



**Tillamook Urban Renewal Agency**  
**210 Laurel Avenue**  
**Tillamook, Oregon 97141**

**Phone: 503-842-2472**

**Fax: 503-842-3445**

**TURA Regular Meeting**  
**Tuesday, March 1<sup>st</sup>, 2011**  
**5:30 P.M.**

**Board Members Present:**

Chairman Don Hurd, Vice Chair Carolyn Decker, Alene Allen, Joe Martin, John Sandusky, Sean Lambert

**Board Members Absent:**

Tony Faulkner – excused

**Staff Present:**

Paul Wyntergreen: City Manager, Debbi Reeves: Administrative Assistant

**Guests/Public:**

See Signup list: Tillamook PUD presenters

**1) Call to Order and Roll Call:**

**Chairman Hurd** called the meeting to order at 5:30 P.M. and asked **Reeves** to do the roll call. **Faulkner** was excused and **Lambert** joined the meeting at 5:40 p.m.

**Chairman Hurd** announced he would be moving the items on the agenda to allow for the Tillamook PUD to make their presentation to the board first.

**2) New Business:**

**(a) Tillamook PUD Transmission Line Project:**

**Bob White** of the Tillamook PUD introduced himself and the others with him from the PUD. **White** passed out an information packet to each board member. He then explained what the PUD is doing and why they are coming before the TURA board at this time. **White** went on to present the reasons for the transmission line relocation, the different possible routes and why each plan has different pros and cons. There are seven routes that have been looked into but only one of those routes is the best direct and less costly route for PUD. **White** went over each route separately explaining the differences. The board asked questions during the presentation. **White** explained the Hoquarton Route was the preferred route by the PUD. This route was discussed pertaining to vegetation and possible removal, building limitations, easements, future plan for Hoquarton Slough and Hoquarton Trail Park, the Tillamook County General Hospital Helipad and effects on the Sue H. Elmore Park. **Decker** asked about the possibility of underground lines and **White** explained underground costs are approximately ten times higher. At the close of the discussion **White** commented it seems that the consensus of the board was leaning toward the Hoquarton Route plan which places the lines on the south slope of the Hoquarton Slough bank.

The consensus of the board was this plan is the most cost effective for the PUD, easiest to implement and does not jeopardize any future plan of the TURA at this time. **White** said the next steps are for them to meet with effected landowners and make plans to continue. He noted there is still a long process ahead but they hope to get started by September 2012 if possible.

**Chairman Hurd** thanked them for their time. **Sandusky** mentioned the TURA board can recommend the plan to the council.

**Chairman Hurd** recessed the meeting at 6:25 pm to allow for PUD to remove their presentation equipment. The meeting reconvened at 6:32 pm.

### 3) Approval of the Minutes:

**Chairman Hurd** asked if the minutes of the February 15, 2011 were ready for approval and asked if there were any corrections or additions. There were none.

- **Sandusky made a motion to approve the minutes of February 15, 2011 as submitted. Allen seconded the motion. Hurd called for the vote and ayes were received by all board members seated. The motion passed unanimously.**

### 4) Approval of the Bills:

**Chairman Hurd** asked **Reeves** if there was anything to mention regarding the bills. She said there was only one bill at this time.

- **Martin made a motion to pay the bill in the amount of \$51.45 (check #515). Decker seconded the motion. Ayes were received by all board members seated and the motion passed unanimously.**

### 5) Financial Report:

**Chairman Hurd** asked **Reeves** to explain the issue with the financial statements. She noted the accountants were making corrections to show for the monthly payments on the 3<sup>rd</sup> Street Engineering Project which have not consistently been reflected in the financial statements. The funds drawn from the Line of Credit (LOC) monthly should have shown as money coming into the budget and payments being disbursed by TLC show have been shown as money going out of the budget. **Reeves** also stated the 3<sup>rd</sup> Street Engineering Project had not been anticipated in the 2010-2011 budget therefore a supplemental budget would not likely need to be done to resolve this.

- **Decker made a motion to accept the January 2010 financial statement with corrections to follow. Allen seconded the motion. Hurd called for the vote and ayes were received by all board members seated. The motion passed unanimously.**

6) **Non-Agenda Items:** There were no non-agenda items.

7) **New Business (continued):**

(a) **Tillamook PUD Transmission Line Project (continued):**

**Chairman Hurd** opened discussion of the presentation made by the PUD. The board discussed the routes and the overall presentation. **Sandusky** said the TURA should send a recommendation to the City Council as they need to hear from the TURA on this issue.

➤ **Decker made a motion to send a letter to the City Council which recommends, by the TURA board, the Hoquarton Slough Route option for the PUD transmission line relocation. Allen seconded the motion. Hurd called for the vote. Martin and Sandusky both abstained from the vote as City Council representatives. Ayes were received by Hurd, Decker, Allen and Lambert. The motion passed.**

(b) **Tillamook Revitalization Association (TRA) and Painting the Beals Building:**

**Chairman Hurd** spoke about the TRA and noted he had contacted a local painter for a quote on painting the Beals Building. The quote was for approximately \$12,000 to \$13,000 which included sand blasting, minor repairs and 2 coats of paint. He mentioned in the past the TRA has helped with painting buildings in Tillamook. **Hurd** said he, **Decker** and **Allen** will be meeting with **Saito** soon to discuss the building. The TURA application form was discussed. **Saito** has not filled out an application yet. **Decker** would like to encourage **Saito** to do something to the building. **Martin** said a building owner needs to show an interest in fixing a building. **Hurd** will recommend to **Saito** that she matches funds. **Wyntergreen** spoke of low income situations and the possibilities that could be done. **Hurd** will ask a TRA representative to attend the meeting with **Saito**.

8) **Pending Business:**

(a) **Standing Committees & Appointments:**

**Hurd** asked if the board members had read the committee list and all members agreed to serve on the committees as listed. **Wyntergreen** noted there did not need to be a motion as the by-laws allow for the Chairman to make committee appointments therefore **Hurd** made the appointments as presented in the list.

(b) **Potential Plan Amendments:**

**Chairman Hurd** has been in contact with **Elaine Howard**, referred by TURA attorney **Jeannette Launer**, who does consulting on urban renewal plan amendments. A copy of her letter was included in the board packets and was discussed. **Howard's** proposal for plan

amendments was for approximate costs of \$25,000 and would take 6 to 7 months to complete. There was discussion about these costs, what would or could be added to the district and why. There was discussion about properties that would be beneficial to the district. There was discussion about foreclosures and residential improvements.

9) **Board Updates:**

a) **Railroad Depot Relocation:**

**Chairman Hurd** stated the old Railroad Depot building is scheduled to be moved on March 13<sup>th</sup>.

a) **TURA Accounting Services:**

**Reeves** explained she has spoken to several people interested in providing accounting services for the agency. After hearing the details of what service is needed all but two have declined. A firm out of Lincoln City will be providing a quote for services hopefully by the March 15<sup>th</sup> meeting. The other lady who expressed interest will get back in touch with **Reeves**.

c) **Janac Contract:**

**Chairman Hurd** stated we are still waiting to hear back from the attorney working on the new contract. He explained they are trying to get an agreement between the other lienholder's on the property to see if they will agree to TURA as the primary lienholder. **Hurd** has spoken with **Janac** and he still intends to come to a meeting soon. **Hurd** stated the TURA should have an agreement to collect rents.

10) **Committee Reports:**

**Wyntergreen** spoke about the Streetscapes meeting from February 15<sup>th</sup>. There was discussion about the potential Streetscapes projects of 2<sup>nd</sup> Street between Main and Ivy and Main Street between 2<sup>nd</sup> and 3<sup>rd</sup> Streets. The areas, facades, color pallet, lighting, and trees were discussed. **Wyntergreen** noted he would not be able to attend the March 8<sup>th</sup> Streetscapes meeting. **Hurd** would like to have demonstration project started. He also noted **Faulkner** currently has the application form completed by **Nick Peterson**.

**Wyntergreen** commented he, **Sandusky** and **Faulkner** have met regarding the TURA application form. **Decker** asked about the criteria for a grant. **Hurd** noted the TURA goals are to stimulate improvements in the district and that TURA should be going to applicants and helping them. **Wyntergreen** mentioned helping several businesses on one block. **Decker** thought it would be great to have a design program to give them a visual. There was discussion about the letter **Decker** had prepared at the last meeting for the business owners. This will be discussed at the next meeting.

11) **Correspondence/Information: None**

12) **Concerns of the Board:**

**Allen** mentioned the old trash cans around the city still need to be cleaned. This was discussed. It was mentioned to get a quote for cleaning. **Wyntergreen** will also get a price on the other barrel type trash cans.

13) **Meeting Notices:** The next regular meeting will be Tuesday, March 15<sup>th</sup>, 2011.

14) **Adjournment:** With no further business **Chairman Hurd** adjourned the meeting at 7:55 P.M.

Prepared by:  
Debbi Reeves  
Administrative Assistant

Reviewed by:

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Don Hurd – Chairman