



# City of Tigard Tigard Business Meeting – Agenda

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## TIGARD CITY COUNCIL LOCAL CONTRACT REVIEW BOARD (LCRB)

**MEETING DATE:** February 26, 2008  
**MEETING LOCATION:** City of Tigard – Town Hall, 13125 SW Hall Blvd., Tigard, OR 97223  
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### PUBLIC NOTICE:

Anyone wishing to speak on an agenda item should sign on the appropriate sign-up sheet(s). If no sheet is available, ask to be recognized by the Mayor at the beginning of that agenda item. Citizen Communication items are asked to be two minutes or less. Longer matters can be set for a future Agenda by contacting either the Mayor or the City Manager.

Times noted are estimated; it is recommended that persons interested in testifying be present by 7:15 p.m. to sign in on the testimony sign-in sheet. Business agenda items can be heard in any order after 7:30 p.m.

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for Council meetings by noon on the Monday prior to the Council meeting. Please call 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA



# City of Tigard

## Tigard Business Meeting – Agenda

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### TIGARD CITY COUNCIL LOCAL CONTRACT REVIEW BOARD (LCRB)

**MEETING DATE/TIME:** February 26, 2008/6:30 p.m. Study Session and 7:30 p.m. Business Meeting  
**MEETING LOCATION:** City of Tigard – Town Hall, 13125 SW Hall Blvd., Tigard, OR 97223

6:30 PM

- **STUDY SESSION**

- Senior Center and Programming Update – Administration Department
- Annual Review of Annexation Policy – Community Development Department
- Oregon Housing Alliance Membership – Community Development Department and Executive Director Janet Byrd
- Amend Gas Tax Ordinance to Increase Collection Period – Community Development Department

- **EXECUTIVE SESSION:** The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

7:30 PM

- 1. **BUSINESS MEETING**

- 1.1 Call to Order - City Council, Local Contract Review Board, and City Center Development Agency
- 1.2 Roll Call
- 1.3 Pledge of Allegiance
- 1.4 Council Communications & Liaison Reports
- 1.5 Call to Council and Staff for Non-Agenda Items

2. CITIZEN COMMUNICATION (Two Minutes or Less, Please)
  - Tigard Area Chamber of Commerce Representative
  - Citizen Communication – Sign Up Sheet
  - Follow-up to Previous Citizen Communication
  
3. CONSENT AGENDA: (Tigard City Council and City Center Development Agency) These items are considered to be routine and may be enacted in one motion without separate discussion. Anyone may request that an item be removed by motion for discussion and separate action. Motion to:
  - 3.1 Approve Council Minutes for December 11, 2007
  - 3.2 Receive and File: Fifth Tuesday Meeting Notes from January 29, 2008
  - 3.3 Local Contract Review Board:
    - a. Award Contract for the Construction of City of Tigard Entryway Monuments to Zink Commercial Contractors and Authorize the City Manager to Execute the Contract
  - *Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council/City Center Development Agency has voted on those items which do not need discussion.*
  
4. UPDATE ON TIGARD YOUTH PROGRAMS (Library, Public Works and Police)
  - Staff Report: Police Department
  
5. CONTINUATION (FROM JANUARY 22, 2008) OF A PUBLIC HEARING FOR A PROPOSED LOCAL IMPROVEMENT DISTRICT (LID) IN THE TIGARD TRIANGLE AND CONSIDERATION OF AN ORDINANCE TO FORM THE DISTRICT

An LID (Local Improvement District) is proposed to construct improvements to certain streets in the Tigard Triangle. A public hearing was conducted on January 22, 2008 to provide an opportunity to any parties affected by the proposal to make objections or remonstrances to the proposed improvements. After hearing testimony, City Council directed changes to the proposed district, directed that staff conduct a meeting with owners to describe the changes and receive comments, and continued the hearing to February 26, 2008.

A meeting with the owners was held on February 6, 2008 and was attended by 12 people representing five owners within the proposed District, two owners proposed to be eliminated from the District and one neighboring owner. The proposed changes were described and comments were received from the owners.

City Council will resume the hearing on February 26, 2008 to consider the revisions to the proposed LID and to hear further testimony, if any. Following the hearing, Council will be requested to pass the ordinance forming the modified LID. Modifications to the LID are:

- Previously proposed improvements to SW Baylor Street and SW 69<sup>th</sup> Avenue south of Baylor Street along the frontage of tax lots 1900 and 2700 will not be included in the District. As a result, tax lots 2000 at the southeast corner of SW Baylor Street and SW 70<sup>th</sup> Avenue and tax lots 1900 and 2700 at the southwest and southeast corner of SW Baylor Street and SW 69<sup>th</sup> respectively, are no longer within the proposed District. Letters from these two owners are attached.

## **TIGARD CITY COUNCIL/LCRB AGENDA – February 26, 2008**

- At the owner's request, tax lot 3290 on the west side of SW 68<sup>th</sup> Parkway between SW Baylor and Clinton Streets has been removed from the proposed district. The owner is in the process of developing the lot and will install frontage improvements, including the planted median on SW 68<sup>th</sup> Parkway, as part of the requirements for a land use permit to develop the site.
- The sanitary sewer boundary has been revised to include only the portion of the lots that can be reasonably provided with gravity service.

Other issues raised at the hearing on January 22, 2008 involve the planted median on SW 68<sup>th</sup> Parkway and the improvements the north side of Dartmouth between SW 69<sup>th</sup> and 70<sup>th</sup> Avenues. These issues and responses are as follows:

- Median on SW 68th Parkway - The median is required by the Tigard Triangle Design Standards and is needed to avoid conflicting traffic from driveways once this owner's lot (tax lot 3290) on the west side of SW 68th Parkway is developed. The eastern half of the street was completed without installation of the median since it would have been nonfunctional at that time and difficult to maintain. The owner's concerns are detailed in an attached letter from the owner's attorney. This development will be required to install the median as part of the conditions of development. Hence, the median has been removed from the LID.
- Improvements to the north side of SW Dartmouth Street – The owner of a proposed development along the north side of SW Dartmouth Street between SW 69th and 70th Avenues asked that he be permitted to install the street improvements instead of being constructed through the LID. This development is under a restrictive covenant to participate in future improvements to Dartmouth. The owner's approved land use permit does not require the owner to install the street improvements if they are not installed through the LID. Staff recommends that this portion of the work remain in the LID because there are no means to ensure timely completion of the work, if at all. In addition, the improvements are needed to align with other proposed improvements to Dartmouth.

The Preliminary Engineer's Report has been revised to reflect the various changes. The total project cost range is now between \$2.0 and \$2.3 million.

If Council decides to form the district, the next step in the LID process is for Council to approve the ordinance establishing the LID. The ordinance includes declaration of an emergency to permit the project design to proceed to completion without delay.

If the ordinance is approved, final plans and bid documents will be prepared and bids from contractors to construct the improvements will be requested. Construction is expected to begin in July 2008 and should be completed in December 2008. Following construction and determination of final costs, City Council will be requested to consider a resolution approving the methods of assessment and assessment to benefited owners, as well as directing that a hearing be held to consider objections. Benefited property owners will be assessed their share of the LID costs in accordance with the approved methods of assessments.

- a. Continuation of the Public Hearing
- b. Declarations or Challenges
- c. Staff Report: Community Development Department
- d. Public Testimony (Remonstrances)
- e. City Council Discussion
- f. Close Public Hearing
- g. City Council Consideration: Ordinance No. 08-\_\_\_\_\_

## **TIGARD CITY COUNCIL/LCRB AGENDA – February 26, 2008**

6. PRESENTATION ON A NEW TUALATIN RIVER PEDESTRIAN BRIDGE NEAR 108<sup>TH</sup> AVENUE
  - a. Staff Introduction Public Works Department
  - b. Presentation: City of Tualatin Officials
  - c. Council Discussion
  
7. CONSIDER A RESOLUTION OF NECESSITY FOR BURNHAM STREET AND ASH AVENUE IMPROVEMENTS
  - a. Staff Report: Community Development Department
  - b. Council Discussion
  - c. City Council Consideration: Resolution No. 08-\_\_\_\_\_
  
8. COUNCIL LIAISON REPORTS
  
9. NON-AGENDA ITEMS
  
10. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.
  
11. ADJOURNMENT

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