

MINUTES

WASHINGTON COUNTY BOARD OF COMMISSIONERS

FEBRUARY 19, 2013

CONVENED: 10:02 a.m.

BOARD OF COMMISSIONERS:

Presiding Chair Greg Malinowski
Commissioner Dick Schouten
Commissioner Roy Rogers
Commissioner Bob Terry

Chair Andy Duyck was assisting the Governor this morning at a press conference.

STAFF:

Robert Davis, County Administrator
Rob Massar, Assistant County Administrator
Rod Rice, Deputy County Administrator
Paul Hathaway, Sr. Assistant County Counsel
Andrew Singelakis, Director, LUT
Bill Gaffi, General Manager, CWS
Val Valfre, Director, Housing Services
John Hutzler, County Auditor
Jim Thiessen, Audiovisual Technician
Barbara Hejtmanek, Clerk of the Board
Minutes by Michelle Rubio

PRESS:

Katherine Driessen, *The Oregonian*

1. ORAL COMMUNICATION (2 MINUTE OPPORTUNITY)

Kris Alman, 5444 SW Dover Ct., Portland, Oregon, said she has been working with a variety of groups and been an education activist for a long time working specifically with Oregon Save Our Schools Now. She urged the Board to vote against approving expansion of the Beaverton Enterprise Zone to include unincorporated Washington County (specifically the area of Nike's headquarters). Ms. Alman said she believes government is for the people but in the last three decades, she has seen corporations granted more rights

than people. She stated that this is what she has observed regarding Nike over the years. Ms. Alman said that in 2005, Nike received 35 years of annexation freedom and this goes against her grain. She said that if the City of Beaverton is blighted, then everything along the way shifts taxation and changes the dynamics of what a city can do to support urban planning and the like. Ms. Alman stated that this means Beaverton does not have adequate services that are supplied. She said this action is going to reward the CEO's of Nike and that it is in essence chump change for them. Ms. Alman was tired of being the chump in this entire process. She said if this goes through, she will work to have her neighborhood secede from the City of Beaverton.

2. CONSENT AGENDA

Presiding Chair Malinowski announced the following modifications to the Consent Agenda:

- Item 2.j will be moved from the Consent Agenda to the regular agenda.
- An off docket item from Support Services entitled "Amend the FY 2012-13 Position and Salary Report to Add a 1.0 FTE Program Auditor for the County Auditor's Office" (MO 13-37) is added to the Consent Agenda.

It was moved to approve the Consent Agenda, as amended.

Motion – Rogers
2nd – Terry
Vote: 4-0

APPROVAL OF MINUTES

January 22, 2013
February 5, 2013

CLEAN WATER SERVICES

2.a.

CWS MO 13-6

Accept Construction of Bethany Area Sewer Project No. 6344 and Release Retainage to Northwest Earthmovers, Inc. (CPO 7) (Approved Under Consent Agenda)

2.b.

CWS MO 13-7

Accept Construction of Forest Grove Wastewater Treatment Facility Administration Building Improvements Project No. 6453 and Release Retainage to JWC, LLC a LLC of Washington (Approved Under Consent Agenda)

2.c.

CWS MO 13-8

Approve Clean Water Services to Use a Request for Quotes Process to Purchase a Turbo Blower for the East Aeration Basins at the Rock Creek Facility Project No. 6633 and Authorize District to Award and Negotiate the Contract (Approved Under Consent Agenda)

LAND USE AND TRANSPORTATION

2.d.

RO 13-14

Establishment of Realigned Portions of SW Scholls Ferry Road and SW River Road as County Road No. 3286 (CPO 10) (Approved Under Consent Agenda)

2.e.

RO 13-15

Establish a Portion of SW Elligsen Road as County Road No. 2649 (CPO 5) (Approved Under Consent Agenda)

2.f.

RO 13-16

Establish a Portion of NW Glencoe Road as County Road No. 3284 (CPO 8) (Approved Under Consent Agenda)

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2.g.

MO 13-32

Approve Agreement with Oregon Department of Transportation Accepting Rural Surface Transportation Funding for the Old Highway 47 Bridge Replacement Project (CPO 11) (Approved Under Consent Agenda)

2.h.

MO 13-33

Approve Intergovernmental Agreement with the City of Beaverton to Delegate Permitting Functions for Recently-Annexed Properties (CPO 1) (Approved Under Consent Agenda)

COUNTY ADMINISTRATIVE OFFICE

2.i.

MO 13-34

Establish March Board of Commissioners Meeting Schedule (CPO All) (Approved Under Consent Agenda)

2.j.

RO 13-17

Adopt a Resolution and Order Consenting to the Expansion of the City of Beaverton Enterprise Zone into Areas of Unincorporated Washington County (Moved from Consent to Regular Agenda)

SHERIFF'S OFFICE

2.k.

MO 13-35

Accept the Oregon Department of Transportation Motor Carrier Assistance Program Grant (Approved Under Consent Agenda)

SUPPORT SERVICES

2.l.

RO 13-36

Amend Contract/Increase Expenditure Authority and Extend Contract with Comcast of Tualatin Valley Inc, for Public Communications Network Services (Approved Under Consent Agenda)

3. ACTION – HOUSING SERVICES

3.a.

MO 13-31

Authorize County Counsel to Prepare and File an Ordinance Authorizing Tax Exemptions for Nonprofit Organizations Owning or Holding Real Property for Use as Low-Income Housing and Declaring an Emergency

Val Valfre said this item is to authorize the preparation of an ordinance for a tax exemption for non-profit organizations owning or holding real estate property for use as low income housing and declaring an emergency. He stated that the need for affordable housing requires that the governing body prepare an ordinance. Mr. Valfre indicated that legal counsel needs direction from the Board to proceed.

It was moved to direct County Counsel to prepare and file an ordinance to provide a tax exemption for nonprofit organizations who own property occupied by or planned for future occupancy by low-income persons in Washington County and declaring an emergency.

Motion – Terry

2nd – Rogers

Vote – 4-0

Commissioner Schouten remarked that he voted for this because it is a modest contribution on the County's part to join with other jurisdictions to provide assistance to nonprofits who are adding to needed workforce housing.

COUNTY ADMINISTRATIVE OFFICE

2.j.

RO 13-17

Adopt a Resolution and Order Consenting to the Expansion of the City of Beaverton Enterprise Zone into Areas of Unincorporated Washington County

This item was removed from the Consent Agenda and is now taken up for consideration.

Rob Massar said this action represents an expansion of an existing enterprise zone within the City of Beaverton to incorporate some additional areas in unincorporated Washington County. He said this action targets underdeveloped areas and pertains to areas that have a potential of significant investment and job creation. Mr. Massar added that enterprise zones are commonly used to attract an investment for job creation.

Amy Koski, City of Beaverton, Economic Development Department, said they are proposing to expand 2.93 square miles—of which the majority is within Beaverton City limits. She said they established the enterprise zone as of July 1, 2012 and have been actively using it since then. Ms. Koski stated that Beaverton received one investment from a software company in October. She said the enterprise zone tool is something that helps them work with existing businesses. Ms. Koski reported that Beaverton has received a number of letters of support from their taxing districts: TriMet, Beaverton School District and several local organizations as well. She said they have the staff and the resources to work with the County on the unincorporated areas to help bring new investment to the county taxing districts and the city revenues once the three to five year tax abatement has ended on a qualifying business or qualifying property.

Presiding Chair Malinowski asked if there were just pieces of ground that are being considered in unincorporated Washington County, specifically the northwest corner of Murray and Jenkins and southeast corner of Murray and Jenkins. He also asked if anyone from either of those locations has asked for this expansion or if the city is using this as a way to encourage investment.

Ms. Koski responded that any business that is in any of the existing or proposed expansion area is not obligated to use this; business within the boundary can choose to use it. She said that applicants then would go through an extensive approval process led by the city—working with the Washington County Tax Assessor—to ensure that their new investment qualifies for the potential abatement.

Commissioner Schouten asked if Ms. Koski includes existing physical improvements when she talks about new investments.

Ms. Koski responded in the negative.

Presiding Chair Malinowski mentioned that the City of Beaverton is discussing this issue tonight.

Ms. Koski said any enterprise zone in the region has to go through the Port of Portland. She reported that the Port has already approved this and consented on their expansion.

It was moved to adopt a Resolution and Order Consenting to the Expansion of the City of Beaverton Enterprise Zone into Areas of Unincorporated Washington County.

Motion – Schouten

2nd – Terry

Vote – 4-0

Commissioner Rogers viewed this is a way to achieve long term investments. He said although it appears to be a temporary gift, we should look at the example of the tax breaks provided to Intel and the resulting significant increase of jobs in the area, tax base to the county and the schools. Commissioner Rogers said Beaverton graciously extended their district to allow the County to participate and thanked the Mayor and his staff for looking more globally than just at their own interests. He said this is a very short term investment on the schools' part to have long term rewards.

Presiding Chair Malinowski said that he is concerned about corporate welfare too but this looks a little less onerous than some. He said a little over a decade ago, industry and commercial paid two-thirds of the property tax in the county and now they pay one-third; the difference shifted to residential. Presiding Chair Malinowski said it is good to ask about the return of investment on these to make sure it makes financial sense to do it. He said that the reason he feels this is reasonable and acceptable is because it is short term and only comes into play when somebody asks for it.

Commissioner Schouten said in terms of investments, large companies like Nike and Intel help spawn a cluster of industries, which is something to consider. He noted that this is an enabling legislation and the actual steps of providing abatements to companies are yet to be decided.

4. ORAL COMMUNICATION (5 MINUTE OPPORTUNITY)

None.

5. BOARD ANNOUNCEMENTS

Commissioner Terry announced that he will not be present at the February 26, 2013 Board Meeting but will be available by phone.

6. ADJOURNMENT: 10:21 a.m.

Motion – Rogers

2nd – Terry

Vote – 4-0

MINUTES APPROVED THIS ____ DAY _____ 2013

RECORDING SECRETARY

CHAIRMAN