



City of Tigard Tigard Special Meeting – Minutes

TIGARD CITY COUNCIL - SPECIAL MEETING

MEETING DATE/TIME: September 29, 6:30 p.m.

MEETING LOCATION: Fanno Creek House, 13335 SW Hall Blvd., Tigard, OR 97223

Mayor Dirksen called the meeting to order at 6:37 p.m.

Council Present: Mayor Dirksen, Council President Wilson, Councilor Buehner, Councilor Henderson, and Councilor Webb

Staff Present: City Manager Prosser and Deputy City Recorder Krager

Citizens Present: John Frewing

1. Roll Call

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Councilor Buehner	✓	
Mayor Dirksen	✓	
Councilor Henderson	✓	
Councilor Webb	✓	
Council President Wilson	✓	

City Manager Prosser announced that the purpose for this meeting was strategic planning and the format would be less formal, to allow Council members the flexibility to introduce any item for discussion. He said several resource documents and large maps were available at the meeting for reference. Council identified several items they want to focus on in the coming year.

ISLAND ANNEXATIONS

Councilor Buehner led this discussion and gave background on Hillsboro’s island annexation process.

- Major difference between Hillsboro and Tigard is that Hillsboro’s unincorporated islands were in a different fire district and coming into their city meant a significant tax increase.
- Hillsboro has a six-month period when people annexing voluntarily receive perks such as tax phase-in, grandfathered farm animals, or sewer availability. Perks were not available to those annexed involuntarily.
- Half of those eligible voluntarily annexed.
- Hillsboro’s tax phase-in period is seven years if annexing within the six months (three years if involuntarily annexed)

City Manager Prosser referred to a staff memo (in the meeting packet) which outlines a suggested island annexation work plan. He asked Council if they wanted to move up the time frame. Councilor Buehner said the timeline was fine; her point was that Hillsboro's framework is a good model for Tigard. Council did not indicate a desire to accelerate the work plan.

Mayor Dirksen remarked that Washington County is pushing the cities to annex islands and the important thing is to begin the process. City Manager Prosser said a discussion is scheduled for the November 17, 2009 Council Workshop meeting. He said that Council first needs to change the annexation policy resolution, moving from the neutral stance as adopted by Council in February, 2009.

Councilor Buehner suggested property owner outreach be conducted first. She said Tigard needs to identify what people want, such as sewer district formation, for example. Mayor Dirksen said outreach could be concurrent with Council discussion on the draft resolution. He suggested letters be sent to property owners offering a meeting with staff, Councilor Buehner and himself.

Island locations were discussed. Mayor Dirksen stressed that he does not want to back down from Tigard's policy not to use right-of-way annexation to *create* islands. He called out the issue of the County's description of an island as an "area surrounded by a city." He said there are places that are surrounded by more than one city.

Mayor Dirksen asked if a city can own property outside the Urban Growth Boundary (such as property near the Tualatin River which could become a park). City Manager Prosser said a city could.

Many different strategies for annexing Areas 63 and 64 were explored. It was noted that development cannot occur without water/sewer and land needs to be annexed to receive services. Mayor Dirksen said that the lower Bull Mountain area is built up with higher density and is underserved for parks. He suggested that if the bond measure passes they may be willing to come into the City if it would help raise money for parks. Council wants to discuss Areas 63 and 64 at a future meeting.

PROMOTING TIGARD

Council President Wilson said with the 99W projects underway it's now time to shift Council focus. He wants to highlight Tigard's advantages in a professional looking promotional piece. This "booster" piece (print and/or video) would promote Tigard to Tri-Met, ODOT, legislators, and developers. He said it should show where Tigard fits into the Metro UGB and why locating here would be advantageous.

Points to include:

- There is no place in the region like Tigard's downtown and the Tigard Triangle
- Tigard has a household income figure that retailers covet and which makes the Downtown and Tigard Triangle important
- Tigard is on the way to Salem
- Tigard links Portland to the coast
- How we are addressing transportation issues
- Washington Square
- Tigard Triangle
- Parks

- Livability
- Zoning map showing actual zoning and uses, not just planned zoning
- Maps that show actual development patterns
- Retail sales map by census tract (sales divided by square footage = approximate retail activity)

Council President Wilson said the Street Maintenance booklet is an example of a great communication tool.

Councilor Buehner suggested improving the city's public outreach skills, especially press releases. City Manager Prosser advised that staff at times struggles with the audience for a press release and with short deadlines, etc. In response to Councilor Webb's comment that there was no money budgeted to hire a public relations person, Councilor Buehner said it is now more of a priority.

Councilor Henderson said the Portland Development Commission produces a nice printed promotional piece in a newspaper format. In response to Councilor Henderson's question on media type for this promotion, Council President Wilson said it could be in any format - print or video.

City Manager Prosser was asked to look at the budget and determine if any unfilled FTE's could be diverted into either creating a new Public Information Officer position or expanding the part-time hours of Library Public Information Coordinator Walker. Councilor Webb recommended using local writers and printers, etc.

Council President Wilson offered to take the lead with a staff team on this project. He wants to move ahead with this prior to January Goal Setting. City Manager Prosser will arrange for him to meet with Library Public Information Coordinator Walker, GIS Coordinator Beck, Administrative Support Supervisor Marvin, and Assistant City Manager Newton.

PARKS

Council President Wilson referred to the Parks Master Plan and asked, "Where's the vision?" He said he wants to discuss what comes next if the bond passes, or if it does not. He said Council needs to think about what land we can acquire. He described the idea of a "green circle" and said the bones (such as the Tualatin River and the power line trail) exist for a very nice system. He said he wants to see an arc of greenspaces around the city, connecting the Fanno Creek and Summer Creek trails to the power line trail.

Council President Wilson noted that Council still needs to identify areas important for water quality and wildlife. Councilor Buehner said she wanted to focus on building more pocket parks. She noted an opportunity for a pocket park on water reservoir property. Council President Wilson said, "We promised those but we also don't want to give up huge opportunities, such as the Fowler property." Councilor Buehner suggested picking up any undeveloped land near Cache Creek.

Councilor Webb referred to the list in the Parks Master Plan and asked if Tigard wasn't going to pursue purchasing those properties. Mayor Dirksen said the list would be followed. Council President Wilson clarified that he wasn't saying the Parks Plan should be disregarded; he was just disappointed that the plan is too technical and doesn't provide a vision.

Councilor Buehner asked if the Downtown Plaza can be paid for out of parks bond funds. City Manager Prosser said it could be. Councilor Henderson asked if any parks bond money could be used for relocation of businesses. City Manager Prosser said he didn't know and would check with the City Attorney.

Council requested a strategy session to discuss the Parks Bond Measure if it passes, to be held on a night other than a regular Council meeting night. Councilor Webb suggested it be a joint meeting with the Park & Recreation Board. Mayor Dirksen agreed with the suggestion to hold a single-issue meeting regarding the next steps in acquiring parks and greenspaces.

Councilor Buehner asked about the status of a property segment along the Fanno Creek Trail. City Manager Prosser said he had nothing to report and would ask the City Attorney for an update.

AFFORDABLE HOUSING

Councilor Webb said she was proud of Tigard being mentioned several times in a recent Housing and Urban Development (HUD) document. Tigard is listed as one of only three cities in Washington County to have done things to support affordable housing. She said she would like the City to continue to do this and find other ways to create affordable housing. Mayor Dirksen said one idea discussed before was requiring every new development in the Downtown, Tigard Triangle and along 99W to have at least a few units of affordable housing. Councilor Webb noted that the City of Nashville gave tax breaks to developers to encourage them to put affordable units in their housing. Mayor Dirksen said that city taxes are so low it wouldn't really have much impact unless combined with county property tax relief. Councilor Webb urged that Tigard take on a leadership role and open a dialog with the County on this.

Councilor Buehner suggested re-zoning the area between Commercial and Greenburg to allow affordable housing to be built. Councilor Webb said the City should be looking for developers that will build affordable housing.

99W/HIGH CAPACITY TRANSIT PLANNING

Council President Wilson said the re-cap of 99W accomplishments is tremendous. He said things are going to start happening rapid-fire after years of planning and there needs to be good communication to people about all the construction going on at once. (Hall intersection, Greenburg intersection, Burnham Street)

Councilor Henderson noted some activity in the street that may indicate the 99W signalization project has begun. Council asked for a schedule update on that project.

Mayor Dirksen mentioned that a potential source of funding for the 99W Corridor Alternatives Analysis is the Connect Oregon III program. Council President Wilson noted that, as a follow-up to a meeting with Tri-Met, they offered their technical staff to help Tigard plan. Mayor Dirksen said the I-5 South and 99W studies, which are already done, could easily become most of that study.

Some discussion was held on the history of the 99W and where it got its name. Re-naming 99W was mentioned.

ADMINISTRATIVE ITEMS:

- City Manager Prosser asked Council about holding Business meetings on December 8 and 15; December 15 would be a combination Business/Workshop and cancelling the December 22, 2009 meeting. Council will agreed not to cancel the December 22 meeting unless there is a lack of scheduled items.

- Council suggested that time in January’s first meeting be made available for business items after the Mayor gives his State of the City speech. This year there will be no new Council swearing-in ceremony.

ADJOURNMENT:

At 9:17 p.m. Council President Wilson moved for adjournment. The motion was seconded by Councilor Webb and approved by a unanimous vote of Council present.

Councilor Buehner	Yes
Mayor Dirksen	Yes
Councilor Henderson	Yes
Councilor Webb	Yes
Council President Wilson	Yes

s/s Carol A. Krager

Carol A. Krager, Deputy City Recorder

Attest:

/s/ Craig Dirksen

Mayor, City of Tigard

Date: 10/27/2009

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