in Tualatin, the Central Urban Renewal District and the Leveton Tax Increment District. A complete copy of the report is available at the City of Tualatin.

**TABLE 1**

<b>CENTRAL URBAN RENEWAL DISTRICT</b>	<b>FY 13/14</b>	<b>FY 14/15</b>
<b>BOND FUND</b>		
<b>Revenue</b>		
Beginning Balance	\$ -	\$ -
Tax Increment, Current & Prior Years	\$ -	\$ -
Interest	\$ -	\$ -
<b>Expenditures</b>		
Materials & Services	\$ -	\$ -
Debt Service	\$ -	\$ -
Contingency and Reserves	\$ -	\$ -
<b>PROJECT FUND</b>		
<b>Revenues</b>		
Beginning Balance	\$ 1,054,054	\$ 894,855
Interest	\$ 5,933	\$ 4,845
Sale of Bonds	\$ -	\$ -
<b>Expenditures</b>		
Materials & Services	\$ -	\$ -
Transfers & Reimbursements	\$ 61,925	\$ 80,180
Capital Outlay	\$ 117,323	\$ 584,900*
Contingency & Reserves	\$ 880,739	\$ 234,620
<b>LEVETON TAX INCREMENT DISTRICT</b>		
<b>BOND FUND</b>		
<b>Revenue</b>		
Beginning Balance	\$ -	\$ -
Tax Increment, Current & Prior Years	\$ -	\$ -
Interest	\$ -	\$ -
<b>Expenditures</b>		
Materials & Services	\$ -	\$ -
Debt Service	\$ -	\$ -
Contingency and Reserves	\$ -	\$ -
<b>PROJECT FUND</b>		
<b>Revenues</b>		
Beginning Balance	\$ 4,141,623	\$ 3,140,680
Interest	\$ 22,015	\$ 15,820
Sale of Bonds	\$ -	\$ -
Transfers & Reimbursements	\$ -	\$ -
<b>Expenditures</b>		
Materials & Services	\$ -	\$ -
Transfers and Reimbursements	\$ 104,595	\$ 54,540
Capital Outlay	\$ 49,851	\$ 50,000
Contingency & Reserves	\$ 4,009,192	\$ 3,051,595

\*The Tualatin Development Commission may need to hold a public hearing prior to the year end to utilize funds from contingency for additional capital expenses.

Both urban renewal districts stopped collecting revenue on June 30, 2010. Accordingly, no taxes were forgone by other taxing jurisdictions in the districts.