

**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, February 3, 2014. Mayor Knapp called the meeting to order at 7:12 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp  
Council President Starr - excused  
Councilor Goddard - excused  
Councilor Fitzgerald  
Councilor Stevens

Staff present included:

Bryan Cosgrove, City Manager  
Jeanna Troha, Assistant City Manager  
Mike Kohlhoff, City Attorney  
Sandra King, City Recorder  
Nancy Kraushaar, Community Development Director  
Mark Ottenad, Government Affairs Director  
Jon Gail, Communications Program Manager  
Joanne Ossanna, Finance Director  
Steve Munsterman, Operations Supervisor  
Stephan Lashbrook, SMART Director  
Eric Mende, Capital Project Manager for Engineering

Motion to approve the order of the agenda.

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

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

**MAYOR'S BUSINESS**

A. State of the City Address – Mayor Knapp

Mayor Knapp presented his State of the City Address. At the completion of his Address Mayor Knapp declared a recess at 8 p.m. and reconvened the meeting at 8:05 p.m. *The Address is attached at the end of these minutes.*

B. Councilor liaison representative assignments for 2014.

The following Liaison assignments to standing City Boards were made.

- Council President Starr – Park and Recreation Advisory Board
- Councilor Goddard – Library Board
- Councilor Fitzgerald – DRB Panels A and B
- Councilor Stevens – Planning Commission and the Wilsonville Community Seniors

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C. Board and Commission Appointments.

- Appoint Megan Chuinard to the Library Board to fill the unexpired term of LaRue Williams whose term expires 6/30/14.

**Motion:** Councilor Fitzgerald moved to appoint Megan Chuinard to the Library Board to fill the unexpired term of LaRue Williams whose term expires 6/30/14. Councilor Stevens seconded the motion.

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

- Appoint Kristin Akervall to the DRB Panel A to fill the unexpired term of Jerry Greenfield whose term expires 12/31/14.

**Motion:** Councilor Stevens moved to appoint Kristin Akervall to the DRB Panel A to fill the unexpired term of Jerry Greenfield whose term expires 12/31/14. Councilor Fitzgerald seconded the motion.

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

E. Upcoming meetings were announced by the Mayor. He noted the Clackamas County Board of Commissioners would be holding a Town Hall meeting February 18, 2014 at the Wilsonville Community Center. The Mayor announced he would be traveling to the New Partners Conference this month which addresses Smart Growth Planning.

**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.

David DeHart, presented copies of his letter to Council and read his letter into the record. Mr. DeHart spoke in support of the arts and encouraged Council to consider providing financial support to address the needs of the public sculpture program, the Festival of the Arts, and the Wilsonville Theater Company. Mr. DeHart urged the Council to consider establishing a “percent of construction for art” fee similar to what is done in the cities of Portland, Lake Oswego and West Linn to provide sustainable funding for the arts in Wilsonville. *The letter has been made a part of the record.*

The City Manager will have staff look into how other cities were supporting their community art program in terms of funding, facilities, and programs. Incorporating art as one aspect of the broader tourism discussion and giving an art advocate a seat at the table during the conversation on any future aquatic/community center would be beneficial. Staff can look into best practices in other communities and bring ideas back to Council for consideration.

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

Councilor Fitzgerald – (*Development Review Panels A & B Liaison*) reported the Library Board will begin its “food for fines” program in February. Library patrons with overdue items can receive a reduction of their fine by bringing non-perishable food items. All contributions will be donated to the Wilsonville Food Bank.

Councilor Stevens – (*Planning Commission; CCI; Wilsonville Seniors Liaison*) announced the Planning Commission rescheduled its February 12<sup>th</sup> meeting to the 19<sup>th</sup> of February.

**CONSENT AGENDA**

Mr. Kohlhoff read the title of the Consent Agenda into the record.

A. Minutes of the January 6, 2014 and January 23, 2014 Council Meetings.

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

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

**PUBLIC HEARING**

Mr. Kohlhoff read the title of Ordinance No. 733 into the record for first reading.

A. **Ordinance No. 733** – 1<sup>st</sup> Reading  
An Ordinance Of The City Of Wilsonville Amending Wilsonville Code, Public Contracts, Sections 2.312, 2.313, 2.314, 2.315, 2.316, 2.317, And 2.318 .

Mayor Knapp read the hearing process and opened the public hearing at 8:35 p.m.

The Staff report for Ordinance No. 733 was presented by Nancy Kraushaar, Community Development director.

The proposed revisions to code sections 2.312 through 2.318 pertain to rules and procedures used by City Staff when soliciting and executing professional services contracts.

Oregon public contracting laws have been revised over the years with respect to procurement of engineering and related services. Although the Wilsonville Code is not required to follow all of the same provisions or standards contained in the Oregon Revised Statutes, the Community Development staff is proposing to adopt more of the State statutory requirements to allow greater efficiencies and flexibility when contracting for engineering and related services.

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Some of the changes contained in the draft Ordinance are primarily of a housekeeping nature. A new provision, consistent with State law, is proposed to allow staff to quickly and efficiently negotiate contracts for engineering and related services with fees over \$10,000 and not more than \$100,000 (fees under \$10,000 are already allowed by direct appointment). This proposed code is consistent with OAR 137-048-0200(1)(b) for Direct Appointment Procedures for Small Estimated Fees where the estimated fee to be paid under the contract does not exceed \$100,000.

More specifically, the proposed amendment is found in Wilsonville Municipal Code Section 2.312, Exemptions from Competitive Procurement. A new proposed category, Section 2.312(7) states, "Procurement of Architectural, Engineering, Photogrammetric Mapping, Transportation Planning, and Land Surveying Services, and/or Related Services less than or equal to \$50,000 subject to approval by the Community Development Director, and up to \$100,000 subject to approval by the City Manager."

This revision provides flexibility to staff by eliminating the current requirement for staff to obtain at least three proposals from three different professional services providers before negotiating and awarding a contract between \$10,000 and \$100,000. Staff would continue to seek qualified consultants for needed services and negotiate the work scope and fee in the best interest of the City before awarding a contract. Please note that the proposed code does not preclude staff from obtaining proposals before contracting for consultant services.

The proposed changes are consistent with State law and will streamline the professional consulting services procurement process for consulting contracts under \$100,000, which, in turn, will allow staff flexibility and to work more efficiently.

By eliminating the more time consuming three proposal process (for small, straight forward contracts between \$10,000 and \$100,000), CD staff will be able to operate more efficiently, and move projects forward more expeditiously.

A record of all consultants will be maintained to insure work did not go to one firm; and an audit would be conducted each year with the information provided to Council.

Ms. Kraushaar and Mr. Mende provided examples of how the code changes would use staff time more efficiently.

Mr. Kohlhoff added this code change will bring the City's public contracting rules into line with state public contracting rules. Staff will be responsible for an annual audit providing information to the Council.

Councilors thought the change made sense and allowed staff to work more efficiently.

The Mayor invited public testimony, hearing nothing; he closed the public hearing at 8:45 p.m.

Mayor Knapp requested a written policy be put into place to memorialize Community Development's statement about awarding work to diverse businesses and not use the same contractors.

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Mr. Kohlhoff stated staff will develop a written policy to incorporate into the City's purchasing policy, as well as the annual audit report.

**Motion:** Councilor Stevens moved to approve Ordinance No. 733 on first reading. Councilor Fitzgerald seconded the motion.

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

**CONTINUING BUSINESS**

Mr. Kohlhoff read the title of Ordinance No. 734 on second reading.

**A. Ordinance No. 734 – 2<sup>nd</sup> Reading**

An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Chapter 7, Business Licenses, Sections 7.300, 7.320, 7.330, And 7.370, And Declaring An Emergency.

Mr. Kohlhoff noted at the first reading of Ordinance No. 734, Council directed Staff to come back with an emergency clause making the ordinance effective immediately upon adoption. He read the new language into the record:

**"5. Emergency Declared.**

The State of Oregon has adopted HB-3460 providing for the registration of businesses dispensing marijuana for medical reasons effective March 3, 2014. However, the Federal Controlled Substances Act (CSA) lists marijuana as a Schedule 1 Drug, in part due to its huge potential for abuse and such classification makes its manufacturer, importation, use and distribution illegal. The City currently has the Home Rule authority to regulate licensing of businesses within the City and to ensure the safety, health and welfare of its citizens by prohibiting the licensing of businesses operating illegally under federal, state, and local laws. Therefore, unless this ordinance is enacted prior to March 3, 2014, the City could well be faced with State preemption and the loss of its local control to determine how best to preserve the safety, health and welfare of the community from businesses who operate illegally, including in violation of the Federal Controlled Substances Act.

Time is of the essence under the circumstances and an emergency is declared to preserve the City's ability to protect the public's safety, health and welfare."

**Motion:** Councilor Fitzgerald moved to approve Ordinance No. 734 as amended on second reading with the emergency clause. Councilor Stevens seconded the motion.

**Vote:** Motion carried 3-0.  
Councilor Starr - excused  
Councilor Goddard - excused  
Councilor Fitzgerald - Yes  
Councilor Stevens - Yes  
Mayor Knapp - Yes

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**CITY MANAGER'S BUSINESS**

Mr. Cosgrove asked Councilors to reserve May 10, 17 and 24 as possible dates for a "Spring Training" with all of the Boards and Commissions. As more information is available it will be forwarded to Councilors. He said a spur of the moment "Super Bowl" food drive was organized to support the Wilsonville Food Bank resulting in the donation of 1,175 food items and \$300.00 in cash. The new Community Relations Coordinator Jon Gail was introduced. Mr. Gail is a Wilsonville resident and brings a great deal of marketing and public relations experience to the City.

**LEGAL BUSINESS**

With the new legislative session beginning Mr. Kohlhoff said staff would follow the Council direction provided in their legislative priorities.

**ADJOURN**

The Mayor adjourned the Council meeting at 9:01 p.m.

Respectfully submitted,

\_\_\_\_\_  
Sandra C. King, MMC, City Recorder

ATTEST:

\_\_\_\_\_  
Tim Knapp, Mayor

*A transcript of the Mayor's State of the City Address follows. The PowerPoint slides used in his presentation are included in the record.*

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**CITY OF WILSONVILLE  
2014 STATE OF THE CITY ADDRESS**

**Presented by  
Mayor Tim Knapp  
February 3, 2014**

Wilsonville has had a very active couple of years and I wanted to talk about those last couple of years and what has happened.

Obviously the bubble and the “great recession” caused an impact on a lot of people in a lot of ways, but on the whole Wilsonville has fared quite well through that. I do want to acknowledge a few people that are here before I get too far into this. Washington County Chair Andy Dyke is with us, I appreciate that; Clackamas County Commissioner Paul Savas is with us, I appreciate that; Pam Treese and Theresa Dunham from West Side Economic Alliance are here, thank you for coming; Jonathan Schlueter is with City of Hillsboro I appreciate you coming; John Valley, representative from Senator Merkley’s office is here, thank you for being here; and some folks from TVF&R I don’t have names, thank you for coming; and all the rest of the public too, thank you so much for taking your time to come and visit with us. Mayor Lou Ogden from Tualatin, thank you; I was pleased to be able to attend his State of the City a week ago, and they had a great presentation.

I thought I would start out with talking about these four different areas we are involved in or need to be thoughtful about. First of all I thought I would deal with growth and development, looking at some of the numbers, which is a big component of changes in the community and what is going on.

Wilsonville has grown by 1,000 residents in the last 12 months. It is really pretty significant for a town of 20,000. This chart is a summary of the investment in construction in Wilsonville by all the different entities that do construction. As you can see it has had some ups and downs but since the declining numbers in the mid-2000’s we had some pretty sharp increases, a big chunk of that was probably the commercial development of the Fred Meyer complex, some \$70 million on that. The ten year average, if you look at this, is about \$66 million a year over the decade; pretty substantial for a town of our size. We’re up to 21-22,000 people at this point, but we’re still a pretty small city when you think about it.

If we parse these numbers and break them down we end up with a variety of different things. Most significant in single-family home building you see we have been on a very drastically increasing curve, recently here with construction of single family homes. We actually, last year, had an all-time record for Wilsonville with 180 homes permitted, about \$43 million; that’s again pretty major construction for a city the size of Wilsonville.

Right after the recession we had a lot of multi-family housing being built, last year we had none. So the market has responded to the needs of the public in many ways and you can track that in what kinds of construction has been going on. At this point we have several single family projects that continue to be in the wings and we expect will continue forward.

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The primary projects in the last couple of years in single family home construction has been: Polygon Northwest has built 152 houses at Villebois, plus 32 at Brenchley. Legend Homes built 69 houses in Villebois; Lennar Homes has built 20 in Villebois and Mission Homes has built 20 at Copper Creek at Canyon Creek Road. All of that is spread around the community and we expect that will continue.

The construction at Villebois is continuing and we expect the pace to be pretty much like it has been as we go through 2014. Also Renaissance Homes has a project that is going forward with 33 high end homes along the Willamette River. They did the grading these past several months and we look forward to that starting to come out of the ground quite soon.

I don't see any major multi-family housing on the horizon right now, Sundial Apartments finished a \$1.4 million remodel last year which was an additional piece to the work that is being done on multi-family housing.

In terms of industrial development we have had a couple of years of good volume, but last year we did not have very much. Mentor Graphics completed a \$15.5 million major project and created 35 new jobs with the construction of a new data center. This data center is one of two that Mentor Graphics operates worldwide, the other one is in Ireland, and all of their data operations have been consolidated both into Wilsonville and into Ireland.

We have had considerable activity on reuse of large industrial buildings; Pacific Natural Foods readapted 300,000 square feet of warehouse of the former Nike distribution center with a \$4.5 million remodel and brought 47 jobs to town.

Stream Global Services, an international call center, relocated to the 120,000 square foot former Hollywood Video headquarters building on Boones Ferry Road. They did a \$1.4 million remodel and brought 1,200 jobs to town, and they are currently looking for 300 additional employees for the contract services they provide to various northwest corporations.

Southern Wines and Spirits opened a new northwest distribution center in the former Joe's warehouse and corporate offices, a 300,000 square foot facility, with a \$3.3 million remodel. They are currently underway with that remodel, and expect to have 250 jobs in Wilsonville by the end of the year.

There have been literally hundreds of smaller commercial and industrial permits issued for tenant improvements and remodels throughout town. Our big commercial development recently was the Old Town Square by Fred Meyer, also co-anchored by McMenamins Old Church Pub and the Oswego Grill. That was a \$70 million project that brought 400-450 jobs into town. We also saw smaller projects with the \$2.5 million Boone Building, a dental office and commercial facility on Boones Ferry Road. Carl's Jr., a \$1 million project, just opened a restaurant in northern Wilsonville with an adjacent retail building.



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And also we've had a lot of industrial re-use / re-adaptions; one of the big ones is the arrival of Oregon Technical Institute (OIT), to Wilsonville in the former InFocus building. They did a \$3.2 million remodel and have been having great success there.

A couple of smaller ones are the Northwest Spine and Laser Surgery Center with a \$1.5 million remodel, and the Chad Ward building remodel at \$1.5 million. Currently underway but not opened is the movement of the Ron Tonkin Grand Turismo and Exotic Car dealership from southeast Portland to Wilsonville in the former building on North Parkway. They are doing a \$2.6 million remodel of that facility and that will be a prestige automobile operation in Wilsonville.

We also have an interesting and previously unknown operation; a local interest group is building a museum called "The World of Speed Museum" in the former Dodge dealership. They purchased the property and are doing a \$1.75 million remodel. They are opening a race car museum, historic race car center, interactive experience, and automotive technology center that will have many components and potential synergies with both industrial and educational institutions throughout the northwest area. It has the potential to become quite a draw to a certain segment of the public that otherwise would not have reason to know about Wilsonville, and we're looking forward to the opening of that institution, probably about a year away, maybe by this fall.

All of those pieces in residential, industrial, and commercial development demonstrate the continued buy-in of the private sector into our community, by making major investments in facilities, and making a commitment to their long term future in Wilsonville. I think that speaks very strongly to how our community is perceived throughout the area and beyond. And I think it indicates that we have been doing some things right in the past few years about building a high quality environment where the private sector can come in and be confident of their future investment here and having success in the long run.

How do we work to try to provide that kind of positive environment? I think talking about our processes that we use in the public engagement is an important component of how we approach that.

We have asked for help from many different private citizens, businesses, agencies, all kinds of groups who have an interest that can be seen as stakeholders in Wilsonville, and they have come through. We have had numerous task forces and special project groups that have worked with us to find collaborative ways in moving projects forward. We have had a major effort by an Economic Development Strategy Task Force, chaired by Councilor Starr, and we brought together people from business, residents, city board volunteers, school district representatives, local community college representatives, and fire district, all of these in support of finding an appropriate way to talk about economic development.

Out of that Task Force came a recommendation to create some single tax lot tax increment financing districts. The single lot "TIF Zones", as we call them, are designed to facilitate adaptive reuse of underutilized warehouses and industrial facilities that were no longer bringing value to the community or to the private sector that owned them. In redeveloping these older

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units the intent is to try to bring high value manufacturing into the community and to target recruitment of high tech companies that pay family wage jobs. We don't have great success to announce at this point, yet we see some movement behind the scenes that we are hopeful that will come to formal announcements quite soon.

We will need further work by a task force to talk about how urban renewal can best be used to benefit smaller businesses and the tourism sector businesses that still probably are not as robust as they could be in this economy. We are moving forward with an Urban Renewal Strategy Task Force that is doing some of that strategic planning and will talk about when and how to best use urban renewal to partner with the private sector for encouraging development and we will review current and future infrastructure and funding plans especially for the developing industrial areas that are our periphery.

Also underway at this time is a Tourism Strategy Task Force being chaired by Councilor Fitzgerald. This task force brought together many different stakeholders from throughout the community. We are looking at how to best benefit small businesses in the retail service and hospitality industries and how to maximize the public benefit of the transit lodging tax proceeds we receive. That project is yet to be completed but we are looking forward to the ideas coming out of that for ways to improve our overall operation.

We are working jointly on planning for the Basalt Creek Industrial Area and this involves contact with stakeholders of many types also. This is a more government centric plan – we are working with the City of Tualatin and Washington County directly to talk about how to best concept plan the area that lies between Tualatin and Wilsonville. Metro brought it into the urban growth boundary with the intent of growing industry and we are looking at ways to do that.

This spring an Aquatics Center Task Force or Recreational Center Task Force will begin to evaluate the wishes of the community in terms of a recreation center and aquatic center. They will be looking at the options, costs, desires, and practical possibilities in the community.

The Library Board strategic planning group has worked on focusing what the library service priorities will be for the community. They have identified as focal points early literacy for young readers, community access to technology and on-line resources, and how to meet the diverse needs of people of different age ranges, cultural and ethnic backgrounds, and technical skills.

We've had a group particularly involved in how to build a healthy community, under that group's auspices we brought the suburban Sunday Streets event to Wilsonville which had 4,000 participants and was funded by a trial grant from Metro. It was a great success that we need to figure out how to follow up on.

Our Parks and Recreation programs at the Community Center have been redirected toward a more diet nutrition and exercise focus in order to help people live healthy lives. We have been designated by the HEAL Group (Healthy, Eating, Active, Living) as the first "Heal City" in the State of Oregon. An advisory group working with HEAL has recommended a couple of changes, they worked with one of our local supermarkets to develop a checkout line without fast food and

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candy options, but more healthy options in the check outline and the private business was pleased to go along and work with them on that project. They also recommended that we move all of our city parks into non-smoking facilities and after having some input and public hearings, we have done that as a Council and have designated all of our city parks to be non-smoking areas. There are ongoing education programs being conducted by HEAL and we look forward to more of that through the coming couple of years. We also have a Walk SMART program with an advocate on staff that works in setting up walking events and helping to disseminate information on walking opportunities in the community.

Our SMART Transit system has moved towards compressed natural gas (CNG) for more clean burning buses, we've acquired a few used vehicles and have received a \$1 million transit grant to acquire additional new ones, whose purchase is pending.

We have recently completed a bike / pedestrian connectivity action plan to encourage active transportation choices. The plan sets out ways that we can improve connectivity in the community with projects over the next three years.

Another category that we have been working with the public on is a city-community branding effort. Out of the economic development work and the tourism strategy has come an interest in focusing a brand identity for the City, and what advantages the city might accrue from doing that. As I said earlier, the tourism strategy work is not done and yet it is clear that this is a direction that the community wants to go. Also associated with that are plans to work on a wayfinding signage approach that our Chamber of Commerce and small businesses are particularly interested in to help visitors to the community find their way around in a more efficient way and be more aware of what opportunities are here.

We are also working on major planning efforts with the public for the Frog Pond and Advance Road residential expansion areas. The Frog Pond area is not built but is already in the Urban Growth Boundary, it is not in the City. The Advance Road area is a proposed residential expansion area adjacent to Frog Pond and it is about 375 acres. Together Frog Pond and Advance Road make about a 500 acre parcel which is on the same size and scale as Villebois. So we have some experience in planning a residential development on that size and scale. The City received a \$340,000 grant from Metro construction excise tax money to complete the planning and we are just getting underway with that. It is our intent to be prepared for the 2015 round of urban growth boundary expansions at Metro. The logic that we see is if we are going to grow business and industry in Coffee Creek and Basalt Creek, it is incumbent upon us to provide housing choices so the employees of those businesses have a choice of housing available to them in the Wilsonville area and do not need to commute from around the Metro area.

In the Advance area is a site for a new middle school and potentially an additional primary school. The City worked with the School District to use a never before done process with Metro to bring in a small piece of property for school purposes off schedule from the regular urban growth boundary consideration schedule. As far as we know, it was the first time that process was used and we successfully helped the School District present their case. The District received approval from Metro last year to bring that piece of property in. That move allows the School District to move forward immediately with plans for putting a bond out for a vote, developing

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plans for a school, and moving forward in a concrete way. They would like to have the Advance Road school online by 2018. The City is working on shared sports fields at the Advance Road site also.

Finally, I want to say “thank you” to all of the City volunteers that we have and that participate in these public processes especially. We have had very broad involvement by both citizens and businesses. Our standing boards and commissions are fundamental to our City operations; we also have many people who volunteer in a variety of less formal ways. All of these people help make Wilsonville function. I think it is a big part of why we get the kind of buy in that we have been able to achieve on some of these – at times – controversial discussions.

The third topic I wanted to talk about is the public facilities infrastructure and investments. We started out talking about private sector investment, but we’ve also had a lot of public projects going on and I wanted to cite a few of them.

We’ve completed a \$3.5 million SMART and City fleet maintenance center with a compressed gas filling station associated with it for our bus system.

We have also completed a couple of years ago a \$21.5 million intersection improvement at I-5 and Wilsonville Road, which included the “Beauty and the Bridge” student project in art tiles. This artwork created a unique and attractive entryway into the City of Wilsonville.

Tualatin Valley Fire & Rescue has recently completed a \$4.8 million command center and branch station on Elligsen Road to replace a former station that was quite old. It is a very new, very confident facility.

Our Community Center recently completed a major kitchen remodel; we’ve recently built a grant funded neighborhood park in the Montebello neighborhood called Engelman Park that provides a local park facility for a neighborhood that did not previously have one. And we’ve completed a \$1 million parking lot rebuild and upgrade in Memorial Park that provides more parking, more ease of use, and significantly better stormwater runoff control than in the past.

In the SMART transit system we have received a \$240,000 grant from ODOT and are working on a transit integration project that seeks to find efficiencies between regular fixed route services and customized dial a ride service around the south I-5 corridor. We are looking forward to identifying some savings and efficiencies out of that study.

We have worked collaboratively with a couple of our new local entities in town to find ways to adapt our SMART system in ways they need. When OIT came and their students needed to come to Wilsonville, we met with them and worked to develop a new SMART transit route that runs to downtown Portland, primarily for the needs of the students and staff at OIT. When Stream Global came to town we worked with them to find ways to coordinate with their employee needs and have implemented a new route that runs to Beaverton, since that was the center of their prior operations and many of their employees live in that area. Those are examples of ways in which we have tried to be responsive to local business need and intend to continue to be nimble and responsive with the kind of services that our transit can provide.

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Talking about OIT, they arrived in Wilsonville and opened in the fall of 2012. They expected to have 400 students when they opened, but they actually opened in the fall of 2012 with about 520 students. By the fall of 2013 they had an enrollment in Wilsonville of around 600 students, about a 10 percent growth in one year. Their long term growth projections are very strong for the community and I think they provide a wonderful synergy with our local industry and potential for growth with our educational community. We look forward to them being very successful in Wilsonville.

The West Linn-Wilsonville School District opened Lowrie Primary School in the Villebois neighborhood. It was immediately full with some 400 students. The planning for the Advance Road school will be a middle school and it is moving forward now and we are pleased to see that progress since that decision by Metro to bring that piece into the UGB that allows them to do that.

Our local Library summer reading program signed up over 2,200 kids, roughly half of all the kids in the community and over 1,200 actually completed reading program. The Wilsonville Library led the state as having the higher number of participants per capita in its summer reading program.

A major investment by the public has been in the waste water treatment plant rebuild that we have been working on for the last couple of years. We used a design-build-operate approach to this where we asked for bids from companies that do all of those factors, they would design it, they would build it, and they would operate it for a period of fifteen years with an option to extend. It is the first time this process has been used in the state of Oregon for a major public facility. The winner of the bid was Ch2M Hill and they have been proceeding in a very businesslike fashion. We are nearly at completion on that project; it is a \$44 million aggregate project, the largest capital project our city has ever done. It is on time and under budget at this point, and we look forward to bring that online very soon. The new plant will provide better odor control, improved output quality for discharge into the Willamette River; it will produce a dry waste product that can be used for agricultural purposes instead of a wet product that we were having an increasingly difficult time getting rid of. It will have size capacity for future growth of many types in Wilsonville.

We recently completed a project on our potable water system. We had reached an agreement with the City of Sherwood to provide water out of the Wilsonville Water Treatment Plant and we helped, in cooperation with Sherwood, put in a 48 inch line from here to Sherwood. That became operational in December 2013, it was a \$24 million project of which Wilsonville committed \$5 million and Sherwood on the long end of it put \$19 million into the project. It does also benefit Wilsonville by additional flow capacity for fire uses and will also provide for future growth. The Council has reviewed and adjusted water rates for increased equity and sustainability of long term operations.

Roads, people always want to know about roads because that's what they see every day. I've already mentioned that we've completed the I-5/Wilsonville Road interchange project, that

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project increased the capacity of that interchange by half again, by 50 percent, both for traffic going through the interchange and for traffic getting on and off the freeway.

We just completed and reopened the Boeckman Bridge reconstruction across the wetlands towards Villebois. That connection to Villebois is very important because it allows Villebois residents to access the WES station and the SMART transit station. We also completed a safety improvement at a place called Boeckman Dip, which was a very difficult passage through a creek area – we built additional shoulder and sidewalks to enable people to enjoy that active living that we are promoting, and there are a lot of pedestrians that use that and now they can be on a sidewalk instead of dodging cars in a dark dip.

We have just started on the extension of Canyon Creek Road southward to connect to Town Center Loop. This is a major north-south connection that has been planned for a long time and will connect that northeastern area directly to Town Center where many of the commercial services are.

This year we did several storm projects. We had to do erosion mitigation and channel restoration both at Rivergreen development and Morey's Landing development. Both of those were due to unforeseen problems from the original construction of those neighborhoods some years ago and yet we needed to responsibly deal with them where they were adjacent to the Willamette River. We also completed the Memorial Park main parking lot that I mentioned previously, the storm water components of that project are huge advances from where we were.

We've dealt with master plans this year. After the last couple of years we've adopted updates to our Transportation System Plan, our Storm Water Master Plan, and our Water System Master Plan. We are now undertaking and are underway on planning for the Coffee Creek industrial area dealing with infrastructure development, for the Basalt Creek area dealing with concept planning. Incidentally the entities involved with the two planning efforts - Washington County, City of Tualatin, and City of Wilsonville - have already adopted an agreed upon transportation plan on how that whole area will be accessed. We are moving forward on the Frog Pond and Advance Road residential concept planning for the entire 500 acres, after that we will do a master plan for the Frog Pond portion because that acreage is already in the Urban Growth Boundary and will likely move forward toward development faster than the rest of it.

So as you can see, we have a major amount of public sector investment going on in order to further this idea of how we build a community that is attractive and capable of hosting private sector development and encouraging people to believe in Wilsonville as a place they can invest and be confident in the long run that it would be the right place to be.

So what are our challenges and opportunities as we go forward? I think regional engagement is one of the major ones. We have to deal with our neighbors, our partners. As I have mentioned we are actively working with many of them now in processes that are underway. We need to look out for the future of Wilsonville, try to figure out what the optimum outcomes can be for Wilsonville, but at the same time figuring out how to partner with and support our neighbors and how they will find positive futures moving forward. This involves continuing work with state and federal agencies also, on transit, on roads, on wetlands, on natural area preservation, on

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planning processes all of which are important to what kind of Wilsonville we will have in the future.

We talked about the quality of life in Wilsonville. Everybody is interested in that, some people are more secure than others about how we are going to be able to accomplish that. There are many components we have been working on successfully. We have been working on and need to continue working on providing housing opportunities for people at all different stages of their lives and at many different economic levels. We find people as young singles, couples starting out, mature families, empty nesters, and retirees. All of these people have different housing needs and we need to have a range of options and opportunities for them to make ourselves a complete community that has amenities for all different types of people.

We need to encourage local businesses that provide local goods and services; the downturn has been very difficult for a lot of small business, and the question is can we find ways to ease the road forward for small business to be here and be an integral part of the community. We also need to encourage larger businesses that tend to be the kind of employers that pay good family wage jobs. That goes back to our whole idea about the TIF zones and how we can attract more industry that offer higher wages and may be more durable and long term, and encourage them to consider Wilsonville.

We need to protect and enhance natural areas throughout Wilsonville, that is a part of our environment that our people value highly. We are right on the Willamette River so we have a special responsibility there.

We need to engage more people and create more opportunities for active recreation. We have created a new Parks and Recreation Department, and hired a new director and are looking forward to ways we can move forward with more operations for that department. And we need to bolster several of our social programs and arts programs in the community and develop ways that they can be more self-sustaining and more durable and provide an artistic outlet and contribution in ways that we have not been able to do so far.

We need to think about jobs and economic development as we go forward. Filling those large size properties and using the TIF zones is one of our major approaches. We need to develop economic efforts aimed at retaining businesses that are here and at targeted recruitment. We participate in Greater Portland Inc. (GPI) as one of the ways to coordinate with our neighbor partners on how to do that for the whole region and for us as a subset.

We need to develop and implement effective tourism strategies to market the unique focus of Wilsonville and develop a brand to build that around.

We need to work on our urban renewal planning with the Coffee Creek industrial area and, beyond that, Basalt Creek will need to have a lot of public investment to be able to host businesses. As those two areas begin to develop figuring out what investment priorities to make is going to be an important part as we move forward.

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Frog Pond and Advance residential areas also will need significant investment and the move for bringing the Advance Road piece into the urban growth boundary is the first step, beyond that there will be many more incremental steps.

We want to encourage more public outreach, we need to use evolving technologies to reach out to and engage both businesses and citizens in more and more ways. We need to encourage broad interest in and knowledge about effective community planning and how do we bring people into that process. I think that is an ongoing educational effort that is never over.

We have a unique community that is divided in some ways geographically because we have Interstate 5 dividing us into two halves east and west; we have the Willamette River dividing us north and south; how do you tie a community together across those geographic divisions. Villebois is being built out on the western edge; we are still working at tying it into the rest of the city. That requires investment in road, trails, and parks all of those things that enable the people that live in Villebois to be part of the greater community. We are working at filling in gaps in our walkways and bikeways and trails. I recently announced the Bike/Pedestrian action plan has a three year incremental process of projects that we want to build to help contribute towards those connections.

I think we need to develop more ways to find social centers in our community, in our neighborhoods, in our commercial centers, how can we bring people together and interact in positive ways, not just be an automobile oriented community where people drive by each other.

How to identify and provide the investment to build those sorts of social centers is an important part, I think, of maintaining the community sense we have now and intend to have in the long term. We have many strong social institutions, churches and social groups, and community service groups of many types that bring strong components to our community and we want to enable them to succeed also because of the additional benefits they bring. Figuring out how to encourage and provide a basis for all these kinds of groups to make their contribution to the community is important.

So those are some of our major themes. I want to talk then about where does that leave us in some sense and what is our perspective going forward. I think we have come out of the recession, the “great recession” if you wish stronger than some of our neighboring communities. I think that that is very hopeful for us going forward. We are continuing to see strong investment by the private sector and we look forward from all signs that we see to having that continue.

The City has numerous internal projects being worked on and planned that will move us forward into a future position for strong growth. And I think that is our responsibility as a city to take those steps and to be ready.

I think our citizen and business engagement in all of these processes that are happening is at an all-time high. I proud and pleased to see that and we need to work to continue that engagement and to encourage even more people to come forward and participate. I think the strategy that we have worked on, the last several years especially, have provided a high quality environment for the private sector to invest in, and have certainty in, making their investment has proven to be



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quite successful. We need to continue down that path to work on how we can maintain that quality, maintain that certainty, and encourage the private sector to say this is a place they want to invest.

Our City is financially healthy and very sound. The City Manager has kept a steady hand on the helm, and with support from a very professional staff has been successfully advancing multiple efforts on a simultaneous basis. Our staff is growing in their experience and their capability with each one of these complex projects that we do they gain more and more skills. I think we are seeing more and more professionalism and broad expertise amongst the staff and I think that bodes very well for Wilsonville's future as we go forward and take on these increasingly complex projects.

Together everyone that is involved in Wilsonville can play a part. I think that we continue to look forward with optimism toward the future for Wilsonville. I think that we can and will participate in continued regional planning; finding ways to best preserve and enhance Wilsonville's unique characteristics while being a responsive and responsible regional partner at the same time. I think we need to proactively plan and work towards a positive future for our friends, our neighbors and businesses and industries and I think we are on the right path to doing that.

All I can say is I hope that everyone that has an interest in Wilsonville will join us in those efforts and help us be thoughtful, be intelligent in how we go about it, help us make those complex decisions and help us carry them out as we go forward. Thank you very much for your attention, and I encourage you to stay tuned to Wilsonville.