

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, September 19, 2016. Mayor Knapp called the meeting to order at 7:10 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp
Councilor Starr
Councilor Fitzgerald - Excused
Councilor Stevens
Councilor Lehan

Staff present included:

Bryan Cosgrove, City Manager
Jeanna Troha, Assistant City Manager
Barbara Jacobson, City Attorney
Sandra King, City Recorder
Miranda Bateschell, Long Range Planner
Holly Miller, IT Manager
Nancy Kraushaar, Community Development Director
Steve Adams, City Engineer
Angela Handran, Community Outreach Specialist
Jon Gail, Community Relations Coordinator

Motion to approve the order of the agenda.

Motion: Councilor Starr moved to approve the order of the agenda. Councilor Lehan seconded the motion.

Vote: Motion carried 4-0.

MAYOR'S BUSINESS

Mayor Knapp reported on the meetings he attended on behalf of the City.

COMMUNICATIONS

A. City Health Fair Update – 2016 Leadership Academy Graduates

Carrie Finnegan a graduate of the 2016 Leadership Academy presented a report on the success of the City Health Fair held this past August. Ms. Finnegan estimated 350 plus community members attended the event and \$275 was raised for Wilsonville Community Sharing.

B. Leadership Academy Update

Angela Handran and Jon Gail provided a recap of the 2016 Leadership Academy activities.

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Mr. Gail explained the goal for the Academy is to prepare citizens for leadership positions, educate them on local government and improve engagement between city staff and the public.

Ms. Handan identified the accomplishments and volunteer activities undertaken by the graduates of the 2015 and 2016 academy sessions.

They introduced the changes made for the 2017 Citizens Academy and shared information on how to apply for the 2017 Citizens Academy.

C. NCS Survey Results

Angela Handran introduced Ashley Perez de Tejada from The National Citizen Survey National Research Center who presented the results of the third city-wide survey via a Go To Meeting/Skipe connection.

Using a PowerPoint presentation Ms. Perez de Tejada explained 1500 households received mail in surveys, and 151 responded to the online survey. Overall most residents rated the quality of life in Wilsonville as excellent or good. Respondents identified these items as priority issues: traffic, roads and transportation (38%); planning, growth, and expansion (24%); and housing and affordability (18%).

The entire report is included in the record.

Mayor Knapp asked if staff will make specific recommendations to Council, and what the next steps were for Council to take.

Mr. Cosgrove indicated he liked the benchmarking aspects of the survey which would indicate over time fluctuations in services provided. The survey will be included in Council goal setting, and staff will work on finding ways to be proactive during the course of the year to educate the public about the traffic situation in Wilsonville, as well as communicate with residents on what staff is trying to do locally to combat those issues. The data is used in multiple ways both for staff and for Council in terms of policy and goal setting.

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.

Jan Johnson, 6591 Landover Drive thanked Council for taking seriously the neighborhood's concerns about semi-trucks and the large trucks on Wilsonville Road and for trying to do something for the residents in the neighborhood

Mayor Knapp explained Ms. Johnson was referring to the number of large trucks on Wilsonville Road, and Council has asked staff to implement a 90-day program of signage to prohibit semi-trucks from traveling that part of Wilsonville Road; the program will be implemented after an ordinance is written and adopted.

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Jeoffrey DeWaele, 28620 SW Terrene Lane, raised the issue of problem parking at Brenchley Estates which has occurred for the past 2 ½ years. The adjacent apartment complex uses the neighborhood for overflow parking and the residents are concerned about safety, speeding, random cars parked in front of homes and strangers in the neighborhood. Some cars are parked overnight and have been towed after 72 hours. The neighborhood is also concerned about resale value of their homes particularly with the adjoining apartment complex cars parking on the street. Mr. DeWaele asked the City to look at the situation and suggested privatizing the street, or implementing a parking permit program.

Jarrold Prater, 28599 Greenway Drive indicated he worked for a city that has permit parking in their neighborhoods. He explained permits are issued to specific vehicles for on-street parking, and guests receive a guest permit to park on the street. A private party impound tow truck company comes through the neighborhood a couple of times per night and impounds the illegally parked vehicles. Mr. Prater also expressed concern about speeding at Terrene and Greenway through his neighborhood.

Ryan Reese, 28626 SW Terrene Lane, expressed concern that emergency responders cannot get into the neighborhood due to the cars parked on both sides of the street close to the stop sign. He was concerned with the length of time cars are parked in the neighborhood and although the police have been contacted, they cannot do anything until the car has been there for 72 hours. Parking for guests is not available due to the overflow parking from the apartment complex.

Michael Abernathy, 28549 Greenway Drive, stated he is the HOA president and he has been contacted by the fire marshal who told him TVFR experienced a delay in emergency response due to the parking. Residents of the neighborhood have emailed the City planning department who said they would “look into it”. He said the manager of Jory Trail apartments has told tenants that overflow parking should be on the street. There is no visitor parking. Mr. Abernathy has watched people move trash cans onto the sidewalk so they can park, if the trashcans are not in the street, the trash company will not pick up the trash. He has approached those people and asked them not to do that but they become disrespectful. He is aware the street is a public street, but the homeowners are moving due to the parking.

Jill Moore, 7259 SW Meadows Court, was concerned about the parking along both sides of Meadows Loop as it comes out from the high school which leaves no place for kids to ride their bikes to school. She was worried about children going to and from the nearby park and darting into the street from between parked cars and asked if a bike lane could be installed.

Henry Taylor, 28451 SW Meadows Loop, commented parking overflows from Boulder Creek Apartments onto Meadows Loop and services such as mail delivery, trash pickup; street sweeping and landscapers cannot access their customers. He noted the problem began about six months ago in addition there has been noise late at night and trash left on the lawns. Mr. Taylor asked the City to verify the Boulder Creek Apartments is in compliance with all of their parking regulations and insure they provide adequate parking for their tenants and guests. Meadows Loop was designed as a residential neighborhood street and not an overflow parking area for an apartment complex.

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Jason Culp, 28456 SW Meadows Loop, displayed the trash he collected during the past week. He did not agree with a parking permit program, and believed the problem was a parking numbers issue for the apartment complex. The Boulder Creek Apartment complex manager has told them they have 296 units with 92% currently rented, or 272 units occupied. There are 277 reserved parking spots, 159 visitor spots, and 140 garage spaces. These garage spaces were used in the determination of whether there was adequate parking. Mr. Culp stated there is not enough parking in the apartment complex with 272 occupied units and 277 reserved spaces, that works out to one space for every occupied unit, and the 159 visitor spaces means half of the tenants can have two cars. The garages are predominantly used for storage and not for parking vehicles. Mr. Culp says he has not seen any action by the City.

Frances Taylor, 28451 SW Meadows Loop, indicated she has been a resident of Meadows subdivision for the past 22 years, and there has not been a parking problem until six months ago. She felt the parking problems have caused neighbors to move. Many are no longer comfortable in their homes with the cars and trucks parking all hours day and night. Late night arrivals, doors slam; beer cans are thrown onto lawns. The vehicles block mail delivery and emergency vehicles have difficulty negotiating the street. She felt there were too many people in each unit and not enough parking.

Scott Edwards, 28448 SW Meadows Loop spoke about the late night noise from the people parking on Meadows Loop, particularly between the hours of 11 p.m. and 3 a.m. with cars coming and going during that time. He has asked people to move on three to four times around one o'clock in the morning, and he has found beer cans in his yard, seen people smoking pot in front of his home and his children have been awakened by the noise and inappropriate language and conversations outside their bedroom windows.

Mary Ott, 28444 Meadows Loop agreed with the previous comments. She felt it has reached a level that cannot be tolerated any longer. She is ready to go to legal counsel to see if anything can be done. The apartment management tells her the problem is the construction work. Ms. Ott has never experienced this problem in the 25 years she has lived on Meadows Loop until this February when new management took over Boulder Creek. Although the Boulder Creek management claims nothing has changed, something has caused the tenants to park on Meadows Loop. The apartment manager has asked for license plates to check if the vehicle owners are residents of Boulder Creek, when the information is submitted, management says none of the vehicles is registered to a resident. Ms. Ott believed the people who lease garages are using them for storage, and not used for parking. She wanted to see an action item list with dates of completion, and what the outcomes should be from the actions, and hold Boulder Creek responsible, but the manager says the situation is temporary.

Kelly Culp, 28456 SW Meadows Loop stated she has been a Meadows resident for the past three years based on the great things she had heard about the Meadows neighborhood. She loves the town, and the Meadows neighborhood made it feel like "home". Since late winter when the Boulder Creek cars started to park in her neighborhood the feeling has been replaced with frustration and uneasiness and loss of security since the street is being used as a parking lot for people who do not have a stake in the neighborhood. The Meadows neighborhood experiences inconvenience, garbage collection, street sweeping, mail delivery are hampered, and guests have

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nowhere to park. Safety is an issue with people coming and going; cars park at the entrance and exit of the neighborhood blocking crosswalks and access. There has been an increase in vandalism, noise disturbances, break-ins and excessive litter. During their meeting earlier this spring, the apartment manager referred to the parking situations as “this is how it is in Portland”. Unauthorized parking is now occurring in the Boeckman Creek school parking lot which impacts school staff and parents.

Laura Gibino, 28447 SW Meadows Loop commented she is a new resident to the Meadows neighborhood, and had she known about the parking situation she would not have purchased her home. Vehicles are encroaching over her driveway, blocking garbage collection, and there is no visitor parking during the weekends.

Joseph Nietupski, 28457 Meadows Loop indicated he is a new resident to Wilsonville and he agreed with the previous comments and experiences. He understood parking was allowed at the school through an agreement and asked if that was correct.

Mr. Cosgrove responded there had been an agreement for a short period of time but the School District rescinded the agreement; however he did not know why.

Mr. Nietupski continued, many of the vehicles are from out of state, and some wait in their cars until someone comes to pick them up. He sees beer cans in the elementary school parking lot, and suggested installing “no overnight parking” signs. He complimented the police department for their response.

Jolene Cowan, 28645 SW Crestwood Drive said she was a 23 year resident of the Meadows subdivision. Ms. Cowan has noticed that vehicles are parking in the no parking area on Meadows Parkway and Wilsonville Road and nothing is being done which is a main walkway for children going to Boeckman Creek School. Cars parked at the entrance to the apartments block visibility for traffic going into and out of the apartment complex. Ms. Cowan says the overflow parking has spilled onto Crestwood Drive so close to the stop sign, that the intersection is blocked and visibility is obstructed. She has filled out two online complaint reports to the City, and one received a response, but not the second. She felt the situation needed constant monitoring.

Kristin Roche, 28405 SW Willow Creek Drive, a twenty year resident of the Meadows subdivision stated this spring and summer the parking problems have become a big issue. She provided photos to the Council explaining cars were parked by the crosswalk blocking her visibility and requiring her to pull forward and almost hit a child on a tricycle. Ms. Roche went to the Boulder Creek apartment manager who was in her office but declined to speak with her. Ms. Roche spoke with the manager’s assistant and asked if a note could be given to tenants asking them not to park in the neighborhood, but she was told it was a public street and they would not do so. Ms. Roche said a meeting was held between the Boulder Creek apartment representatives, city staff and her but nothing happened. She did not believe any of the statements from the Boulder Creek management. Crime has increased in the neighborhood with people in private yards, break-ins, mailbox graffiti, and car burglaries. Ms. Roche would like to

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see the City Council mandate all the parking structures for Boulder Creek be used for parking and not storage, or to implement a permit parking system.

Chuck Smith, 28651 SW Crestwood Drive a resident of Wilsonville the past 43 years and a 22 year resident of Meadows subdivision became aware of the parking problem in March of this year. His initial reaction was to be irate at the people who are disrespecting the homeowners and who are causing the parking problem, but lately he feels empathy for the residents of Boulder Creek who are receiving the ire of the neighborhood. The new Boulder Creek management company has contracted with a towing company who regularly patrols the parking lot and the residents are afraid of being towed, so they park in the neighborhood to avoid being towed. A meeting was held between city staff, the police chief and manager of the apartment complex, but nothing is getting through to the apartment manager and they are not taking ownership of contributing to the problem. One resident provided a letter received from the apartment manager coaching them on parking legally in the Meadows neighborhood so they have the 72 hour window and they won't receive a ticket or be towed.

Mr. Smith stated Meadows Loop had been designed as a dead end at Meadows Court. Wilsonville Meadows Loop was to have parking on one side of the street and no parking signs on the other side. Sometime since the no parking signs have disappeared and no one in City Hall knows where the no parking signs went. Mr. Smith raised the issue of the density throughout the City due to the number of apartments. He pointed out originally Willow Creek was to be an emergency fire entrance into the Meadows neighborhood and not a full street. He was concerned the development of Frog Pond would cause Willow Creek to become a thoroughfare. Mr. Smith was concerned with the development over the past ten years and the lack of single family homes being built. He recommended a permit parking system or overnight parking regulation. Homeowners are concerned about the quality of life and the value of their property. The responsibility should be placed back on the apartment developer to provide adequate parking for the modern apartment dweller to accommodate the number of vehicles for each apartment.

Joseph Mohr, 7259 SW Meadows Court expressed his concern about safety at the intersection of the high school and Meadows Loop. He asked that on street parking be returned to one side of Meadows Loop, and including a bike lane since sight distance is limited.

Ava Plass, 28497 SW Meadows Loop agreed with the prior testimony. She wanted the City to take action since residents have been meeting since July and they have not seen any action. Ms. Plass suggested implementing a building moratorium before building anymore apartment complexes and homes in the city limits.

Michael Walker, 28616 Greenway Drive in Brenchley Estates said residents in his neighborhood are experiencing the same parking issues. He cannot imagine why these people are so disrespectful to the property owners. It is a continuing issue that needs to be resolved to help homeowners feel comfortable again living in Wilsonville and take pride in it. It is terrible to see what they are going through and now Brenchley Estates is experiencing the same parking situation.

Mayor Knapp asked if the City Manager for advice or process information at this point.

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Mr. Cosgrove observed there were two different neighborhoods and the situations are distinct. He is in tune with the Meadows Loop issue in talking with Ms. Kraushaar. He did not know what was triggering the problem, because up until eight- nine months ago, everything was fine. He suspects it may be a combination of the construction activity and perhaps more people living in units than otherwise would have been, although the apartment manager says it is basically the same as it always has been. However, with the economy and the rents the way they are intuitively tells him something else going on. There are a lot of these comments to sift through and see what the commonalities are. We need to figure out what the options are, because the streets are public. Portland has a robust neighborhood parking permit program. Staff can look at what other cities have done and bring back recommendations.

The Mayor agreed it was clear some action needed to be taken and the Council needs to understand what their options are. At the same time, he cautioned no matter what action Council may take it won't be a cure all for every single problem, Council needs to understand what actions can be taken that will have a positive effect.

Mr. Cosgrove noted he had worked at two other cities with parking permit programs, and they are not inexpensive to run; there will be costs involved in regulating, citing, and to pay for the program. Any recommendation will have to identify the resources necessary to institute a program should the Council decide to move in that direction.

Mayor Knapp thought looking into the historical context and where parking is allowed should be reviewed as a possible option and whether changes that were made in the past were made with appropriate process or if they just happened. He was especially concerned with the stories about the emergency vehicles not being able to access areas.

Mr. Cosgrove indicated he would need to investigate the anecdotal comments and to review the record to determine what happened and why it happened.

Mayor Knapp thanked the residents for coming and speaking, and noted staff would be working on the issue.

Mr. Cosgrove offered himself, Mr. Gail and Ms. Kraushaar to answer questions and keep people informed. He suggested each neighborhood have one spokesperson that staff can contact directly who will then share the information with the residents.

Councilor Lehan stated having additional information from TVF&R, the post office and Republic Services would be helpful to see what they have been experiencing. In addition the conditions of approval should be reviewed; where the City requires parking as a condition of approval, management should not have the ability to take that away.

Mr. Cosgrove stated that issue has been reviewed by the Planning Department but he did not have what they found. A review of the parking standards may also be in order. He noted the Frog Pond area will not have apartments or high density housing developed.

Councilor Starr thought the Boulder Creek conditions of parking should be upheld, and if they are violating that standard, the City needs to step in and do something right away. If the garages

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are not being used for parking, they need to find a way to increase parking or shut down a percentage of the apartments they are renting to provide adequate parking. He has asked the city to conduct background checking for parking on one side of Meadows Loop between Wilsonville Road and Meadows Parkway because of the park. There are also landscaping trucks, box trucks, and large trailers that should not be parked on the street. The Councilor thanked the residents for their comments and attending the meeting.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

Council President Starr – (Park & Recreation Advisory Board Liaison) noted the Parks and Recreation Advisory Board’s next meeting is set for October 13, and the Farmers Market in Sophia Park will be open the next two Thursdays until September 29.

Mayor Knapp reported on the decisions made by the DRB in Councilor Fitzgerald’s absence.

Councilor Stevens – (Library Board and Wilsonville Seniors Liaison) reported the Library summer programs have concluded and the adult classes have begun. The Wilsonville Community Seniors heard a briefing on the Swim and Recreation Center ballot measure that is on the November ballot. She invited the public to attend the Fall Harvest Fest scheduled for October 29.

Councilor Lehan– (Planning Commission and CCI Liaison) announced the actions taken by the Planning Commission during their last meeting. She invited the public to attend the Boones Ferry Road to Brown Road Connector Open House scheduled for September 21 at City Hall.

Miranda Bateschell noted the Town Center Redevelopment Plan public involvement process will begin in October.

Mayor Knapp declared a recess at 9:28 p.m. and reconvened the meeting at 9:33 p.m.

CONSENT AGENDA

Ms. Jacobson read the title of Resolution No. 2602 into the record. She noted that an email had been received this evening from Grace Lucini, which has been made a part of the record.

A. **Resolution No. 2602**

A Resolution Of The City Of Wilsonville Authorizing The Mayor To Enter Into A Memorandum Of Understanding On Behalf Of The City Of Wilsonville With Washington County And The City Of Tualatin For Concept Planning The Urban Growth Boundary Expansion Area (Basalt Creek/West Railroad Planning Area). (Staff – Bateschell)

Motion: Councilor Stevens moved to approve the Consent Agenda. Councilor Lehan seconded the motion.

Vote: Motion carried 4-0.

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PUBLIC HEARING

Ms. Jacobson explained the reason for the continuation of the ordinance to the October 3, 2016 meeting.

- A. **Ordinance No. 797** 1st and 2nd reading
An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Chapter 4, Section 4.800 By Modifying Section 4.800 Through 4.804 And Adding New Sections 4.805 Through 4.810 To Clarify And Expand City Regulation And Control Of Wireless Communications Facilities In Recognition Of Changing Laws And Wireless Technology, And Declaring An Emergency.

Motion: Councilor Lehan moved to continue Ordinance No. 797 to the October 3, 2016 Council meeting. Councilor Starr seconded the motion.

Vote: Motion carried 4-0.

NEW BUSINESS

The title of Resolution No. 2603 was read into the record by the City Attorney.

- A. **Resolution No. 2603**
A Resolution Of The Wilsonville City Council Adopting The Wilsonville Information Technology Strategic Plan, September 2016.

Ms. Miller explained the goal of the Wilsonville Information Technology Strategic Plan project is to create a plan for prioritizing technology investments into the future while providing a framework for Wilsonville to become a leader in efficient and innovative IT service delivery. The final report identifies additions and enhancements to technologies that the City can make in order to provide improved service to residents, businesses, and visitors in Wilsonville.

Mayor Knapp said the proposal is well thought out and well considered and is part of the ongoing evolution of technology and data to better serve the community.

Motion: Councilor Lehan moved to approve Resolution No. 2603. Councilor Stevens seconded the motion.

Councilor Lehan stated it is important to be update on technology for our safety and clients

Vote: Motion carried 4-0.

CITY MANAGER'S BUSINESS – There was no report.

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LEGAL BUSINESS

Ms. Jacobson asked Councilors to provide their comments and preferences from the options previously provided to them on the proposed time, place and manner ordinance for marijuana before the ordinance comes to them on October 17, 2016.

ADJOURN

Mayor Knapp adjourned the meeting at 9:41 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor