

CITY OF WILSONVILLE
SPECIAL CITY COUNCIL MEETING MINUTES

A special meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 12:15 p.m. on Monday, August 3, 2020. Mayor Knapp called the meeting to order at 12:35 p.m., followed by roll call.

The following City Council members were present:

Mayor Knapp
Council President Akervall
Councilor Lehan
Councilor West
Councilor Linville

Staff present included:

Bryan Cosgrove, City Manager
Barbara Jacobson, City Attorney
Kimberly Veliz, City Recorder
Beth Wolf, Information Systems Analyst

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

There was no public input.

MAYOR'S BUSINESS

A. None.

COUNCILOR COMMENTS

A. None.

CONSENT AGENDA

A. None.

NEW BUSINESS

A. **Resolution No. 2839**

A Resolution Of The City Of Wilsonville Authorizing Acquisition Of Real Property From Meridian United Church Of Christ.

Ms. Jacobson read the title of Resolution No. 2839 into the record.

CITY OF WILSONVILLE
SPECIAL CITY COUNCIL MEETING MINUTES

She then proceeded to explain this item is a real estate transaction that has been discussed in executive session. However, in order to decide whether to go forward with negotiations and a price Council must decide in open session.

Ms. Jacobson briefly described church staff approached Mayor Knapp about a month to six weeks stating they were interested in selling the church. Church staff reported their membership numbers have dropped. Therefore, the space is larger than what is needed for the congregation. Church staff divulged they were interested in having the church be used for a public purpose. They were especially interested in saving the old chapel and bell tower.

Ms. Jacobson recalled over that last several weeks Council had been discussing whether the City would have a use for this church and whether there was funding available.

Furthermore, Ms. Jacobson stated for the record an appraisal of the property had been completed and reviewed by Council. She informed it is a normal part of operations for city government to have an appraisal preformed prior to making an offer on a property.

Ms. Jacobson shared the Meridian United Church of Christ is located at 6750 SW Boeckman Road near Wilsonville Road and across from the Frog Pond development.

It was announced that each member of the Council had toured the property.

Mayor Knapp publicized Council had prior discussions on potential benefits to the public if the church was purchased by the City. Such benefits include a performing arts space, or additional meeting space. Mayor Knapp reported the church group itself would like to be able to continue to utilize the space.

Motion: Councilor Linville moved to approve Resolution No. 2839. Councilor Akervall seconded the motion.

Councilor Linville commented Council had an opportunity to review the proposal. She thinks it is a remarkable opportunity given that the Senior Center and other facilities are over committed with activities and as long as the City does its due diligence. Ms. Linville shared she is convinced it is in the best interest of the community to go forward with the purchase. As for the price, Ms. Linville thinks Council has chosen a good place to begin negotiations with the seller.

Councilor Akervall agreed there is a need for meeting spaces and community gathering spots, even though right now it is a quite unusual time. Ms. Akervall reminded Council is planning for the long-term vision. She then reflected on the recent community survey for which community center spaces received lower marks compared to other areas. Therefore, she felt like this maybe an area where the community can improve with this opportunity. In her closing remarks Ms. Akervall appreciated Council's careful discussions on this proposal, which allows for continued due diligence. Ms. Akervall is supportive of this action.

CITY OF WILSONVILLE
SPECIAL CITY COUNCIL MEETING MINUTES

Councilor Lehan echoed the comments of the prior Councilors, especially those stated by Councilor Linville. Ms. Lehan explained the church has existed for many decades, even before Wilsonville was a city. She shared her excitement about taking care of the old chapel, as it is one of the oldest standing buildings in Wilsonville. Even older than the McMenamins' old church therefore she feels it is good to protect the church.

Councilor West echoed Councilor Akervall comments that timing-wise this may seem a little different. However, he feels it is a very good investment into the community. Mr. West shared he is thankful the City has the resources to be able to have this conversation and to find solutions. Solutions that are a win for protecting heritage sites and offering more opportunities in the future. Councilor West stated he is thankful to work with a Council that sees the vision, is mindful about the price, and has been fair and equitable throughout the process. Moreover, Mr. West stated he is in full support of this purchase.

Mayor Knapp stated he is in full agreement with everything he heard from Council and appreciate the comments. He feels it is nice that the City is in a financial position to be able to do something like this when an unexpected opportunity arises. He reminded all of reason that the City is in this financial situation. Mayor Knapp recalled it is because of the hard work that Council and staff have done over the last decade to build reserves in the City's contingency funds in order to create a stable foundation. Mayor Knapp thinks this is a significant win for not only the church but also the whole community. He shared going forward the City would have to undergo a long-term visioning and planning process for this facility. He recalled the idea is that the existing church could continue to meet there under the proposed agreement through the year 2021. Mayor Knapp publicized he is in favor of the proposal in front of Council.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

B. Draft Environmental Assessment Letter Response

City Manager Cosgrove informed Council the City Attorney had to leave because she had interviews to conduct.

He reminded Council that City Attorney had briefed Council on the proposed letter to the Oregon Department of Aviation (ODA) during executive session. The letter is in response to the proposal for work on some additional facilities located at the Aurora Airport. Mr. Cosgrove explained if Council desires to send the letter staff would need to be authorized to do so by a vote.

CITY OF WILSONVILLE
SPECIAL CITY COUNCIL MEETING MINUTES

Motion: Councilor Linville moved that Council authorize staff to submit a letter in response to the draft environmental assessment that was completed on the Aurora Airport for work to be done within the airport facility. Councilor Akervall seconded the motion.

Councilor Linville recalled the letter to be sent by the City is in response to the draft environmental assessment. Furthermore, the letter is consistent with prior actions taken by Council. Ms. Linville pointed out that a particular concern is that of the noise study which was not conducted as a part of the environmental assessment.

Ms. Linville further described the draft environmental assessment there is a continual reference to a 2013 Master Plan for the Aurora Airport. She then described the 2013 Master Plan does not exist, and it is actually referencing the 2012 Master Plan. Given that there is litigation currently pending and these recommendations are being done based on the 2012 Master Plan, Ms. Linville thinks it is appropriate for Council to respond.

Mayor Knapp recalled some of the litigation that is being contested is whether the 2012 Master Plan is even legitimate or valid.

Councilor Akervall agreed with the comments made by Councilor Linville. Ms. Akervall shared the concept seems consistent to the discussion and actions previously taken by Council on the broader topic as a whole.

Councilor Linville provided additional comment. Ms. Linville commented the noise study is required as part of ODA regulations and is based on the number of flights that are anticipated. She detailed the number of flights that are anticipated, which appear in the environmental assessment document, exceed the number requiring a noise study. Therefore, Ms. Linville desires that ODA clarify the impact on Wilsonville. Additionally, Ms. Linville wants ODA to follow their own regulations in terms of conducting a noise study.

Councilor Lehan voiced concern for the need of an adequate and current noise study. Ms. Lehan recalled it used to be Charbonneau and the Daydream neighborhoods that were predominantly impacted by the flights coming and going out of Aurora. However, now the airplanes can be heard buzzing around her house, which is located on the west side by the Park at Merryfield. Ms. Lehan reiterated her desire for ODA to conduct an adequate noise study. Moreover, she would like a better understanding of what is being proposed in terms of the larger planes.

Mayor Knapp believes the City needs to be very careful and clear. So that, the airport does not add facilities that have future purposes primarily without adequately studying the need.

Councilor Lehan shared the Aurora Airport has been here a long time and Wilsonville has supported the Aurora Airport and the businesses it houses. However, Ms. Lehan proclaimed this situation is different because of the large jets. She reported it is a shift from the past 50 years. Moreover, Ms. Lehan stressed the importance for Council to understand the intentions of the airport and the protections that are in place for the community. Ms. Lehan added the City of Wilsonville has advocated for some years now that ODA follow statutes on public process and

CITY OF WILSONVILLE
SPECIAL CITY COUNCIL MEETING MINUTES

the decision process for making alterations that affect the public. Ms. Lehan does not believe ODA has been following these statutes for several years.

Councilor Linville commented the company hired to do the environmental assessment indicated that the only affected areas are Marion County and the City of Aurora. Ms. Linville added the City of Wilsonville has not been included even though the issue affects Wilsonville directly.

Vote: Motion carried 4-1.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	No
Councilor Linville	Yes

CONTINUING BUSINESS

A. None.

PUBLIC HEARING

A. None.

CITY MANAGER'S BUSINESS

No Report.

LEGAL BUSINESS

No Report.

ADJOURN

Mayor Knapp adjourned the meeting at 1:04 p.m.

Respectfully submitted,

DocuSigned by:
Kimberly Veliz
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Kimberly Veliz, City Recorder

ATTEST:

DocuSigned by:
Tim Knapp
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Tim Knapp, Mayor