

# **CITY OF WILSONVILLE**

## **CITY COUNCIL MEETING MINUTES**

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A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, November 17, 2014. Mayor Knapp called the meeting to order at 7:13 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp  
Council President Starr  
Councilor Goddard  
Councilor Fitzgerald  
Councilor Stevens

Staff present included:

Bryan Cosgrove, City Manager  
Jeanna Troha, Assistant City Manager  
Mike Kohlhoff, City Attorney  
Sandra King, City Recorder  
Martin Brown, Building Official  
Chris Neamtzu, Planning Director  
Mark Ottenad, Community and Government Affairs Director  
Jon Gail, Community Relations Coordinator  
Kristin Retherford, Economic Development Manager  
Nancy Kraushaar, Community Development Director  
Kerry Rappold, Natural Resources Manager

Motion to approve the order of the agenda.

**Motion:** Councilor Starr moved to approve the amended order of the agenda.  
Councilor Fitzgerald seconded the motion.

**Vote:** Motion carried 5-0.

### **MAYOR'S BUSINESS**

Mayor Knapp reported on the meetings he attended on behalf of the City the past two weeks including the Clackamas County Coordinator Meeting, the Ad Hoc Mayors Committee and Greater Portland Inc. The Mayor noted the upcoming Council meeting dates and the results of the November 4, 2014 General Election where Councilor Starr was re-elected to a second 4 year term, and former Wilsonville Mayor and Clackamas County Commissioner Charlotte Lehan elected to City Council.

### **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

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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.

George Crace, 28430 SW Willow Creek Drive, spoke on behalf of Dennis Burk the athletic director of the Wilsonville High School by reading a Mr. Burk's email into the record. Mr. Burk's email expressed support for development of an athletic sports facility. His email has been made a part of the record.

Mr. Crace stated people are using the high school fields and Horizon Christian sports fields nightly. He thought the fields at Horizon Christian could be rented out 7 days a week and noted people recognized Wilsonville as a place to find club sports and sports activities.

Donna Crace, Executive Director of the Total Development Center, at Horizon Christian School, provided a written statement that has been made part of the record. Mrs Crace outlined the revenue, future plans for their sports fields, and the fees charged to rent the fields. Their desire is to build an athletic facility.

Fred Robinson, 10877 Glenbrook Court, would like to see more tournaments in Wilsonville, and advocated for a sports complex in the city.

Mayor Knapp stated the City is headed towards the formation of a tourism development committee that will function as an advisory board to the Council. Part of their role will be to consider priorities that the Tourism Task Force established and make recommendations to the Council. The athletic field project is one of a pair of major alternatives the tourism committee may recommend and a feasibility study would be a practical step but the tourism committee would need to make those recommendations to Council. Staff indicated the formal adoption of bylaws, and recruitment of committee members will be done after the holidays. It is anticipated the committee will consist of 9-11 members from the tourism and lodging industry. The sports complex idea may be one of the recommendations made to Council.

Councilor Starr added there was also the need for a community/aquatic center in the City – but they were discussing two different venues. The Aquatic Facility Task Force will be making their recommendation to Council December 15<sup>th</sup>. Should the Council put the community center/aquatic center to a vote that measure would come before the electors in November 2015. The Tourism Task Force's study did show an outdoor sport facility was one of the main opportunities listed.

Alan Kirk spoke to the adoption of the Urban Renewal Strategic Plan, and provided copies of his comments which are included in the record. Mr. Kirk was in support of sunseting the Year 2000 plan, and was opposed to the adoption of Resolution No. 2498.

Mayor Knapp moved from the dais to the audience to speak under Citizen Input and passed the gavel to Council President Starr.

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Mr. Knapp spoke in support of the revised Urban Renewal Strategic Plan. The revised Plan now includes the Old Town Escape project which will provide alternative traffic routes for the community.

The Mayor returned to the dais.

**COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS**

Council President Starr – (*Park & Recreation Advisory Board Liaison*) reported the Parks and Recreation Board reviewed recommendations to use Clackamas County Tourism Lodging Taxes for tourism events in the City. The Board provided a grant to a men's fast pitch softball tournament to be held during Boones Ferry Days, however the balance of the funds were not distributed. Councilor Starr wanted to insure the unused funds would remain in Wilsonville, and suggested reopening the grant process.

Mr. Cosgrove will bring back that information at the next meeting.

Councilor Starr invited the public to attend the community tree lighting on December 4<sup>th</sup> the second annual Reindeer Romp, and the Holiday Fun Fest set for the Community Center on December 17<sup>th</sup>. He stated the Parks and Recreation Department was holding a toy drive and new unwrapped toys could be dropped off at the Parks and Recreation Department offices.

Councilor Goddard – (*Library Board Liaison*) had no report to make.

Councilor Fitzgerald – (*Development Review Panels A & B Liaison*) reported DRB Panel A approved the annexation of a parcel at the south east corner of Grahams Ferry and Tooze roads, and noted the upcoming meetings scheduled for December.

Councilor Stevens – (*Planning Commission; CCI; Wilsonville Seniors Liaison*) announced the Committee for Citizen Involvement held an open house on the wastewater master plan. The Planning Commission will be holding a public hearing on the topic in December.

**CONSENT AGENDA**

Mr. Kohlhoff read the titles of the Consent Agenda items into the record.

A. **Resolution No. 2497**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Purchase 4.45 Acre-Credits From The Mud Slough Mitigation Bank LLC For The Kinsman Road Extension Project (CIP #4004).

B. Minutes of the October 20, 2014 Council Meetings.

**Motion:** Councilor Fitzgerald moved to adopt the consent Agenda. Councilor Stevens seconded the motion.

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**Vote:** Motion carried 5-0.

**PUBLIC HEARING**

Mr. Kohlhoff read the titles of Ordinances No. 754, 755, 756, 757, and 758 into the record for first reading. He advised the public hearing for the five ordinances may be taken en banc; however, the vote on each ordinance must be separate.

Mayor Knapp opened the public hearing on Ordinance No. 754, 755, 756, 757, and 758 at 8:08 p.m. and read the hearing format.

Martin Brown, Building Official, presented the staff report. On October 1, 2014 the State Building Codes Division, through administrative rule, adopted the 2014 editions of the State Structural, Mechanical, Plumbing and Residential Codes. The proposed Ordinances will amend Chapter 9 of the Wilsonville City Code to reflect the current re-adopted editions of the State Specialty Codes. The fee schedules listed in the proposed ordinances are unchanged from current fee schedules and no increase is proposed.

The 2014 edition of the State Fire Code is also being re-adopted by Ordinance that amends Chapter 9 of the City Code to reflect the current edition of the Tualatin Valley Fire and Rescue Fire Prevention Ordinance.

The five ordinances amend Chapter 9 of the City of Wilsonville City Code and result in the adoption of the 2014 editions of the Structural, Mechanical, Plumbing, Residential and fire Codes. Pursuant to OAR 918-460-0010 and OAR 918-440-0010, the State Building Codes Division adopts the most recent editions of the State Specialty Codes. This re-adoption process normally occurs on a three year code-change cycle. The Tualatin Valley Fire and Rescue Board of Directors adopt the State Fire Code which is adopted through the Office of the State Fire Marshal. All proposed editions of the State Codes are the 2014 edition.

Assistant Fire Marshall Steller added the Fire Code re-adoption cycle has been changed from a three year cycle to a six year cycle. Because of the extraordinary number of false alarms received by TVF&R the alarm companies have implemented a 90 second rule which will verify the alarm is not a false alarm due to burnt popcorn or a system malfunction. The alarm company will call the site to determine if it is a false alarm; if no one can be reached within 90 seconds, TVF&R will dispatch equipment.

Mayor Knapp closed the public on the five ordinances at 8:20 p.m.

**A. Ordinance No. 754 1st reading**

An Ordinance Of The City Of Wilsonville Regulating The Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Maintenance Of All Buildings And/Or Structures In The City Of Wilsonville; Providing For The Issuance Of Permits And Collection Of Fees Therefore; Providing Penalties For

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The Violation Thereof; Adopting A Fee Schedule; And Amending Chapter 9, Section 9.000 Of The Wilsonville Code (Structural Specialty Code); And Repealing Ordinance No. 683.

**Motion:** Councilor Goddard moved to adopt Ordinance No. 754 on first reading. Councilor Starr seconded the motion.

**Vote:** Motion carried 5-0.

**B. Ordinance No. 755 1st reading**

An Ordinance Of The City Of Wilsonville Regulating The Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Maintenance Of All Buildings And/Or Structures In The City Of Wilsonville; Providing For The Issuance Of Permits And Collection Of Fees Therefore; Providing Penalties For The Violation Thereof; Adopting A Fee Schedule; And Amending Chapter 9, Section 9.100 Of The Wilsonville Code (Mechanical Specialty Code); And Repealing Ordinance No. 684.

**Motion:** Councilor Goddard moved to adopt Ordinance No. 755 on first reading. Councilor Stevens seconded the motion.

**Vote:** Motion carried 5-0.

**C. Ordinance No. 756 1st reading**

An Ordinance Of The City Of Wilsonville Regulating The Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Maintenance Of All Buildings And/Or Structures In The City Of Wilsonville; Providing For The Issuance Of Permits And Collection Of Fees Therefore; Providing Penalties For The Violation Thereof; Adopting A Fee Schedule; And Amending Chapter 9, Section 9.200 Of The Wilsonville Code (Plumbing Specialty Code); And Repealing Ordinance No. 697.

**Motion:** Councilor Goddard moved to adopt Ordinance No. 756 on first reading. Councilor Stevens seconded the motion.

**Vote:** Motion carried 5-0.

**D. Ordinance No. 757 1st reading**

An Ordinance Of The City Of Wilsonville Regulating The Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Maintenance Of All Buildings And/Or Structures In The City Of Wilsonville; Providing For The Issuance Of Permits And Collection Of Fees Therefore; Providing Penalties For The Violation Thereof; Adopting A Fee Schedule; And Amending Chapter 9, Section 9.400 Of The Wilsonville Code (Oregon Residential Specialty Code); And Repealing Ordinance No. 696.

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**Motion:** Councilor Goddard moved to adopt Ordinance No. 757 on first reading. Councilor Starr seconded the motion.

**Vote:** Motion carried 5-0.

E. **Ordinance No. 758** 1st reading  
An Ordinance Of The City Of Wilsonville Repealing Ordinance No. 685 And Amending Chapter 9, Section 9.300 Of The Wilsonville Code, Designated As “Fire Prevention Code”.

**Motion:** Councilor Goddard moved to adopt Ordinance No. 758 on first reading. Councilor Stevens seconded the motion.

**Vote:** Motion carried 5-0.

F. **Ordinance No. 759** 1st reading  
An Ordinance Of City Of Wilsonville Declaring And Authorizing The Vacation Of A Portion Of Vlahos Drive Right Of Way As Part Of The Canyon Creek Road South To Town Center Loop East Project (CIP #4184).

Mr. Kohlhoff read the title of Ordinance No 759 into the record on first reading.

Mayor Knapp opened the public hearing at 8:24 p.m.

Kristin Retherford presented the staff report. The Canyon Creek Road extension project is under construction and will provide another north – south minor arterial on the east side of Wilsonville. As part of this project a portion of Vlahos Drive is being aligned to improve the intersection with the newly extended portion of Canyon Creek Road. The former Vlahos alignment will be abandoned and demolished. The former alignment is no longer needed as public right of way. Winfield Village will receive the vacated portion of Vlahos drive.

Mayor Knapp invited public testimony, hearing none he closed the hearing at 8:29 p.m.

**Motion:** Councilor Fitzgerald moved to adopt Ordinance No. 759 on first reading. Councilor Starr seconded the motion.

**Vote:** Motion carried 5-0.

G. **Ordinance No. 760** 1<sup>st</sup> Reading  
An Ordinance Amending Ordinance No. 747 To Include Stormwater Management-Related Definitions In The City Of Wilsonville 2014 Public Works Standards.

Mr. Kohlhoff read the title of Ordinance No. 760 into the record for first reading.

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Mayor Knapp read the hearing protocol and opened the public hearing on Ordinance No. 760 at 8:30 p.m.

Mr. Rappold presented the staff report. Ordinance No. 760, if adopted, will amend Ordinance No. 747 to include stormwater management related definitions in the City of Wilsonville 2014 Public Works Standards (Standards). The Standards provide design requirements, material specifications, construction procedures, testing standards, and acceptance and maintenance requirements for construction of public infrastructure, including roadways, pathways, and stormwater, sanitary, and water systems. The Standards are a technical civil engineering document used to convey the City's required design and construction information to developers, design engineers, and contractors.

These Standards ensure that the publicly maintained infrastructure is designed and constructed to current industry practices necessary to provide robust and reliable service to Wilsonville residents, protecting the general health, welfare, and safety of the public while minimizing maintenance costs and legal liability.

The current Standards were recently adopted by the City Council. Periodic updates to the Standards are needed to reflect changes in industry practice, regulatory requirements, Federal and State laws, technological advances, and City Master Plans and Policy amendments.

The document is comprised of six sections:

Section 1 – General Construction Requirements and Administrative Provisions

Section 2 – Transportation Design and Construction Standards

Section 3 – Stormwater and Surface Water Design and Construction Standards with Appendices A and B (Section 3 to be bound separately)

Section 4 – Sanitary Sewer Design and Construction Standards

Section 5 – Water System Design and Construction Standards

The proposed definitions address terminology found in Section 3 of the Public Works Standards. The definitions include, but are not limited to: BMP Sizing Tool, Design Storm, Impervious Area, LID, Pollutant, Source Control, and Waters of the State.

The Public Works Standards, including the proposed stormwater management definitions, ensure the City's public infrastructure is designed and constructed in accordance with current industry practice, regulatory requirements, State and Federal laws, and City policies. These standards are necessary to provide robust and reliable service to Wilsonville residents and businesses and to protect the general health welfare, and safety of the public while minimizing maintenance costs and legal liability.

Councilor Stevens verified the definitions were new additions.

Mayor Knapp closed the public hearing at 8:31 p.m.

**Motion:** Councilor Fitzgerald moved to adopt Ordinance No. 760 on first reading. Councilor Stevens seconded the motion.

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**Vote:** Motion carried 5-0.

H. **Ordinance No. 761** 1<sup>st</sup> Reading  
An Ordinance Amending Wilsonville Code Section 4.022(.03)A. Appeal And Call-Up Procedures.

Mr. Kohlhoff read the title of Ordinance No. 761 into the record for first reading.

Mayor Knapp read the hearing protocol and opened the public hearing on Ordinance No. 761 at 8:32 p.m.

Chris Neamtzu, Planning Director, presented the staff report. The City Council has requested that staff clarify and nominally extend the duration of time allowed to call up any final action taken by the Development Review Board (“DRB”) for review by the full City Council. Staff recommends a revision to Wilsonville Code Section 4.022 (.03), Appeal and Call-up Procedures.

Over the summer, due to a holiday, a DRB hearing was moved from its normal Monday date to Thursday. As a result of that rare date change, the City Council had less time than normal to consider whether to call up a DRB decision. This situation caused Council members some concern. Staff was asked to look at the feasibility of giving the City Council more time to call up a DRB decision while still keeping the City process timely for the applicant and other impacted parties.

Under our existing Code, the applicant or any impacted party of a DRB decision has 14 calendar days from the date of the posting of the notice of the decision to appeal the decision to the City Council. The time frame for the City Council to call up the decision on its own, however, is measured from the shorter duration of the date the DRB actually made the decision, as opposed to the date notice of the decision was posted.

Staff recommends that the Code be amended to give the City Council the same 14 calendar days from the date of the posting of the notice of decision, as opposed to the date the decision was actually rendered, to call it up. This gives the City Council more time to consider a call-up, while still keeping the application on track to allow a timely final decision be made within the statutory 120-day time period,

This change will make the time frame equal to that afforded to applicants and other impacted parties for appeal. With this change, if there is any delay in the posting of the notice, such delay cannot impact the time frame the City Council has to consider and call-up a DRB decision. It will remain incumbent on staff to post the notice of the decision, from which the call-up time period will be measured, as soon as reasonably possible.

The proposed changes will give City Council more time during which to determine whether a matter should be called up while still keeping the current time lines for applicant’s or other impacted parties’ appeal rights as already codified under the current Code language.



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Because staff determined that this is a minor code revision requested by the City Council the amendments came to Council without a Planning Commission recommendation.

The proposed code amendment will align DRB dates for appeal and call-up which will result in improved vetting of land use decisions.

Councilors asked to receive the DRB notices of decision electronically, and if necessary they can access the background from the City's website. Staff spoke about the rare instances where this type of situation would occur, and that it was unlikely to happen unless a Council meeting was cancelled. In that case, a special meeting could be scheduled. Should Councilors have questions about a DRB decision they may call staff for clarification.

Councilor Fitzgerald noted the entire DRB packet is posted online and easy to access. She suggested exploring Councilors role as the liaison to both the Planning Commission and Development Review Boards since she had been advised not to sit through those meetings due to the quasi-judicial process and the possibility of being disqualified if the matter came before Council.

Mr. Kohlhoff stated the liaison can advise the DRB on what the Council has been doing. If a Councilor sits through a DRB hearing and the matter comes before Council the liaison will need to disclose that they had attended the hearing. If, however, a Councilor engages or participates in the hearing, then they would become an advocate, which may result in the Councilor having to recuse themselves.

Mayor Knapp invited testimony, hearing none, he closed the public hearing at 8:59 p.m.

**Motion:** Councilor Starr moved to adopt Ordinance No. 761 on first reading. Councilor Goddard seconded the motion.

**Vote:** Motion carried 5-0.

**CONTINUING BUSINESS**

- A. **Ordinance No. 750** –2<sup>nd</sup> Reading  
An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Chapter 5, Vehicles And Traffic, Section 5.210, Prohibited Parking Or Standing.

Mr. Kohlhoff read the title of Ordinance No. 750 into the record on second reading.

**Motion:** Councilor Stevens moved to adopt Ordinance No. 750 on second reading. Councilor Fitzgerald seconded the motion.

**Vote:** Motion carried 5-0.  
Councilor Starr - Yes  
Councilor Goddard - Yes

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Councilor Fitzgerald - Yes  
Councilor Stevens - Yes  
Mayor Knapp - Yes

- B.     **Ordinance No. 751** – 2<sup>nd</sup> Reading  
An Ordinance Of The City Of Wilsonville Adding Section “10.550 Civil Exclusion” To Chapter 10 Of The Wilsonville City Code.

Mr. Kohlhoff read the title of Ordinance No. 751 into the record on second reading.

**Motion:**       Councilor Stevens moved to adopt Ordinance No. 751 on second reading.  
Councilor Fitzgerald seconded the motion.

**Vote:**           Motion carried 5-0.  
Councilor Starr - Yes  
Councilor Goddard - Yes  
Councilor Fitzgerald - Yes  
Councilor Stevens - Yes  
Mayor Knapp - Yes

- C.     **Ordinance No. 752** – 2<sup>nd</sup> Reading - continued to the 12/1/14 Council meeting.  
An Ordinance Of The City Of Wilsonville Adding Section 3.022 Water Safety Regulations To The Wilsonville City Code.

Mr. Kohlhoff read the title of Ordinance No. 752 into the record on second reading.

**Motion:**       Councilor Fitzgerald moved to continue Ordinance No. 752 to the December 1, 2014 Council meeting. Councilor Starr seconded the motion.

**Vote:**           Motion carried 5-0.

**NEW BUSINESS**

- A.     **Resolution No. 2498**  
A Resolution Of The City Of Wilsonville Adopting The Urban Renewal Strategic Plan As Recommended By The Urban Renewal Task Force And Urban Renewal Agency Board.

Mr. Kohlhoff read the title of Resolution No. 2498 into the record.

Due to owning property in Old Town area and to avoid any perceived conflict of interest, Mayor Knapp stepped down from the dais and requested Council President Starr chair this portion of the meeting.

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Ms. Retherford presented the staff report. The Urban Renewal Strategic Plan dated October 27, 2014, was prepared following four meetings of the Urban Renewal Task Force, a series of stakeholder interviews, a public open house, and outreach and input from other taxing districts. On November 3, 2014, the Urban Renewal Agency Board passed URA Resolution No. 250 recommending City Council adoption of this strategic plan.

The Urban Renewal Strategic Plan makes the following recommendations regarding the future use of urban renewal in Wilsonville.

West Side Plan:

- Amend the West Side Plan to increase maximum indebtedness from \$40 million to \$49.4 million to allow funding of the critical infrastructure projects that the city is contractually obligated to fund.
- Formal concurrence of overlapping taxing districts is not required for this amendment, and should not be sought. However Agency staff should confer with the overlapping taxing districts and discuss their concerns.
- Following precedent from previous plan amendment processes, do not seek an advisory vote of the public.
- Do not add any new projects to the project list; doing so would increase the life of the district and require a larger increase in maximum indebtedness.
- Do not fund the Old Town Escape project with West Side Plan TIF dollars. Transfer the Old Town Escape project from the West Side Plan to the Year 2000 Plan through amendment.

Year 2000 Plan:

- Close down the area in a phased approach that limits negative compression impacts on the West Linn – Wilsonville School District
- As revised on September 23, 2014, move the Old Town Escape project from the West Side Plan to the Year 2000 Plan and fund up to \$7 million of this project using Year 2000 Plan urban renewal, with the exact amount of funding to be determined by a development agreement.
- As revised on September 23, 2014, reduce the amount of funding allocated to Old Town Streets and Streetscapes by \$2 million.
- As revised on September 23, 2014, re-allocate \$275,600 for Livability Projects to Town Center Concept Planning. Use Urban Renewal Program Income as a funding source to contribute to Town Center redevelopment activities.

Coffee Creek Industrial Area:

- Pursue feasibility analysis and planning for a new urban renewal area to fund critical infrastructure in Coffee Creek.
- Remove land from the Year 2000 and/or West Side plans as necessary to free up sufficient acreage for the proposed Coffee Creek urban renewal area.
- Following precedent, as this is a new urban renewal area formation process, pursue citywide advisory vote during plan adoption.

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- Pursue formal concurrence of overlapping taxing districts during plan adoption.
- The use of TIF should be limited to development-supportive infrastructure projects

Frog Pond Area:

- Do not pursue feasibility analysis and planning for a new urban renewal area for Frog Pond at this time. Re-evaluate after the master planning effort is completed.

TIF Zones:

- Because the TIF Zones were recently created, they were not considered by the Urban Renewal Task Force.

Adoption of the Urban Renewal Strategic Plan will allow staff to begin activities necessary to implement these recommendations and provide staff with guidance in managing future urban renewal activities in the City. It will expedite completion of projects in the West Side URA by increasing maximum indebtedness and will chart a course for closure of the Year 2000 URA Plan. It will also set the framework for staff to pursue developing a new URA in the Coffee Creek Industrial Area to spur economic development.

This plan represents a strategic approach for the use of tax increment financing going forward. The recommendations in the plan are the result of a robust and deliberative citizen-led process. The Urban Renewal Task Force was comprised of Wilsonville business and community leaders as well as representatives from affected taxing bodies such as Tualatin Valley Fire and Rescue and West-Linn/Wilsonville School District. The adoption of this plan will set the stage for next steps in the Coffee Creek Industrial area, as well as inform the operations of the City's two existing Urban Renewal Districts.

Councilor Goddard clarified with the exception of the Old Town Escape project, there is sufficient debt already approved for the URA to cover those projects that are contractually committed. The Councilor wanted to know why the URA and City would agree to contractually obligate itself for projects there is no funding for.

Ms. Retherford indicated the maximum indebtedness would need to be increased by \$9 Million to cover the outstanding projects that are contractually obligated. At the time the West Side Urban Renewal plan was established it was created with a maximum indebtedness of \$40 million. The cost estimates in place that led to the formulation of that level of maximum indebtedness included a number of projects; some of those projects were constructed at a cost greater than the original estimates. No additional projects were added to the project list, it had to do with cost estimates versus actual construction costs. Some of the outstanding projects have been removed from the project list, and other funding sources will be used to fund those projects. The Barber project is on the project list and is under construction; there are \$1 million in parks projects outstanding, Brown Road improvements and sprinkler reimbursements.

The Task Force looked at the Year 2000 Urban Renewal area and the outstanding projects. The Year 2000 Plan has been in place since 1992, with the majority of the projects completed. The remaining projects include Old Town Streets and Street Scape Projects, Livability Projects, Landover medians, and the Canyon Creek Road extension (which is completed).

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Considering the timing for the Year 2000 Plan closure, and timing the completion of the outstanding projects, the data shows the district could be closed around 2018 and fund the remaining projects. However, closure of this district now could create compression impacts for the West Linn-Wilsonville School District. Compression impacts have to do with changes in real market value and how urban renewal is structured in terms of taxes compared to general government taxes. If the Year 2000 Plan was closed now, there is a compression effect that will negatively impact the School District local option levy in the amount of \$1.4 million. The negative impact to the School District will continue until real market value grows. The Task Force recommended completing the projects on the Year 2000 Plan project list and to time the closure for 2018-19 while keeping the compression issues in mind and working with the School District to mitigate those issues.

Mr. Cosgrove noted in his testimony Mr. Kirk asked why the matter was not put to a vote; however, the Task Force felt one would not put contractual obligations to a vote.

Ms. Retherford stated the Task Force reconvened to address two issues resulting from new information and Council input, the funding for the Old Town Escape and using Urban Renewal funding for concept planning of the Town Center area.

Councilor Goddard queried whether the Task Force had all of the information available to them to make their recommendations during their initial meetings. Or did staff ask the Task Force to reconsider issues after discussions during Council work sessions.

Ms. Retherford indicated that was accurate, but staff did receive additional information after the last meeting in January through the spring from a property owner in the area who was interested in developing their property earlier than previously believed. This new information was shared with the Task Force.

Mr. Cosgrove added the Task Force understood when they first convened that Council may not accept all of the recommendations fully, or adjust recommendations, and that it was ultimately the Council's decision on the Strategic Plan.

Ms. Retherford stated new information was also received regarding the traffic congestion that occurred over the summer. In addition there was new direction tied to a desire to fund concept planning for the Town Center area. When the Task Force reconvened, staff prepared alternative scenarios for consideration. Based on the scenarios the Task Force decided to:

- Move the Old Town Escape from the West Side Urban Renewal Area to the Year 2000 Plan via a boundary adjustment and to fund up to \$7 million of the \$9 million cost estimate from the Year 2000 Plan. Two million dollars of the \$7 million would be offset by reducing the Urban Renewal contribution to the Old Town Street and Streetscapes project to \$1 million because the neighborhood has not reached a consensus or have a desire for the project. Therefore, the improvements would be focused on Boones Ferry Road.
- The second change is to take \$270,000 allocated to livability projects and reallocate these funds to Town Center concept planning.

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The Task Force preferred the funding for the Old Town Escape focus first on preliminary engineering, while construction should be by a developer through a development agreement rather than URA funding the entire project.

Creation of a new Urban Renewal district was also considered by the Task Force. To create a new urban renewal district in the Coffee Creek Industrial area would involve removing acreage from the existing urban renewal areas and timing the creation of a new urban renewal area to annexation to add acreage to the City, and either closing or reducing acreage in the Year 2000 Plan area. The Task Force thought urban renewal in the Coffee Creek area should focus on infrastructure projects that would increase the assessed value and not on amenity or park projects.

Task Force members were uncertain about the use of urban renewal dollars in the Frog Pond area and would review the matter after the master planning of the Frog Pond area was concluded.

Council President Starr invited questions from the Council.

Councilor Fitzgerald wanted to know when the Year 2000 Plan URA would be closed. Ms. Retherford stated if the Old Town Escape was moved to the Year 2000 Plan it would add an additional year to the Plan, which would close around 2019-20.

Mr. Cosgrove added that assumed the School District was not harmed in that time frame as well.

Councilor Goddard asked when the original closure date of the Year 2000 Plan was and how many times the closure date had been extended.

Ms. Retherford was not aware of a planned closure date, but closure has always been tied to completion of the projects on the list.

Mr. Cosgrove noted the maximum indebtedness has been extended.

Mr. Kohlhoff clarified the dates were projections and estimates at the time based on projects and how much funding would come in. Funding from the Plan was leveled to \$4 million per year, reducing the acreage, and adding value land back into the tax rolls.

Councilor Goddard asked what other alternatives had been explored for keeping the School District whole. Mr. Cosgrove responded the general fund, or a better economy.

Councilor Stevens confirmed if the Old Town Escape was moved to the Year 2000 Plan that would add 18 months to the Plan. Both of the recommendations speak to the reasons for the urban renewal districts to install infrastructure, and create transportation links, enhance livability and ensure a more functional city. She thought it was important to keep in mind the reasons for the urban renewal districts and the long term benefits.

Staff described the increase in value of properties within the two urban renewal areas due to the investment of the public infrastructure particularly on the west side.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

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Council President Starr declared a recess at 9:50 p.m. and reconvened the meeting at 9:58 p.m.

**Motion:** Councilor Stevens moved to adopt Resolution No. 2498. Councilor Fitzgerald seconded the motion.

Councilor Goddard indicated he was not inclined to support the motion as stated, but would support a motion if it was modified to remove the Old Town Escape project as originally proposed. The Councilor was of the opinion the developers should fund the road project since their development was a reason for the traffic congestion.

Councilor Stevens sensed people from outside of Wilsonville were traveling to town to shop at that location, as well as traveling on Wilsonville Road to the I-5 freeway. She thought providing additional roadway connections would increase the livability of the community.

Council President Starr saw the Barber Street and Kinsman Road extensions and the Old Town escape as a way to alleviate some of the traffic issues on Wilsonville Road. He noted Villebois was not built out yet and these road improvements will need to be implemented to protect the livability and connectivity in town.

**Vote:** Motion carried 3-1-1.  
Councilor Goddard voted "No".  
Mayor Knapp recused himself and did not vote.

**CITY MANAGER'S BUSINESS**

Mr. Cosgrove wished the Council and public a Happy Thanksgiving.

**LEGAL BUSINESS** – No report was made.

**ADJOURN**

Council President Starr adjourned the Council meeting at 10:07 p.m.

Respectfully submitted,

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Sandra C. King, MMC, City Recorder

ATTEST:

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Tim Knapp, Mayor