

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, August 4, 2014. Mayor Knapp called the meeting to order at 7:42 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
Mike Kohlhoff, City Attorney
Sandra King, City Recorder
Nancy Kraushaar, Community Development Director
Kristin Retherford, Urban Renewal Manager
Zach Weigel, Civil Engineer
Mark Ottenad, Government Affairs Director
Jon Gail, Community Relations Coordinator

Motion to approve the order of the agenda.

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

Vote: Motion carried 5-0.

MAYOR'S BUSINESS

Mayor Knapp noted the Council would not be meeting on August 18th; the next meeting was September 4th.

COMMUNICATIONS

A. Sheriff Roberts presents Sheriff's Office Accreditation Certificate to City of Wilsonville

Clackamas County Sheriff Craig Roberts announced the Sheriff's Department recently became accredited and explained the three-year process to be awarded the Certificate of State Accreditation. The Department was evaluated by Oregon Accreditation Alliance an independent organization of professionals and peers. The Oregon Accreditation Alliance has 102 standards covering the full spectrum of law enforcement ethics, policies and procedures. Sheriff Roberts presented a certificate to the City of Wilsonville.

Sheriff Roberts spoke about other projects his Department has been involved in, including:

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

- The opening a Family Justice Center in Oregon City which provides many services in one location for those trying to free themselves from domestic violence situations,
- A pilot project of having a mental health specialist in the patrol division to help those suffering from mental health problems that come into contact with Department officers, and
- The Department is participating on a task force charged with looking at school safety state wide.

Chief Jeff Smith, Wilsonville's Police Chief, added one of the mental health specialists will be working in Wilsonville on Wednesdays. He commented on the success of the bike patrol officer program and described real time scenarios where the uniqueness of being on a bike allowed the officer to respond quickly, and interact with the public on a different level.

B. Family Stepping Stones Program Services, Analyse Jaxon, Director

Ms. Jaxon, executive director of Family Stepping Stones Relief Nursery, described the services her organization provides to at risk young children and families. Relief Nursery's started in Eugene thirty years ago to relieve family stress. The program evolved into a therapeutic program with degreed teachers who work with the children from birth to five years old, in the classroom and with the family.

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.

Vern Wise, 32521 SW Village Drive, expressed his appreciation for the City sponsored BBQ held last month in Charbonneau.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

A. Council President Starr – (*Park & Recreation Advisory Board Liaison*) reported the Parks and Recreation Department will be moving into their new building this month. The Aquatic Center Task Force submitted their thoughts to the consultant on the draft operation pro forma for an aquatic center. After the final meeting of the Task Force they will be making a recommendation to the City Council on the aquatic center project and whether it will be economically feasible.

A design for a skate board park has been submitted to the Parks and Recreation Board who will share the concept to the public in the next few weeks.

The response to the new Pickle Ball courts in Memorial Park has been strong and they are being heavily used. The Councilor reminded the public about the Thursday evening Farmer's Market in Villebois, and commented the Fun in the Park event was very well attended and successful.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

B. Councilor Goddard – (*Library Board Liaison*) announced the date of the next Library Board meeting, and the date of the neighborhood BBQ for the Canyon Creek neighborhood.

C. Councilor Fitzgerald – (*Development Review Panels A & B Liaison*) reported DRB-Panel A will meet August 11th and invited the community to the Lego Movie in Memorial Park.

D. Councilor Stevens – (*Planning Commission; CCI; Wilsonville Seniors Liaison*) noted the Wilsonville Seniors had elected new Board Officers at their July meeting. The Planning Commission received an update from staff on the Frog Pond planning efforts and the use of form based codes as an option in developing the Coffee Creek area. The Councilor announced the Rotary concerts schedule for August.

CONSENT AGENDA

A. Minutes of the July 21, 2014 Council Meeting.

Motion: Councilor Fitzgerald moved to approve the Consent Agenda. Councilor Starr seconded the motion.

Vote: Motion carried 5-0.

NEW BUSINESS

A. **Resolution No. 2482**

A Resolution Of The City Of Wilsonville Acting As The Local Contract Review Board Authorizing The City Manager To Execute A Change Order To An Existing Contract With North Santiam Paving Co. For The 2014 Annual Street Maintenance Project (Capital Improvement Project 4014).

Mr. Kohlhoff read the title of the Resolution into the record.

Mike Ward, Civil Engineer, presented the staff report. This resolution will approve a change order to the existing contract with North Santiam Paving Co. for the 2014 Annual Street Maintenance project to add micro-surfacing treatment for Town Center Loop East.

Staff had previously planned to “piggy-back” the City of Hillsboro’s contract for micro-surfacing treatments for sections of Town Center Loop East this summer. However, the City of Hillsboro has altered their contract language to no longer include a “piggy-back” clause.

There are no in-state (Oregon) contractors who perform micro-surfacing. Hillsboro received three bids for their micro-surfacing contract, of which Intermountain Slurry Seal was the lowest responsible bidder (at a unit price of \$3.15/square yard or \$0.35/square foot). They will be in state over the coming month to perform the work for the City of Hillsboro. As the City already has North Santiam Paving in town performing other street maintenance work this summer and coordinating traffic control and striping, staff has asked North Santiam to submit a change order

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

proposal to perform the work. They have coordinated with Intermountain Slurry Seal to submit a price for micro-surfacing equal to the unit cost in the bid received by the City of Hillsboro.

Because North Santiam Paving is in town performing similar work for which they were low bidder, and Intermountain Slurry Seal is in Oregon performing work for which they were low bidder, Staff does not believe a better price can be achieved. Specifically, the mobilization cost in the Hillsboro contract is a separate bid item from the unit cost for micro-surfacing. In the time the City would publicly advertise for bids for the micro-surfacing work, Intermountain will have left the state and would need to increase the bid to cover remobilization. Through this change order rather than a bid solicitation, the City is saving mobilization costs.

The current approved contract with North Santiam Paving is for \$426,333.50. The change order is \$125,232.50. The added work will be within the adopted Wilsonville FY 2014-15 Budget which identifies \$690,000 for the 2014 Annual Street Maintenance Program and preparation for the 2015 Annual Street Maintenance Program.

Micro-surfacing allows vehicles to drive perpendicularly across the seal approximately 10 minutes after placement, weather dependent, and to travel on the road 1 hour after placement. This permits the traveling public on the road with minimal interruptions. Staff will work with contractor to minimize disruptions and will use Portable Changeable Message Signs to alert drivers of upcoming work once a date has been established.

Benefits to the City are longer lasting streets and reduced overall costs associated with major pavement reconstruction. As part of the Street Maintenance Program, the City had a Pavement Condition Index (PCI) assessment performed, which helps identify streets the program will work on over the coming five years.

Ms. Kraushaar added the City Code exempts change orders and contract amendments over 15 percent of the original contract amount from competitive bidding if approved by the Local Contract Review Board (City Council) and the Contracting Agency (Community Development/City Manager). In this case, it does not appear that competition would be substantially affected as there are no in state contractors that do this work and there is no substantial increase in cost as it was bid by Hillsboro and the same price per yard is being passed on. Time is also of the essence as the overlay work is ready for the micro-surfacing and no additional mobilization is needed.

Mayor Knapp confirmed the project was still within the budgeted amount for FY 2014-15. Staff assured him it was.

Motion: Councilor Fitzgerald moved to approve Resolution No. 2482. Councilor Stevens seconded the motion.

Vote: Motion carried 5-0.

PUBLIC HEARING

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

A. Resolution No. 2481

A Resolution Of The City Of Wilsonville Acknowledging The Findings Of The Charbonneau Consolidated Improvement Plan (Plan) And Amending The Capital Improvement Project Lists Of The 2012 Stormwater Master Plan, 2012 Water System Master Plan, 2013 Transportation System Plan, And 2013 Pavement Management Program By Including The Spot Repair And Complete Repair Projects Documented In The Plan.

Mr. Kohlhoff read the title of Resolution No. 2481 for the record.

Mayor Knapp opened the public hearing at 8:30 p.m. and read the hearing format.

Ms. Kraushaar, stated tonight's presentation was an abbreviated version of the Consolidated Improvement Plan presentation given to the residents of Charbonneau.

Zach Weigel presented the staff report. The Charbonneau District was developed in the 1970s and 1980s as one of the first master planned communities in Oregon. While much of the infrastructure has been in service for 30 to 40 years, the infrastructure is wearing out and is in need of repair or replacement. This is a shorter service life than would be expected using Wilsonville's current and more robust design and construction standards. Due to the number of utility deficiencies in Charbonneau, individual utility repairs are not practical. A comprehensive analysis of the Charbonneau District was needed to develop an efficient and economically viable asset repair and replacement program.

The Charbonneau Consolidated Improvement Plan identifies a 20-year infrastructure repair program that provides three key functions.

1. Clearly identifies and prioritizes the infrastructure deficiencies within the District.
2. Devises an efficient infrastructure repair and replacement plan aimed at reducing costs to ratepayers and impacts to residents.
3. Provides infrastructure repair costs to guide future analysis of utility rates and fees.

The Plan includes 15 spot utility repair and 38 large infrastructure repair projects. These projects have been prioritized based on the length and severity of utility deficiencies within each project area. As a result, the highest priority repairs are completed first.

The Plan also includes a short-term repair plan and reviews several long-term proposals for the French Prairie Drive pathway. Staff recommends that the short-term repair plan be undertaken in the next six to 18 months. A preferred alternative for the long-term proposals is not included in the Plan at this time. Additional analysis and public input will be needed in the future to determine the best long-term solution.

Planning level cost estimates for the projects were developed to use in funding analyses and future inclusion in the City's Capital Improvement Program and annual budgets. An investment of approximately \$44.5 million is needed to correct deficiencies identified in the Plan.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Based on comments received from Council during the July 21, 2014 work session, the Plan has been modified to remove the staff recommendation for long term replacement of the French Prairie Drive pathway. The resolution has been modified to change the Plan costs from “\$46.2 million” to “\$44.5 million” and the Plan timeframe from “20 years” to “20 or more years.”

The Plan lays out a program for maintaining reliable infrastructure services in Charbonneau. After work session discussions in July, the City Council is being asked to acknowledge the Charbonneau Consolidated Improvement Plan and adopt the project list by resolution. This action will allow for the identified projects to be added to each of the associated utility master plans.

Inclusion of the Charbonneau District stormwater repair projects in the Stormwater Master Plan is needed to guide the upcoming Stormwater Utility Fee update. The stormwater fee update is scheduled for City Council update and consideration in August and September 2014.

The repair projects for sewer will be included in the ongoing Sanitary Sewer Collection System Master Plan update (adoption scheduled for late 2014). Sewer utility rates will be reviewed upon master plan completion.

Ms. Kraushaar stated the improvements in the Plan have been identified in the existing facility plans for the City, in the Water Master Plan it talks about the need to replace cast iron pipeline in Charbonneau in the next 20 years; the Stormwater Master Plan does the same for the corrugated metal pipe in Charbonneau. The Sanitary Sewer Master Plan is being updated and the consultant doing that work will be provided with the list of projects. The TSP contains a project for the pathway and it would be appropriate to include the repairs and maintenance of the existing pathway so that those repairs could be included it in a future budget.

Ms. Kraushaar was asking that Council acknowledge the Plan, the resolution is to amend the project lists so staff can prepare funding strategies for the work.

Mayor Knapp asked if the long term French Prairie pathway repairs were included in the \$44.5 million.

Ms. Kraushaar said only the short term repair work is included. Based upon input from the Council staff thought more public outreach and discussion needed to be done in the community due to the range of cost.

Mr. Weigle added the TSP contains a cost to extend or replace the pathway for \$1.2 million.

Councilor Fitzgerald asked whether the identified costs in the Transportation System Plan were additive. Ms. Kraushaar responded they were not; the project is included in the list as a maintenance and repair project.

Councilor Fitzgerald wanted to know if there were other sources of funding, i.e. grant funding. Ms. Kraushaar thought it was possible, however; unless the project benefitted a region or the state it was doubtful.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Councilor Goddard asked where else the thin walled corrugated pipe was used in the City for the storm water system, or the cast iron pipe.

Ms. Kraushaar said the information was available but she did not have it with her. Corrugated pipe has been used in the City, but not as extensively, and it was installed using better construction techniques than in Charbonneau.

Councilor Goddard asked when older corrugated pipe in the rest of the City was to be replaced and is the rest of the City's infrastructure being given the same level of importance as Charbonneau.

Ms. Kraushaar said the Stormwater Master Plan did not address the rest of the CMP throughout the City.

Mr. Weigle added the video taping of the pipes show a lot of damage taking place, but this damage is not being seen in other locations of the City.

In terms of how projects are budgeted, Mr. Cosgrove said if staff knows there is a problem in another part of the City of course we will budget to replace that pipe. The reason staff is looking at Charbonneau as a discrete entity is because it is a discrete area; and if we are making stormwater improvements or street improvements we want to ensure the timing of the capital improvements coincide to protect investments.

Mayor Knapp invited public testimony.

Tony Holt, 7670 SW Village Greens Circle, Vice President of the Home Owners Association in Charbonneau congratulated City Staff for the work done on the Consolidated Improvement Plan. He thanked the City for the presentation in Charbonneau on the Plan which was well attended.

As a member of the Budget Committee he knew this was an extremely large and expensive remediation project and that funding for such projects is difficult within the City's budget. Charbonneau residents are concerned about disruption when the work is being done and how this work will be paid for.

Charbonneau is very much an integral part of Wilsonville, Charbonneau residents and the City have had a long standing and mutually beneficial relationship since the early 1970s; for example the homeowners themselves through the HOA spend about \$160,000 a year maintaining the City owned French Prairie Drive through leaf pick up, lower level tree pruning, landscaping and planting shrubs and annuals. Mr. Holt pointed out for more than 40 years Charbonneau has, through utility fees and property taxes, contributed to repair and maintenance projects in all areas of the City and they hoped this precedent of city-wide cost sharing will be maintained in this case. He understood why the topic of a special improvement district would come up; however, he hoped when Council made their funding decisions it would be on a city-wide basis. From a long-term perspective and fairness perspective, sharing the costs across the City is the only fair way to do it.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

The Mayor closed the public hearing at 8:44 p.m.

Motion: Councilor Fitzgerald moved to approve Resolution No. 2481. Councilor Stevens seconded the motion.

Councilor Stevens thanked Zach Weigle for his work in preparing the information in a way that is easy to understand in terms of what needs to be done and in what timeframe. She appreciated changing the language for the time period to “20 years or more”. Councilor Stevens stated she worked in Charbonneau for a home owners association and she was there when the sewer line overflowed in the storm drain.

Councilor Goddard asked if the Planning Commission was involved in developing and reviewing the Plan and the changes to the other Master Plans.

Mr. Cosgrove explained this matter was not a land use item, and was not a subject that would go before the Planning Commission.

Mr. Kohlhoff added the Plan is not a land use determination. Facility plans are there to support the Comprehensive Plan and for development support. Ms. Kraushaar mentioned the adopted Master Plans already indicate there are going to be repair needs; all of these deficiencies are repair needs. They are not in support of new construction or new development. Any amendments to the list are not the type of projects that support land use decisions; they are to take the next step for timing and funding and that is an exemption from a land use decision. The timing and financing is clearly in the statutes as an exemption.

Councilor Goddard asked if the 2013 Transportation System Plan went before the Planning Commission.

Mr. Cosgrove said it did, but it related to future land use.

Councilor Goddard stated Resolution No. 2481 amends the capital plans of the 2013 Transportation System Plan.

Mr. Kohlhoff clarified it is an existing project included in the TSP as a repair, reconstruction, or relocation type of work. They are not the type of amendments that make it a land use decision even though it is a part of the facilities plan or transportation systems plan. Mr. Kohlhoff stated staff took a close look at the land use issue and a supportive memorandum was prepared to the Community Development director and identified the projects to make sure they were not land use types of projects.

Mr. Cosgrove added \$44 million dollars is a lot of money over a 20-30 year time horizon, but the driver is storm water projects, everything else in terms of scale and magnitude of the projects in Charbonneau are no greater in terms of what needs to be done in any other part of the City. The pedestrian pathway will be decided in the future.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Councilor Goddard agreed there was an equity question. He was concerned that 2/3s of the capital improvement plan combined for water, storm water, and sewer over the next twenty or more years is concentrated in an area that has far less of a pro-rata share of either area or population. If he thought the same level of effort was spent on other areas of the system as Charbonneau he would be less concerned about the equity issue. This is the issue the Councilor raised during the work session and he wanted to bring it up here for the record.

Mr. Cosgrove stated the purpose for the Plan is to make sure we are timing the capital improvements in a way that is saving money for our rate payers, making sure we're not disrupting that part of the city any more than necessary, and packaging those capital improvements together in a way that makes fiscal sense.

Councilor Goddard wanted to make sure going forward that the City was being proactive in capital improvements and maintenance and to stagger this type of systems maintenance over time.

Councilor Fitzgerald suggested showcasing the asset management tool and the video taping of the underground infrastructure during a work session since both of these tools were instrumental in providing the information in the Charbonneau Plan. The Councilor wanted to pay for the repairs with the least impact to rate payers and noted the French Prairie Drive pathway has been identified as having short term safety needs, but it will take time to learn what long term improvements are appropriate. Councilor Fitzgerald agreed more study was needed to find the best way to phase the projects.

Councilor Stevens verified the Resolution adopted the Plan so staff can move forward with a funding plan and phase in the projects logically.

Mr. Kohlhoff noted approval of the Resolution would amend the project lists of the particular facilities plans, the amendments are not land use decisions as it relates to the deficiencies noted in Charbonneau.

Mayor Knapp asked for clarification on language in the Resolution "acknowledging the findings". He did not see language stating "adopting the Plan".

Ms. Kraushaar clarified adoption of the Resolution acknowledged the findings of the Consolidated Improvement Plan. There is more work to do to defining the projects. The Plan was not meant to be another 'facilities plan' or plan just for Charbonneau. Staff wants to acknowledge the findings of the study; we are amending the capital project lists of the existing facilities plans. In her opinion projects need to be included in a capital improvement list to start including it in the rate studies for budgeting.

Mayor Knapp said Council has been encouraging staff to develop a strong asset management program and to be proactive on handling infrastructure needs. The Charbonneau Consolidated Improvement Plan is exactly that, and is what Council has been asking staff to do.

Vote: Motion carried 5-0.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

B. Ordinance No. 745 1st reading

An Ordinance Terminating The 9805 SW Boeckman Road Urban Renewal Plan Adopted By Ordinance 726, And The 29899 SW Boones Ferry Road Urban Renewal Plan Adopted By Ordinance 729, And Amending The Urban Renewal Legal Descriptions And Boundary Maps For The 26755 SW 95TH Avenue Urban Renewal Plan Adopted By Ordinance 725, The 27255 SW 95TH Avenue Urban Renewal Plan Adopted By Ordinance 728, And The Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan Adopted By Ordinance 730.

C. Ordinance No. 746 – 1st reading

An Ordinance Terminating The 25600 SW Parkway Center Drive Urban Renewal Plan Adopted By Ordinance 727.

Mr. Kohlhoff read the titles of Ordinance No. 745 and 746 into the record on first readings noting the public hearings could be held concurrently; but the vote on the ordinances must be taken separately.

Mayor Knapp opened the public hearing for both Ordinance Nos. 745 and 746 at 9:15 p.m. and read the hearing protocol.

Kristin Retherford presented the staff reports, which are included here.

In November 2013, the Wilsonville City Council adopted six ordinances that created six new single property urban renewal districts. Five of these districts are located in Clackamas County, and the sixth is located in Washington County. In December 2013, the six TIF Zone ordinances were recorded with Clackamas County and Washington County, and the urban renewal plans were submitted to their respective County Tax Assessor.

In April 2014, staff was notified that standards for mapping and legal descriptions for urban renewal areas had recently changed. Each county accepted the plans and reports for the purpose of establishing the frozen base of each urban renewal area, but requested to have the legal descriptions and maps revised to meet the new requirements.

Since we began the process to create the six TIF Zones, development activity has occurred at three of the sites. These three sites have either been purchased or leased in a manner that precludes the use of the TIF Zone property tax incentive program in each of these locations, thus rendering these specific TIF Zones unnecessary as an economic development incentive.

Specifically:

- 9805 SW Boeckman Road (TIF Zone located in Clackamas County – adopted by Ordinance 726) was purchased by Southern Wine and Spirits and has been redeveloped for their use. They have indicated they will never have the kind of operation that will meet our TIF Zone criteria.
- 25600 SW Parkway Center Drive (TIF Zone located in Washington County – adopted by Ordinance 727) has received Development Review Board approval for a Chrysler dealership and tenant improvements are currently under building permit review.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

- 29799 SW Boones Ferry Road (TIF Zone in Clackamas County – adopted by Ordinance 729) is now fully leased with multiple tenants who are using the facility for warehousing and distribution.

Terminating these three URAs at this time will eliminate the annual administrative tasks of producing annual reports and under-levying each year until we reach our sunset date, which will reduce staff costs.

Ordinance 745 applies to the TIF zones located in Clackamas County. A second ordinance (Ordinance 746) is being considered for adoption by the City Council that will terminate the TIF zone located in Washington County.

Ordinance 745 terminates the TIF Zones adopted by Ordinances 726 and 729 and amends Ordinances 725, 728, and 730 with revised legal descriptions and maps that have been reviewed by Clackamas County Tax Assessor staff for compliance with the new formatting requirements.

Ordinance 746 applies to the TIF zone to be terminated in Washington County. A second ordinance (Ordinance 745) is being considered for adoption by the City Council that will terminate the two TIF zones located in Clackamas County. Ordinance 746 terminates the TIF Zone located at 25600 SW Parkway Center Drive and adopted by Ordinance 727.

Councilor Goddard asked if there was a demand for car dealerships within economic development circles and asked how many jobs were being brought to the community by these businesses. He had hoped the TIF zoned properties would have attracted traded sector employers, and asked if the three TIF zones should be retained.

Ms. Retherford stated Southern Wine and Spirits brought 100 jobs to the community and are looking to grow to 200 jobs which is a large warehousing and distribution operation that would have met the requirements for job creation but not for capital investment. The car dealership is not up and running yet but Ms. Retherford expected fewer than 50.

Councilor Goddard thought it seem like a lost opportunity and that the City should have been able to attract employers that would have provided a different level of employment and traded sector benefit to the community. He wondered if six TIF zones were necessary as an incentive to business or is three enough and should the code be modified to retain the three highest properties and remove the others.

Ms. Retherford clarified that was what the two ordinances did three of the TIF zones and urban renewal areas were being removed. The three that are still viable are being retained. Three new TIF zones could be added, but the criteria for creating more is tied to building size and there are no vacant or underutilized buildings of that size available in the City.

Councilor Goddard asked if it was necessary to retain the others, if it is a policy question then maybe the Council needs to address it.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Ms. Retherford added while the voters did approve up to six, if the City was to pursue three replacement TIF zones the City would need to go through the same public process again in terms of creating the plans, taking it to the Planning Commission, vetting it with the other taxing districts, taking it back through Council.

Councilor Starr commented it was a “good news/bad news” situation. The City didn’t get what it was offering an incentive for, but vacant buildings were rented and jobs created. That’s a good thing. What we tried to do was achieved in that for the Metro area people see Wilsonville with its arms open saying, “we’re happy to have you, we love companies coming in and investing in our town,” and companies did. So in that sense I think it did work.

Mayor Knapp agreed with Councilor Starr’s comments. He thought real and tangible benefits were realized to the community through this process. And he liked the fact that half of the properties identified are in play. The fact that the City implemented an aggressive strategy to attract manufactures has not gone unnoticed by business recruiters around the region and it positions the City well. Greater Portland Inc. is increasingly aware in their trade trips of what Wilsonville’s position is. It has given Wilsonville some parity with communities that have enterprise zones, and looks like a more competitive playing field. The Mayor thought the City made responsible accommodation to the economic situation that existed at the time the TIF zones were implemented, and that economic situation is changing. The proposal to drop three of the six TIF zones because the circumstances for those properties have changed is a responsible response to what is happening in the real world. He was pleased three large buildings will be owner occupied and contribute to the City’s economy.

Ms. Retherford provided tangible scenarios created by the TIF zones specific for the Building 83 property on Parkway Avenue.

The Mayor invited public testimony hearing nothing he closed the public hearing on Ordinance Nos. 745 and 746 at 9:30 p.m.

Motion: Councilor Starr moved to approve Ordinance No. 745 on first reading. Councilor Goddard seconded the motion.

Vote: Motion carried 5-0.

Motion: Councilor Goddard moved to approve Ordinance No. 746 on first reading. Councilor Starr seconded the motion.

Vote: Motion carried 5-0.

CITY MANAGER’S BUSINESS

At Council’s request City employees participated in the Commuter Preference Survey with a 77 percent participation rate. Staff will bring a complete report back to Council this fall.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mr. Cosgrove noted that ODOT had released the RFP for the French Prairie Pedestrian / Bike Bridge across the Willamette River. The renovation of the new Parks and Recreation Department offices is nearing completion and the Department plans to move into their new offices next week.

LEGAL BUSINESS – There was no report.

ADJOURN

Mayor Knapp adjourned the Council meeting at 9:33 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor