

# **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, May 19, 2014. Mayor Knapp called the meeting to order at 7:11 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 - excused  
Councilor Stevens

Staff present included:

Bryan Cosgrove, City Manager  
Mike Kohlhoff, City Attorney  
Sandra King, City Recorder  
Delora Kerber, Public Works Director  
Stan Sherer, Parks & recreation Director  
Nancy Kraushaar, Community Development Director  
Chris Neamtzu, Planning Director  
Gary Wallis, Special Finance Projects Consultant

Motion to approve the order of the agenda.

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

**Vote:** Motion carried 4-0.

### **MAYOR'S BUSINESS**

Upcoming meetings were announced by the Mayor. He reported on the Spring Training held Saturday May 17<sup>th</sup>, which was well attended by members of all the city Boards and Commissions. The participants discussed goals and visions for the future in small groups and he was looking forward to receiving the comments of the small groups from staff. The Mayor talked about the meetings he attended on behalf of the City.

### **COMMUNICATIONS**

A. Imagine Clackamas Presentation, Ron Adams

Ron Adams, 1494 Gray More Drive, West Linn; provided a profile of the degrees offered at Clackamas Community College, and noted that CCC would celebrate its 50<sup>th</sup> anniversary in 2016. He spoke about the tuition value compared to four-year degree colleges, student access, and veteran's services. In addition CCC offers customized training and development services to students to prepare them for the work world. CCC will have a bond on the November 4, 2014 ballot to update and modernize classroom space and provide more opportunities for job training and education.

# CITY OF WILSONVILLE

## CITY COUNCIL MEETING MINUTES

---

### B. Business Recognition: Albertsons', General Manager Don McNeeley

Stan Sherer, Parks and Recreation Director, recognized the generosity and support Albertsons has shown to the City over the past year through its participation in community events. Mr. Sherer presented a Certificate of Appreciation to Mr. McNeeley. On behalf of Albertsons Mr. McNeeley thanked the City for the recognition and welcomed the opportunity to partner with the City in the future.

### C. National Public Works Week Proclamation

Mayor Knapp read the proclamation into the record.

Delora Kerber, Public Works Director stated National Public Works Week has been celebrated nationwide since 1960. She indicated Public Works staff members would be attending the neighborhood BBQs to provide information and displays on what types of work the department does.

### **CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS** – There was none.

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.

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

Council President Starr – (*Park & Recreation Advisory Board Liaison*) thanked the community for the WERK Day response, where over 300 volunteers worked in Memorial Park. Councilor Starr announced the Korean War Veterans will conduct a ceremony in remembrance of the men and women who died in service of the country Memorial Day, and the annual Art's Festival set for the last weekend in May.

Councilor Goddard – (*Library Board Liaison*) noted he had attended the Frog Pond Concept Planning workshop and he thanked the stakeholders who attended to share their ideas.

Councilor Stevens – (*Planning Commission; CCI; Wilsonville Seniors Liaison*) stated she was pleased to see members of the Wilsonville Seniors Inc. participate in the "Spring Training" along with representatives of the other city boards and commissions. She announced a luncheon honoring veterans will be held at the Community Center on June 6<sup>th</sup>; the Planning Commission heard information on the Frog Pond planning process at their last meeting; and announced the SMART bike tour of art sculptures throughout town set for the same weekend as Festival of the Arts.

### **CONSENT AGENDA**

Mr. Kohlhoff read the Consent Agenda items for the record.

### A. Minutes of the April 21, 2014 Council Meeting.

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

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

**Vote:** Motion carried 4-0.

**CONTINUING BUSINESS**

A. **Ordinance No. 741** 2nd reading

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Public Facility (PF) Zone To The Village (V) Zone On Approximately 42.76 Acres Comprising Tax Lots 2800 And 2890 Of Section 15, T3S, R1W, Clackamas County, Oregon, Polygon Northwest Company, Applicant.

Mr. Kohlhoff read Ordinance No. 741 by title only for the second reading.

**Motion:** Councilor Stevens moved to approve Ordinance No. 741 on second reading. Councilor Starr seconded the motion.

**Vote:** Motion carried 4-0.

Councilor Starr - Yes

Councilor Goddard - Yes

Councilor Fitzgerald - excused

Councilor Stevens - Yes

Mayor Knapp - Yes

B. **Ordinance No. 742** 2nd reading

An Ordinance Of The City Of Wilsonville Adopting The Wilsonville Residential Land Study As An Amendment To And A Sub-Element Of The Comprehensive Plan.

Mr. Kohlhoff read Ordinance No. 742 by title only for the second reading.

**Motion:** Councilor Stevens moved to approve Ordinance No. 742 on second reading. Councilor Starr seconded the motion.

**Vote:** Motion carried 4-0.

Councilor Starr - Yes

Councilor Goddard - Yes

Councilor Fitzgerald - excused

Councilor Stevens - Yes

Mayor Knapp - Yes

**NEW BUSINESS**

Mr. Kohlhoff read the title of Resolution No. 2470 into the record.

A. **Resolution No. 2470**

A Resolution Authorizing An Intergovernmental Agreement With The Urban Renewal Agency Of The City Of Wilsonville Pertaining To Short Term Subordinate Urban Renewal Debt For Both The Year 2000 Plan And West Side Districts For The Purpose Of Funding The Construction Of Two Permanent Public Road Projects By The Agency.

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

---

Gary Wallis, Special Finance Project Consultant, prepared and presented the staff report. Both the Year 2000 Plan and West Side districts each have a capital road project that will be under construction soon. Short-term borrowing is necessary to complete these two capital projects. Fortunately both districts have sufficient cash balances in their debt service funds to allow for repayment of borrowing on a short term basis – short term being defined as “overnight.”

Previously the Urban Renewal Agency would enter into an agreement with a financial institution for these types of transactions. The City’s general fund has the capacity to loan the funds on a short term basis. The Urban Renewal Agency is now able to borrow from the City’s General Fund provided both the City and Agency agree to the terms of the borrowing and it serves a public purpose. The terms of the borrowing are as follows:

- City lends to Agency \$4,500,000 at 1.5 percent (1.5%).
- The Agency repays the amount from tax increment funds on hand the day after receipt of the loan.
- Total interest to the General Fund, therefore, will be approximately \$185.
- The borrowing is subordinate to outstanding senior lien debt.

By borrowing from City funds the Agency is able to avoid loan origination fees and legal costs associated with borrowing from a financial institution, estimated to be more than \$18,000 for this type of financing. The public purpose is to fund two road projects authorized in the City’s Transportation System Plan and the urban renewal plans for the two respective districts.

Authorizing the IGA by the respective Resolution of the City and the Agency will provide cash resources of \$2.5 million to pay for the initial costs of Canyon Creek Road between Boeckman Road and Vlahos Drive within the Year 2000 Plan district. It will also provide \$2 million to pay for the initial costs of extending Barber Road west into Villebois within the West Side district.

Borrowing and repayment will occur within the month of June 2014. The IGA anticipates the loan and repayment occurring on June 25 and June 26, respectively. Both projects expect construction starts in the summer of 2014.

A separate supplemental budget adjustment is necessary to complete this transaction within Local Budget Law constraints.

The City is a home rule city and as such under its Charter it has the authority to act in ways that are necessary and convenient under the laws and Constitution of the State of Oregon. The Oregon Constitution, Article XI, Section 9 limits the powers of cities to loan its credit to private corporations. The Agency is not a private corporation, but is a unit of local government as is the City. Specifically, the laws in ORS Chapter 190 provide for intergovernmental agreements between units of local governments to provide for functions or activities which they are authorized to do (building road projects are such functions or activities) and to provide for apportioning the responsibility for providing funds to pay for the expenses incurred in the performance of the functions or activities, which is what is occurring in this IGA.

Further, the only current general obligation bond outstanding for the City is for library purposes and is \$1,015,000, and given the June 30, 2013 estimated fair market value of property within the City was \$2.9 billion and the estimate for June 30, 2014 is estimated to be \$3.1 billion, even if the overnight liability before payment was added to the general obligation bond indebtedness, the total is substantially under 1% of the fair market value and within the 3% limit in this regard.

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

---

The borrowing will not directly impact local businesses or neighborhoods, however, the construction projects to be funded will have significant positive impact on both.

In the alternative the Council and Agency may engage in borrowing from a financial institution; however, this process would take more time and cost the Urban Renewal Agency significantly more money.

The staff report for this item will be included in the URA meeting minutes.

**Motion:** Councilor Starr moved to approve Resolution No. 2470. Councilor Stevens seconded the motion.

**Vote:** Motion carried 4-0.

**B. Resolution No. 2471**

A Resolution Of The Wilsonville City Council Adopting The Wilsonville Urban Renewal Strategic Plan, May 2014.

The City Attorney read the resolution by title only for the record.

Mayor Knapp recused himself from the vote, to prevent any perceived conflict of interest, since he own property in the area under consideration, and he did not want to give the impression of benefiting from the project. Mayor Knapp passed the gavel to Council President Starr and stepped down from the dais.

Ms. Retherford introduced Elaine Howard of Elaine Howard Consulting.

Ms. Retherford prepared the staff report which is included here. "At direction of the City Council, staff retained the urban renewal consultants ECONorthwest and Elaine Howard the summer of 2013 after conducting a competitive selection process, and recruited a diverse, 16-member volunteer advisory task force chaired by Council President Scott Starr to develop a strategy for the City's future use of urban renewal. The task force met on three occasions and developed recommendations regarding the Year 2000 Urban Renewal Area (URA), the West Side URA, and the future use of urban renewal in Wilsonville, specifically for the Coffee Creek Industrial Area and Frog Pond. Because the TIF Zones had recently undergone a great deal of public input and analysis during their creation, the Task Force did not focus on these six single-property urban renewal districts.

The consultant team prepared a great deal of technical information regarding planned projects and financial projections for each district prior to the first Task Force meeting to inform their discussion.

During the first meeting, the Task Force reviewed the issues and challenges before them. During the second meeting, they discussed three preliminary scenarios for addressing these challenges. At the third meeting the Task Force reviewed changes to the scenarios discussed at the second meeting and made their final recommendations.

More specifically, the Task Force examined:

- Which projects in existing urban renewal areas should be completed using urban renewal?
- Should the West Side maximum indebtedness limit be increased to complete projects, and if so, by what amount?
- Are there any needs in existing URAs not yet identified as projects that should be added to project lists?

## CITY OF WILSONVILLE CITY COUNCIL MEETING MINUTES

---

- Are there properties in close proximity to existing URAs that should be included into a URA?
- Are there areas to be considered for potential new URAs in the future?
- How should the City address acreage limitations.
- Should the City close portions of districts or full districts?

After the second meeting there was consensus from the Task Force that:

- Coffee Creek is a high priority for creating a new URA
- Urban Renewal should focus on infrastructure instead of amenities.
- Impacts to the school district should be considered in closing down URAs.

Additional work was needed on the various scenarios as there was uncertainty as to what should be done with Town Center and possible redevelopment opportunities.

The Task Force considered four different scenarios at their third meeting:

- Scenario A: The West Side Plan would significantly increase maximum indebtedness, and would require concurrence. No revenue sharing would happen in this alternative. The Year 2000 Plan would pay off debt as soon as possible, allowing for Frog Pond to come online.
- Scenario A-2: This is the same as Scenario A, except the West Side Plan includes revenue sharing. This scenario still requires concurrence.
- Scenario B: The Old Town Escape would be moved from the West Side Plan to the Year 2000 Plan. This pushes back when Year 2000 can make its final debt payment. No concurrence would be required for this alternative.
- Scenario C: The life of the Year 2000 Plan will be extended for as long as possible, only collecting enough TIF to pay off debt as scheduled. We chose to extend the Year 2000 Plan while still completing all projects as scheduled, but it is also possible to pair the extension with Scenario B of the West Side Plan.

After consideration and discussion of these scenarios, the Task Force came to the following recommendations, which have been incorporated into the draft Urban Renewal Strategic Plan attached hereto as Exhibit A.

### West Side Plan:

- Amend 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.
- 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 TIF dollars (though other funding sources could be used). This project is not a contractually obligated project.

### Year 2000 Plan:

- Do not amend financial aspects of the plan (though an amendment to remove acreage is necessary to support the formation of Coffee Creek). Make no changes to the project list or maximum indebtedness.
- Close down the area in a phased approach that limits negative compression impacts on the West Linn – Wilsonville School District

# CITY OF WILSONVILLE

## CITY COUNCIL MEETING MINUTES

---

### 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.
- 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.

Upon adoption of the Urban Renewal Strategic Plan staff will begin implementing the Plan.

An urban renewal plan amendment will be needed for the West Side Plan to complete plan projects. This will be a substantial amendment with a timeline of six to nine months. This effort should begin summer 2014.

Specific areas of land need to be identified for removal from the West Side URA and the Year 2000 URA and plans amended accordingly to free up acreage for a new URA in Coffee Creek. This process will take three to six months and should begin summer 2014.

A feasibility study needs to be developed for a Coffee Creek URA, along with an annexation strategy. This effort will be a six to nine month process and should begin summer 2014. The goal is to have sufficient information to take the creation of a new URA to voters in either the spring or fall of 2015.

Staff will continue to work in partnership with the school district on implementing the closure of the Year 2000 Area. Closure will occur between 2018 and 2021, depending on the approach taken to mitigate compression impacts to the School District. As real property values increase, the compression impacts of closing the Year 2000 Area will lessen. City and School District staff will meet in November or December 2014 to review new property tax information, and will meet periodically as necessary on this issue until the Year 2000 Area has been closed.

**Current Year Budget Impacts:** There will be no additional budget impacts this fiscal year. Consulting costs for implementing Plan recommendations will be incurred in FY 2014-15. Cost estimates are not yet in place, but funding for consultant professional services has been included in the Urban Renewal departmental budget.

**Community Involvement Process:** This process included three Task Force meetings, one public open house, and stakeholder interviews, including interviews with affected taxing districts.

The Urban Renewal Task Force held its final meeting on January 30, 2014. A draft Urban Renewal Strategic Plan was prepared and disseminated to the Task Force for review and comment. Comments and edits have been addressed, and the Plan is now being brought forward for City Council review and adoption.

**Potential Impacts Or Benefit To The Community:** Adoption of the Urban Renewal Strategic Plan will provide staff with guidance in managing future urban renewal activities in the City. It will expedite

## CITY OF WILSONVILLE CITY COUNCIL MEETING MINUTES

---

completion of projects in the West Side URA by increasing maximum indebtedness and will chart a course for closure of the Year 2000 URA. It will also set the framework for staff to pursue developing a new URA in the Coffee Creek Industrial Area to spur economic development.” *End of Staff Report.*

Kristin Retherford and consultant Elaine Howard provided a review of the information contained in the staff report and Strategic Plan as well as the results of the meetings held by the Task Force.

Councilors raised questions regarding the Old Town Escape funding and road improvements in Old Town.

Ms. Retherford clarified the differences between the Old Town Streets project and the Old Town Escape project. The Old Town Escape in the West Side URA district was not under contractual obligation and was removed from the mix to avoid triggering the concurrency requirement. One option is to move the project to the Year 2000 Plan to allow use of URA funding, another is not to fund the project with URA monies.

Mr. Cosgrove said the decision came out of the iterative discussion, if you can only fund this level of projects, how does that fall out. There are projects that must be funded because of contractual agreements, versus the projects that were not contractually obligated.

The Task Force recommended funding the Old Town Escape with funds other than Urban Renewal, and not to add any new projects to the Year 2000 Plan. In Scenario B-2 the Task Force made the recommendation not to fund the Old Town Escape with tax increment financing, do not add any new projects to the Year 2000 Plan, and to pay off debt and close this district as quickly as possible while working with the West Linn-Wilsonville School District to mitigate compression impacts. Ms. Howard explained the term “compression” and its effect on taxing districts.

Councilor Goddard expressed concerns that the Year 2000 Plan had not closed as was envisioned and more projects were added and the amount of debt increased. He viewed the two districts in the aggregate and felt they were fungible and he would be more comfortable if there was a hard end date to the districts.

Ms. Howard stated the City of Wilsonville had released acreage to help other taxing districts and limited tax increment collection to \$4 million per year, which is something other cities have not done. However, there are projects contained in the Year 2000 Plan that have not been completed and the Task Force did not want to harm the School District, that was why the Task Force did not recommend closing the district. The Task Force did not recommend adding additional indebtedness to the Year 2000 Plan and they wanted to close the district. The Task Force did talk about increasing maximum indebtedness in the West Side Plan, but only to the extent that the City met its contractual obligations. She pointed out the return on investment in both districts has been very high.

Ms. Retherford explained the reasons for increasing the maximum indebtedness in the West Side Plan to complete the project list. No new projects have been added to the West Side Plan. The original cost estimates were on the low side compared to the actual costs due to land values, construction costs and additional regulatory requirements. The 2008 recession stalled construction and there was no funding to complete the projects. The other factor affecting the district is the school site acquisition, the original school site was not a viable option due to the recession within the time frame needed to construct the school because private development was no longer advancing infrastructure to that site. It was more cost and time expedient to purchase a property and develop the school in a location adjacent to infrastructure.

Ms. Howard identified the Task Force recommendations:



# **CITY OF WILSONVILLE**

## **CITY COUNCIL MEETING MINUTES**

---

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- Formal concurrence of overlapping taxing districts is not required for this amendment, and should not be sought.
- 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 TIF dollars (though other funding sources could be used). This project is not a contractually obligated project.

### Year 2000 Plan:

- Do not amend financial aspects of the plan (though an amendment to remove acreage is necessary to support the formation of Coffee Creek). Make no changes to the project list or maximum indebtedness.
- Close down the area in a phased approach that limits negative compression impacts on the West Linn – Wilsonville School District

Ms. Howard added limiting the increment to \$4 million a year increased the time needed to pay down the debt to 2018-19.

Councilor Goddard wanted a firmer commitment to the closure of the Year 200 Plan; that there be no increase in indebtedness, or new projects.

Ms. Howard continued with the Task Force recommendations:

### 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.
- 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.

Councilor Goddard asked what information would be gathered with the planning of Frog Pond area that would help to determine if URA was necessary.

Ms. Retherford stated it would have to do with the projects needed to serve Frog Pond; information about offsite infrastructure that is needed and beyond the private developer's capacity to construct on their own (sewer lines, water lines, roadways, bridges) the exterior framework that serves the community as a whole.

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

---

Council President Starr invited public comment.

Alan Steiger 7054 SW Cedar Point Drive indicated he had been a member of the Task Force and the presentation was an accurate representation of the Task Force meetings. The majority of the comments provided were about not damaging the School District with compression by closure of the URA district. As far as future urban renewal districts, the Task Force preferred to look forward on what they felt should be accomplished using urban renewal districts.

In response to Councilors questions Ms. Retherford explained the financial components of Scenario B-2, which included:

- A combination of Scenario B for the West Side Plan with the \$49.3 million for maximum indebtedness
- The removal of \$ 8.6 million Old Town Escape from Scenario B
- For the Year 2000 Plan it would be Scenario A or A2, nothing being added and the existing maximum indebtedness.

Council President Starr asked for additional public comment.

Tim Knapp, 11615 SW Jamaica, Wilsonville, stated he owns property along Boones Ferry Road a block south of Fred Meyer. When the Fred Meyer project started the incremental value of that bare property was \$1.5 million; now the property is valued at \$70 million and all of that \$70 million in increment has gone into the urban renewal district. The presence of Fred Meyer has increased traffic congestion on Boones Ferry Drive and Wilsonville Road and he thought increment should be used to improve the critical infrastructure to alleviate traffic congestion in that location. Mr. Knapp displayed photographs of traffic congestion in July 2013 noting there was no particular reason for the traffic tie up. He expressed concern that this congestion could delay emergency equipment and first responders from accessing the Old Town area.

Mr. Knapp spoke about the need for freeway overcrossings to provide alternative routes for cross-town traffic from using Wilsonville Road and hampering the freeway interchange traffic.

Mr. Knapp did not understand how the Task Force could say the Old Town Escape could be left for some future date. Private development west of the rail road tracks is waiting on access and until there is a link up to Kinsman or Brown roads there is no ability for the private sector to move that property into productive development. Urban Renewal should be used to develop critical infrastructure that private development is not able to do to enable private investment to move forward and create taxable value.

Mr. Knapp did not feel the Task Force was brought up to speed on the city's traffic programs and goals about connectivity, providing alternative connections and tying the community together at the time they were thinking about urban renewal.

He believed Town Center commercial area will need to be redeveloped but he did not think there was adequate provision to enable a plan to be developed on how that would occur.

Mr. Knapp believed funds could be dedicated to deal with traffic mitigation in a consistent way, the same way we have been planning in other areas of the city. He did not feel he could support the plan as proposed. He recommended asking staff to look at alternatives and bring back some kind of clarity as to how traffic mitigation could be accomplished on a reasonable time frame.

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

---

Council President Starr said as chair of the Task Force they focused on the urban renewal part of it, so the traffic piece was not a part of the focus. The Task Force did talk about traffic and emergency services. Chief Dyke, TVF&R commented the way things were now was not a burden on them as far as response times, but he did not know what the Chief's criteria were.

Ms. Retherford noted the Task Force struggled with the number of options in looking at the urban renewal areas and the solutions. She offered options the Council may want to study in considering the Old Town Escape:

- The Old Town Streets project is in the same general area, but is in a different urban renewal district. The Old Town Streets Project is in the Year 2000 Plan area with an estimate of \$3.89 dollars. Council could decide to use all or some portion of funding for that project for design or construction, and apply it to the Old Town Escape.
- The Old Town Escape project could be moved into the Year 2000 Plan with a change in funding, say that we are not going to do all of the Old Town Streets Project, and apply those funds to the Old Town Escape which would not extend the life of the district. It would not add to the debt from beyond what the Task Force had recommended.
- Move the Old Town Escape into the Year 2000 Plan rather than funding the entire project with urban renewal, funding a portion of it.
- When we look at our payoff of debt in the Year 2000 Plan, if we are collecting \$4 million a year of increment that means for every four million dollars that we spend, that is another year for that district.

Those are options to consider, it doesn't have to be an all urban renewal or no urban renewal, there can be gradation in there to be considered. In looking at the Town Center redevelopment possibilities the Council could decide to use its existing urban renewal funding to fund a master plan of that area, putting together a framework or plan for the area. Also in the Year 2000 Plan is potential future program income that could be used to fund Town Center redevelopment that would be independent of closing down the Year 2000 Plan.

Within the upcoming CIP is a project to do a facilities plan for the City which will look at the Wesleyan school property, and the vacant parcel next to the Kaiser property. If it is determined there is no need for these properties and they are sold, the money would come back to the URA as program income which could be used to fund projects within the existing URA boundary including Town Center redevelopment.

Council President Starr said the Task Force did not discuss the options just outlined by Ms. Retherford, and the Council had several choices, to vote on the resolution, or ask staff to look at alternatives. He noted Councilor Fitzgerald was not in attendance and unable to provide her input.

Councilors wanted more time to consider the options, and asked staff to come back with alternatives. They wanted additional information on how the proposed projects are connected to economic development particularly in leveraging limited funding to promote traded sector job growth as well as how priorities in Frog Pond or Coffee Creek would be balanced through that filter.

Mr. Cosgrove felt that request could be done going forward, but the two existing plans have projects that have been adopted as part of a public process and put into plans for a reason by prior councilors.

Council President Starr asked if Mr. Cosgrove had the direction he needed on alternatives.

Mr. Cosgrove heard that the Council wanted more information on the Old Town Escape, and Town Center redevelopment and options could be brought back to Council including different funding

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

---

possibilities on the Old Town escape. Beyond that the recommendations in the report will stand. It was understood Council will be making any Landover decisions on an ongoing basis; staff would not bring back additional information on that topic.

**Motion:** Councilor Stevens moved to continue Resolution No. 2471 to the June 16, 2014 meeting. Councilor Goddard seconded the motion.

**Vote:** Motion carried 3-0.

Mayor Knapp rejoined the Councilors on the dais.

**CITY MANAGER'S BUSINESS**

Mr. Cosgrove said the second city community survey has been sent to 1200 households in Wilsonville and a work plan for implementation of the tourism strategy will be brought to Council for consideration in early fall.

**LEGAL BUSINESS** – There was no report.

**ADJOURN**

The Mayor adjourned the Council meeting at 9:23 p.m.

Respectfully submitted,

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Sandra C. King, MMC, City Recorder

ATTEST:

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Tim Knapp, Mayor