



City of Tualatin

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council  
**THROUGH:** Sherilyn Lombos, City Manager  
**FROM:** Kim McMillan, Community Development Director  
**DATE:** February 27, 2023

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### **SUBJECT:**

Consideration of Approval of Agreements Between the City of Tualatin and Community Partners for Affordable Housing and Horizon Church and Accept a Deed of Dedication for Tax Map & Lot: 32E06AD07800.

### **RECOMMENDATION**

Staff recommends Council approve an agreement between the City of Tualatin and Community Partners for Affordable Housing to fund acquisition of an easement; approve an agreement between the City of Tualatin and Horizon Church to grant an easement and dedication; and authorize the City Manager to accept the Deed of Dedication.

### **EXECUTIVE SUMMARY**

Community Partners for Affordable Housing (CPAH) is developing a multifamily residential affordable housing development known as Plambeck Gardens. Horizon Community Church owns property adjacent to the CPAH development. As a condition of approval for the development, CPAH is required to obtain the use of a portion of the Church property for purposes of pedestrian and vehicular access to and egress from the development as well as for the use of utilities. CPAH has negotiated an agreement for the Church to grant the easement to the City and has agreed to fund the purchase of the use of the Public Easement Area. Staff is looking for Council approval of:

1. An agreement with CPAH that they will fund the acquisition of the easement from Horizon Church.  
Attachment A
2. An agreement with Horizon Church that they will grant the easement for the stated purposes.  
Attachment B.
3. Authorization for the City Manager to accept the deed of dedication from Horizon Church.  
Attachment C.

In addition, the City has agreed to fund certain improvements to the dedication area, which is a flag pole portion of Horizon's property that is orphaned between the easement area and SW Boones Ferry Road. The improvements will be to the road along the dedication area as well as the building of a trail and benches in the dedication area for recreational purposes. The agreements staff is seeking Council approval of will obligate the City to fund these improvements, but CPAH will actually build them along with the development of Plambeck Gardens.

### **FINANCIAL IMPLICATIONS:**

CPAH has negotiated an agreement for the Church to grant the Public Easement to the City and has agreed to fund the purchase of the use of the Public Easement Area for \$250,000, plus

applicable closing costs. The City will contribute a portion of its AARPA funds for the improvements to the dedication area.

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**ATTACHMENTS:**

Attachment A: AGREEMENT TO FUND ACQUISITION OF EASEMENT

Attachment B: AGREEMENT FOR GRANT OF EASEMENT AND DEDICATION

Attachment C: DEED OF DEDICATION

Attachment D: ROADWAY AND UTILITY EASEMENT