



Present: Mayor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Robert Kellogg; Councilor Maria Reyes; Councilor Bridget Brooks

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Economic Development Manager Jonathan Taylor; City Engineer Jeff Fuchs; Management Analyst II Garet Prior; Parks and Recreation Director Ross Hoover; Planning Manager Steve Koper

## CALL TO ORDER

Mayor Bubenik called the meeting to order at 5:05 p.m.

### 1. *Tualatin Urban Renewal Education Series Part I.*

Economic Development Manager Jonathan Taylor introduced Consultant Elaine Howard to present Tualatin Urban Renewal Basics. Manager Taylor stated tonight's presentation is the first part of a three part series. Consultant Howard stated the training will help the Council understand what Urban Renewal (UR) is, how it functions, and why it is on tax bills.

Consultant Howard explained why cities use UR, noting Tualatin has two designated areas. She stated UR is a unique financing tool for planned projects to help address blight in specific areas. UR functions on increases in property tax revenues in Urban Renewal Areas (URA). Consultant Howard explained blight is a precondition to any URA and is defined by state statute as underdevelopment or underutilization of property in poor condition of buildings or inadequacy of infrastructure including streets and utilities. She explained UR financing works by leveraging the city's tax rate. Consultant Howard stated Urban Renewals Division of Taxes does not increase property taxes, it uses increases in property taxes that were already in place and appears as a line item on property tax bills. She noted schools are indirectly impacted by UR and bonds and local levies are not impacted unless issued prior to 2001. Consultant Howard spoke to impacts to other taxing districts stating UR does not provide money but instead diverts funds that would go to other property tax districts. She briefly touched on state limitations on UR and how a plan is adopted. She stated once a project is identified it takes six to eight months to go through the process.

Councilor Kellogg asked if each parcel in a URA has to have blight. Consultant Howard stated there only needs to be one instance of blight in the URA.

Councilor Morrison asked if UR can be specific to one area. Consultant Howard stated UR can be used in areas for underutilization and vacant buildings on a single

property.

Councilor Morrison asked for an explanation on Maximum Indebtedness (MI). Consultant Howard stated MI is decided after looking at projects and deciding how long it will take.

Councilor Grimes asked if there is federal or state incentives for redevelopment. Consultant Howard stated there are different types of programs available for affordable housing.

Councilor Grimes asked if you could borrow against projects to leverage growth in a URA. Consultant Howard stated URAs work off of bonds or loans.

Mayor Bubenik asked what impacts of a multiyear recession would have on UR. Consultant Howard stated it could level out but doesn't mean it would decrease in value.

Councilor Kellogg asked about current legislation on public buildings. Consultant Howard stated there is a bill currently that is working to define what a public building is. She will report back further at the next training.

## **2. *Interstate 205 Update.***

Oregon Department of Transportation (ODOT) Regional Manager Rian Windsheimer presented an update on Interstate 205 projects. He presented a project list to the Council and shared a video of project improvements along I-205. Manager Windsheimer stated ODOT has been provided with direction to move forward with the completion of design for these projects and noted there has been no funding allocated for construction at this time. Currently the project is 60% through the design phase. The project will be ready to go to bid mid-2020 as project funding discussions continue to happen at the legislature. The project is estimated to cost between \$450-550 million.

Councilor Morrison asked if the project could be completed without a toll road. Manager Windsheimer stated the assumption is there would not be a toll process put in place. If a toll process was to be considered ODOT would have to go back and do more work on the project. He noted there is currently disagreement at the legislative level on if it should be included or not.

Councilor Morrison requested ODOT consider an additional on/off ramp south bound for the Stafford area. He noted the current exit is overloaded. Manager Windsheimer stated there is no plan to add an additional exit at this time.

Council President Davis stated she is happy to see ODOT putting in sidewalks along Hwy 99 in King City.

Manager Windsheimer spoke to ODOT's current Bike and Pedestrian Plan. He requested the City work with ODOT on including separate facilities that are not along the freeway.

Mayor Bubenik stated the three party IGA for the Stafford Area has triggers in it that are tied to the design and construction of the I-205 project. He would like the city to

work with ODOT on design for the Stafford Interchange before construction begins.

Councilor Kellogg asked if there are any planned capacity improvements for the Ellington Interchange. Manager Windsheimer stated there is a project slated in the Regional Transportation System plan that will improve the area.

### **3. *Update on Washington County Transportation Projects.***

Washington County Principal Transportation Planner Erin Wardell and Principal Engineer Russ Knoebel provided an update on transportation projects. Planner Wardell presented an update of the Basalt Creek Parkway extension. She stated the design and right-of-way portions have been funded while \$23 million in construction and engineering costs are unfunded at this time. Engineer Knoebel stated the parkway will be a five-lane limited-access arterial with bicycle and pedestrian facilities and include a 600 foot bridge. He stated environmental work for the project is underway and anticipates the Federal Highway Administration will issue a Categorical Exclusion before final design works begins. Engineer Knoebel touched on the environmental study and archaeological investigations that are currently underway.

Councilor Kellogg asked what the proposed grade is for the bridge. Engineer Knoebel stated it would be 6% which depicts the maximum grade in the area.

Councilor Kellogg asked if any of the studies look at noise pollution. Engineer Knoebel stated it is part of the study.

Councilor Kellogg asked if geotechnical work will be done to determine if the pilings for the bridge would be sustainable. Engineer Knoebel stated that would be part of a later planning process during final design.

Councilor Morrison asked about extending Basalt Creek across Interstate 5. Engineer Knoebel stated the Transportation Refinement Study determined the Day Road crossing would be needed first. He noted the Basalt Creek crossing would only happen if there is development. Councilor Morrison asked what specific triggers need to happen for the parkway to be built. Planner Wardell stated development in the area would need to happen. She noted the County is committed to building the parkway when the time comes.

Mayor Bubenik asked what the categorical exclusions keeps the County from not having to study. Engineer Knoebel stated all the same studies have to be done. The exclusion just shows the impacts of scale for the project.

Mayor Bubenik stated citizens have expressed concerns regarding the historical Carlton School and if it would have to be moved. Engineer Knoebel stated they are working to avoid having to move the school but there are no definitive answers right now.

Council President Davis asked if the categorical exclusion is being sought so the federal government won't have oversight over the environmental studies. Engineer Knoebel stated the study will go through ODOT for review and then sign off by the federal government. He stated the same level of reporting is done and noted it is just a shorter process as the public involvement is on a smaller scale. Council

President Davis stated she would like to see more community input done on the project and wants to ensure the appropriate maps are being shared. She stated for the record she wants the bridge moved further south to decrease the grade.

Councilor Morrison stated he has concerns with potential water runoff and wants to make sure the land is protected. Engineer Knoebel stated the County will look at all the environmental needs and go through all the necessary studies. They recognize storm water as an issue for the area and will consider it throughout the entire process.

Councilor Brooks expressed concerns with environmental impacts in the area specifically the water runoff to the Willamette River.

Engineer Knoebel presented a brief update on the Tualatin-Sherwood Road and Roy Rogers Road projects. He stated they are three separate projects: Hwy 99W Crossing, Borchers Drive to Chicken Creek, and Teton Avenue to Langer Farms Parkway. An open house to discuss these projects will happen in June.

**4. Proclamation Request.**

This item was moved to council communications at the regular meeting.

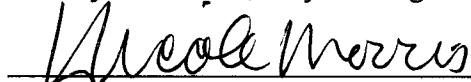
**5. Council Meeting Agenda Review, Communications & Roundtable.**

None.

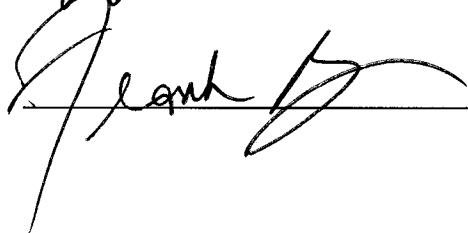
**ADJOURNMENT**

The work session adjourned at 7:10 p.m.

Sherilyn Lombos, City Manager



/ Nicole Morris, Recording Secretary



/ Frank Bubenik, Mayor