

The workshop was called to order by Chairman Sandy Toms at 3:00 p.m. and roll call was taken:

Commissioners:	Sandy Toms, Marc Rogelstad, David Jones, Brenda Profitt (3:35 pm), Neil Livingston, Art Kegler and Christie Perry
Executive Director:	Karen Pettigrew
Budget Officer:	Tom Kligel
Staff:	Lila Killingbeck-Recorder, Barry Beyeler, and Chief Stokoe
Audience:	Ed Glenn-Maughan Consultant

The discussion began with the need for additional project to be added to the Proposed West URA District. Executive Director Pettigrew pointed out that in the Central Boardman URA report and plan there had been a broad scope of projects in that area. She was hoping to add other project besides roads to the proposed West URA.

Chairman Toms reported that she had been to the Mayors Conference in Corvallis last week and had opportunity to ask questions and discuss the topic of URA Districts and what other Mayors from other cities had experienced. The questions that were asked were: Is it better to start a new district or amend that existing district? Most Mayors felt that it was better to amend than to start another one if you haven't use the existing one. The discussion regarding amending the Central URA was that: It would cost the same to establish a new district or do a substantial Amendment to the existing, you could have two and close either or both at any time, Central could only be amended by 1 percent, and proposed West would not fit under that restraint.

Commissioner Profitt stated that at the League of Oregon Cities conference there had been discussion and advice regarding this matter. The LOC encourages 2 separate districts because there are special project in each and then they could be retired as completed. Executive Director Pettigrew pointed out that the borrowing power may change. Commissioner Perry asked if there was a rush to develop the West District. Commissioner Kegler there is a difference in the uses for each area: the Central URA is mostly commercially zoned and the West would be residentially zoned. Commissioner Rogelstad is interested the West area helping with safety issues in that area with sidewalks, especially along Wilson Road.

Chairman Toms recognized Mr. Glenn from the audience. Mr. Glenn is a consultant working with Mr. Gary Maughan. Mr. Maughan owns a large amount of property in both URA areas. Mr. Glenn heard the concerns being expressed about no improvements or construction projects in the Central area and assured the Commission that Mr. Maughan has plans to develop 4-plexes in that area for market rate rentals. Mr. Maughan is working on a subdivision behind Windy River Elementary School which isn't in either URA area. Mr. Maughan has plans to develop 9-duplexes in the West area along the area off of Chaparral. Mr. Glenn reminded the Commission that if the West District is formed before this development is started, then the taxes on the assess value increase would go to the new URA District. Mr. Glenn reminded the Commission Mr. Maughan recently purchased new property located in the Central URA District that could be developed in to housing or commercial projects. Commissioner Perry expressed concerns regarding the plan to build the market rate rentals in the Central area, because of location. Commissioner Kegler felt that the location would be fine for rental property. Executive Director Pettigrew had received a phone call from Wendy Buck from PGE. Her company will need at

least 80 rental properties for a new Co-generation plant project that is expected to start up soon.

Chairman Toms recessed the workshop to take a bus ride out to the proposed West URA area at 3:45 p.m. During the bus trip Mr. Beyeler pointed out the property off the end of Willowfork that would connect with the proposed Oregon Trail Blvd. in the West District. We stopped at the end of Chaparral Drive which was where Mr. Maughan's duplex project is being proposed. Mr. Beyeler pointed out where the water line goes across the property to connect up with Faler Road. We went to the end of the Faler Road which was another connection to Oregon Trail Blvd. On the way back we stopped in the area of Mt. Hood off of Faler and there was a discussion about the name of the proposed street that would go across to Chaparral. The last stop was at the end of Paul Smith Road. Paul Smith Road is a County road. It is paved but is not up to city street standards which could be a problem if the City would want to take over ownership and connect to Oregon Trail Blvd.

Chairman Toms reconvened the workshop at 4:30 p.m.

There was a discussion about the date for the next URA meeting. It was decided that it would be August 20th

There was discussion of a project list that will be needed to complete the required information of the West URA District. A project list was developed with 12 items:

- Extending Roads-Hood, Chaparral, Kinkade, OR Trail Blvd., Faler, Paul Smith
- Water /Sewer Extensions
- Housing for Aging populations
- Walking Trail-Heritage Trail
- Public Utility Improvements
- Parks
- Improve Connectivity
- Acquire Paul Smith Road
- Subdivide City property
- Side Walks/Lighting
- Beautification/Safety
- Administration/Technical Assistance

Executive Director Pettigrew will get the list typed and send it out to the Commission for review and prioritizing before the next URA meeting.

At the August 7th regular City Council meeting be ready discuss the Splash Pad project, so that the location and bids can be discussed. Commissioner Livingston will be late for that meeting, but should arrive before the workshop would begin.

Workshop was adjourned at 5:20 p.m.

Sandy Toms-Chairman

Lila Killingbeck, Recorder