



# City of Tigard Tigard Workshop Meeting - Minutes

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## TIGARD CITY COUNCIL & CCDA

**MEETING DATE/TIME:** November 15, 2011 – 6:30 p.m. – Workshop Meeting

**MEETING LOCATION:** City of Tigard – Town Hall, 13125 SW Hall Blvd., Tigard, OR 97223

### 1. WORKSHOP MEETING

a. At 6:35 p.m. Mayor Dirksen called the meeting to order.

b. Deputy City Recorder Krager called the roll:

	Present	Absent
Mayor Dirksen	x	
Councilor Henderson	x	
Councilor Wilson	x	
Councilor Woodard	x	
Council President Buehner	x	

c. Pledge of Allegiance

d. Council Communications & Liaison Reports - Mayor Dirksen mentioned that he attended a breakfast with Tigard Turns the Tide, a community organization supporting Tigard youth. Also in attendance were members of the Tigard High School STUD (Stop Tigard Underage Drinking) Club, Senator Burdick, Representative Doherty, Tigard/Tualatin Schools Superintendent Saxton, Tigard Chamber of Commerce Director Mollihan and others.

They heard what Tigard Turns the Tide is doing to decrease underage drinking. The rate of surveyed teenagers that said they drank alcohol within the past 30 days has dropped from about 40 percent five years ago, to about 27 percent today. Mayor Dirksen said Washington County sees Tigard High's club as a model. Councilor Henderson added that the STUD club gained 20 percent more members this year and Mayor Dirksen noted it is the largest club at Tigard High School.

Council President Buehner reported on the water project with Lake Oswego. She said they are attempting to meet with all state representatives and senators representing people in the water service area or those affected by pipeline construction. She advised she will be attending several of these meetings with the Lake Oswego's mayor.

e. Call to Council and Staff for Non-Agenda Items- None.

## TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011

At 6:40 p.m. Mayor Dirksen convened the City Center Development Agency (CCDA) meeting.

2. JOINT CITY CENTER DEVELOPMENT AGENCY (CCDA) AND CITY CENTER ADVISORY COMMISSION MEETING TO DISCUSS THE CCAC'S RECOMMENDATIONS ON DOWNTOWN ORGANIZATION FORMATION

Redevelopment Project Manager Farrelly said this was the fifth joint meeting of the CCDA/CCAC this year which demonstrates a closer collaboration between the two groups. CCAC members present were Philip Thornburg, Elise Shearer, Ralph Hughes, and Alex Craghead. CCDA Director Henderson mentioned that CCAC Chair Tom Murphy emailed regrets he was unable to attend.

Redevelopment Project Manager Farrelly gave background on the CCAC's recommendation to form a downtown organization. He said this organization would be broader and more inclusive than a business association. Membership would include residents, businesses, city government, Tigard's Chamber of Commerce, media and financial organizations. He said it would be organized as a non-profit entity providing advocacy, business recruiting and events attracting people to the downtown. He said many downtown organizations have a part- or full-time executive, including those in Oregon City, Albany, McMinnville and Corvallis. The Portland Development Commission helps to facilitate downtown organizations to promote particular neighborhoods, such as Hillsdale, Alberta Street and St. Johns.

Redevelopment Project Manager Farrelly commented that momentum has been building due in large part to the workshops consultant Michele Reeves conducted. Additionally, a core group of Main Street businesses organized third Friday evening events this summer. He said running a business does not leave much time for putting together events; a formal organization could help them achieve much more. He noted that one of consultant Reeves' main recommendations was to hire a professional with a track record in facilitating these kinds of organizations. Leland Consulting also advocated for this five years ago and again in their recent update. The CCAC wants to hire a professional. He said it is important to note that the city would only be hiring a professional to facilitate the group's formation. The initial task would be to gauge interest and then work with interested businesses to build support. A key task is to develop a road map towards becoming self-sustaining. Grants are available and there is potential for an economic improvement district (EID), as allowed in Tigard's Code. This would provide a long-term, stable, financial source.

CCAC Member Craghead said he would describe this position as a mentor for the organization. He said, "If we wait for an organization to organically form, we will be waiting for a long time." He said downtown businesses are struggling daily just to keep their doors open; they do not have the time nor expertise to organize something like this. He said at the same time, it is premature to hire an executive because it is not

known what this organization would do, what kind of role it would have, or even if there is sufficient support. CCAC Member Craghead said the CCAC's perspective is

**TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

that someone is needed who has the expertise to determine whether an organization can be formed successfully and whether it can become self-sustaining. If the answer is yes, then that person would help get it started but not remain as a permanent employee.

CCDA Director Henderson clarified the person would be a contractor, not an employee. CCAC Member Craghead agreed and said he assumed that if there was not enough support, the contract would end.

CCDA Director Wilson asked which downtown businesses are spearheading the third Friday events. Redevelopment Project Manager Farrelly mentioned Tigard Wine Crafters, Live, Laugh Love Glass; Sherri's Jewel Box, Max' Brew Pub, and Tigardville Station, among others. CCDA Director Buehner pointed out that these were the newer downtown businesses.

CCDA Director Woodard asked whether the priority was forming the organization or building membership. Redevelopment Project Director Farrelly said the person would work with the smaller groups of businesses and then seek interest within the larger business district. At that point a reality check would occur to see if it could stand on its own. He said this would facilitate better connections between stakeholders.

CCDA Director Woodard inquired about third Friday event participation. CCAC Member Shearer said there have been three third Friday events so far and while she did not have the numbers, the downtown was much busier on those Fridays. Redevelopment Project Director Farrelly responded to a question from CCDA Director Henderson regarding activities and said eight to ten businesses participate by staying open later, offering craft activities, musicians, and vendors including the Tigard Farmers Market.

CCDA Director Buehner asked how long the contractor would need to be on board and Redevelopment Project Director Farrelly said he was not sure if there would be a specific time period or if they would just check in at the point when a decision was reached on whether the organization would go forward. CCDA Director Buehner asked whether local businesses would pay to support it even as the organization is being formed. Redevelopment Project Director Farrelly said, "Not at this point. The city would pay for the consultant."

CCDA Director Buehner asked, "If the recommendation is for the city to pay the entire cost, how would we respond to criticism from businesses in other parts of town that are not getting the same help?" CCDA Chair Dirksen responded that this is an acceptable use of urban renewal funds. If the funding is generated in the district, it is a legitimate reason to use it there. He clarified that if an organization is formed and is successful, it will be funded in the long term by all partners, which includes the city. CCDA Director Buehner said she had a problem with long-term city funding and said it should be funded only by the downtown businesses. Redevelopment Project Manager Farrelly suggested that one way to look at it is that the city is a large property owner in the downtown.

## **TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

CCDA Director Wilson said that consultants observe that successful downtowns always have a downtown organization, but he feels it is a fallacy to think that the organization is what causes success. He said success comes from a group of business owners that share a common interest and have the will to make something happen. The organization grows from that. He said he was wary of hiring another consultant to do another report to put on a shelf, and would rather refocus efforts in the urban renewal district's sixth year, from planning to doing. He said he supports the goals but questions whether it is premature to move forward with an organization.

CCAC Member Craghead said the main difference is that there would not be another report to put on a shelf. He said, "We are either going to get an association or we are going to get nothing."

CCDA Director Wilson said that the most likely businesses who would show interest in an organization are the ten or so who are participating now. He noted that he had recently become a downtown business owner but his firm, or an attorney's office or other consultant was not the right type of business for this type of promotion. He said until we recruit the right types of businesses, the base needs to be grown.

CCAC Member Shearer said she spoke with a consultant who worked with a neighborhood in the city of Portland and was told that three years of successful events helped coalesce businesses in that area into an association.

CCDA Chair Dirksen said, "Instead of hiring someone to test the waters, we'd hire someone who is an event planner or marketer for the downtown. CCDA Director Wilson said it could just be an assistant to the businesses who are already involved, and may not even be a year-around position or a full FTE. Measure the cost of this against potential things that can be done now.

CCDA Director Buehner said she remembered the last attempt to form an EID and unfortunately, a majority of the businesses said they did not see any benefit and did not want to spend any money. She expressed concern that the current business mix would respond in the same way.

Community Development Director Bunch said he was involved with urban renewal in Albany during the recession of the 1980's. He said the core group had four people, and then six. Those six people formed the nucleus of the Albany Downtown Association and created the urban renewal district. He said McMinnville had a similar situation until the city defined its economic character and future. Both groups recruited others within the business association to show up and fill vacant spaces. He said from his perspective, downtown Tigard is out-leveraged and out-competed by other commercial centers. The downtown has to find its bearings. We are fortunate that we have at least ten people who are interested. He noted that Michele Reeves said the first thing is to create some vibrancy and activity in the downtown. Leadership is crucial. It cannot happen with the city and it cannot happen with a few events and parades. It takes sustained overall efforts and connections with the larger Metro-area economic region.

## **TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

Community Development Director Bunch remarked that this is the second opportunity council has to pursue this idea. It is a staged effort to test the waters. He noted that “From the community development perspective, it is very important and worthwhile.”

CCDA Woodard said he sees the opportunity to brand and market the downtown. He acknowledged that there may be failures the first year, but Tigard needs to do something to bring people into downtown and connect to the neighborhoods. He said, “The funding is there for at least one year and it is worth a shot.”

In response to a question from CCDA Director Wilson, Redevelopment Project Manager Farrelly said the budget was \$50,000. He said annual goal setting and budgeting are coming up soon and he wanted to refocus as a result of the goal setting. He said he needs to see a work plan and wanted to ensure a reasonable expectation that what comes from this is sustainable.

CCAC Member Shearer mentioned the niche business areas mentioned by Consultant Reeves: auto, food and home décor. She suggested that the auto-oriented businesses coordinate an auto show to be held downtown similar to what was held in the old Tigard Daze. She said “There have been two art shows in Tigard recently, why were they not held in our downtown? We have these arts and home décor businesses downtown and we need to get them working together.” She suggested that the funding could be used to help kick start events rather than fund a professional.

CCDA Director Henderson mentioned that a Shelby Mustang show can be put together on a moment’s notice and there are other opportunities. He said he is the council liaison to the CCAC, and told them, “You have done a wonderful job looking at what the problems are. You are putting out a request for a position makes sense.” He mentioned his support of Michele Reeves, noting that, “She had a five-step plan and within a period of three months, generated enthusiasm and hope. We need an individual who has done this before and has a proven program. We need to move forward.”

CCAC Member Hughes said the RFP is the process for bringing in ideas to council. He said, “The risk is that the excitement will die. Something has to be continued. People will ask what has council done to bring this forward and the answer will be, ‘nothing.’ We are putting it off.”

CCDA Chair Dirksen said he is supportive of a composite solution that includes hiring either a firm or an individual to organize events. He said issuing an RFP to see what we get for options is a good idea and would actually lead to more dialog among business owners. As people come downtown for events, more businesses will get interested in being involved to receive the benefits. CCDA Chair Dirksen said whoever is hired does not necessarily need to be the person that forms the organization. Setting up a non-taxable corporation is a legal step that can be accomplished later. He said what is needed now is someone with the time that the business owners don’t have to start the activity and plan events. The businesses will have to organize to do the events and that is what will lead to the formation of a downtown organization.

## **TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

CCDA Chair Dirksen said ideally, as this group grows, it would also act as a partner with the CCDA and CCAC for business recruitment, retention, development and consulting. He said he agreed it starts with activity and excitement in the downtown. He commented that over 1,000 people came downtown for the recent Halloween event. CCAC Member Murphy commented that some businesses were not favorable towards that type of event.

Redevelopment Project Manager Farrelly confirmed that what he was hearing from the CCDA was to scale back the idea to start with the specialist, but start with events and let it grow organically.

CCDA Chair Dirksen responded to CCAC Member Murphy's earlier comment about people asking, "What did council do? The real question will be, "What did *we* do about it? It is not just the council or the city; it is the entire community together that needs to do something."

CCDA Director Woodard suggested specifying in the RFP that Tigard is looking for someone with expertise not only in working with downtown associations, but with marketing events and activities. He said the biggest issue in the economy is jobs. This has the potential to generate more jobs. He further suggested using a college intern as an apprentice to the expert to expand resource opportunities.

Community Development Director Bunch said staff received good direction tonight from the CCDA in terms of exploration, development, leveraging, possibilities for business recruitment and retention and events. He said, "We are really interested in the prosperity and vitality of the downtown." He said the next step would be to proceed with the RFP and then report back to the CCDA.

CCDA Chair Dirksen suggested that before staff comes back to council, they first meet with business owners to help craft the RFP, asking the question, "What can we do to help?" He said their information can be used to develop the RFP. He offered to attend the meeting if it would be helpful.

The City Center Development Agency adjourned at 7:36 p.m. and the City Council reconvened.

3. RECEIVE PAVEMENT MANAGEMENT REPORT AND UPDATES ON 2011 PAVING AND RIGHT-OF-WAY MAINTENANCE

Senior Project Engineer McCarthy, Assistant Public Works Director Rager and Street Maintenance Supervisor Walker were present to discuss this item.

Mayor Dirksen confirmed with council that they had reviewed the detailed reports submitted with the meeting packet for this item. Senior Project Engineer McCarthy said the 2011 summer paving budget was around \$1.1 million and \$300,000 of that amount was spent on slurry sealing 12 miles of city streets. He said slurry sealing is a good

**TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

value, helping lower-volume residential streets maintain a good surface for about another ten years

Pavement overlays represented \$700,000 of the money spent on covering about two and one-half miles. He said an exceptionally low bid on the overlay project allowed extra streets to be paved. He acknowledged Street Maintenance Supervisor Walker's crew who made many small-area pavement repairs, which allowed slurry sealing over the top for a good surface.

Senior Project Engineer McCarthy said Tigard's overall paving condition index started at a 68.7 average and while a drop to 68.1 was assumed because the street maintenance revenues are still phasing in, the overall paving condition index rose to 69 after this summer's paving activity.

Senior Project Engineer McCarthy said staff focused on pavement overlay work for major routes and applied slurry seals as preventive maintenance on lower-volume residential streets. He said, "We focused our dollars on major streets to make the best use of our money and serve the most people." He said what gets left out is paving work on lower-volume streets that are not in such good condition. He distributed a map showing these particular streets which are on a backlog list. He said unfortunately, the backlog has been growing because the street maintenance fee increase was phased in. January 2012 fee increases will allow more of these backlog areas to be addressed.

Council requested that staff avoid the use of green and blue shades near each other on drawings and maps because they are hard to read.

Councilor Woodard asked if the increased street maintenance fees will help to take care of the backlog, or will it just continue to build as more people move to Tigard and the traffic increases. Senior Project Engineer McCarthy said the increased street maintenance fees will help reduce the backlog as long as paving prices remain close to the current rate. He said council voted for phased street maintenance fee increases designed to maintain the overall average and keep the backlog from growing.

Council President Buehner noted that there are streets listed on the paving list that are also slated for major work in the capital improvement plan (CIP). Project Engineer McCarthy replied that until the CIP has been adopted, the paving plan is tentative. He said another reason to put off paving is if utilities are coming through the area. Council President Buehner said she didn't want to spend money on roads that will re-built in the near future. Project Engineer McCarthy said one reason to distribute a paving map now is to get all the potential conflicts out in the open so they can be resolved.

Councilor Henderson asked how many times a street can be slurry sealed, and when a paving overlay would be required. Senior Project Engineer McCarthy replied that slurry seals add eight to ten years of life to a street, and typically the city does about three slurry seals on a street before it is repaved.

Council President Buehner said there is movement from Washington County towards the city taking over some of their streets. She asked if Senior Project Engineer

## **TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

McCarthy has had an opportunity to view these streets. He replied that he had and said they are not currently covered by the existing street maintenance fee.

Councilor Wilson commented on the slurry sealing on Bull Mountain area streets and noted that Benchview seemed a little different. He asked if an aggregate had been added. Senior Project Engineer McCarthy said Benchview had a different (type 3) slurry seal as it is a busier street than those nearby. He said type 3 seals tend to last a little longer and stand up to heavier traffic. Council President Buehner said she heard numerous complaints about the surface. Senior Project Engineer McCarthy said Benchview Street should become smoother over time as the aggregate settles into the oil binder, but staff will keep an eye on it.

Councilor Woodard referred to a prior discussion regarding bundling the slurry seal contract with Washington County, and asked if there was a cost-saving opportunity. Senior Project Engineer McCarthy said the city and county have discussed this and will continue to explore it as an option. He said Tigard used about the same amount of slurry seal as the county did last year. Council President Buehner said the county doesn't keep their streets at the same level as Tigard. She gave kudos to the city for the notices given out and the cooperative crew this year. She suggested that next time the city is paving in a neighborhood that has grouped mailboxes, the notices be stuck onto the boxes.

Senior Project Engineer McCarthy discussed street maintenance fee true-ups. He said staff is looking at businesses on an on-going basis to ensure they are paying the correct amount. He said his goal is to contact one-eighth of the city each quarter. In the last review:

- 94 accounts were reviewed
- 9 accounts had a change in their fee after the review
- 4 went up (the biggest increase was a restaurant in a formerly vacant space)
- 5 went down

He said the net monthly revenue increase received by the city was about \$48.00 a month. Mayor Dirksen said if our experience is that there is not a lot of change, then maybe after a few years, the review will not need to be done as often.

Assistant Public Works Director Rager said the right-of-way maintenance program will be overseen by Streets Maintenance Supervisor Walker, with additional support from Parks Department personnel. He said that the areas receiving the most attention are the double frontage lots, such as Durham Road and Gaarde Street.

He said a right-of-way inventory was taken and the right-of-way areas were divided into segments. Based on demand, visibility, traffic and complaints, segments were prioritized.

Council President Buehner expressed concerns about non-native species along Gaarde Street towards Walnut. Streets Maintenance Supervisor Walker said they are planning

## **TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

on getting rid of the blackberries 20-25 feet back from the sidewalk, but care must be taken not to affect the more natural setting area behind it.

Assistant Public Works Director Rager said their goal is to look at each street as a whole and at the very least bring the bad segments up to the level of the good streets. He said it cannot all be improved within the first year but the worst areas will be addressed first.

Councilor Wilson suggested new streets should be a higher priority. He said it was his preference that new streets such as Burnham are kept up before staff works on the others. He said the city invested in these planter strips and medians and requested they be maintained.

Mayor Dirksen said the new areas are frontages for property owners who should feel an incentive to take care of the rights of way in front of their businesses. He said there ought to be ongoing education and encouragement for citizens in all parts of the city to take care of their right-of-way areas.

Councilor Henderson asked when 121st Avenue was reviewed and said neighbors have taken care of some of the problems there. In response, Streets Maintenance Supervisor Walker responded that the city is not encouraging major improvements but wants to bring some portions of 121<sup>st</sup> Avenue that do not come up to standard.

Council President Buehner suggested starting an Adopt a Right of Way program.

Councilor Wilson said a problem with Durham Road is the many types of landscape. He said one approach would be to identify the most expensive treatment, which would be adding lawn and irrigation and bring it all up to that level. He said, "I would prefer, given our budget, that some plantings come out." Streets Maintenance Supervisor Walker said the city is not advocating lawn and irrigation everywhere, but wants to eradicate weeds and debris and invasive species. He said the areas on Durham might get bark dust and some areas are candidates for street trees and shrubs. Areas shaded by trees would be weeded and then maintained with bark dust.

Councilor Wilson said he didn't see one option listed and that is overseeding grass or wildflowers with occasional right-of-way mowing. He said it browns out in late summer but is inexpensive and at least appears uniform. He said it might also be appropriate in some areas to plant Douglas firs and just allow them to shade everything out. Councilor Woodard asked if coordination with Friends of Trees would be an appropriate resource to assist in replanting some areas.

Mayor Dirksen mentioned a right of way in Bend planted in wildflowers that is quite popular with citizens there. He said he would share with staff a photograph he took of the right of way

Councilor Henderson said this review was prompted by Council's desire to keep track of the asphalt costs and he asked Senior Project Engineer McCarthy how that is done. Senior Project Engineer McCarthy said that half of a typical paving contract is the cost

## **TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

of the asphalt. He said the prices came in ten percent lower and staff structured the contracts so they could get more streets done.

Councilor Henderson said he still hears from people about how their street maintenance fee square footage is calculated from their roof footprint, which is not necessarily the square footage of the building. Senior Project Engineer McCarthy said the city has looked at all building and deducted any overhanging roof areas from the calculation. He said owners have the opportunity for a free review. Councilor Henderson asked about rollbacks for vacant buildings. Senior Project Engineer McCarthy said in the case of a vacant building, the owner can email or call him so a vacancy waiver can be applied.

#### 4. RECEIVE UPDATE FROM METRO STAFF ON THE SOUTHWEST CORRIDOR PLAN

Senior Transportation Planner Gray introduced Metro Project Manager Tommy Mendoza who was present to discuss the Southwest Corridor Plan.

Senior Transportation Planner Gray provided context on previous discussions held about the Southwest Regional Corridor Plan and the High-Capacity Land Use Plan. She said it may be confusing because Tigard started their land use plan first. She distributed to council a table providing an overview of tasks and community outreach completed in the past year and what is planned for next year. A copy of her handout is in the packet for this meeting. She described how the southwest regional Corridor Plan relates to the High-capacity Land Use Plan. Council President Buehner complimented staff on a recently held open house.

Metro Project Manager Mendoza presented a PowerPoint on the corridor plan and how the integrated approach to corridor planning works. A copy of his presentation is in the packet for this meeting. Highlights included:

- The Southwest Corridor is prioritized as a transportation project through the following plans: Regional Transportation Plan (RTP), High-capacity Transportation Plan and the Mobility Plan.
- The most value is received if the project starts with the land use so this corridor transportation plan is an integrated transportation and land use planning process.
- What Tigard has prepared during the high-capacity planning process helps Metro to define and focus on areas.
- The corridor extends from Sherwood to Portland State University in downtown Portland.
- The mobility corridor, as identified in the RTP extends from Beaverton to Lake Oswego and from Portland to Sherwood.

- Major transit facilities include WES, 15 bus lines, 2,000 parking spaces, 3 transit centers and 27,000 daily riders of those lines, I-5, Highway 217, Pacific Highway and Highway 43.
- About 25 evaluation criteria helped to define this corridor as a priority out of the RTP. These included population growth, employee growth and an increase in travel time due to the growth of about 30%.
- Major timeline and phases were shown.
- Different strategies and combinations of transit were described.

Metro Planner Mendoza said land use planning is a significant effort being undertaken with local jurisdictions. Communities are being asked to help identify focus areas where they want to invest and where they want to see growth. He said Tigard's High-Capacity Transit Plan helps Metro identify the nodes and the elements within the nodes that help create livable areas. Metro will put them through evaluation criteria, which will be discussed over the next few months with the steering committee, and develop a preferred strategy. This integrated strategy of land use and transportation improvements will include policy changes, next steps, and "if-then" agreements. (Example: If light rail, then more intensive land use; if more highways, then more parks may be needed in the area, etc.) Improvements and policy changes will be prioritized for short-term, mid-term and long-term strategies for implementation. He said they hope to get to this point by the end of 2012 so some elements can be implemented in 2013.

Councilor Wilson said asked what ODOT's role is and if high-capacity transit also included auto travel. Metro Planner Mendoza replied that they are looking at both highway and transit improvements. He said road improvements could come out of this plan as well as freeway or highway on- and off-ramp connections, and ODOT must be involved in that.

Councilor Wilson asked about the "chicken and egg" problem. He agreed that planning the places first and then connecting them was better than what was done in the past, but asked whether the route is chosen first and then the land use changes are made, or whether land use changes are made first, risking that there may not be transit to support it. Metro Planner Mendoza referred to the if-then approach and said if a high-capacity transit priority is to include the Tigard Triangle, that might be one set of land use improvement you want to target around. Let's say that the same alignment does not include Washington Square then there is less of a focus on Washington Square, and vice versa." Mayor Dirksen added that when routes are moved to the forefront during the decision-making process, we would go back and refine our land use based on preliminary decisions, so that the two are occurring simultaneously.

Councilor Wilson commented that the city was hoping some land use changes could be made sooner than ten years from now. Project Manager Mendoza said at the end of 2012 they will have a good idea of where this is going and that discussion will be put forward for the steering committee to help guide how the local commitments work with the regional commitments.

## **TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

Councilor Henderson said he grew up in the Parkrose neighborhood of Portland and when the Banfield freeway opened it was already outdated. He asked how this project will be kept up to date. Metro Project Manager Mendoza said the corridor was already prioritized based on existing need and there is congestion so we are playing catch-up already. He said the year 2035 is the planning term horizon and that is what we are targeting for to ensure our investments will help us succeed to that point.

Council President Buehner expressed concern that Metro's 2040 Project numbers were based on 1980's projections (during a recession), which turned out to be incorrect. She said most of the cities in Washington County had reached the projected 2010 numbers by 1995. She asked what kind of process is incorporated into this project to be able to update population numbers. Metro Project Manager Mendoza said Metro is going through this process now and Tigard's planners are involved. Council President Buehner stressed that their process needs to include an automatic adjustment to the numbers so no one is caught off guard when they change. Mayor Dirksen said Metro is required every five years to review what growth has occurred and what land is available. Council President Buehner said that review is region-wide and not specific to this Southwest Corridor. Metro Project Manager Mendoza replied, "The benefit is that this corridor plan will inform the regional forecast."

Councilor Woodard asked if it is known how much influence the city has over station location, even though we don't yet know what form of transit may be coming to Tigard. Mayor Dirksen said the city will identify those locations, and Council President Buehner said, "We have a lot of control." Metro Project Manager Mendoza agreed and said we hope to get in a partnership with you so it is not just the regional investment but what the city wants to see happen.

Mayor Dirksen and the Council thanked Mr. Mendoza for the update.

5. COUNCIL LIAISON REPORTS – None.
6. NON-AGENDA ITEMS – None.
7. EXECUTIVE SESSION - At 9:05 p.m. Councilor Wilson moved to adjourn the business meeting. His motion was seconded by Council President Buehner. All voted in favor. Mayor Dirksen announced that the Tigard City Council was convening into an executive session called under ORS 192.660 (2) (e) to discuss property negotiations.
8. The executive session adjourned at 9:30 p.m.

## **TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**

/s/Carol A. Krager  
Carol A. Krager, Deputy City Recorder

Attest:

/s/Craig E. Dirksen  
Mayor, City of Tigard

Date: January 24, 2012

I/ADM/CATHY/CCM/Draft/November/111115

**TIGARD CITY COUNCIL MEETING MINUTES – November 15, 2011**