



City of Tigard

Tigard Business Meeting – Agenda

TIGARD CITY COUNCIL

MEETING DATE AND TIME: September 24, 2013 - 6:30 p.m. Study Session; 7:30 p.m. Business Meeting

MEETING LOCATION: City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard

Revised 9/23/13 to add Item No. 5 - "Forward Initiated Ballot Measure to Washington County Elections Division for the March 11, 2014 Special Election."

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 the Mayor or City Manager.

Times are *estimated*; it is recommended that persons interested in testifying be present by 7:15 p.m. to sign the testimony 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 Monday prior to the Council meeting. Please call 503-718-2410 (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).

VIEW LIVE VIDEO STREAMING ONLINE: <http://live.tigard-or.gov>

CABLE VIEWERS: The regular City Council meeting is shown live on Channel 28 at 7:30 p.m. The meeting will be rebroadcast at the following times on Channel 28:

Thursday 6 pm	Sunday 11 am
Friday 10 pm	Monday 6 am



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Agenda revised September 23, 2013 to add Item No. 5 - "Forward Initiated Ballot Measure to Washington County Elections Division for the March 11, 2014 Special Election."

6:30 PM

- **EXECUTIVE SESSION:** The Tigard City Council will go into Executive Session to discuss exempt public records and consultation with legal counsel regarding potential litigation under ORS 192.660(2)(f) and (h). 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.

- **STUDY SESSION**

7:30 PM

1. BUSINESS MEETING
 - A. Call to Order
 - B. Roll Call
 - C. Pledge of Allegiance
 - D. Council Communications & Liaison Reports
 - E. Call to Council and Staff for Non-Agenda Items

2. CITIZEN COMMUNICATION (Two Minutes or Less, Please)
 - A. Follow-up to Previous Citizen Communication
 - B. Citizen Communication – Sign Up Sheet
3. CONSIDER AUTHORIZATION OF A COMMUNITY DEVELOPMENT BLOCK GRANT IN EXCESS OF \$100,000
4. CONSIDER RESOLUTION SUPPORTING DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT TECHNICAL ASSISTANCE GRANT
5. FORWARD INITIATED BALLOT MEASURE TO THE WASHINGTON COUNTY ELECTIONS DIVISION FOR THE MARCH 11, 2014 SPECIAL ELECTION
6. COUNCIL LIAISON REPORTS
7. NON AGENDA ITEMS
8. 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.
9. ADJOURNMENT

n/a

**COUNCIL OR CCDA GOALS, POLICIES, MASTER PLANS
DATES OF PREVIOUS CONSIDERATION**

N/A

Attachments

CDBG Council Grant Request

Project Map



City of Tigard Memorandum

To: Tigard City Council

From: Marissa Grass, Associate Planner
Mike McCarthy, Streets and Transportation Senior Project Engineer

Re: 2014-2015 Community Development Block Grant (CDBG) Opportunity

Date: September 24, 2013

Community Development and Public Works are partnering together to submit a grant application to the county's CDBG consortium. Project and program details, and the process and timeline for selection, are detailed below.

Project: Sidewalk Infill – North Dakota and 95th Ave to Greenburg Rd.

Street	From	To	Description	Length	Cost
North Dakota	Greenburg Rd	Verde Terrace	North Side	500 ft	\$150,000
95 th Ave	Greenburg Rd	Greenburg Rd	West Side	350 ft	

This project was chosen over others considered as it:

- Meets program requirements for a low/moderate income area benefit,
- Fits the amount of funding available in this year's CDBG budget cycle, and
- Addresses several of the CDBG program objectives.

Program: Community Development Block Grant Program

The CDBG program is funded by the United States Department of Housing and Urban Development. The program is directed by federal law and local policies. The CDBG national objectives are to benefit low and moderate income persons, address slums and blight, and meet urgent community needs (most commonly due to a natural disaster).

The CDBG program is administered locally by the Washington County Board of Commissioners and their Policy Advisory Board, together with Washington County Office of Community Development. Councilor Henderson serves as the city's representative to the Policy Advisory Board.

Each year, program funding is allocated to the following categories:

- Public Facilities – 40%
- Infrastructure – 30%
- Housing – 30%

This application will be submitted to Washington County in the Infrastructure category. In the past, the city has been successful in receiving CDBG funding for similar projects, including a sidewalk infill project on Frewing Street in 2010.

Process and Timeline

Proposals Due	5 pm, October 4, 2013
Presentations	Last week in January
PAB rating	January 25, 2014
Letter of Award	February 14, 2014
Funding Available	July 1, 2014

AIS-1450

4.

Business Meeting

Meeting Date: 09/24/2013

Length (in minutes): 10 Minutes

Agenda Title: Consideration of Resolution Supporting DLCDC
Technical Assistance Grant

Submitted By: Lloyd Purdy, Community
Development

Item Type: Resolution

Meeting Type: Council
Business
Meeting -
Main

Public Hearing No

Newspaper Legal Ad Required?:

Public Hearing Publication

Date in Newspaper:

Information

ISSUE

Should Council approve a resolution to support an application for a 2013-2015 technical assistance grant submission to the Department of Land Conservation and Development?

STAFF RECOMMENDATION / ACTION REQUEST

Staff recommends council approve a resolution to support the submission of a Department of Land Conservation and Development (DLCDC) Technical Assistance grant in order to develop an infrastructure finance plan to fund public infrastructure currently lacking on industrial zoned property.

KEY FACTS AND INFORMATION SUMMARY

As the national and local economy continues to recover from recession, the limited number of large *urban* industrial sites (above 40 acres) in this region are once again catching the eye of experienced developers. A well located and sizable collection of contiguous properties in the City of Tigard is the focus of such interest. Even though the site is located within the bounds of the City, it completely lacks the infrastructure that would make the site suitable for development – no water, no sewer, no utilities, no roads.

The "Fields" property, currently owned in trust as part of the Fred Fields estate, includes four contiguous parcels on the east side of the rail switching yard between Technology Drive and Hunziker Road. The properties encompass just over 42 acres with a significant slope. The largest two lots are zoned Industrial Park. A third parcel is zoned Professional Commercial

and the smallest is zoned Low Density Residential. According to GIS maps, a non jurisdictional (not controlled or regulated by the city) wetland is located on the northwest portion of the site. The site is bounded on the southwest by an active rail line. On the south side of the property runs a rail spur and a private access road (Wall Street) serving industrial properties. Adjacent to the site on the east side is residential zoned property with an R-3.5 and an R-25 designation.

Supporting growth and development while optimizing the use of existing urban lands (within the UGB) requires collaboration between public and private partners (as exemplified by this site and the partnership forming around it). This grant funded project would answer the following questions: What role will public/private partnership play in preparing this site and providing public infrastructure to support a mix of uses that result in economic activity and development? What funding and finance tools are appropriate, available, and ready?

- The complexity and uncertainty of public infrastructure financing is a barrier to the development potential of Tigard's limited supply of marketable industrial property.
- The DLCD has a once-a-biennium grant opportunity to help fund local initiatives that promote economic development. A specific topic of interest to the DLCD is "infrastructure financing plans for urban areas".
- A public/private partnership with public and private funding is an important part of infrastructure financing. This grant proposal will provide a framework for this partnership and provide a financing roadmap.
- Grant would fund consulting services to complement the City of Tigard's current staff experience.
- Deadline for submission with a council resolution is October 4, 2013.

OTHER ALTERNATIVES

Should council choose not to adopt this resolution this grant application will not be submitted.

COUNCIL OR CCDA GOALS, POLICIES, MASTER PLANS

This work is consistent with City of Tigard Comprehensive Plan Goal 9 (Economic Development) and supported by the City's 2011 Economic Opportunities Analysis (also funded by DLCD).

DATES OF PREVIOUS CONSIDERATION

N/A

Fiscal Impact

Cost: TBD

Budgeted (yes or no): No

Where budgeted?: N/A

Additional Fiscal Notes:

Per DLCD Grant Application:

“matching funds provide a more fully funded project and increase the likelihood that a project will be successfully completed. Matching funds also demonstrate local or regional commitment to a project. Therefore, within the priorities above, greater consideration should be given to projects that offer hard matching funds. All funding sources that will contribute to the successful completion of a project will be considered, including cash and in-kind, local and non-local, and public and private investments.”

Staff time and other in-kind contributions are acceptable as local match.

Attachments

DLCD Grant Resolution

**CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 13-**

A RESOLUTION SUPPORTING AN APPLICATION FOR A TECHNICAL ASSISTANCE GRANT
FROM THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

WHEREAS, the City of Tigard has made economic development a priority, as outlined in Goal 9 of the City's Comprehensive Plan; and

WHEREAS, this goal focuses on providing adequate opportunities for a variety of economic activity vital to the health, welfare and prosperity of citizens; and

WHEREAS, key findings from Goal 9 of the Comprehensive plan recognize there is a limited supply of useable property in the City both zoned and suitable for industrial and employment uses as a complement to existing retail and commercial property; and

WHEREAS, the City of Tigard's Comprehensive Plan Goal 9.1 outlines policies that support well-designed and efficient development of underutilized industrial property; and

WHEREAS, the City of Tigard's 2011 Economic Development Opportunities Analysis documents a deficiency in vacant industrial lands suitable for job creation and employment; and

WHEREAS, Tigard's location at the crossroad of transportation corridors I-5, Hwy 217 and Hwy 99W is a major advantage to attracting manufacturing, industry and employment; and

WHEREAS, encouraging and facilitating private sector investment in the form of infrastructure and job creation on industrial and employment lands is an appropriate role for Tigard's Economic Development program; and

WHEREAS, the Department of Land Conservation Development has competitive grant funds available to municipalities to support economic development through planning projects; and

WHEREAS, a priority for the 2013-2015 DLCD Technical Assistance grants is the creation of infrastructure finance plans to help local governments prepare for and fund local infrastructure to support growth and development; and

WHEREAS, complexity and uncertainty of public infrastructure financing is a barrier to development envisioned on Tigard's industrial and employment properties; and

WHEREAS, A site-scale infrastructure finance plan removes fiscal uncertainty from a complex project that includes: public sector partners, private sector partners, benefits that accrue to the community, benefits that accrue to investors, short and long-term financial decisions, and a range of physical improvements on more than 42-acres of property; and

WHEREAS, the grant will assist the city and the Economic Development Office in gaining public and private sector financial support for new public infrastructure and further private sector investment; and

WHEREAS, a resolution of support from the City Council is a required component of a grant submission.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The Tigard City Council supports the submission of an application for a 2013-15 DLCD Technical Assistance Grant.

SECTION 2: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2013.

Mayor - City of Tigard

ATTEST:

City Recorder - City of Tigard

OTHER ALTERNATIVES

N/A - Since the qualified initiative petition seeks a charter amendment, the initiated measure must be submitted to city voters at the next available election, March 11, 2014.

COUNCIL OR CCDA GOALS, POLICIES, MASTER PLANS

N/A

DATES OF PREVIOUS CONSIDERATION

N/A

Fiscal Impact

Cost: \$41 to 55,000.
Budgeted (yes or no): No
Where Budgeted (department/program): 600-1500-54304 (Election Expense/Recorder/Records)

Additional Fiscal Notes:

Washington County election officials give a ballpark estimate that the election would cost \$1.50-2.00 per voter. Tigard currently has 27,484 voters, so the cost would be \$41,226-\$54,968. If additional jurisdictions have items on the ballot, our costs would be less. No funds were budgeted for election expenses this fiscal year so the expense will require attention on a supplemental budget request later this fiscal year.

Should there be more than one measure placed on this ballot by the City of Tigard, there would be increased costs. For example, if Tigard had two measures on the ballot we would only pay once for our share of printing, postage and handling costs; however, we would be charged an additional amount for a second page in the voter's pamphlet.

Attachments

- Proposed Resolution
 - Exhibit A to Proposed Resolution
-

**CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 13-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TIGARD SUBMITTING TO THE VOTERS A PROPOSED CHARTER AMENDMENT TO BE CONSIDERED AT THE MARCH 11, 2014, SPECIAL ELECTION

WHEREAS, City of Tigard Initiative Petition 13-01 has been properly filed and qualified for forwarding a proposed Charter amendment to the voters of the City of Tigard; and

WHEREAS, the City Council of the City of Tigard has determined that the proposed Charter amendment should be placed before the voters of Tigard.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: An election is hereby called in and for the City of Tigard, Washington County, Oregon for the purpose of submitting to the legal voters the question:

Shall Tigard adopt a public policy opposing high-capacity transit corridor projects unless voter authorization is obtained?

SECTION 2: The measure election hereby called shall be held in the City of Tigard on the 11th day of March 2014. The election shall be conducted by mail pursuant to ORS 245.465 and 254.470.

SECTION 3: The Tigard City Council authorizes the mayor, the city manager, the city recorder (each an “authorized representative”) or a designee of the authorized representative to act on behalf of the City of Tigard to carry out the intent an purposes herein in compliance with the applicable provisions of law.

SECTION 4: Pursuant to ORS 250.275(5), the Tigard City Council directs the city elections officer to file with the Washington County Elections Office a Notice of City Measure Election in substantially the form of the attached and incorporated Exhibit A on a date no later than January 9, 2014. The Washington County Elections Office is required to produce and disseminate a facsimile of the ballot in accordance with ORS 254.205.

SECTION 5: Pursuant to ORS 251.345, the Tigard City Council directs the city manager to prepare a Measure Explanatory Statement, for publication in the county voters’ pamphlet; said statement shall be filed with the Washington County Elections Office at the same time the Notice of City Measure Election is filed by the City elections officer.

SECTION 6: The Explanatory Statement shall include "The Act," containing the full text of the proposed Charter amendment.

SECTION 7: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2013.

Mayor - City of Tigard

ATTEST:

City Recorder - City of Tigard

Notice of City Measure Election

SEL 802

rev 01/10: ORS 250.035, 250.041, 250.275, 250.285, 254.095, 254.465

City and Notice Information

Notice is hereby given on _____, 20____, that a measure election will be held in

_____, Oregon on _____, 20____.
Name of City or Cities Date of Election

The following shall be the ballot title of the measure to be submitted to the city's voters:

Caption 10 words

Question 20 words

Summary 175 words

The following authorized city official hereby certifies the above ballot title is true and complete, which includes publication of notice and the completion of the ballot title challenge process.

Signature of Authorized City Official not required to be notarized

Date Signed mm/dd/yy

Printed Name of Authorized City Official

Title